City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, May 16, 2017 | **6:00 PM** | **Council Chambers**

CITY COUNCIL
CLOSED SESSION
5:45 PM

A. CALL TO ORDER

B. CLOSED SESSION

B.1 CONFERENCE WITH LABOR NEGOTIATORS, Pursuant to Government Code Section 54957.6
Agency Designated Representatives: City Manager, Human Resources Manager and Public Safety Chief
Employee Organization(s): Woodland Police Officer's Association

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
MAY 16, 2017
6:00 P.M.

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.

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. MINUTES

SUBJECT: Historic Preservation Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission meeting of August 17, 2016 and September 21, 2016.

Attachments: A - August 17, 2016 Meeting Minutes

B - September 21, 2016 Meeting Minutes

G. PRESENTATIONS

1. SUBJECT: Commission on Aging Annual Report Presentation

Recommendation for Action: Staff recommends that the City Council receive the annual report from the Commission on Aging including a summary of 2016 activities and proposed 2017 activities.

Attachments: COA 2018

2. SUBJECT: Older Americans Month Proclamation

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation declaring May 2017 as Older Americans Month.

Attachments: Older Americans Month 2017

3. SUBJECT: Proclamation - Public Works Week - May 21-27, 2017

Recommendation for Action: Staff recommends that the City Council proclaim May 21-27, 2017 as “Public Works Week.”

Attachments: 2017 Proclamation

4. SUBJECT: OpenGov Budget Transparency Tool

Recommendation for Action: Staff recommends that the City Council receive a presentation from OpenGov. This is an opportunity to demonstrate the new online tool being implemented by the City to improve financial transparency.

H. CONSENT CALENDAR

5. SUBJECT: Fire Department Quarterly Status Report for the period of January 2017 - March 2017

Recommendation for Action: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2017 through March 2017.

Attachments: Fire Department Quarterly Report Jan-Mar 2017

6. SUBJECT: Police Department Quarterly Status Report for the period of January 2017- March 2017

Recommendation for Action: Staff recommends that the City Council accept the Police Department Quarterly Status Report for January 2017 through March 2017.

Attachments: Qtrly report - Jan-Mar 2017 (Final)

7. SUBJECT: 2016 Water Quality Report

Recommendation for Action: Staff recommends that the City Council receive and review the 2016 Water Quality Report.

Attachments: 2017 Annual Water Quality Report

8. SUBJECT: Award Construction Contract for 2017 Road Maintenance Project, CIP 17-03

Recommendation for Action: Staff recommends that the City Council:
1. Adopt Resolution No. _____, to award the construction contract in the amount of $780,993.55 for the base bid plus Alternates A, B, D, E and F to California Pavement Maintenance Company, Inc. for the 2017 Road Maintenance Project, CIP 17-03, authorize a contract contingency up to 15%, and authorize the City Manager to execute the construction contract and change orders; and
2. Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $130,760.00 for the Project and authorize the City Manager to execute the agreement and change orders up to 10%.

Attachments: A - Resolution

9. SUBJECT: Award Construction Contract for 2017 ADA Improvement Project, CIP 17-12

Recommendation for Action: Staff recommends that the City Council:
1. Adopt Resolution No. _____, appropriating $10,000 of Measure E funds to the 2017 ADA Improvement Project, CIP 17-12; and
2. Award the construction contract in the amount of $152,130.00 for the base bid to Lister Construction, Inc. for the Project, authorize a contract contingency up to 10%, and authorize the City Manager to execute the construction contract and change orders; and

3. Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $49,830.00 for the Project and authorize the City Manager to execute the agreement and amendments up to 10%.

Attachments: A - Resolution

10. SUBJECT: Approve Modified Scope of Work for CIP #17-15, Sports Park Turf Repairs

Recommendation for Action: Staff recommends that the City Council approve a modified scope of work for CIP 17-15: Sports Park Turf Repairs

11. SUBJECT: Increase the Fiscal Year 2016/2017 Library Trust Fund Budget by $25,000

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing an appropriation increase to the Library Trust Fund Budget in fund 917 from $99,012 to $124,012, a total increase of $25,000 in support of additional library program costs.

Attachments: RESOLUTION NO

12. SUBJECT: Intent to Levy Assessment: Spring Lake and Gateway Lighting & Landscaping Districts

Recommendation for Action: Staff recommends that the City Council approve and adopt:
1) Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments;
2) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments;
3) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on June 20, 2017 for the Spring Lake Lighting & Landscaping Districts;
4) Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments;
5) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments; and
6) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on June 20, 2017 for the Gateway Lighting & Landscaping Districts.

Attachments: Gateway Engineers Report 1718

ROI Resos Gateway 2017

ROI Resos Spring Lake 2017

Spring Lake Engineer's Report 17-18

13. SUBJECT: Second Reading and Adoption of Ordinance No. _____, approving the Amending of Chapter 14C of the Woodland Municipal Code related to Weed Abatement

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. _____, amending Chapter 14C of the Woodland Municipal Code Ordinance regarding weed abatement.

Attachments: Woodland - Ordinance re weed abatement (shell)-c2

Woodland _updated weed abatement ordinance-c2

I. PUBLIC HEARINGS

14. SUBJECT: PUBLIC HEARING - Authorization for the City of Woodland to join the Yolo Subbasin Groundwater Agency and Execute the Joint Exercise of Powers Agreement

Recommended Action: Staff recommends that the City Council:
1) Hold a Public Hearing on the formation of the Yolo Subbasin Groundwater Agency; and
2) Adopt Resolution No. _____, authorizing the execution by the Mayor of a Joint Exercise of Powers Agreement (JPA) creating the Yolo Subbasin Groundwater Agency; and
3) Direct the City Manager to take all action appropriate and necessary to implement the terms and conditions of the JPA Agreement.

Attachments: GSA-JPA Resolution 5-16-17

Draft YSGA Mgmt Areas

Yolo Subbasin_JPA_Agreement_FinalDraft_w_draft_Exhibits_20170418

15. SUBJECT: PUBLIC HEARING - Certification of the Final Environmental Impact Report and Adoption of the 2035 General Plan and 2035 Climate Action Plan

Recommendation for Action: Staff recommends that the City Council
1. Receive a staff report; and
2. Conduct the continued public hearing; and
3. Adopt the attached Resolution No. _____, certifying the Final Environmental Impact Report (SCH#2013032015) for the 2035 General Plan and 2035 Climate Action Plan, adopting Findings of Fact and a Statement of Overriding Considerations (Attachment A); and
4. Adopt the attached Resolution No. _____, adopting the final 2035 General Plan (Attachment B); and
5. Adopt the attached Resolution No. _____, adopting the final 2035 Climate Action Plan (Attachment C).

Attachments: Att A Resolution Certifying FEIR for 2035 GP and 2035 CAP

Att B Resolution Adopting the Final 2035 General Plan

Att C Resolution Adopting the Final 2035 CAP

J. REPORTS OF THE CITY MANAGER

16. SUBJECT: Approve Consultant Agreement for Professional Services to Prepare Interim Zoning Ordinance to Ensure Compliance with the 2035 General Plan

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to approve a contract agreement with Dyett and Bhatia in the amount of $25,820 and authorize a contingency of up to (20%) $5,164 for the preparation of a Phase I interim Zoning Ordinance update, and authorize the City Manager to execute the agreement and amendments up to 15% of the agreement amount.

Attachments: Resolution

Exhibit A to the Resolution- Scope of Work

Exhibit B to the Resolution - Budget

17. SUBJECT: First Reading of Ordinance Authorizing Implementation of a Community Choice Energy Program, and Approval of the City of Woodland's Joining the Valley Clean Energy Alliance Joint Powers Agency (VCEA JPA) and Authorizing the Mayor to Execute the VCEA JPA Agreement

Recommendation for Action: Staff recommends that the City Council:
1. Introduce by title only, waive first reading, and receive public comment regarding the proposed ordinance authorizing the implementation of a Community Choice Energy (CCE) program for all electricity customers in Woodland by and through participation in Valley Clean Energy Alliance (VCEA) after the VCEA Board has approved Woodland's membership in the VCEA joint powers agency (JPA); and
2. Adopt the attached resolution to approve the terms of membership in the VCEA JPA, created by the City of Davis and Yolo County for the purpose of operating a CCE program in Yolo County; and
3. Authorize the mayor to execute on behalf of the City the JPA agreement and any other necessary documents to participate as a member of VCEA upon the VCEA Board's approval of Woodland as a member agency; and
4. Appoint two City Council members to serve as the City's representatives on the VCEA Board; and
5. Designate a staff lead for CCE and direct staff to continue to conduct public outreach in coordination with VCEA, the City of Davis, and Yolo County and to support VCEA implementation and program launch until such time that the new agency has hired staff and transitioned to an operational, independent agency.

Attachments: Woodland _Ordinance For CCE

2017 05-16 VCEA Resolution

2017 05-16 VCEA Resolution Exhibit A - VCEA JPA Agreement

18. SUBJECT: Transfer of Well 13 to Yolo County Flood Control and Water Conservation District and City Well status update

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the Well Transfer Agreement and Bill of Sale for the transfer of ownership of City Well #13 to the Yolo County Flood Control and Water Conservation District (District).

Attachments: A - Resolution
B - Well Transfer Agreement-c2
EXH B1 - Legal Description
EXH B2 - Quit Claim

19. SUBJECT: Establishment of the Yolo County Tourism Business Improvement District

Recommendation for Action: Staff recommends that the City Council:
1. Adopt Resolution No. _____, granting consent to the County of Yolo to establish the Yolo County Tourism Business Improvement District (YCTBID) and include the City of Woodland in the YCTBID; and
2. Adopt Resolution No. _____, authorizing the continued collection and expenditure of the 2016-17 Woodland Visitor Attraction District assessment funds and amendment to the Woodland Visitor Attraction District Administration Agreement with the Yolo County Visitors Bureau / Visit Yolo.

Attachments: Attachment 1 -Woodland Reso Grant Consent 5.9.17 (inc bbk edits)-final (002)
Attachment 2 - YCTBID Resolution Granting City Manager Authority to Amend
Attachment 3 - YCTBID-ATT3-MDP
Attachment 4 - County Res. No. 17-57 (002)
Attachment 5 - YCTBID Notice 5-9-17

20. SUBJECT: Continued Discussion of Biennial Budget Funding Priorities for Voter-Approved Sales Tax Measures - Measure F

Recommendation for Action: Informational Item - no specific Council action is required; however, staff is seeking Council feedback on priorities identified for FY2017/18 and FY2018/19 funding allocations for the city's voter-approved sales tax measures.

Attachments: Measure F Spending Plan PRELIM 050417

K. 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 16, 2017 was posted on May 12, 2017 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.

City Hall
300 First Street
Woodland, CA 95695

Legislation Text

File #: 17-0470, **Version:** 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

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: Jennifer Robinson, Deputy City Clerk

Paul Navazio, City Manager

Attachment

UPDATED COUNCIL LONG RANGE CALENDAR

JUNE 6th **REGULAR MEETING**

Minutes
City Council Meeting Minutes for May 4, 2017 and May 16, 2017

Presentations
Parking Management Plan

Consent
Approval of Ordinance for Community Choice Energy (CCE) (tentative) – 2nd Reading of Ordinance
Approve Plans & Specs and Authorize Bidding for 2017 WPCF Clarifier Coating Project CIP #14-02

Public Hearing
Adopt Resolution on Levy of Annual Assessment of WVAD (BID)

Regular Calendar
League of CA Cities - Designation of Voting Delegates and Alternates Annual Conf – Sep. 13-15, 2017
Habitat Conservation Plan
Proposition 64 – Cannabis Regulations; Council Sub-Committee Report: Update and work plan
Proposed FY2017/18 & FY2018/19 Budget (tent.)
Development Impact Fee Deferral Extension
Hiddleson Pool Demo Project, CIP 17-13; Approve Plans and Specs, Authorize Bid Advertisement – **17-0460**

JUNE 20th **REGULAR MEETING**

Consent Calendar
WM Delinquent Garbage/Refuse Accounts – Call for Public Hearing on July 18, 2017
Final Acceptance and Notice of Completion Recycled Water Project, CIP #16-01

Public Hearing
Light and Landscaping Resolutions
Public Art Ordinance – 1st Reading
Accessory Dwelling Unit Zoning Ord update to comply w/new State

Regular Calendar
Adopt FY2018 and 2019 Budgets

JULY 6th **REGULAR MEETING**

Minutes
City Council Meeting Minutes for June 6, 2017 and June 20, 2017

JULY 18th **REGULAR MEETING**

Public Hearing
Waste Management Liens

SUMMER RECESS JULY 19 THROUGH AUGUST 14

FUTURE TOPICS / STUDY SESSIONS (TBD):
Downtown Specific Plan Update
Affordable Housing Workshop– Part II
Ag Mitigation Ordinance
Street / Road Maintenance Program Overview

City Hall
300 First Street
Woodland, CA 95695

Legislation Text

File #: 17-0459, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Historic Preservation Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission meeting of August 17, 2016 and September 21, 2016.

Staff Contact

Debbie Flemmer, Administrative Clerk, Community Development Department

Paul Navazio, City Manager

ATTACHMENTS:
Attachment A - August 17, 2016 Meeting Minutes
Attachment B - September 21, 2016 Meeting Minutes

City of Woodland

Meeting Minutes - Draft

Historic Preservation Commission

Historic Preservation
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
(530) 661-5820

Wednesday, February 15, 2017 | **6:00 PM** | **Council Chambers**

A. Call to Order

Meeting was called to order at 6:00 p.m.

Staff Present:
Stephen Coyle, Deputy Director
Erika Bumgardner, Senior Planner

B. Roll Call

Present 5:

Chairperson Christine Casey, Vice Chairperson Cheryl Brookshear, Commissioner Tabatha Chavez, Commissioner Mark Aulman and Commissioner Robert Folker

Absent 0

C. Approval of Minutes

16-765 SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of August 17, 2016 and September 21, 2016

Attachments: A - August 17, 2016 Meeting Minutes
B - September 21, 2016 Meeting Minutes

A motion was made by Commissioner Aulman and seconded by Vice Chairperson Brookshear to approve the Historic Preservation Commission Meeting minute of August 17, 2016. The motion was carried by the following votes:
Ayes: Chairperson Casey, Vice Chairperson Brookshear, Commissioners Aulman, Chavez and Folker

A motion was made by Vice Chairperson Brookshear and seconded by Commissioner Folker to approve the Historic Preservation Commission Meeting minute of September 9, 2016. The motion was carried by the following votes:
Ayes: Chairperson Casey, Vice Chairperson Brookshear, Commissioners Aulman, Chavez and Folker

D. Secretary's Report

E. Public Comment

F. Communications

G. Presentations

H. New Business

17-144

SUBJECT: Initial Review of the Proposed Work Plan to Amend the Downtown Specific Plan

DATE: February 15, 2017

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission:
1. Receive a staff report that provides an initial review concerning the proposed update to the Downtown Specific Plan;
2. Provide comments and input to help inform the work program and project process; and
3. Appoint one to two members of the Historical Preservation Commission to serve as Commission liaisons to the specific plan update subcommittee/task force.

Attachments: 1 - Diagram of the Proposed Amended Chapters to the Downtown Specific Plan
2 - An Introduction to Form Based Codes

Historic Preservation Commission received presentation from Stephen Coyle.

Commmission members Aulman and Casey volunteered to serve as Downtown Specific Plan Update Subcommittee members and assist with the Downtown building inventory.

17-145

SUBJECT: 2017-2018 Work Program

DATE: February 15, 2017

RECOMMENDATION:
Staff recommends that the Historical Preservation Commission:
1) Review the 2017-2018 Work Program (Attachment 1); and
2) Add “Downtown Specific Plan Amendments” as a Priority 1, Special Project to the Work Program.

Attachments: 1 - 2017-2018 Work Program of the Historical Preservation Commission

A motion was made by Vice Chairperson Brookshear and seconded by Commissioner Aulman to add the Downtown Specific Update project as a Priority 1

project in the 2017-2018 Historic Preservation Commission Work Program. The motion was past by the following vote:
Ayes: Chairperson Casey, Vice Chairperson Brookshear, Commissioners Aulman, Chavez and Folker

A motion was made by Commissioner Aulman and seconded by Commissioner Chavez to amend the work program to reprioritize "Recommend Heritage and Landmark Trees" from a Priority 2 item to a Priority 1 item. The motion was carried by the following vote:
Ayes: Chairperson Casey, Vice Chairperson Brookshear, Commissioners Aulman, Chavez and Folker

I. Old Business

17-15

SUBJECT: Election of Officers for Chair and Vice-Chair of the Historic Preservation Commission

DATE: February 15, 2017

RECOMMENDATION:
Staff recommends that the Historical Preservation Commission:
1) Hold Elections; and
2) Vote and select among current membership, the appointments for Chair and Vice Chair of the Historic Preservation Commission.

Attachments: 1- Excerpt for the City of Woodland Historical Preservation Commission Rules and Procedures for the Transaction of Business regarding Officer Elections

Commissioners Chavez and Folker respectfully declined nominations for Chair. Commissioner Brookshear nominated herself as Chairperson and Commissioner Aulman as Vice Chair. The nomination was seconded by Commissioner Chavez. The nominations were carried by the following vote:
Ayes: Chairperson Brookshear, Vice Chairperson Aulman, Commissioners Casey, Chavez and Folker

J. Adjournment

Meeting was adjourned at 7:26 p.m.

City of Woodland

Meeting Minutes - Draft

Historic Preservation Commission

Historic Preservation
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
(530) 661-5820

Thursday, March 9, 2017 | **6:00 PM** | **Council Chambers**

Special Historic Preservation Commission Meeting

A. Call to Order

Meeting was called to order at 6:00 p.m.

Staff Present:
Stephen Coyle, Deputy Director
Erika Bumgardner, Senior Planner

B. Roll Call

Present: 3
Chairperson Cheryl Brookshear, Vice Chairperson Mark Aulman and Commissioner Christine Casey
Absent: 1
Commissioner Tabatha Chavez

Commissioner Robert Folker has resigned

C. Approval of Minutes

D. Secretary's Report

E. Public Comment

F. Communications

G. Presentations

H. New Business

17-0329 SUBJECT: Landmark Tree Nominations

DATE: March 9, 2017

PROJECT SUMMARY: On February 1, 2017, local historian and President of the Woodland Tree Foundation, David Wilkson, submitted a letter to planning staff requesting the designation of eleven trees or groups of trees located on publicly owned land as "Landmark Trees" (see Attachment 1). The Historical Preservation Commission is asked to consider the historical importance of the trees nominated and direct staff to coordinate with the Community Services Department, the Parks and Recreation Commission and with the City Arborist to evaluate the condition and overall health of the nominated trees and to bring back a recommendation to the Historical Preservation Commission regarding the proposed designation of the trees as Landmark Trees.

RECOMMENDATION:
Staff recommends that the Historical Preservation Commission:
1) Consider the historical significance of the trees recommended for designation as Landmark Trees; and
2) Direct staff to coordinate with the Community Services Department, the Parks and Recreation Commission and with the City Arborist to evaluate the condition and overall health of the nominated trees, as described in this report and as identified in Attachment 2, and to bring back a recommendation to the Historical Preservation Commission regarding the designation of the trees as Landmark Trees.

Attachments: 1 - 1. Nomination Letter from David Wilkinson
2 - Photographs and Locations of proposed Landmark Trees

A motion was made by Chairperson Brookshear and seconded by Vice Chairperson Aulman to have staff work with the City Auborist to evaluate the health of the presented trees as best done to professional standards with the understanding that this task may take an extended period of time. The motion was carried by the following vote:
Ayes Chairperson Brookshear, Vice Chairperson Aulman and Commissioner Casey

I. Old Business

J. Adjournment

Meeting was adjourned at 7:20 p.m.

Legislation Text

1.

File #: 17-0461, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Commission on Aging Annual Report Presentation

Recommendation for Action: Staff recommends that the City Council receive the annual report from the Commission on Aging including a summary of 2016 activities and proposed 2017 activities.

Discussion
The City Council annually reviews the activities of the City Boards and Commissions and receives updates on the proposed priorities for the following year. This report provides a review of the actions of the Commission on Aging for 2016 and the anticipated activities for 2017.

Background
The Commission on Aging (COA) was established in 1975 to act as an advisory board to the City Council. The Commission is available to advise and make recommendations to Council on matters pertaining to seniors in Woodland. Meetings are held the third Thursday of each month at 3:00 p.m. The current COA members are: Chairperson Don Campbell, Terry Kelley, Regan Overholt, Melody Parker, and Heidi Wheeler.

Recommendation for Action
Staff recommends that the City Council receive the annual report from the Commission on Aging including a summary of 2016 activities and proposed 2017 activities.

Prepared by: Dallas Tringali, Community Services Program Manager

Reviewed by: Christine Engel, Community Services Director

Paul Navazio

Paul Navazio, City Manager

Attachment: Annual report presentation

Woodland Commission on Aging

Accomplishments and Planned Projects: 2017-2018

Commission Members

- Don Campbell – Chair (8 years)
- Regan Overholt (20 years)
- Heidi Wheeler (2 years)
- Melody Parker (1 year)
- Terry Kelley (new)

Duties and Responsibilities

A very popular Senior Aerobics class

- Serve as advisory board to Woodland City Council
- Bring focus to issues affecting seniors
- Advocate for support and resources
- Promote healthy aging and quality community services

Primary Senior Issues

- Healthy Aging
- Accessibility (ADA)
- Care giving
- Financial Stability
- Affordable Housing
- Transportation and Mobility

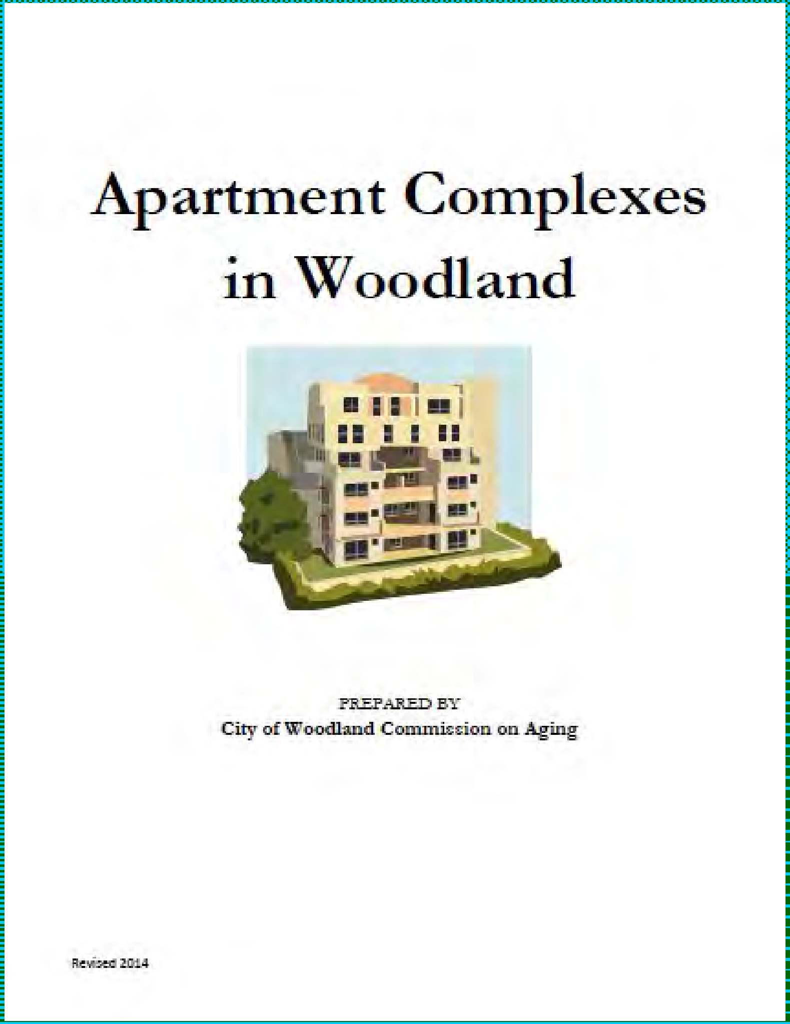
Projects & Focuses

- Woodland Apartment List (used throughout region)
- Annual Senior Resource Fair
- Positive Aging and Educational Presentations
- Community & Senior Center Advocacy
- Intergenerational Projects

  "Teens Helping Seniors"
- Technology and Seniors

Woodland Apartment List

- Includes most apartments in town
- Detailed and updated biannually
- Distributed through several City locations and used by seniors and non-seniors alike



Presentations

- 8-10 offered annually
- Topics include:
  - POLST/Important Docs
  - Health
  - Mobility, Accessibility
  - Security, ID Theft, Safety, etc
- Free to the public

Senior Center Advocacy

- Safety / Accessibility of the Senior Center to our seniors
- Surveys and Questionnaires
- Participation and support of community groups and organizations

Intergenerational Projects

“Teens Helping Seniors”

Funded by Senior Center Inc. and the City, this popular program served 76 seniors on 89 jobs and 29 special projects for **814** hours by 25 teen volunteers in 2016.

Senior Resource Fair

- Community education on senior resources
- 70+ local organizations with free brochures/info
- 250+ attendees
- Questions and answers
- Presentations and demonstrations
- Free to the public

Future Projects

- Intergenerational - group / social activities
- Technology education and support for seniors
- Support of additional handicapped parking at Senior Center

Seniors in our city…

We advocate to City Council to ensure the unique needs and desires of the senior community are heard and addressed

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

Come see what 'active aging' is all about!

Come to one of our meetings or events

Upcoming Events

- POLST / Important Docs Presentation
  Joanne Hatchett, FNP
  April and October, annually
- REXPO, Senior Art Fair
  March 2018
- Senior Resource Fair
  May 25, 2017, 10 am – Noon
  Woodland Community and Senior Center
- Teens Helping Senior Spaghetti Dinner
  June 21, 2017 Dinner served at 5:30
- Commission on Aging Meetings
  3rd Thurs. of every month (except Aug and Dec), 3 pm
  Woodland Community and Senior Center

Legislation Text

2.

File #: 17-0456, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Older Americans Month Proclamation

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation declaring May 2017 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 2017 as Older Americans Month.

Prepared by: Dallas Tringali, Community Services Program Manager

Reviewed by: Christine Engel, Community Services Director

Paul Navazio

Paul Navazio, City Manager

Attachment: Older Americans Month proclamation

CITY OF WOODLAND PROCLAMATION HONORING MAY 2017 AS OLDER AMERICANS MONTH

WHEREAS, the City of Woodland includes a community of older Americans who deserve recognition for their contributions to our nation; and

WHEREAS, the City of Woodland recognizes that older adults are trailblazers—advocating for themselves, their peers, and their communities—paving the way for future generations; and

WHEREAS, the City of Woodland is committed to raising awareness about issues facing older Americans and helping all individuals to thrive in communities of their choice for as long as possible; and

WHEREAS, we appreciate the value of inclusion and support in helping older adults successfully contribute to and benefit from their communities; 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 involvement
- Emphasizing home- and community-based services that support independent living
- Ensuring community members can 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 2017 to be Older Americans Month. We urge every resident to take time this month to acknowledge older adults and the people who serve them as powerful and vital individuals who greatly contribute to the community.

PASSED AND ADOPTED this 16th Day of May, 2017

____

Angel Barajas, Mayor

Enrique Fernandez, Mayor Pro Tem

Marlin H. "Skip" Davies, Council Member

Xóchitl Rodriguez, Council Member

Tom Stallard, Council Member

Legislation Text

3.

File #: 17-0452, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Proclamation - Public Works Week - May 21-27, 2017

Recommendation for Action: Staff recommends that the City Council proclaim May 21-27, 2017 as "Public Works Week."

Staff Contact

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

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 county, 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 2017 National Public Works Week theme, "Public Works Connects Us" recognizes the role Public Works plays in a wide variety of public service.

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 Environmental resource management;
8 Management of solid waste collection and recycling;
9 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 the quality of life in our community and create a sustainable future for Woodland.

<u>Conclusion</u>

Staff recommends that the City Council proclaim May 21-27, 2017 as “Public Works Week.”

Prepared by: Johanna Currie, Senior Management Analyst

Reviewed by: Gregor G. Meyer, Public Works Director

Paul Navazio, City Manager

Attachment: Public Works Week Proclamation

CITY OF WOODLAND
PROCLAMATION
PUBLIC WORKS WEEK 2017

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, 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 21-27, 2017 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 every day to our health, safety, and comfort, and how Public Works makes all of these connections possible.

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

DATED: May 16, 2017

____
Angel Barajas, Mayor

Enrique Fernandes, Mayor Pro Tempore

Marlin H. "Skip" Davies, Council Member

Xochitl Rodriguez, Council Member

Tom Stallard, Council Member

City Hall
300 First Street
Woodland, CA 95695

City of Woodland

Legislation Text

4.

File #: 17-0471, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: OpenGov Budget Transparency Tool

Recommendation for Action: Staff recommends that the City Council receive a presentation from OpenGov. This is an opportunity to demonstrate the new online tool being implemented by the City to improve financial transparency.

Staff Contact

Kim McKinney, Finance Officer (530) 661-5849, Kimberly.mckinney@cityofwoodland.org

Prepared by: Kim McKinney, Finance Officer

Paul Navazio, City Manager

Legislation Text

5.

File #: 17-0463, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Fire Department Quarterly Status Report for the period of January 2017 - March 2017

Recommendation for Action: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2017 through March 2017.

Staff Contact

Rebecca Ramirez, Fire Chief - 661-5861

Background

The Fire Department Quarterly Status Report includes a summary of all activity within the Department. 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.

Conclusion

Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2017 through March 2017.

Prepared by: Jeran Ulrich
Administrative Clerk III

Reviewed by: Rebecca Ramirez
Fire Chief

Paul Navazio

Paul Navazio, City Manager

Attachments: Fire Department Quarterly Report for 1st Quarter - January 2017 - March 2017

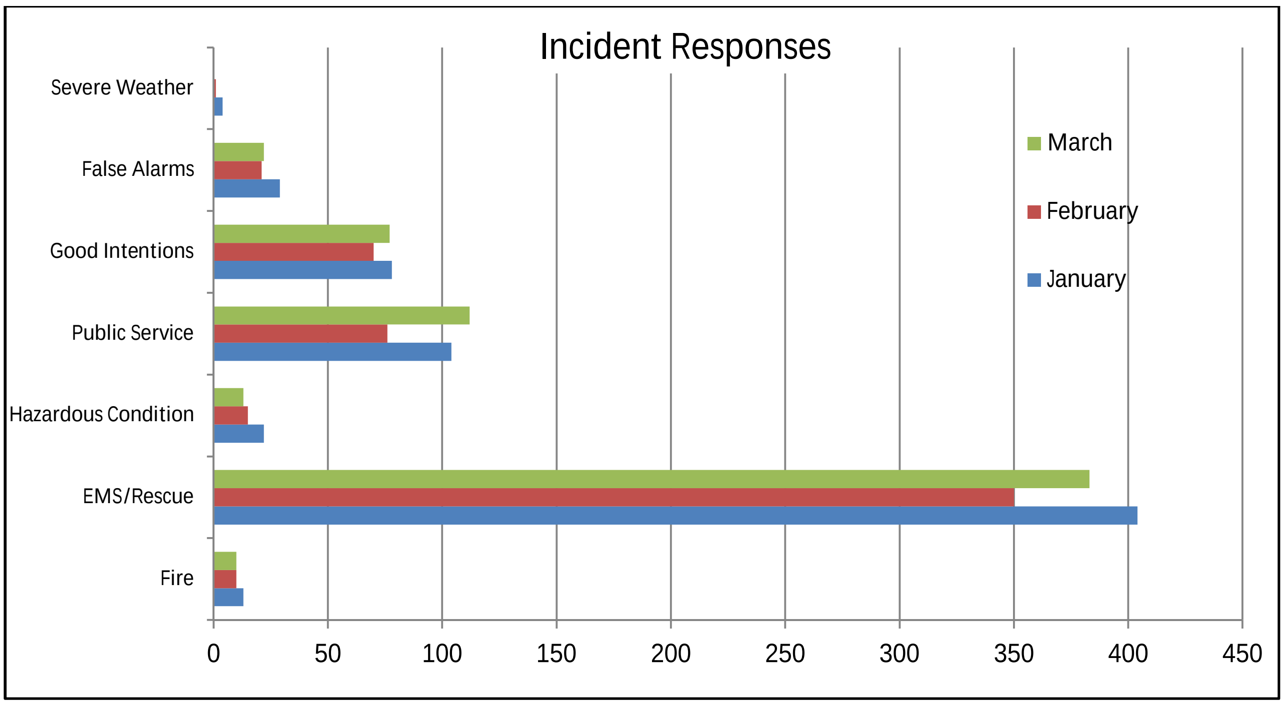
WOODLAND FIRE DEPARTMENT
Quarterly Report

DATE: 5/16/2017

SUBJECT: QUARTERLY REPORT FOR JANUARY-MARCH 2017

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

Total Incident Responses	January	February	March
Fire	13	10	10
EMS/Rescue	404	350	383
Hazardous Condition	22	15	13
Public Service	104	76	112
Good Intentions	78	70	77
False Alarms	29	21	22
Severe Weather	4	1	0
TOTAL	**654**	**543**	**617**

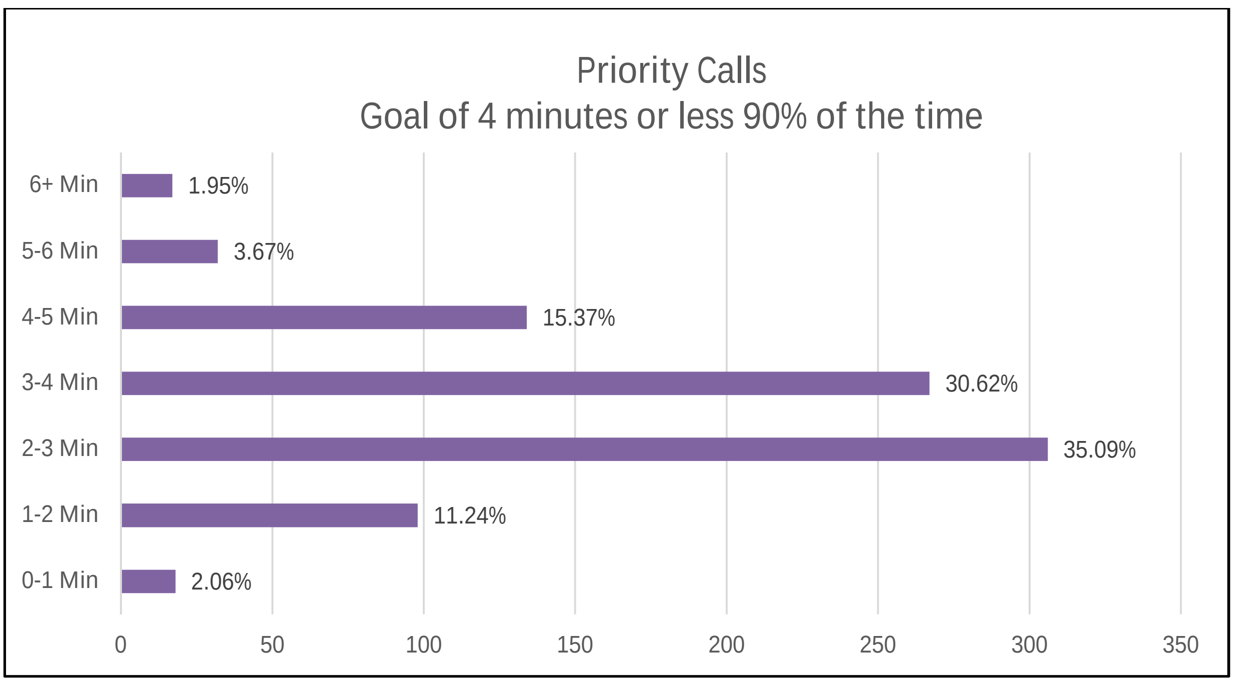


Fire Prevention	January	February	March
Engine Company Inspections	26	70	68
Inspections	131	148	167
Plan Reviews	29	13	15
Code Enforcement Hours	1	3.75	13.5
Fire Investigation Hours	11	0	0
Public Education Events			
Fire Prevention	0	0	1
Engine Company	0	0	2
TOTAL	**0**	**0**	**3**

Quarterly Response Times:

Based on the City's general plan, the Woodland Fire Department has adopted the national response time standards set forth in NFPA 1710. These times are calculated using en route time (the time the company leaves the station) and arrival time (the time the company arrives on scene). Below is a breakdown of response time goals and average response times (in minutes) by type of call:

Quarterly Response Times	January-March 2017		
	Response Goal	Actual Performance	Avg. Response Time
Structure Fire (1st Unit)	4 minutes 90% of the time	75.00%	2:30
Fire- Other	4 minutes 90% of the time	88.24%	2:49
Full First Alarm Assignment *(3 Engines, 1 Truck, 1BC)*	8 minutes 90% of the time	75.00%	NA
Emergency Medical	4 minutes 90% of the time	77.66%	3:23



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) take place. Every fire agency in Yolo County is a signatory to this agreement.

	January	February	March
Aid Received	5	5	1
Aid Given	10	4	12
TOTAL	**15**	**9**	**13**

Significant Calls:

FIRST ALARM STRUCTURE FIRE

Woodland Firefighters were notified of a house fire on the 100 block of Depot Street around 8:00 am on January 11th. Firefighters arrived two and a half minutes later to find light smoke showing from the exterior of the home and the resident on scene advising there was a fire in one of the bedrooms. Firefighters quickly found a small smoldering fire in one of the bedrooms and extinguishing it. Firefighters determined the cause to be accidental and estimated the damage to property at around 5,000 dollars, while $150,000 in property and possessions were spared. "Had the fire occurred while the occupant was away from the home, or asleep, the damage would have been much worse," Stated Battalion Chief Eric Zane.

Three Engines, one Ladder Truck and a Battalion Chief were dispatched to the scene and no injuries were reported. Willow Oak Fire and Davis Fire responded to calls for service in the City while firefighters were committed to the fire.

SEVERE WEATHER STRAINS CITY RESOURCES

On the evening of January 18th the City of Woodland experienced a significant storm, which strained resources throughout the City. Between the hours of 3:00 pm and 12:30 am the following day, the Fire Department was dispatched and responded to 35 calls for service. Neighboring agencies, including Willow Oak and Sacramento Fire, as well as off duty Woodland Fire personnel were requested for assistance in responding to the calls. In addition to our regular calls for service, the Fire Department responded to a technical rescue on the bypass with two occupants trapped and a large oak tree that had fallen destroying at least one vehicle and damaging multiple apartments and displacing it occupants. There were also over a dozen calls for power lines down, multiple tree limbs that had fallen onto cars and houses, and weather related vehicle accidents. This was all accomplished without any injuries to personnel or damage to our equipment.

VEHICLE RESCUE ON YOLO CAUSEWAY

During the severe storm on January 18th, Engine 3, Truck 3 and Battalion 1 responded as part of a vehicle accident response to the report of an overturned semi-truck with occupants trapped. Upon arrival, the truck was found on its side with the cab hanging over the bypass railing and two occupants were trapped inside due to the position of the truck and the severe wind. Truck 3 utilized the aerial ladder to extend over the cab to communicate with the occupants and begin extrication. Due to the lack of stability of the semi and high winds, ropes were utilized to secure the victims to the aerial as they were removed them from the cab and descend the ladder. The occupants of the vehicle were safely extricated and suffered no injuries as a result of the incident.

SECOND ALARM STRUCTURE FIRE

At approximately 4:30 pm on February 3rd, the Woodland Fire Department was dispatched to a reported structure fire at the 100 block of Freeman St. The first arriving engine company reported heavy fire involvement in the front unit of a duplex, with fire in the attic and a suspicion that the fire had exposed into the adjoining duplex. Firefighters quickly upgraded the incident to a second alarm, summoning resources from the UC Davis Fire Department, Willow Oak Fire Protection District, and the Yolo Fire Protection District. "Firefighters made an aggressive interior attack and were successful in keeping the fire to the unit that was well involved on arrival, quickly confirming no one was inside.," explained Battalion Chief, Eric Zane. Two families were displaced due to the fire and Red Cross was called to assist the residents. The fire caused an estimated $200,000 in damage and no injuries were reported. Mutual aid companies responded to multiple subsequent emergencies in the City from West Sacramento Fire, Yocha DeHe Fire Department, as well as off duty Woodland Firefighters.

City Hall
300 First Street
Woodland, CA 95695

Legislation Text

6.

File #: 17-0457, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Police Department Quarterly Status Report for the period of January 2017- March 2017

Recommendation for Action: Staff recommends that the City Council accept the Police Department Quarterly Status Report for January 2017 through March 2017.

Staff Contact

Dan Bellini, Chief of Police - 661-7865

Background

The Police Department Quarterly Status Report includes a summary of all activity within the Department. 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.

Conclusion

Staff recommends that the City Council accept the Police Department Quarterly Status Report for January 2017 through March 2017.

Prepared by: Trista Kennedy
Administrative Secretary

Dan Bellini
Chief of Police

Paul Navazio

Paul Navazio, City Manager

Attachment: Police Department Quarterly Report for 1st Quarter - January 2017 through March 2017

powered by Legistar™

WOODLAND POLICE DEPARTMENT

Quarterly Report

DATE: **April 15, 2017**

SUBJECT: QUARTERLY REPORT FOR JANUARY - MARCH 2017

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

PATROL AND INVESTIGATIONS SIGNIFICANT CASES:

JANUARY:

- *January 15*: an officer conducted a traffic stop. During the traffic stop the suspect started his vehicle and fled the scene. The officer pursued the vehicle. The suspect then pulled over and fled on foot. During a search of the area, the primary officer found that suspect was registered at a nearby motel and the suspect had an active warrant for a parole violation. During a parole search of the suspect's room, a police canine located the suspect hiding under the bed. Officers took the suspect into custody without further incident. The suspect was booked into the Yolo County Jail for his Parole warrant and various other violations.
- *January 17*: officers responded to a call of a male adult talking to himself and waving his arms around and disturbing businesses near Court St. Officers located the subject and during a consent search officers located a methamphetamine pipe. The subject fought with officers and then then fled on foot. The officers located the subject on Court St. and arrested the subject for felony resisting arrest and possession of drug paraphernalia.
- *January 21*: several callers reported hearing gunshots in the area of Donnelly Circle / Yolano Drive. Officers located an unoccupied vehicle and found it had been struck during the shooting. Several spent shotgun shells were recovered at the scene near the vehicle. While checking the area for evidence officers discovered that one of the fired projectiles damaged a window of a nearby apartment but did not enter the apartment. A detective from the Yolo County Gang Taskforce responded to the scene to take over the investigation.
- *January 25*: Officers responded to the 200 Block of Freeman Street, regarding multiple shots being fired in the area. Officers discovered freshly spent shotgun shells on the ground. No victims have come forward and no residences were struck. This case is currently under investigation.
- *January 28*: The Investigations Division, along with Yolo County Sheriff detectives, Yolo County Probation officers, and FBI agents served three search warrants in Woodland and Knights Landing on persons of interest in the suspicious disappearance cases of two missing male juveniles. Detectives continued to collaborate on this joint

investigation throughout January and are still exhausting leads in their attempt to determine what happened to both missing juveniles.

- *January 30*: Officers responded to a possible rape that had just occurred at the Budget Inn. Upon arrival, officers learned that the suspect followed the victim into a bedroom, shut the door, pulled down his pants exposing himself and requested sex with the victim. The suspect was subsequently arrested for burglary, indecent exposure, false imprisonment, and for a probation violation.

FEBRUARY:

- *February 2*: an officer observed two males get into a vehicle at Chevron on E. Main St. and enter the drive through at Jack and the Box next door. The vehicle had expired registration. As the officer waited for the vehicle to exit the drive through, the passenger exited the vehicle and walked along Trade Place then entered the vehicle again. Upon stopping the vehicle, the officer found the driver had a suspended driver's license. A search of the vehicle revealed over an ounce of marijuana, concentrated marijuana and a laser sight for a firearm. Officers backtracked the route the passenger had taken and located a backpack with methamphetamine, marijuana, concentrated marijuana, drug paraphernalia, ammunition, and a loaded firearm which was stolen out of Oregon. Both subjects were taken into custody and booked at Yolo County Jail.
- *February 3:* An officer spotted a stolen vehicle entering the S/B I-5 on ramp from E. Main Street. The officer attempted to stop the vehicle but the vehicle failed to yield and attempted to flee from the officer. The officer pursued the vehicle and the vehicle was stopped in West Sacramento after the vehicle's tires were punctured from a spike strip deployment. The suspect was arrested without further incident.
- *February 10*: officers were dispatched to Costco regarding a theft in progress. Through investigation and speaking with witnesses, officers learned that the suspect entered the Costco and placed about $800 of merchandise into a shopping basket and walked to the liquor aisle of the store. He then grabbed the merchandise, ran out of the emergency exit, and got into a white Ford truck, which was waiting outside. The suspect then fled the area. Officers were able to get a description of the suspect. This case remains active and is still under investigation.
- *February 13*: Officers responded to an apartment complex in the 600 block of Cottonwood St. after a mother reported that a satellite installer had coerced his way into her apartment and molested her young daughter. The mother reported that the suspect fled the apartment after being caught in the act. Officers responded to the area but did not locate the suspect, later identified as a 46-year-old male who is a Sacramento resident. On February 16th, Detectives arrested the suspect without incident near his home in Sacramento and served a search warrant on his residence. He was booked into the Yolo County Jail on a warrant that was secured for charges of entering an inhabited dwelling and assaulting another with the intent to commit a lewd act on a child, and committing a lewd act on a child and is being held on $1,000,000 bail.
- *February 22*: Officers responded to a burglary in progress at an apartment complex. The reporting party believed the suspect was still inside the laundry / maintenance room of the property and that he blocked the door. Officers responded and forced entry into the building. Officers determined that the suspect was up in an attic / crawl space but he refused to surrender. The suspect again failed to surrender after K-9 announcements were given. The K-9 was then deployed and apprehended the suspect and he was subsequently

taken into custody. Officers conducted a search of the area where the suspect was located and found multiple items of stolen property from the apartment complex.

- *February 23*: Officers were dispatched to a residence in the 200 block of North Walnut Street. The reporting party was home alone and heard an unknown subject in his garage calling for help. When officers arrived, the suspect fled. Officers apprehended the suspect and the suspect was booked at the Yolo County Jail on charges of aggravated trespassing, vandalism, and resisting officers.
- *February 23*: Officers contacted a 16-year-old resident in the 1300 Block of E. Oak Ave. The subject was found to be in violation of their probation status. The juvenile was in possession of alcohol, burglary tools and other property. Upon arresting the juvenile, he became extremely violent, kicked one officer numerous time, spit in the officer's face and started kicking out the back window to a patrol car. The juvenile also made death threats to the officers on scene. The juvenile was medically cleared and booked into Juvenile Hall.

MARCH:

- *March 2*: Officers were attempting to contact and arrest a 16-year-old juvenile suspect who had seven Yolo County Felony arrest warrants. Officers observed the 16-year-old suspect, a second 17-year-old juvenile and an adult male in the 100 block of Wisconsin Ave enter a vehicle. The driver began to drive the vehicle away from the location and saw the police cars and took off at a high rate of speed. During the pursuit, a firearm was tossed out of the vehicle. As the suspect vehicle entered the intersection of Woodland Ave. and Palm Ave. it became airborne and then collided with a parked vehicle and a tree. The driver fled the scene on foot. Officers immediately requested an ambulance and the fire department to respond and assist. The Woodland Fire Department arrived on scene and had to extricate both passengers out of the vehicle. The driver suspect who fled the scene was located nearby by officers and taken into custody without incident. The 16-year-old juvenile from Woodland died from his injuries. The suspect was arrested and booked into the Yolo County Jail on the following charges with a bail of $250,000.00: Vehicular Manslaughter, eluding a peace officer causing death, eluding a peace officer causing injury, felony hit and run causing death, felony hit and run causing injury, and DUI of a drug causing bodily injury.
- *March 3*: an officer observed a blue Chrysler sedan travelling at a high rate of speed, passing other moving vehicles on the right in an extremely dangerous manner. The officer attempted to stop the vehicle, but the driver began to actively attempt to evade the officer. The officer located the suspect's vehicle pulled over to the curb on Fourth Street. The driver had fled from the vehicle. The officer found a 3-year-old child in the back seat of the vehicle. The suspect was located and arrested and it was determined that the the 3-year-old child was his son. The child was released to his mother and the suspect was later booked at the Yolo County Jail for: eluding a peace officer, unsafe vehicle passing, child endangerment, and possession of a controlled substance.
- *March 9*: an officer conducted a vehicle stop and found both occupants to be on probation. Police Service Dog Chase searched the vehicle and detected the presence of narcotics in several areas. In the passenger compartment, officers found numerous credit cards associated to the vehicle occupants and paraphernalia associated to heroin use. In the trunk, officers located a credit card manufacturing device, a small amount of heroin, and additional paraphernalia associated to heroin use. Both suspects were booked at the

Yolo County Jail on felony charges associated to the credit cards, the credit card manufacturing device, and probation violations.

- *March 11*: Officers responded to a call of a sexual assault. Officers learned that the husband and the victim were in the kitchen of their home when the husband sexually assaulted the victim. The suspect was arrested without incident for spousal rape.
- *March 31:* Officers responded to the 7-11 convenience store on Cottonwood Street for a reported robbery that occurred at knife point. The female suspect fled the store and got into an unknown vehicle and drove away. The following day, the investigating police officer was at the 7-11 conducting follow-up for the investigation on the robbery when the suspect of the robbery returned to the store. The female suspect was immediately arrested without incident and booked at the Yolo County Jail.

School Resource Officers (SRO):
The SROs had the following activity for the 1st quarter of 2017:

Activity	January	February	March	Qtr. Total
Consensual contacts	1431	1516	1716	4663
Fighting	19	23	31	73
Alcohol violations	5	13	5	23
Gang activity	8	10	3	21
Narcotics	3	1	9	13
Truancy	0	23	12	35
Tobacco use	0	3	0	3
Vandalism	0	0	0	0
Theft	0	1	2	3
Weapons	0	0	0	0
Misdemeanor crimes	0	0	0	0
Felony crimes	0	0	0	0
Administrative/Home visits	91	66	134	291

Statistical Report:

CRIME

				Calendar Year 2017	
Category	**Jan.**	**Feb.**	**Mar.**	**Reported to CA DOJ**	**Percent change**
Homicide	0	0	0	0	0%
Rape	0	0	2	2	-67%
Robbery	3	6	2	11	-35%
Aggravated Assaults	10	7	8	25	-32%
Simple Assaults	45	42	48	135	-5%
Burglary	33	21	20	74	-10%
Larceny/Thefts	78	63	94	235	-19%
Auto Theft	22	14	23	59	-17%
Arson	2	1	0	3	33%
TOTAL	**193**	**154**	**197**	**544**	

WORKLOAD

Calls for Service	Jan.	Feb.	Mar.	TOTAL
Priority 1	102	102	107	**311**
Priority 2	1765	1582	1906	**5253**
Priority 3	95	83	125	**303**
All other calls for service	2723	2627	3385	**8735**
TOTAL	**4685**	**4394**	**5523**	**14602**

Response Times

Priority 1	7:52	7:16	7:28
Priority 2	10:21	10:36	13:12
Priority 3	21:43	26:24	28:58

Reports

Online Reports/Coplogics	25	32	39	**96**
Mail-in Reports (MLRs)	83	81	97	**261**
Other case numbers issued	489	424	520	**1433**
TOTAL	**597**	**537**	**656**	**1790**

Graffiti	6	16	17	**39**

290 Registrant Activity	Jan.	Feb.	Mar.
Total registrants	132	133	139

Other Information

Total transient registrants	12	12	11
290 PC violation warrants issued	0	1	1
Not in compliance with annual update	0	0	0

Personnel

January-March 2017	Budgeted	Filled
Sworn	64	61
Non-sworn (FTE)	15	15
Non-sworn (PT/Temp.)	6	4
TOTAL	**79**	**76**

Volunteers in Policing Program (ViPs):

The Department's ViP program added one new volunteer this past quarter. The ViPs and Chaplains have volunteered a total of 1,043 hours thus far in 2017. The total hours for this quarter are:

ViP Hours	January	February	March	Total

Chaplains	19.5	14	79	112.50
Volunteers	222.65	348.04	360	930.69

The chaplains' activities included responding to call-outs from Woodland PD and other Yolo County Law Enforcement Agencies for home deaths, death notifications, attending swearing in ceremonies for Public Safety staff and participation in the Every 15-Minutes assembly at Esparto High School.

The volunteers' activities included assistance with the Oroville Dam evacuation center at the Yolo County Fairgrounds; Special Events (Read Across America, City Community Services ReXpo, Cesar Chavez Day celebration); administrative work in several divisions (Detectives, Crime Analysis, Records, Property and Evidence); tagging and towing abandoned vehicles; providing extra patrol; washing patrol vehicles

File #: 17-0450, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: 2016 Water Quality Report

Recommendation for Action: Staff recommends that the City Council receive and review the 2016 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 2016 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 2016 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 2016 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 of 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 or upon request. 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

Previously, the only water source available was obtained from wells that 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.

Two constituents of concern found in the groundwater are Nitrate and Chromium 6. 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. Chromium 6 is naturally occurring in the groundwater from erosion of natural deposits. The State Water Resource Control Board, Division of Drinking Water (SWRCB DDW) passed a California Maximum Contaminant Limit (MCL) of 10 parts per billion (ppb) in 2014 for hexavalent chromium. This is the first primary drinking water standard for hexavalent chromium promulgated by any state or federal agency. The State of California passed SB 385 on September 4, 2016, which grants a period of time to achieve compliance of the state standard by January 1, 2020.

The City took actions to address these growing concerns through purchasing water rights and collaborating with City of Davis and UC Davis to create the Woodland Davis Clean Water Agency (WDCWA). The WDCWA is a joint powers authority that implemented construction of a new intake facility on the Sacramento River (with Reclamation District 2035) and a new Regional Water Treatment Facility (RWTF). The RWTF treats the water from the Sacramento River, which has near zero levels of Chromium 6 and Nitrate, and allows the city to comply with Nitrate and Chromium 6 MCLs. In June 2016, treated surface water was integrated in the water system and by November 2016 is now the primary source of drinking water in the City of Woodland. Staff feels that we are in a good position to meet the water demand with primarily treated surface water, some use of our existing wells blended with treated surface water (summer months, higher demand), and the continued development of Aquifer Storage and Recovery (ASR) Wells. ASR wells store treated surface water in the groundwater aquifer during the winter months when water demand is lower (excess of supply) and distribute the treated surface water during the summer when water demand is higher (limited supply).

The 2016 Annual Water Quality Report includes water quality results from the City of Woodland (groundwater wells) and the WDCWA (treated surface water). The website location of the water quality report will be distributed to residents via their utility bill before July 2017. 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 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 2016 Water Quality Report.

Prepared by: Sherry Kimura, Engineering Technician III

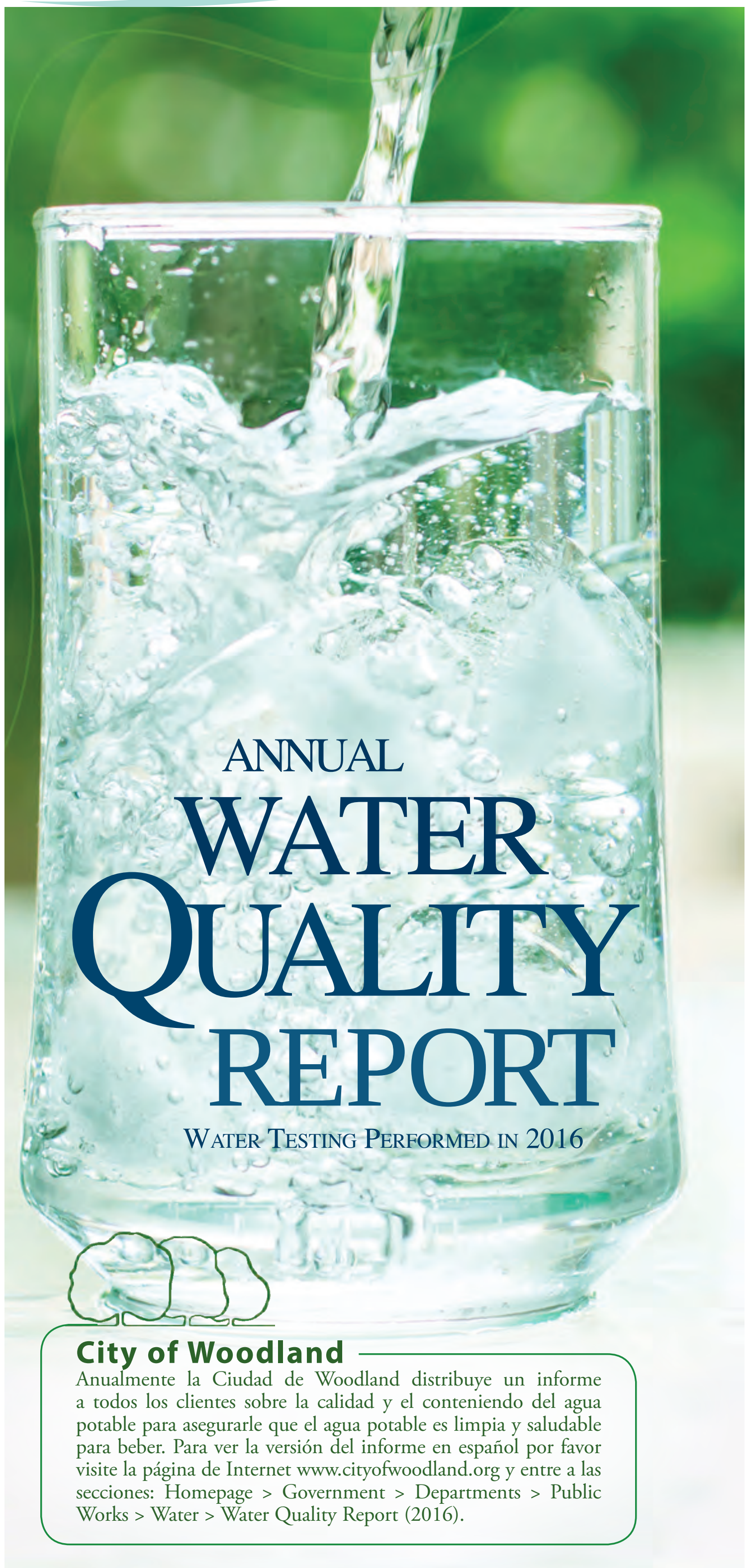
Reviewed by: Tim Busch, Principal Utilities Civil Engineer

Brent Meyer, City Engineer
Ken Hiatt, Community Development Director

Paul Navazio, City Manager

ATTACHMENT:

Attachment A - 2016 Annual Water Quality Report



ANNUAL
WATER QUALITY REPORT
WATER TESTING PERFORMED IN 2016

City of Woodland

Anualmente la Ciudad de Woodland distribuye un informe a todos los clientes sobre la calidad y el conteniendo 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 > Water Quality Report (2016).

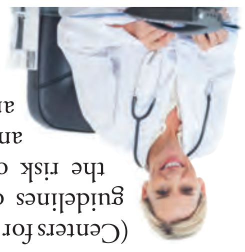
PWS ID#: 5710006

We've Come a Long Way

Once again we are proud to present our annual water quality report covering all drinking water testing from January 1 to December 31, 2016. In a matter of only a few decades, drinking water has become exponentially safer and more reliable than at any other point in human history. Our exceptional staff continues to work hard every day—at any hour—to deliver the highest quality drinking water without interruption. Although the challenges ahead are many, we feel that by relentlessly investing in customer outreach and education, new treatment technologies, system upgrades, and training, the payoff will be reliable, high-quality tap water delivered to you and your family.

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.



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 ground water assessment for the City of Woodland's was completed in December of 2002 and is updated based on new well construction. Our ground water 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 from the City of Woodland website, http://www.cityofwoodland.org/civicax/filebank/blobdload.aspx?BlobID=17822.

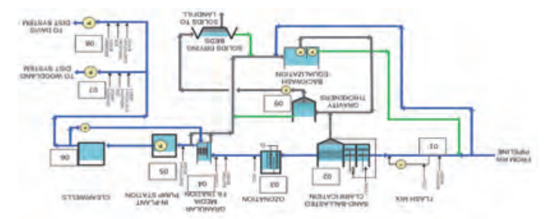
The surface water assessment for the Sacramento River identified agricultural drainage, livestock, recreation, urban runoff, industrial dischargers, wastewater facilities, and watershed spills as potential contaminating activities. The Sacramento River Watershed Sanitary Survey 2015 Update Report is available from the City of Woodland website, http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/utility/drinking_water.asp.

Where Does Your Water Come From?

The City of Woodland has two sources of drinking water, surface water (primary supply) and ground water (backup supply).

Surface water is pumped from the Sacramento River to the Woodland Davis Clean Water Agency's (WDCWA) Regional Water Treatment Facility (RWTF) for various treatment processes (see diagram) and the addition of chlorine (for disinfection) prior to distribution. Starting in June 2016, treated surface water was incrementally integrated into the City. As of November, the City's drinking water is 100% treated surface water. For more information about the RWTF, visit http://www.wdcwa.com/.

Surface Water Treatment Process



Ground water is pumped from 15 operational ground water wells located throughout the city to its distribution pipe system. Ground water comes from rain that seeps down through the soil until it reaches an impermeable layer. The water is filtered naturally by the sand and gravel as it passes through the aquifers. This is standard practice in well water systems. The ground water treatment administered is the addition of liquid chlorine (sodium hypochlorite) at the wells, for disinfection. As a precursor to surface water, zinc orthophosphate, a safe, reliable, and widely used drinking water additive, was added in very small amounts to prevent leaching of metals like lead, copper, and iron into the water system pipelines.

Water Conservation

Woodland used 27% less water in 2016 than in 2013, demonstrating that water conservation is a way of life in California. The City offers a wide variety of tools and resources to help Woodland water users avoid wasteful water practices and encourage conservation. The City's free water use portal, AquaHawk Alerting, allows one to view and manage one's water use at any time and receive alerts of issues like leaks. The City also offers water conservation rebates for products like weather-based irrigation controllers and mulch, free workshops, leak detection assistance and information, and more. Please visit www.cityofwoodland.org/waterconservation for more information.

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 do so, you may wish to collect the flushed water and reuse it for another beneficial purpose, such as watering plants.) 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/lead.

Contact Us

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 envié un correo electrónico a pubworks@cityofwoodland.org.

Property owners, please share this information with your tenants!

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 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.

Hexavalent Chromium

The State of California passed a new maximum contaminant limit (MCL) of 0.010 mg/L (10 parts per billion [ppb]) for hexavalent chromium. The State of California passed SB 385, which requires water systems to prepare a compliance plan and grants a period of time to achieve compliance of the State standard. The State requires compliance by January 1, 2020. The City of Woodland's compliance plan was submitted August 31, 2015. In accordance with State regulations, the City started quarterly monitoring of all wells for hexavalent chromium in January 2015. Water sample results for 2016 showed hexavalent chromium levels of 0.0001 – 0.026 mg/L (0.1 - 26 ppb). This exceeds the State's new standard or maximum contaminant level (MCL) of 0.010 mg/L (10 ppb).

At the same time, the hexavalent chromium level in our ground water supply currently continues to meet the United States Environmental Protection Agency (U.S. EPA) MCL for total chromium, which includes hexavalent chromium at 0.1 mg/L (100 ppb).

Planned Corrective Action: Hexavalent chromium is naturally occurring in the ground water. The City has been working on a project that will bring our water supply in compliance with the new hexavalent chromium MCL. The Woodland-Davis Clean Water Agency's Regional Water Treatment Facility started delivering treated Sacramento River water in June 2016. The use of the new treatment facility and aquifer storage recovery wells are expected to bring the City into compliance with the new regulation. The hexavalent chromium levels present in Sacramento River water are far below the new State MCL (near zero). We anticipate resolving the problem by no later than 12/1/2018; however, the City has been in compliance since November 2016.

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 ground water can be as high as 430 ppm, which equals about 25.1 grains per gallon. The conversion to treated surface water has reduced hardness by approximately 80% from existing levels in 2016 to approximately 4 grains per gallon (68 ppm). 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).

Sampling Results

Our water is monitored for many different kinds of contaminants on a very strict sampling schedule. The information below represents only those substances that were detected; our goal is to keep all detects below their respective maximum allowed levels. The State recommends monitoring 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.

The City of Woodland column represents ground water in use prior to November 1, 2016. The WDCWA-RWTF column represents treated surface water in use after June 1, 2016.

We participated in the 3rd stage of the EPA's Unregulated Contaminant Monitoring Rule (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. Contact us for more information on this program

REGULATED PRIMARY SUBSTANCES

				City of Woodland		WDCWA-RWTF			
SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	MCL [MRDL]	PHG (MCLG) [MRDLG]	AVERAGE	RANGE LOW-HIGH	AVERAGE	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Barium (ppm)	2016	1	2	0.24	0.14–0.30	ND	ND	No	Discharges of oil drilling wastes and from metal refineries; erosion of natural deposits
Bromate (ppb)	2016	10	0.1	4.95	ND–7.5	ND	ND	No	By-product of drinking water disinfection
Chromium (ppb)	2016	50	(100)	19	13–22	ND	ND	No	Discharge from steel and pulp mills and chrome plating; erosion of natural deposits
Control of DBP precursors [TOC] (ppm)	2016	TT	NA	NA	NA	0.51	ND–1.4	No	Various natural and man-made sources
Fluoride (ppm)	2016	2.0	1	0.14	0.11–0.16	ND	ND	No	Erosion of natural deposits; water additive that promotes strong teeth; discharge from fertilizer and aluminum factories
Haloacetic Acids (ppb)	2016	60	NA	6.8	ND–14	4.9	ND–15	No	By-product of drinking water disinfection
Hexavalent Chromium (ppb)	2016	10	0.02	12	0.07–26	ND	ND	No	Discharge from electroplating factories, leather tanneries, wood preservation, chemical synthesis, refractory production, and textile manufacturing facilities; erosion of natural deposits
Nitrate [as nitrogen][1] (ppm)	2016	10	10	4.9	1–8.4	ND	ND	No	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits
Nitrate + Nitrite [as N] (ppm)	2016	10	10	*4.8*	1.4–7.2	ND	ND	No	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits
Selenium (ppb)	2016	50	30	5.9	2.1–15	ND	ND	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] (ppb)	2016	80	NA	19.1	2.6–35	12	ND–32	No	By-product of drinking water disinfection
Uranium (pCi/L)	2016	20	0.43	0.83	ND–1.6	ND	ND	No	Erosion of natural deposits

Tap water samples were collected for lead and copper analyses from homes throughout the community

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AL	PHG (MCLG)	AMOUNT DETECTED (90TH%TILE)	SITES ABOVE AL/TOTAL SITES	VIOLATION	TYPICAL SOURCE
Copper (ppm)	2016	1.3	0.3	0.17	0/74	No	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (ppb)	2016	15	0.2	ND	0/74	No	Internal corrosion of household water plumbing systems; discharges from industrial manufacturers; erosion of natural deposits

REGULATED SECONDARY SUBSTANCES

				City of Woodland		WDCWA-RWTF			
SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	SMCL	PHG (MCLG)	AVERAGE	RANGE LOW-HIGH	AVERAGE	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Chloride (ppm)	2016	500	NS	82	57–96	20	20–20	No	Runoff/leaching from natural deposits; seawater influence
Manganese (ppb)	2016	50	NS	NA	NA	27	ND–290	No	Leaching from natural deposits
Odor–Threshold (TON)	2016	3	NS	NA	NA	2	2–2	No	Naturally occurring organic materials
Specific Conductance (µS/cm)	2016	1,600	NS	904	670–990	200	200–200	No	Substances that form ions when in water; seawater influence
Sulfate (ppm)	2016	500	NS	32	23–38	7.6	7.6–7.6	No	Runoff/leaching from natural deposits; industrial wastes
Total Dissolved Solids (ppm)	2016	1,000	NS	521	380–590	123	110–140	No	Runoff/leaching from natural deposits
Turbidity (NTU)	2016	5	NS	0.24	ND–0.36	0.15	0.15–0.15	No	Soil runoff

UNREGULATED CONTAMINANT MONITORING RULE PART 3 (UCMR3) [2]

		City of Woodland		WDCWA-RWTF	
SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AVERAGE	RANGE LOW-HIGH	AVERAGE	RANGE LOW-HIGH
1,4-Dioxane (ppb)	2013-2015	0.01	ND–0.09	NA	NA
Chlorate (ppb)	2013-2015	93	28–380	180[3]	120–230[3]
Chlorodifluoromethane [HCFC-22] (ppb)	2013-2015	0.16	ND–1.2	NA	NA
Chromium [Total] (ppb)	2013-2015	12	ND–27	NA	NA
Chromium-6 (ppb)	2013-2015	17	5.5–26	NA	NA
Molybdenum (ppb)	2013-2015	0.2	ND–3.5	NA	NA
Strontium (ppb)	2013-2015	554	ND–1,100	NA	NA
Vanadium (ppb)	2013-2015	3	ND–15	NA	NA

OTHER UNREGULATED SUBSTANCES

		City of Woodland		WDCWA-RWTF	
SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AVERAGE	RANGE LOW-HIGH	AVERAGE	RANGE LOW-HIGH
Bicarbonate (ppm)	2016	319	240–370	62	54–69
Boron (ppm)	2016	2.2	1.7–2.6	NA	NA
Calcium (ppm)	2016	65	37–77	13	11–14
Hardness [CaCO3] (ppm)	2016	384	230–430	56	56–56
Magnesium (ppm)	2016	49	33–57	6	6–6
pH (Units)	2016	8	7.8–8.1	8.4	8.4–8.4
Potassium (ppm)	2016	2.7	2.1–3	ND	ND
Sodium (ppm)	2016	64	51–72	19	19–19
Total Alkalinity (ppm)	2016	319	240–370	65	48–82

[1] Nitrate in drinking water at levels above 10 mg/L 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 10 mg/L 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.

[2] Unregulated contaminant monitoring helps U.S. EPA and the State Water Resources Control Board to determine where certain contaminants occur and whether the contaminants need to be regulated.

[3] Sampled in 2016.

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.

LRAA (Locational Running Annual Average): The average of sample analytical results for samples taken at a particular monitoring location during the previous four calendar quarters. Amount Detected values for TTHMs and HAAs are reported as the highest LRAAs.

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

NTU (Nephelometric Turbidity Units): Measurement of the clarity, or turbidity, of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

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).

TON (Threshold Odor Number): A measure of odor in water.

TT (Treatment Technique): A required process intended to reduce the level of a contaminant in drinking 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.

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 ground water supplies.

CA000083

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Award Construction Contract for 2017 Road Maintenance Project, CIP 17-03

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, to award the construction contract in the amount of $780,993.55 for the base bid plus Alternates A, B, D, E and F to California Pavement Maintenance Company, Inc. for the 2017 Road Maintenance Project, CIP 17-03, authorize a contract contingency up to 15%, and authorize the City Manager to execute the construction contract and change orders; and
2. Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $130,760.00 for the Project and authorize the City Manager to execute the agreement and change orders up to 10%.

Staff Contact

Diana Ayón, Senior Associate Civil Engineer, (530) 661-5967, diana.ayon@cityofwoodland.org

Fiscal Impact

The total project budget is $1,324,668 as identified in the current Capital Budget as CIP 17-03. The project has $1,211,688 Measure E funding and $112,980 of Water Enterprise funding to fund improvements associated with water utility conflicts and road repairs associated with the Recycled Water Project. This project funding is consistent with the current approved Capital Budget and the Measure E Spending Plan.

The difference between the total project budget and the amounts for the construction contract and consultant services is the amount budgeted for design and construction contingency.

There is no impact to the General Fund.

Background

In 2006, voters approved the Measure E, ½ cent sales tax, along with advisory measures to identify voter preferences for use of those tax proceeds. Under the advisory measures, road maintenance and repair received the second highest voter response. Accordingly, staff identified a pavement management program that included annual road maintenance projects and semi-annual road reconstruction projects for the Capital Budget. This project is the sixth road maintenance project funded by Measure E.

The project scope is to perform pavement maintenance in the City's Pavement Zones 12 and 13. This is the area bound by East Street, Gibson Road, CR-102, and the south City limits. The work is primarily on local streets with some work on collector and arterial streets.

The Federal Highways Administration, Department of Justice, and Department of Transportation require that all projects awarded after July 1, 2014, that apply certain maintenance treatments to roadways must install and improve curb ramps within the project area. This requirement adds approximately $260,000 of contract work to this project.

Discussion

On March 21, 2017, Council approved plans and specifications for the project, and the bid period commenced. The Engineer’s estimate of construction cost for the base bid plus all additive alternates was $800,000.

On May 2, 2017, the City received four bids for construction of the project. Staff has performed due diligence in reviewing the bids and the bids comply with the technical submittal requirements. The City received the following four responsive bids:

Bidder’s Name	Base Bid Amount	Base Bid Plus All Additive Alternates
*California Pavement Maintenance Company, Inc.	$615,134.13	$860,293.65
B&M Builders, Inc.	$724,286.05	$1,030,381.76
Pavement Coatings Company	$806,038.59	$1,044,364.93
Telfer Pavement Technologies, LLC	$926,990.60	$1,175,981.92

*The bid amounts differ from the amounts read at bid opening as the amounts were corrected due to minor discrepancies in the extension of the unit prices.

California Pavement Maintenance Company, Inc. has been determined to be the lowest responsible, responsive bidder which, per the bidding documents, was determined by the base bid plus all alternates.

The project was bid with the following six additive alternates:

- Alternate A: Matmor Road - Sports Park Drive to Tyler Drive ($29,009.35)
- Alternate B: Farmers Central Road - Pioneer Ave to County Road 102 ($33,911.15)
- Alternate C: East Gibson Road - East Street to Matmor Road ($79,300.10)
- Alternate D: Farnham Avenue (Blowers Dr. to Huston Cr.) and E. Gum Ave. (Joyce Ct. to Farnham Ave.) ($68,600.19)
- Alternate E: Fifth St. - Main St. to Lincoln Ave. - Southbound Direction ($2,911.57)
- Alternate F: Cost Difference for Black Aggregate ($31,427.16)

Staff is requesting that in addition to the base bid, the contract award include Alternates A, B, D, E and F as sufficient funding exists for this work.

> Alternates A and B include streets in good/fair condition that are at the right stage for pavement maintenance. Additionally, the resurfacing of these streets includes restriping narrower travel lanes and improved bikeways.

Alternate C is not recommended due to funding and the amount of preparatory work necessary before the treatment. There are significant failures on Gibson Road that would need to be addressed before the surface treatment could be applied and with the current workload on the O&M Street Division, completion of this work cannot be guaranteed before surfacing is necessary. Alternate C, Gibson Road was originally included in the project based upon the condition of the road during design. However, given the significant deterioration that has occurred due to the higher than normal amount of rain this year, Gibson Road is no longer in a condition that is appropriate for the type of surface treatment that was proposed. Gibson Road, Alternate C, is not recommended because given the condition of the roadway; the surface treatment would likely fail within three to six months of being placed.

Alternate D will resurface portions of Farnham Avenue and Gum Avenue to address pavement surface damage that was caused by the Recycled Water Project, CIP 15-10 last summer. The work on Farnham and Gum will be funded 50% Water Enterprise and 50% Measure E. The City received a contract credit from the Recycled Water contractor for their half of the pavement work.

Alternate E was added at the request of PG&E, as they are interested in paying the City to have our contractor perform required repair work on Fifth Street associated with underground trench work they need to do. The intention is that the City might be able to obtain a better price for the work with a large project than PG&E could for such a small area. Since the City would perform inspection for the encroachment work, there is very minimal cost to the City for this effort.

Alternate F is proposed to use back aggregate in lieu of the standard aggregate for the surface seals. Black aggregate has a slightly different gradation (variation of rock sizes) and a different crystalline composition than standard aggregate. These two properties make black aggregate desirable as it produces a surface treatment that better fills the fine cracks on the roadway, adheres better than traditional aggregate (less aggregate loss), and results in a smoother final surface finish. These benefits outweigh the added cost of the black aggregate.

The 2017 Road Maintenance Project is the second Woodland project affected by the Federal Highways Administration, Department of Justice, and Department of Transportation requirement to install and improve curb ramps within the project area. Constructing the required curb ramps is anticipated to result in conflicts with shallow water lines at many locations. In past small ADA ramp projects, water system conflicts were resolved by City O&M crews during project construction. However, given the small crew size and high demand on their time, modifying the water system for all ramps is not feasible and some work must be done by the contractor.

To provide adequate construction management and specialized inspection services for the project, staff is requesting that Council approve a consultant services agreement with Associated Engineering Consultants, Inc.

Staff is requesting that Council approve a construction contract contingency up to 15% to account for unforeseen conditions and additional work associated with constructing curb ramps and a 10% contingency on the consultant contract for inspection of any additional work.

Staff anticipates construction starting in June 2017 with completion in Fall 2017.

Conclusion

Staff recommends that the City Council:

1. Adopt Resolution No. _____, to award the construction contract in the amount of $780,993.55 for the

base bid plus Alternates A, B, D, E and F to California Pavement Maintenance Company, Inc. for the 2017 Road Maintenance Project, CIP 17-03, authorize a contract contingency up to 15%, and authorize the City Manager to execute the construction contract and change orders; and

2. Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $130,760.00 for the Project and authorize the City Manager to execute the agreement and change orders up to 10%.

Prepared by: Diana Ayón, Senior Associate Civil Engineer

Reviewed by: Brent Meyer, City Engineer
Ken Hiatt, Assistant City Manager - Community and Economic Development

Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Resolution

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT FOR THE 2017 ROAD MAINTENANCE PROJECT, CIP 17-03

WHEREAS, the City of Woodland has $1,211,688 in Measure E funds and $112,980 in Water Enterprise funds identified in the Capital Budget to maintain and extend the life of Woodland's street network, referred to as the 2017 Road Maintenance Project, CIP 17-03 (the "Project"); and

WHEREAS, the Federal Highways Administration, Department of Justice, and Department of Transportation require that all projects awarded after July 1, 2014, that apply certain maintenance treatments to roadways must install and improve curb ramps within the project area; and

WHEREAS, the construction of corner ramps results in water system conflicts due to shallow utilities that must be relocated; and

WHEREAS, the City Council approved the plans and specifications and authorized bid advertisement on March 21, 2017; and

WHEREAS, the City opened bids on May 2, 2017, and of the four received bids, the lowest responsive, responsible bidder was California Pavement Maintenance Company, Inc. determined by their base bid plus all alternates amount of $860,293.65; and

WHEREAS, the City wishes to award the construction contract for the base bid plus Alternates A, B, D, E and F to California Pavement Maintenance Company, Inc. in the amount of $780,993.55 and authorize a contingency up to 15%; and

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

WHEREAS, the City wishes to approve the consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $130,760.00 and authorize contingency up to 10%; and

WHEREAS, the City Council wishes to approve the construction contract with California Pavement Maintenance Company, Inc. and the agreement with Associated Engineering Consultants, Inc. and authorize their 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 construction contract with California Pavement Maintenance Company, Inc. in the amount of $780,993.55. The City Manager is hereby authorized and directed to execute the contract and change orders up to 15% of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 2. The City Council hereby approves the consultant services agreement with Associated Engineering Consultants, Inc. in the amount of $130,760.00. The City Manager is hereby authorized and directed to execute the agreement and amendments up to 10% of the original contract amount, 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 3. Copies of the Construction Contract and Consultant Agreement for Construction Management and Inspection Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this ________ day of ___________ 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Angel Barajas, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

File #: 17-0468, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Award Construction Contract for 2017 ADA Improvement Project, CIP 17-12

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, appropriating $10,000 of Measure E funds to the 2017 ADA Improvement Project, CIP 17-12; and
2. Award the construction contract in the amount of $152,130.00 for the base bid to Lister Construction, Inc. for the Project, authorize a contract contingency up to 10%, and authorize the City Manager to execute the construction contract and change orders; and
3. Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $49,830.00 for the Project and authorize the City Manager to execute the agreement and amendments up to 10%.

Staff Contact

Diana Ayón, Senior Associate Civil Engineer, (530) 661-5967, diana.ayon@cityofwoodland.org

Fiscal Impact

The total project budget is $200,000 as identified in the current Capital Budget as CIP 17-12. The project has $175,000 provided from Community Development Block Grant (CDBG) and $25,000 from Water Enterprise funding to fund improvements associated with water utility conflicts.

With the recommended action to appropriate $10,000 of Measure E Funds, the total project budget will increase to $210,000.

The difference between the total project budget and the amounts for the construction contract and consultant services is the amount budgeted for design and construction contingency.

There is no impact to the General Fund.

Background

The City of Woodland applies for CDBG funds annually from the United States Department of Housing and Urban Development (HUD). CDBG funds must be used for activities that assist lower-income persons and to eliminate conditions of blight from the community.

In 2016, the Engineering Division applied for and received $140,000 in CDBG grant funding for access improvements for persons with disabilities to various locations within the City. On March 7, 2017, Council approved a CDBG funding increase of $35,000 to this FY 2016/2017 ADA Improvement Project, which was remaining from previously funded CDBG projects that were completed or canceled. This brought the total CDBG project funding to $175,000 and the total project budget to $200,000.

Discussion

On March 21, 2017, Council approved plans and specifications for the project, and the bid period commenced. The Engineer's estimate of construction cost for the base bid was $130,000 and for the base bid plus all additive alternates was $240,000.

On May 2, 2017, the City received three bids for construction of the project. Staff has performed due diligence in reviewing the bids and the bids comply with the technical submittal requirements. The City received the following three responsive bids:

Bidder's Name	Base Bid Amount	Base Bid Plus All Additive Alternates
Lister Construction, Inc.	$152,130.00	$288,010.00
R&R Horn, Inc.	$208,856.00	$353,456.00
FBD Vanguard Construction, Inc.	$218,360.00	$399,250.00

Lister Construction, Inc. has been determined to be the lowest responsible, responsive bidder, which per the bidding documents, was determined by the base bid plus all alternates amount.

The project was bid with the following six additive alternates:

- Alternate A: E. Gum Ave. & Deborah Way ($25,455.00)
- Alternate B: Matmor Rd. & Irene Dr. ($19,600.00)
- Alternate C: Matmor Rd. & Willow Springs Dr. ($19,700.00)
- Alternate D: Matmor Rd. & Springcreek Dr. ($26,450.00)
- Alternate E: Matmor Rd. & Crystal Springs Dr. ($32,175.00)
- Alternate F: 475 Matmor Rd. ($12,500.00)

Staff is requesting that the contract award include the base bid only. All additive alternates are not recommended due to limited project funding.

To provide adequate construction management and specialized inspection services for the project, staff is requesting that Council approve a consultant services agreement with Associated Engineering Consultants, Inc.

Staff is requesting that Council approve a construction contract contingency up to 10% to account for unforeseen conditions and additional work associated with constructing curb ramps and a 10% contingency on the consultant contract for inspection of any additional work.

Staff anticipates construction starting in June 2017 and completion in Fall 2017.

Conclusion

Staff recommends that the City Council:

1. Adopt Resolution No. _____, appropriating $10,000 of Measure E funds to the 2017 ADA Improvement Project, CIP 17-12; and
2. Award the construction contract in the amount of $152,130.00 for the base bid to Lister Construction, Inc. for the Project, authorize a contract contingency up to 10%, and authorize the City Manager to execute the construction contract and change orders; and
3. Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $49,830.00 for the Project and authorize the City Manager to execute the agreement and amendments up to 10%.

Prepared by: Diana Ayón, Senior Associate Civil Engineer

Reviewed by: Brent Meyer, City Engineer
Ken Hiatt, Assistant City Manager - Community and Economic Development

Paul Navazio

Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Resolution

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROPRIATING $10,000 OF MEASURE E FUNDING AND APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT FOR THE 2017 ADA IMPROVEMENT PROJECT, CIP 17-12

WHEREAS, the City of Woodland has $175,000 in Community Development Block Grant funds and $25,000 in Water Enterprise funds identified in the Capital Budget, referred to as the 2017 ADA Improvement Project, CIP 17-12 (the "Project"); and

WHEREAS, the Project conforms to the requirements of the CDBG grant and satisfies the requirements of the Americans with Disabilities Act (ADA); and

WHEREAS, the construction of corner ramps results in water system conflicts due to shallow utilities that must be relocated; and

WHEREAS, the City Council wishes to appropriate $10,000 of Measure E funding to the Project and bring the total project budget to $210,000; and

WHEREAS, the City Council approved the plans and specifications and authorized bid advertisement on March 21, 2017; and

WHEREAS, the City opened bids on May 2, 2017, and of the three received bids, the lowest responsive, responsible bidder was Lister Construction, Inc. determined by their base bid plus all alternates amount; and

WHEREAS, the City wishes to award the construction contract for the base bid to Lister Construction, Inc. in the amount of $152,130.00 and authorize a contingency up to 10%; and

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

WHEREAS, the City wishes to approve the consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $49,830.00 and authorize a contingency up to 10%; and

WHEREAS, the City Council wishes to approve the construction contract with Lister Construction, Inc. and the agreement with Associated Engineering Consultants, Inc. and authorize their 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 construction contract with Lister Construction, Inc. in the amount of $152,130.00. The City Manager is hereby authorized and directed to execute the contract and change orders up to 10% of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 2.	The City Council hereby authorizes the appropriation of $10,000 of Measure E funding to the 2017 ADA Improvement Project, CIP 17-12.

Section 3.	The City Council hereby approves the consultant services agreement with Associated Engineering Consultants, Inc. in the amount of $49,830.00. The City Manager is hereby authorized and directed to execute the agreement and amendments up to 10% of the original contract amount, 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 4.	Copies of the Construction Contract and Consultant Agreement for Construction Management and Inspection Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this ________ day of ___________ 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Angel Barajas, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

Legislation Text

10.

File #: 17-0469, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Approve Modified Scope of Work for CIP #17-15, Sports Park Turf Repairs

Recommendation for Action: Staff recommends that the City Council approve a modified scope of work for CIP 17-15: Sports Park Turf Repairs

Staff Contact

Lynn Johnson, Senior Management Analyst - lynn.johnson@cityofwoodland.org

Fiscal Impact

There is no additional fiscal impact. Project #17-15 is funded in the approved FY 2017 Capital Improvement Program (CIP) with $31,000 of Measure E funds appropriated.

Background

The FY 2017 CIP contains a project titled Sports Park Turf Repairs (Project #17-15) that was developed to provide funding to patch high use areas of the artificial turf at the Sports Park. Routine patching of turf extends the life expectancy until a full turf replacement is necessary. The project, as developed, is in both the approved Measure E Spending Plan and the CIP.

Discussion

As staff prepares for the busy sports season, there are some additional maintenance and equipment needs identified at the Sports Park that are necessary to optimize use and playability. Staff is asking that the scope of this CIP project be expanded to allow use of the Measure E in project #17-15 to help fund the additional Sports Park needs.

The modified project description is as follows: Project may repair sections of artificial turf, provide equipment and/or miscellaneous improvements that maximize the flexibility and use of the Sports Park facilities.

Conclusion

Staff recommends that the City Council approve a modified scope of work for CIP 17-15: Sports Park Turf Repairs

Prepared by: Lynn Johnson, Senior Management Analyst

Paul Navazio, City Manager

Legislation Text

11.

File #: 17-0458, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Increase the Fiscal Year 2016/2017 Library Trust Fund Budget by $25,000

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing an appropriation increase to the Library Trust Fund Budget in fund 917 from $99,012 to $124,012, a total increase of $25,000 in support of additional library program costs.

Staff Contact

Greta Galindo, Woodland Public Library Director, 530-661-5980;
Greta.galindo@cityofwoodland.org

Council Goal

Quality of Life - Identify opportunities to restore funding to expand recreation programs and library services.

Fiscal Impact

The $25,000 total increase to the Library Trust Fund Budget is in support of Square One, the library's community learning lab.

Donations are expected to be received in support of the project, but because they are not a guaranteed funding source, the additional appropriations use reserves from the Library Trust Fund (Fund 917). In the event that fund 917 receives additional donations towards Square One, those would be used first.

Discussion

All money acquired by gift, devise, bequest or otherwise, for the purposes of the *library*, shall be apportioned to a fund to be designated the *library* fund, and shall be applied to the purposes authorized by Education Code Sections 18900, et seq., as the same may be amended from time to time.
(Ord. No. 1044, § 2 (part).)

Conclusion

Staff recommends that the City Council approve Resolution No. _____, authorizing an appropriation increase to the Library Trust Fund Budget in fund 917 from $99,012 to $124,012, a total increase of $25,000 in support of additional library program costs.

Prepared by: Greta Galindo, Library Services Director

Paul Navazio

Paul Navazio, City Manager

Attachment

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO THE FISCAL YEAR 2016/2017 LIBRARY TRUST FUND BUDGET

WHEREAS, the City of Woodland staff wishes to increase the Fiscal Year 2016/2017 Library Trust Fund Budget appropriation from $99,012 to $124,012: and

WHEREAS, the additional appropriations use fund balances from the 917 fund, in the event that fund 917 receives additional donations towards Square One, those would be used first.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND that the Library Trust Fund Budget appropriation shall be increase to $124,012.

PASSED AND ADOPTED by the City Council this 16th day of May, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Angel Barajas, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda, City Attorney

City Hall
300 First Street
Woodland, CA 95695

Legislation Text

12.

File #: 17-0415, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Intent to Levy Assessment: Spring Lake and Gateway Lighting & Landscaping Districts

Recommendation for Action: Staff recommends that the City Council approve and adopt:

1) Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments;
2) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments;
3) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on June 20, 2017 for the Spring Lake Lighting & Landscaping Districts;
4) Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments;
5) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments; and
6) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on June 20, 2017 for the Gateway Lighting & Landscaping Districts.

Staff Contact

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

Fiscal Impact

If approved, the Spring Lake District would generate $1,318,902 in revenues to offset costs of District maintenance. The proposed assessment for the Gateway District would generate $138,805 in revenues, which is consistent with the FY2016/17 assessment.

The following table shows a comparison, by zoning type, of the maximum assessment, the FY16/17 actual assessment and the proposed FY17/18 assessment:

Zoning	Maximum Levy	FY17/18 Proposed Levy	FY16/17 Levy
SPRING LAKE L&L DISTRICT			
Single Family Developed Residential R3	$ 1,446.71	$ 682.48	$ 617.99
Single Family Developed Residential R4	$ 1,244.24	$ 609.33	$ 540.62
Single Family Developed Residential R5	$ 1,122.75	$ 565.44	$ 494.20
Single Family Developed Residential R8	$ 940.52	$ 499.61	$ 424.58
Single Family Developed Residential R15	$ 615.10	$ 351.77	$ 297.46
Single Family Developed Residential R20	$ 574.60	n/a	n/a
Single Family Developed Residential R25	$ 550.31	$ 328.36	$ 272.70
Neighborhood Commercial Per Acre	$ 14,914.86	$ 3,388.33	$ 3,640.73
GATEWAY L&L DISTRICT			
Per Acre	$ 3,853.77	$ 2,892.65	$ 2,546.76

Background

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

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

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

Discussion

An annual Engineer's Report is required for each District, which describes the District boundaries and the proposed improvements to be assessed to the property owners located within the District. The Report also shows a calculation of a Maximum Assessment and a Proposed Assessment. The Maximum Assessment is equal to the initial assessment determined at District formation, adjusted each year for inflation; the Maximum Assessment is calculated independent of the District's annual budget and proposed annual assessment. The Proposed Assessment is calculated based on the City's operating budget and estimation of maintenance operations required for the fiscal year. The District Engineer's Reports were prepared by Koppel & Gruber Public Finance and are attached for Council's review.

The assessment increases between FY2016/17 and FY2017/18 for Spring Lake are due to the addition of the N3 and N1 parks. The annual operating budget for the Spring Lake District increased due to the additional water, landscaping and staffing costs required to maintain the new parks.

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 20, 2017. 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.

Conclusion

Staff recommends that the City Council approve and adopt:

1) Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments;
2) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments;
3) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on June 20, 2017 for the Spring Lake Lighting & Landscaping Districts;
4) Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments;
5) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments; and
6) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on June 20, 2017 for the Gateway Lighting & Landscaping Districts.

Prepared by: Adam Devlin
Senior Accountant

Reviewed by: Kim McKinney
Finance Officer

Paul Navazio, City Manager

Attachments

MUNICIPALITIES | SCHOOL DISTRICTS | CITIES | COUNTIES | PARK & RECREATION | WATER DISTRICTS | MUNICIPALITIES | SCHOOL DISTRICTS | COMMUNITIES

CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT FISCAL YEAR 2017/2018

MAY 4, 2017

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

TABLE OF CONTENTS

I. OVERVIEW

A. INTRODUCTION

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Gateway Landscaping and Lighting District ("District") for fiscal year 2017/2018 which provides updated information regarding the budget and factors that affect the assessment. The District was formed in July 2008 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street trees, street lighting, traffic signals, drainage, and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIIID of the Constitution of the State of California ("Article XIIID"), and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1972 Act, Article XIIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2017 and ending June 30, 2018 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for fiscal year 2017/2018 as set forth in this Engineer's Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the 2017/2018 assessment rates.

B. CONTENTS OF ENGINEER'S REPORT

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

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

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

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the District including incidental costs and expenses. This includes both the maximum assessment rates and the proposed Fiscal Year 2017/2018 assessment rates.

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

Section V. Assessment Roll – The assessment roll identifies the 2017/2018 assessment to be levied to each lot or parcel within the District.

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

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

Following the conclusion of the Public Hearing scheduled for June 20, 2017, the City Council will confirm the Engineer's Report as submitted or amended and may order the collection of assessments for Fiscal Year 2017/2018.

II. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

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

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

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

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

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

C. LANDSCAPING AND APPURTENANT IMPROVEMENTS

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

Landscaping Improvements include but are not limited to the following:

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

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

D. Street Lighting/Traffic Signals and Appurtenant Improvements

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

Lighting Improvements include but are not limited to the following;

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

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

E. Description of Maintenance and Services

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

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

III. Estimate of Costs

A. Estimate of Costs Table

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses. This includes both the Maximum Budget expected based on full maturity of the landscaping (subject to an annual inflator – see Section IV D) and the Proposed Fiscal Year 2017/2018 budget.

DIRECT COST ITEMS	MAXIMUM BUDGET[1]	PROPOSED FY 2017/2018 BUDGET
Landscaping Maintenance	$97,256.12	$100,793.00
Tree Maintenance	34,800.32	12,671.00
Street Lighting	7,775.22	8,849.00
Traffic Signals	31,232.65	9,729.00
Fence Repairs and Maintenance	1,956.98	2,500.00
Graffiti and Entry Way Maintenance	1,252.93	2,850.00
Bus Shelter Repair and Maintenance	2,158.61	1,413.00
Appurtenant Facility Maintenance	5,772.11	0.00
DIRECT COST SUBTOTAL	**$182,204.94**	**$138,805.00**
INCIDENTAL COSTS/EXPENSES		
City Administration	$4,612.42	$4,000.00
Consultant/County Administration	4,612.42	4,000.00
Reserve Fund Contingency	7,116.30	2,282.00
INCIDENTAL COSTS SUBTOTAL	**$16,341.14**	**$10,282.00**
TOTAL ASSESSMENT	**$198,546.08**	**$149,087.00**
Total Assessors Parcels	12	12
Total Levied Acreage	51.52	51.54
Assessment Per Acre	$3,853.77	$2,892.65

[1] Though individual cost items may exceed the maximum budget on a line by line basis the total fiscal year assessment will not exceed the maximum budgeted assessment.

B. Description of Cost Items

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

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

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

- City Administration – Estimated costs incurred by the City for management and administration of the District, including actions associated with the levy and collection of assessments, education, response to inquiries or concerns of the public and the cost to publish public notices required for City Council action relating to the District.

- Consultant/County Administration – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer's Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.

- Reserve Fund/Contingency – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July. It is intended that the reserve fund will be funded by assessments during the initial year of assessment prior to the installation of all of the improvements.

IV. Method of Apportionment

A. General

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

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

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

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

B. Special Benefit Analysis

As determined in the formation Engineer's Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIIID, the Implementation Act, and the Streets and Highways Code Section 22573.

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

Landscaping Special Benefit

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. The Improvements have been reviewed and a formula has been established to apportion the maintenance costs based on benefit.

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

Based on the above formula the Table below provides the proposed rates for Fiscal Year 2017/2018.

No. of Parcels	Total Acreage	Maximum Acreage Rate	Proposed Fiscal Year 2017/2018 Acreage Rate
12	51.52	$3,853.77 per acre or portion thereof	$2,892.65 per acre or portion thereof

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

Total Assessment (Proposed Maximum Budget) ÷ Total Acreage =
Maximum Acreage Rate

Parcel Acreage x Maximum Acreage Rate =
Maximum Levy Rate

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

Total Assessment (Proposed FY Budget) ÷ Total Acreage =
FY Acreage Rate

Parcel Acreage x FY Acreage Rate =
FY Levy Rate

D. ASSESSMENT RANGE FORMULA

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

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2017/2018. Generally, if the proposed annual assessment for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the percentage increase in the Engineering News Record Common Labor Cost Index rate for the month of April.

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

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The increase in the Engineering News Record Common Labor Index from April 2016 to April 2017 is 2.86%.

V. ASSESSMENT ROLL

The assessment roll is a listing of the both Maximum Assessment and the Fiscal Year 2017/2018 Assessment apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. Though the maximum amount is shown below, it is not anticipated that the maximum assessment will be assessed for many years. A listing of parcels proposed to be assessed within this District is shown on the following table.

Assessor Parcel Number	Owner Name	Approximate Acreage	Maximum Levy Amount	Actual FY 2017/2018 Levy Amount (Rounded)
027-852-003-000	Target Corporation	10.060	$38,753.85	$29,100.02
027-852-004-000	Costco Wholesale Corporation	15.170	58,438.96	43,881.44
027-852-010-000	Woodland Development Co. LLC	4.680	18,028.63	13,537.58
027-852-011-000	Woodland Development Co. LLC	1.300	5,007.95	3,760.44
027-852-029-000	Woodland Development Co. LLC	2.220	8,552.04	6,421.66
027-852-030-000	Dignity Health Medical Foundation	3.280	12,635.45	9,487.88
027-852-018-000	Woodland Development Co. LLC	1.590	6,125.11	4,599.30
027-852-019-000	Woodland Development Co. LLC	0.810	3,120.34	2,343.04
027-852-022-000	Woodland Development Co. LLC	7.420	28,583.86	21,463.42
027-852-023-000	In-N-Out Burgers	1.530	5,893.98	4,425.74
027-852-024-000	Kim Hong Seok & Flora T	0.970	3,736.70	2,805.86
027-852-025-000	Woodland Development Co. LLC	2.510	9,669.20	7,260.54
	Total*	**51.540**	**$198,546.08**	**$149,086.92**

*Total levy amount may vary from figures listed into the Budget due to rounding.

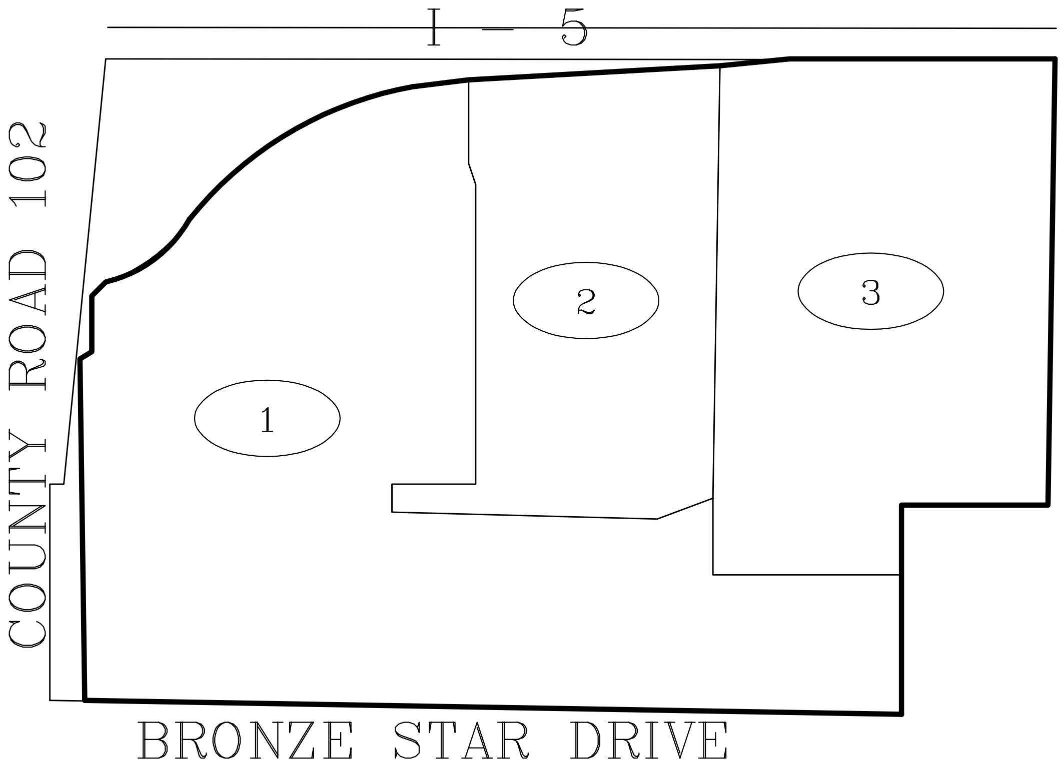
VI. DISTRICT DIAGRAM

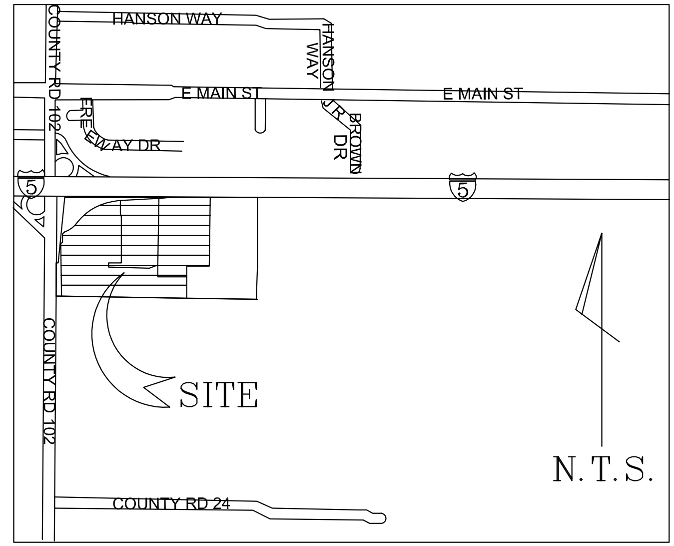
The parcels within the Gateway Landscaping and Lighting District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District is on file with the City Clerk.

SHEET 1 OF 1

MAP OF PROPOSED BOUNDARIES OF THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT

COUNTY OF YOLO
STATE OF CALIFORNIA





VICINITY MAP

LEGEND

PROPOSED BOUNDARY

1 MAP REFERENCE NUMBER

MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	027-300-86-1
2	027-300-87-1
3	027-300-88-1

KOPPEL & GRUBER PUBLIC FINANCE
334 Via Vera Cruz
Suite 256
San Marcos, California 92078
Phone (760) 510-0290 Fax (760) 510-0288

NOVEMBER 2007

CITY OF WOODLAND

GATEWAY LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report
Fiscal Year 2017-2018

Report Submitted by:

____

Scott Koppel
Koppel & Gruber Public Finance

____

Registered Engineer

RESOLUTION NO: ________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2017/2018 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

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

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

WHEREAS, the City Council desires to initiate proceedings for the levy and collection of annual assessments against lots and parcels of land within the District for Fiscal Year 2017/2018 pursuant to provisions of the Act; and,

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

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

Section 1 The City Council hereby appoints Koppel & Gruber Public Finance as the District Assessment Engineer, and orders Koppel & Gruber Public Finance to prepare the Report concerning the District and the levy of assessments for Fiscal Year 2017/2018, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

The Engineer's Report shall contain the following:

a) A Description of Improvements;

b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);

c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2017/2018; and

d) An exhibit showing the boundaries of the District

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

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

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

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

RESOLUTION NO: ________________

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF _______________, 2017.

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 ______________, 2017, by the following vote:

AYES:	Council members:	______________________________
NOES:	Council members:	______________________________
ABSENT:	Council members:	______________________________
ABSTAIN:	Council members:	______________________________

____
Mayor, Angel Barajas

Attest:

_____________________________________,
City Clerk, Ana Gonzalez

RESOLUTION NO: ________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2017/2018

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2017/2018 Annual Engineer's Report in connection with the City of Woodland Gateway Landscaping and Lighting District ("District"), and levy and collection of assessments against lots and parcels of land within the territory for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, to pay the maintenance, servicing, and operation of the improvements, pursuant to provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act"); and,

WHEREAS, the District Assessment Engineer has prepared and filed with the City Clerk and the City Clerk has now presented to the City Council the Engineer's report entitled "City of Woodland Gateway Landscaping and Lighting District Engineer's Report Fiscal Year 2017/2018" (the "Report"); and,

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

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

Section 1 The above recitals are all true and correct.

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

a) A Description of Improvements;

b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);

c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2017/2018; and

d) An exhibit showing the boundaries of the District

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

RESOLUTION NO: ________________

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

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF _______________, 2017.

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 ______________, 2017, by the following vote:

AYES: Council members: ______________________________

NOES: Council members: ______________________________

ABSENT: Council members: ______________________________

ABSTAIN: Council members: ______________________________

____
Mayor, Angel Barajas

Attest:

_____________________________________,
City Clerk, Ana Gonzalez

RESOLUTION NO: _______________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council has by previous Resolution, initiated proceedings for the levy and collection of assessments against lots and parcels of land within the City of Woodland Gateway Landscaping and Lighting District ("District") for Fiscal Year 2017/2018 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act").

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

.

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

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

Section 1 The above recitals are all true and correct.

Section 2 The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the District for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public's best interest requires such levy and collection.

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

Section 3 The proposed improvements for the District are briefly described as the maintenance and operation of and the furnishing of services and materials for the improvements within the District including, but not limited to, the maintenance and operation of public landscaping services and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Engineer's Report describes in more detail the items to be maintained and serviced.

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2017/2018 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, June 20, 2017**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2017/2018, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 300 First Street, Woodland, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.

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

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

RESOLUTION NO: _______________

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF _______________, 2017.

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 ______________, 2017, by the following vote:

AYES:	Council members:	______________________________
NOES:	Council members:	______________________________
ABSENT:	Council members:	______________________________
ABSTAIN:	Council members:	______________________________

____
Mayor, Angel Barajas

Attest:

_____________________________________,
City Clerk, Ana Gonzalez

RESOLUTION NO: ________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2017/2018 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

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

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

WHEREAS, the City Council desires to initiate proceedings for the levy and collection of annual assessments against lots and parcels of land within the District for Fiscal Year 2017/2018 pursuant to provisions of the Act; and,

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

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

Section 1 The City Council hereby appoints Koppel & Gruber Public Finance as the District Assessment Engineer, and orders Koppel & Gruber Public Finance to prepare the Report concerning the District and the levy of assessments for Fiscal Year 2017/2018, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

The Engineer's Report shall contain the following:

a) A Description of Improvements;

b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);

c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2017/2018; and

d) An exhibit showing the boundaries of the District.

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

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

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

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

RESOLUTION NO: _______________

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF ______________, 2017.

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 ______________, 2017, by the following vote:

AYES:	Council members:	______________________________
NOES:	Council members:	______________________________
ABSENT:	Council members:	______________________________
ABSTAIN:	Council members:	______________________________

____
Mayor, Angel Barajas

Attest:

____________________________________,
City Clerk, Ana Gonzalez

RESOLUTION NO: _______________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2017/2018

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2017/2018 Annual Engineer's Report in connection with the City of Woodland Spring Lake Landscaping and Lighting District ("District"), and levy and collection of assessments against lots and parcels of land within the territory for the Fiscal Year commencing July 1, 2017 and ending June 30, 2018, to pay the maintenance, servicing, and operation of the improvements, pursuant to provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act"); and,

WHEREAS, the District Assessment Engineer has prepared and filed with the City Clerk and the City Clerk has now presented to the City Council the Engineer's report entitled "City of Woodland Spring Lake Landscaping and Lighting District Engineer's Report Fiscal Year 2017/2018" (the "Report"); and,

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

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

Section 1 The above recitals are all true and correct.

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

a) A Description of Improvements;

b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);

c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2017/2018; and

d) An exhibit showing the boundaries of the District.

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

RESOLUTION NO: ________________

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

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF _______________, 2017.

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 ______________, 2017, by the following vote:

AYES:	Council members:	________________________________
NOES:	Council members:	________________________________
ABSENT:	Council members:	________________________________
ABSTAIN:	Council members:	________________________________

____
Mayor, Angel Barajas

Attest:

_____________________________________,
City Clerk, Ana Gonzalez

RESOLUTION NO: _______________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council has by previous Resolution, initiated proceedings for the levy and collection of assessments against lots and parcels of land within the City of Woodland Spring Lake Landscaping and Lighting District ("District") for Fiscal Year 2017/2018 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act").

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

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

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

Section 1 The above recitals are all true and correct.

Section 2 The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the District for the Fiscal Year commencing July 1, 2017, and ending June 30, 2018, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public's best interest requires such levy and collection.

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

Section 3 The proposed improvements for the District are briefly described as the maintenance and operation of and the furnishing of services and materials for the improvements within the District including, but not limited to, the maintenance and operation of public landscaping services including neighborhood parks and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2017/2018 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, June 20st, 2017**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2017/2018, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 300 First Street, Woodland, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.

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

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

RESOLUTION NO: _______________

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF _______________, 2017.

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 ______________, 2017, by the following vote:

AYES:	Council members:	______________________________
NOES:	Council members:	______________________________
ABSENT:	Council members:	______________________________
ABSTAIN:	Council members:	______________________________

____
Mayor, Angel Barajas

Attest:

_____________________________________,
City Clerk, Ana Gonzalez

MUNICIPALITIES | SCHOOL DISTRICTS | CITIES | COUNTIES | PARK & RECREATION | WATER DISTRICTS | MUNICIPALITIES | SCHOOL DISTRICTS | COMMUNITIES

CITY OF WOODLAND
SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2017/2018

MAY 16, 2017

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

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I. OVERVIEW

A. INTRODUCTION

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Spring Lake Landscaping and Lighting District ("District") for Fiscal Year 2017/2018 which provides updated information regarding the budget and factors that affect the assessment amount. This District was formed in March 2005 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street lighting, traffic signals, drainage, neighborhood parks and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act") and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIIIC and XIIID* ("Proposition 218") desires to levy and collect annual assessments against lots and parcels within the District beginning in the fiscal year commencing July 1, 2017 and ending June 30, 2018 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for 2017/2018 as set forth in this Engineer's Report, do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the 2017/2018 assessment rates.

B. CONTENTS OF ENGINEER'S REPORT

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

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

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

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

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

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

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

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

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

Following the conclusion of the Public Hearing scheduled for June 20, 2017, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for Fiscal Year 2017/2018.

II. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The proposed territory within the District consists of all lots, parcels and subdivisions of land located in the Spring Lake Specific Plan Area. The area originally contained thirty five (35) large un-subdivided parcels and when combined with recently subdivided parcels will result in approximately 3,966 residential units, four (4) commercial sites, six (6) school sites, four (4) neighborhood parks, one (1) mini park, and one (1) public fire station. The County of Yolo owns three (3) parcels in the specific plan area and there is one (1) existing Woodland Community College parcel and two (2) Woodland Joint Unified School District Parcels. Twenty two final subdivision maps were approved in 2005 through early 2016 covering portions of the Spring Lake Area representing 1,570 single family lots, 139 multi-family residential units and 218 apartment units. The assessments for all of the parcels within the District will be calculated based on 2017/2018 Budget and the method described in Section IV Method of Apportionment of this Report.

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

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

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

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

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

- Landscape parkways on the major arterial roadways of the project including Pioneer Avenue, Parkway Drive, Road 102, County Road 25A and East Gibson Road;
- Landscape parkways on the local and collector roads including Farmer's Central Road, Road 24C, Road 101, Matmor Road, Collector One, Collector Two, Collector Four, Collector "A" Street and Highway 113 buffer;
- Landscaping along the mixed use channel, the drainage channels and facilities, agricultural interceptors and the offsite regional ponds;
- Landscaping and park equipment provided in neighborhood park areas including Central Park, Park "A", Park "B", Park "C", Mini-Park, the Offsite Pond Park; and

- Graffiti removal, paint, wall and fence repairs along the block walls and fencing on portions of Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, County Road 25A, Farmer's Central Road, Highway 113, the drainage channels and facilities, the offsite regional ponds and the offsite Pond Park.

A more detailed listing of the overall landscape maintenance areas are included the appendix to this report along with the areas specifically budgeted for Fiscal Year 2017/2018.

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

This will include but is not limited to the following:

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

A more detailed listing of the street lighting/traffic signal maintenance areas are included the appendix to this report along with the areas specifically budgeted for Fiscal Year 2017/2018.

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

C. Description of Maintenance and Services

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

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

III. Estimate of Costs

A. Estimate of Costs Table

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

TABLE 1 Fiscal Year 2017/2018 Estimated Costs			
	ZONE DENSITY TYPE COSTS[1]	PRODUCT/FRONT FOOTAGE TYPE COSTS[2]	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	$122,369	$232,476	$354,844
Greenbelts & Parks	0	513,431	513,431
Tree Maintenance	67,168	36,107	103,275
Street Lights	118,746	35,596	154,342
Traffic Signals	9,010	72,077	81,087
Graffiti & Wall/Fence Repairs	483	4,517	5,000
Capital Items	0	0	0
DIRECT COSTS SUBTOTAL	**$317,776**	**$894,204**	**$1,211,979**
INCIDENTAL COSTS/EXPENSES			
City Administration	$0	$94,923	$94,923
Consultant/County Administration	0	12,000	12,000
Reserve Fund/Contingency	0	0	0
OTHER COSTS SUBTOTAL	**$0**	**$106,923**	**$106,923**
ESTIMATED MAXIMUM ASSESSMENT	**$317,776**	**$1,001,127**	**$1,318,902**
Total Assessor Parcels FY 2017/2018			1,617
Total Equivalent Benefit Units Based on Zoning	1,642.60		1,642.60
Total Equivalent Benefit Units Based on Product Type		3,996.68	3,996.68
Total Front Footage		8,191.00	8,191.00
		Maximum Levy Amount Per EBU [3]	**Fiscal Year 2017/2018 Levy Amount**
Estimated Single Family Developed Residential R3 Per EBU		**$1,446.71**	**$682.48**
Estimated Single Family Developed Residential R4 Per EBU		**$1,244.24**	**$609.33**
Estimated Single Family Developed Residential R5 Per EBU		**$1,122.75**	**$565.44**
Estimated Single Family Developed Residential R8 Per EBU		**$940.52**	**$499.61**
Estimated Multi Family Developed Residential R15 Per EBU		**$615.10**	**$351.77**
Estimated Multi Family Developed Residential R20 Per EBU[4]		**$574.60**	**n/a**
Estimated Multi Family Developed Residential R25 Per EBU		**$550.31**	**$328.36**
Estimated Neighborhood Commercial Per Acre		**$14,914.86**	**$3,388.33**

1. See "Section IV. Method of Apportionment" for a detailed explanation of the two types of allocation methods.
2. Front Footage applies to the public owned (School Sites, Woodland Community College & Yolo County) properties only.
3. Includes an annual Engineering News Record Common Labor Cost Index rate increase (see section VID) of 38.87% since district formation.
4. For Fiscal Year 2017//2018 there are not any developed lots with this zoning. These parcels will be subject to the Developed/Undeveloped Rate of $72.17 per proposed unit.

B. Description of Cost Items

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

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

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

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

- City Administration – This includes the cost or a portion of the costs to coordinate District services including responding to property owner inquiries relating the assessments and services and contracting with professionals to provide administration, legal, and engineering services to the District that are required on an annual basis. Additionally, this includes the City's administration cost of managing the Storm Drainage Conservation Habitat Preservation Management Plan contract that is required as a condition of development of the Spring Lake Specific Plan Area.

- Consultant/County Administration – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer's Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.

- Reserve Fund/Contingency – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July.

IV. Method of Apportionment

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

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

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

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

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

B. Special Benefit Analysis

As determined in the formation Engineer's Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIIID, the Implementation Act, and the Streets and Highways Code Section 22573.

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

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

- Street trees within the parkways and greenbelts provide special benefit to those properties directly adjacent to those tree-lined parkways and to those that drive along them to get to their property;

- Landscaping within the parkways provide special benefit to those developments that are directly adjacent to the public parkways and to those that drive through them to get to their property; and,

- Landscaping and play equipment within the park sites provide special benefit to those developments that are within the general vicinity of the parks.

Landscaping General Benefit
There are no general benefits associated with local parkway landscaping.

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

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

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

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

Street Lights General Benefit
There are no general benefits related to street lights, signals or appurtenant facilities.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District an Equivalent Benefit Unit ("EBU") system is used. The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land use type, size and development.

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

1. Zone Density Equivalent Benefit Units

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

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

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

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

TABLE 2
EBU APPLICATION BY LAND USE ZONING:

Land Use	Zoning*	EBU/Parcel/ Acre/Unit
Single Family Detached Residential	R-3	1.67 EBUs / Parcel
Single Family Detached Residential	R-4	1.25 EBUs / Parcel
Single Family Detached Residential	R-5	1.00 EBU / Parcel
Single Family Detached Residential	R-8	0.63 EBUs / Parcel
Multi Family Detached Residential	R-15	0.33 EBUs / Unit
Multi Family Detached Residential	R-20	0.25 EBUs / Unit
Multi Family Detached Residential	R-25	0.20 EBUs / Unit
Neighborhood Commercial	NC	5.00 EBUs / Acre
Exempt	EX	0.00 EBU / Parcel

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

Definitions and Formulas Related to Zoning EBU Method

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

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

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

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

2. Product Type Equivalent Benefit Units

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

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

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

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

TABLE 3
EBU APPLICATION BY PRODUCT

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

Definitions and Formulas Related to the Product Type EBU Method

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

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

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

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

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

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

3. **Front Footage Method for Public Owned Properties**

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

4. **Benefit Formula**

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

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

Land Use Zoning EBU + Traffic EBU + Drainage EBU + Park EBU = Parcel Type EBU

Parcel Type EBU x Dwelling Units/Parcels/Lots = Parcel EBU

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

Maintenance Cost/ Total Number of EBUs = Levy per EBU

Levy per EBU x Parcel EBU = Maximum Parcel Levy Amount

5. **Table of EBUs and Rate by Product Type**

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

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

Zoning	Land Use	Number of Projected Units/Acres	EBU Per Product Type (Traffic)	Total EBUs or Front Footage (Traffic)	EBU Per Product Type (Drainage)	Total EBUs or Front Footage (Drainage)	EBU Per Product Type (Parks)	Total EBUs or Front Footage (Parks)	Traffic (1) Arterial Roads (Pioneer, Parkway, Rd 102, E. Gibson, Rd 25A)	Drainage (2) Mixed Use Channel	(3) Other Administration Costs	(1)+(2)+(3)=(4) Base Costs Allocated To Developed & Undeveloped Property	Traffic (5) Developed Parcels Only (Highway 113 Buffer, Gateway Entries)	Drainage (6) Developed Parcels Only (Offsite Channels, Offsite Ponds)	Parks (7) Developed Parcels Only (Subdivision Trail Corridor, Greenbelts, Parks)	(5)+(6)+(7) = (8) Developed Parcel Costs Only	(4) + (8) = (9) Product Type Total Developed & Undeveloped Parcels
Allocation Method			*** PRODUCT TYPE ***		*** PRODUCT TYPE ***		*** PRODUCT TYPE ***										
Main Project (East of Highway 113)																	
R-3	Single Family Residential	364	1.00	364.00	1.00	364.00	1.00	364.00	$23,444	$7,806	9,738	$40,988	$0	1,381	17,197	$18,578	$59,566
R-4	Single Family Residential	365	1.00	365.00	1.00	365.00	1.00	365.00	23,508	7,827	9,765	41,100	0	7,295	90,863	98,158	139,258
R-5	Single Family Residential	1,365	1.00	1,365.00	1.00	1,365.00	1.00	1,365.00	87,915	29,271	36,518	153,704	0	16,671	207,651	224,322	378,026
R-8	Single Family Residential	642	1.00	642.00	1.00	642.00	1.00	642.00	41,349	13,767	17,175	72,292	0	6,429	80,083	86,512	158,804
R-15	Multi-Family Residential	456	0.70	319.20	0.39	177.84	0.83	378.48	20,559	3,814	8,540	32,912	0	1,117	29,613	30,730	63,642
R-20	Multi-Family Residential	195	0.70	136.50	0.39	76.05	0.83	161.85	8,791	1,631	3,652	14,074	0	0	0	0	14,074
R-25	Multi-Family Residential	313	0.70	219.10	0.39	122.07	0.83	259.79	14,111	2,618	5,862	22,591	0	1,752	46,443	48,195	70,786
NC	Neighborhood Commercial	11.00	32.71	359.78	18.97	208.67	3.05	33.58	23,172	4,475	9,625	37,272	0	0	0	0	37,272
	Sub Total			**3,770.58**		**3,320.63**		**3,569.70**	**$242,849**	**$71,208**	**$100,874**	**$414,932**	**$0**	**$34,645**	**$471,850**	**$506,494**	**$921,426**
Project West of Highway 113																	
R-5A	Single Family Residential	162	1.00	162.00	1.00	162.00	1.00	162.00	$0	3,473.97	4,333.98	$7,808	$0	3,338.30	41,581.48	$44,920	$52,728
R-8A	Single Family Residential	34	1.00	34.00	1.00	34.00	1.00	34.00	0	729	910	$1,639	0	0	0	0	1,639
R-15A	Multi-Family Residential	43	0.70	30.10	0.39	16.77	0.83	35.69	0	360	805	$1,165	0	0	0	0	1,165
	Sub Total	**239**		**226.10**		**212.77**		**231.69**	**$0**	**$4,563**	**$6,049**	**$10,612**	**$0**	**$3,338**	**$41,581**	**$44,920**	**$55,531**
School & County Sites (Front Footage)																	
FF	High School	50.00	n/a	3,015.00	n/a	0	n/a	0	$0	$0	$0	$0	$0	$0	$0	0	$0
FF	Woodland Community College	120.50	n/a	2,646.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0
FF	Yolo County	31.00	n/a	2,530.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0
	Sub Total	**201.50**		**8,191.00**		**0**		**0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Total								**$242,849**	**$75,771**	**$106,923**	**$425,543**	**$0**	**$37,983**	**$513,431**	**$551,414**	**$976,958**

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

Allocation Method		(X)	* * * ZONING TYPE * * * *		Zone Type (A)	Front Footage (B)	(A)+ (B) = (C)		(8)	(C) + (8) = (D)	(9)	(C) + (9) = (D)	(D) / (X) = (10)	(D) / (X) = (11)	(10)+(11)=(12)
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Zone Type	Total EBUs or Front Footage (Zone Type)	Developed Parcels Only (Farmers Central, Rd 24C, Rd 101, Matmor, Collector and Local Streets, Ag channels)	Developed Parcels Only School and Public Owned Sites	Zoning & Front Footage Total Costs (Developed Property)		(From Above Table) Product Type Total Developed Parcels Only	Total for All Developed Property	(From Above Table) Product Type Total Developed & Undeveloped Parcels	Total Cost for All Properties	Base Rate Per Unit/Acre for Either Developed or Undeveloped	Addt'l Rate per Unit/Acre for Developed Property Only	Total Rate per Unit/Acre for Developed Property
Main Project (East of Highway 113)															
R-3	Single Family Residential	67	1.67	111.67	19,603.87	$0	$19,604	293	$18,578	$38,182	$59,566	$79,170	$112.60	$569.88	$682.48
R-4	Single Family Residential	354	1.25	442.50	77,684	0	77,684		98,158	175,842	139,258	216,942	112.60	496.73	609.33
R-5	Single Family Residential	809	1.00	809.00	142,026	0	142,026	176	224,322	366,347	378,026	520,051	112.60	452.84	565.44
R-8	Single Family Residential	312	0.63	195.00	34,234	0	34,234	110	86,512	120,746	158,804	193,037	112.60	387.01	499.61
R-15	Multi-Family Residential	139	0.33	46.33	8,134	0	8,134	59	30,730	38,864	63,642	71,776	72.17	279.60	351.77
R-20	Multi-Family Residential	0	0.25	-	0	0	0		0	0	14,074	14,074	72.17	0.00	72.17
R-25	Multi-Family Residential	218	0.20	43.60	7,654	0	7,654		48,195	55,849	70,786	78,440	72.17	256.19	328.36
NC	Neighborhood Commercial	0.00	5.00	-	0	0	0		0	0	37,272	37,272	3,388.33	0.00	3,388.33
	Sub Total	**1,899**		**1,648.10**	**$289,336**	**$0**	**$289,336**		**$506,494**	**$795,830**	**$921,426**	**$1,210,762**			
Project West of Highway 113															
R-5A	Single Family Residential	162	1.00	162.00	28,440.24	$0	$28,440		$44,920	$73,360	$52,728	$81,168	$48.20	$452.84	$501.04
R-8A	Single Family Residential	0	0.63	0.00	0	0	0		0	0	1,639	1,639	48.20	0.00	48.20
R-15A	Multi-Family Residential	0	0.33	0.00	0	0	0		0	0	1,165	1,165	27.09	0.00	27.09
	Sub Total	**162**		**162.00**	**$28,440**	**$0**	**$28,440**		**$44,920**	**$73,360**	**$55,531**	**$83,972**			
School & County Sites (Front Footage)															
FF	High School	50.00	n/a	3,015.00	$0	$8,055	$8,055		$0	$8,055	$0	$8,055	$0.00	$161.10	$161.10
FF	Woodland Community College	120.50	n/a	2,646.00	0	8,252	8,252		0	8,252	0	8,252	0.00	68.48	68.48
FF	Yolo County	31.00	n/a	2,530.00	0	7,862	7,862		0	7,862	0	7,862	0.00	253.62	253.62
	Sub Total	**201.50**		**8,191.00**	**$0**	**$24,169**	**$24,169**		**$0**	**$24,169**	**$0**	**$24,169**			
	Total				**$317,776**	**$24,169**	**$341,945**		**$551,414**	**$893,359**	**$976,958**	**$1,318,902**			

D. Assessment Range Formula

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

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2006/2007. Generally, if the proposed annual assessment (levy per EBU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the percentage increase in the Engineering News Record Common Labor Cost Index rate. Beginning in the second fiscal year (Fiscal Year 2006/2007) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

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

Although the Maximum Assessment will increase each year, the actual assessment may go up and down as compared to the previous year(s). The Maximum Assessment adjustment is designed to allow for the adjustment of the annual assessment for inflation in order to maintain the original purchasing power of the district budget. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The increase in the Engineering News Record Common Labor Cost Index from January 2016 to January 2017 is 1.037%.

V. Assessment Roll

The assessment roll is a listing of the proposed Assessment for Fiscal Year 2017/2018 apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District, along with the Maximum Assessment amounts, is on file with the City Clerk and incorporated into this report by reference.

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2017/2018 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
PARCELS NOT ON THE TAX ROLL - Government Owned		
042-580-020-000	**Miscellaneous - Govt Owned**	8,055.24
042-580-023-000	**Miscellaneous - Govt Owned**	1,056.74
042-580-024-000	**Miscellaneous - Govt Owned**	1,056.74
042-580-025-000	**Miscellaneous - Govt Owned**	1,521.71
042-580-026-000	**Miscellaneous - Govt Owned**	4,226.96
042-580-027-000	**Miscellaneous - Govt Owned**	8,251.60
6	**Sub Total**	**24,168.99**
PARCELS SUBMITTED ON THE COUNTY TAX ROLL (Sorted by APN)		
041-070-062-000	Vacant	2,477.28
041-070-063-000	Agricultural	17,348.83
041-070-064-000	Vacant	16,569.92
041-231-002-000	Single Family Resid/R5	501.04
041-231-003-000	Single Family Resid/R5	501.04
041-231-004-000	Single Family Resid/R5	501.04
041-231-005-000	Single Family Resid/R5	501.04
041-231-006-000	Single Family Resid/R5	501.04
041-231-007-000	Single Family Resid/R5	501.04
041-231-008-000	Single Family Resid/R5	501.04
041-231-009-000	Single Family Resid/R5	501.04
041-231-010-000	Single Family Resid/R5	501.04
041-231-011-000	Single Family Resid/R5	501.04
041-231-012-000	Single Family Resid/R5	501.04
041-231-013-000	Single Family Resid/R5	501.04
041-231-014-000	Single Family Resid/R5	501.04
041-231-015-000	Single Family Resid/R5	501.04
041-231-016-000	Single Family Resid/R5	501.04
041-231-017-000	Single Family Resid/R5	501.04
041-231-018-000	Single Family Resid/R5	501.04
041-231-019-000	Single Family Resid/R5	501.04
041-231-020-000	Single Family Resid/R5	501.04
041-231-021-000	Single Family Resid/R5	501.04
041-231-022-000	Single Family Resid/R5	501.04
041-231-023-000	Single Family Resid/R5	501.04
041-231-024-000	Single Family Resid/R5	501.04
041-231-025-000	Single Family Resid/R5	501.04
041-231-026-000	Single Family Resid/R5	501.04
041-231-028-000	Vacant	1,638.71
041-231-029-000	Single Family Resid/R5	501.04
041-231-030-000	Single Family Resid/R5	501.04
041-231-031-000	Single Family Resid/R5	501.04
041-231-032-000	Single Family Resid/R5	501.04
041-231-033-000	Single Family Resid/R5	501.04
041-231-034-000	Single Family Resid/R5	501.04
041-231-035-000	Single Family Resid/R5	501.04
041-231-036-000	Single Family Resid/R5	501.04
041-231-037-000	Single Family Resid/R5	501.04
041-231-038-000	Single Family Resid/R5	501.04

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2017/2018 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
041-232-001-000	Single Family Resid/R5	501.04
041-232-002-000	Single Family Resid/R5	501.04
041-232-003-000	Single Family Resid/R5	501.04
041-232-004-000	Single Family Resid/R5	501.04
041-232-005-000	Single Family Resid/R5	501.04
041-232-006-000	Single Family Resid/R5	501.04
041-232-007-000	Single Family Resid/R5	501.04
041-232-008-000	Single Family Resid/R5	501.04
041-232-009-000	Single Family Resid/R5	501.04
041-232-010-000	Single Family Resid/R5	501.04
041-232-011-000	Single Family Resid/R5	501.04
041-232-012-000	Single Family Resid/R5	501.04
041-232-013-000	Single Family Resid/R5	501.04
041-232-014-000	Single Family Resid/R5	501.04
041-232-015-000	Single Family Resid/R5	501.04
041-232-016-000	Single Family Resid/R5	501.04
041-232-017-000	Single Family Resid/R5	501.04
041-232-019-000	Single Family Resid/R5	501.04
041-232-020-000	Single Family Resid/R5	501.04
041-232-021-000	Single Family Resid/R5	501.04
041-232-022-000	Single Family Resid/R5	501.04
041-232-023-000	Single Family Resid/R5	501.04
041-232-024-000	Single Family Resid/R5	501.04
041-232-025-000	Single Family Resid/R5	501.04
041-232-026-000	Single Family Resid/R5	501.04
041-232-027-000	Single Family Resid/R5	501.04
041-233-002-000	Single Family Resid/R5	501.04
041-233-003-000	Single Family Resid/R5	501.04
041-233-004-000	Single Family Resid/R5	501.04
041-233-005-000	Single Family Resid/R5	501.04
041-233-006-000	Single Family Resid/R5	501.04
041-233-007-000	Single Family Resid/R5	501.04
041-233-008-000	Single Family Resid/R5	501.04
041-233-009-000	Single Family Resid/R5	501.04
041-233-010-000	Single Family Resid/R5	501.04
041-233-011-000	Single Family Resid/R5	501.04
041-233-012-000	Single Family Resid/R5	501.04
041-233-013-000	Single Family Resid/R5	501.04
041-233-014-000	Single Family Resid/R5	501.04
041-233-015-000	Single Family Resid/R5	501.04
041-233-016-000	Single Family Resid/R5	501.04
041-233-017-000	Single Family Resid/R5	501.04
041-233-018-000	Single Family Resid/R5	501.04
041-233-019-000	Single Family Resid/R5	501.04
041-233-020-000	Single Family Resid/R5	501.04
041-233-021-000	Single Family Resid/R5	501.04
041-233-022-000	Single Family Resid/R5	501.04
041-233-023-000	Single Family Resid/R5	501.04
041-233-024-000	Single Family Resid/R5	501.04
041-233-025-000	Single Family Resid/R5	501.04
041-233-026-000	Single Family Resid/R5	501.04

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2017/2018 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
041-233-027-000	Single Family Resid/R5	501.04
041-241-003-000	Single Family Resid/R5	501.04
041-241-004-000	Single Family Resid/R5	501.04
041-241-005-000	Single Family Resid/R5	501.04
041-241-006-000	Single Family Resid/R5	501.04
041-241-007-000	Single Family Resid/R5	501.04
041-241-008-000	Single Family Resid/R5	501.04
041-241-009-000	Single Family Resid/R5	501.04
041-241-010-000	Single Family Resid/R5	501.04
041-241-011-000	Single Family Resid/R5	501.04
041-241-012-000	Single Family Resid/R5	501.04
041-241-013-000	Single Family Resid/R5	501.04
041-241-014-000	Single Family Resid/R5	501.04
041-241-015-000	Single Family Resid/R5	501.04
041-241-016-000	Single Family Resid/R5	501.04
041-241-017-000	Single Family Resid/R5	501.04
041-241-018-000	Single Family Resid/R5	501.04
041-242-002-000	Single Family Resid/R5	501.04
041-242-003-000	Single Family Resid/R5	501.04
041-242-004-000	Single Family Resid/R5	501.04
041-242-005-000	Single Family Resid/R5	501.04
041-242-006-000	Single Family Resid/R5	501.04
041-242-007-000	Single Family Resid/R5	501.04
041-242-008-000	Single Family Resid/R5	501.04
041-242-009-000	Single Family Resid/R5	501.04
041-242-010-000	Single Family Resid/R5	501.04
041-242-011-000	Single Family Resid/R5	501.04
041-242-012-000	Single Family Resid/R5	501.04
041-242-013-000	Single Family Resid/R5	501.04
041-242-014-000	Single Family Resid/R5	501.04
041-242-015-000	Single Family Resid/R5	501.04
041-242-016-000	Single Family Resid/R5	501.04
041-242-017-000	Single Family Resid/R5	501.04
041-242-018-000	Single Family Resid/R5	501.04
041-242-019-000	Single Family Resid/R5	501.04
041-242-020-000	Single Family Resid/R5	501.04
041-242-021-000	Single Family Resid/R5	501.04
041-242-022-000	Single Family Resid/R5	501.04
041-242-023-000	Single Family Resid/R5	501.04
041-242-024-000	Single Family Resid/R5	501.04
041-242-025-000	Single Family Resid/R5	501.04
041-242-026-000	Single Family Resid/R5	501.04
041-242-027-000	Single Family Resid/R5	501.04
041-242-028-000	Single Family Resid/R5	501.04
041-242-029-000	Single Family Resid/R5	501.04
041-242-030-000	Single Family Resid/R5	501.04
041-242-031-000	Single Family Resid/R5	501.04
041-242-032-000	Single Family Resid/R5	501.04
041-242-033-000	Single Family Resid/R5	501.04
041-242-034-000	Single Family Resid/R5	501.04
041-242-035-000	Single Family Resid/R5	501.04

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2017/2018 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
041-242-036-000	Single Family Resid/R5	501.04
041-242-037-000	Single Family Resid/R5	501.04
041-242-038-000	Single Family Resid/R5	501.04
041-242-039-000	Single Family Resid/R5	501.04
041-242-040-000	Single Family Resid/R5	501.04
041-242-041-000	Single Family Resid/R5	501.04
041-242-042-000	Single Family Resid/R5	501.04
041-242-043-000	Single Family Resid/R5	501.04
041-242-044-000	Single Family Resid/R5	501.04
041-242-045-000	Single Family Resid/R5	501.04
041-243-002-000	Vacant	1,164.89
041-243-003-000	Single Family Resid/R5	501.04
041-243-004-000	Single Family Resid/R5	501.04
041-243-005-000	Single Family Resid/R5	501.04
041-243-006-000	Single Family Resid/R5	501.04
041-243-007-000	Single Family Resid/R5	501.04
041-243-008-000	Single Family Resid/R5	501.04
041-243-009-000	Single Family Resid/R5	501.04
041-243-010-000	Single Family Resid/R5	501.04
041-243-011-000	Single Family Resid/R5	501.04
041-243-012-000	Single Family Resid/R5	501.04
041-243-013-000	Single Family Resid/R5	501.04
041-243-014-000	Single Family Resid/R5	501.04
041-243-015-000	Single Family Resid/R5	501.04
041-243-016-000	Single Family Resid/R5	501.04
041-243-017-000	Single Family Resid/R5	501.04
042-030-034-000	Agricultural	29,152.14
042-030-053-000	Vacant	17,356.61
042-030-054-000	Vacant	7,398.65
042-351-002-000	Single Family Resid/R3	682.48
042-351-003-000	Single Family Resid/R3	682.48
042-351-004-000	Single Family Resid/R3	682.48
042-351-005-000	Single Family Resid/R3	682.48
042-351-006-000	Single Family Resid/R3	682.48
042-351-007-000	Single Family Resid/R3	682.48
042-351-008-000	Single Family Resid/R3	682.48
042-351-009-000	Single Family Resid/R3	682.48
042-351-010-000	Single Family Resid/R3	682.48
042-351-011-000	Single Family Resid/R3	682.48
042-351-012-000	Single Family Resid/R3	682.48
042-351-013-000	Single Family Resid/R3	682.48
042-351-014-000	Single Family Resid/R3	682.48
042-351-015-000	Single Family Resid/R3	682.48
042-352-002-000	Single Family Resid/R3	682.48
042-352-003-000	Single Family Resid/R3	682.48
042-352-004-000	Single Family Resid/R3	682.48
042-352-005-000	Single Family Resid/R3	682.48
042-352-006-000	Single Family Resid/R3	682.48
042-352-007-000	Single Family Resid/R3	682.48
042-352-008-000	Single Family Resid/R3	682.48
042-352-009-000	Single Family Resid/R3	682.48

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042-353-003-000	Single Family Resid/R3	682.48
042-353-004-000	Single Family Resid/R3	682.48
042-353-005-000	Single Family Resid/R3	682.48
042-353-006-000	Single Family Resid/R3	682.48
042-353-007-000	Single Family Resid/R3	682.48
042-361-001-000	Single Family Resid/R3	682.48
042-361-002-000	Single Family Resid/R3	682.48
042-361-003-000	Single Family Resid/R3	682.48
042-361-004-000	Single Family Resid/R3	682.48
042-361-005-000	Single Family Resid/R3	682.48
042-361-006-000	Single Family Resid/R3	682.48
042-361-007-000	Single Family Resid/R3	682.48
042-361-008-000	Single Family Resid/R3	682.48
042-361-009-000	Single Family Resid/R3	682.48
042-361-010-000	Single Family Resid/R3	682.48
042-362-001-000	Single Family Resid/R3	682.48
042-362-002-000	Single Family Resid/R3	682.48
042-362-003-000	Single Family Resid/R3	682.48
042-362-004-000	Single Family Resid/R3	682.48
042-362-005-000	Single Family Resid/R3	682.48
042-362-006-000	Single Family Resid/R3	682.48
042-362-007-000	Single Family Resid/R3	682.48
042-362-009-000	Single Family Resid/R3	682.48
042-362-010-000	Single Family Resid/R3	682.48
042-363-001-000	Single Family Resid/R3	682.48
042-363-002-000	Single Family Resid/R3	682.48
042-363-003-000	Single Family Resid/R3	682.48
042-363-004-000	Single Family Resid/R3	682.48
042-363-005-000	Single Family Resid/R3	682.48
042-371-001-000	Single Family Resid/R4	609.33
042-371-002-000	Single Family Resid/R4	609.33
042-371-003-000	Single Family Resid/R4	609.33
042-371-004-000	Single Family Resid/R4	609.33
042-371-005-000	Single Family Resid/R4	609.33
042-371-006-000	Single Family Resid/R4	609.33
042-371-007-000	Single Family Resid/R4	609.33
042-371-008-000	Single Family Resid/R4	609.33
042-371-009-000	Single Family Resid/R4	609.33
042-371-010-000	Single Family Resid/R4	609.33
042-371-011-000	Single Family Resid/R4	609.33
042-371-012-000	Single Family Resid/R4	609.33
042-371-013-000	Single Family Resid/R4	609.33
042-371-014-000	Single Family Resid/R4	609.33
042-371-015-000	Single Family Resid/R4	609.33
042-372-001-000	Single Family Resid/R4	609.33
042-372-002-000	Single Family Resid/R4	609.33
042-372-003-000	Single Family Resid/R4	609.33
042-372-004-000	Single Family Resid/R4	609.33
042-372-005-000	Single Family Resid/R4	609.33
042-372-006-000	Single Family Resid/R4	609.33
042-372-007-000	Single Family Resid/R4	609.33

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-372-008-000	Single Family Resid/R4	609.33
042-372-009-000	Single Family Resid/R4	609.33
042-372-010-000	Single Family Resid/R4	609.33
042-372-011-000	Single Family Resid/R4	609.33
042-372-012-000	Single Family Resid/R4	609.33
042-373-001-000	Single Family Resid/R4	609.33
042-373-002-000	Single Family Resid/R4	609.33
042-373-004-000	Single Family Resid/R4	609.33
042-373-005-000	Single Family Resid/R4	609.33
042-373-006-000	Single Family Resid/R4	609.33
042-373-007-000	Single Family Resid/R4	609.33
042-373-008-000	Single Family Resid/R4	609.33
042-373-011-000	Single Family Resid/R4	609.33
042-373-012-000	Single Family Resid/R4	609.33
042-373-013-000	Single Family Resid/R4	609.33
042-373-014-000	Single Family Resid/R4	609.33
042-373-015-000	Single Family Resid/R4	609.33
042-373-016-000	Single Family Resid/R4	609.33
042-373-018-000	Single Family Resid/R4	609.33
042-380-001-000	Single Family Resid/R15	351.77
042-380-002-000	Single Family Resid/R15	351.77
042-380-003-000	Single Family Resid/R15	351.77
042-380-005-000	Single Family Resid/R15	351.77
042-380-006-000	Single Family Resid/R15	351.77
042-380-007-000	Single Family Resid/R15	351.77
042-380-008-000	Single Family Resid/R15	351.77
042-380-009-000	Single Family Resid/R15	351.77
042-380-010-000	Single Family Resid/R15	351.77
042-380-011-000	Single Family Resid/R15	351.77
042-391-001-000	Single Family Resid/R3	682.48
042-391-002-000	Single Family Resid/R3	682.48
042-391-003-000	Single Family Resid/R3	682.48
042-391-004-000	Single Family Resid/R3	682.48
042-391-005-000	Single Family Resid/R3	682.48
042-391-006-000	Single Family Resid/R3	682.48
042-391-007-000	Single Family Resid/R3	682.48
042-391-008-000	Single Family Resid/R3	682.48
042-392-001-000	Single Family Resid/R3	682.48
042-392-002-000	Single Family Resid/R3	682.48
042-392-003-000	Single Family Resid/R3	682.48
042-392-004-000	Single Family Resid/R3	682.48
042-392-005-000	Single Family Resid/R3	682.48
042-392-006-000	Single Family Resid/R3	682.48
042-392-007-000	Single Family Resid/R3	682.48
042-392-008-000	Single Family Resid/R3	682.48
042-400-001-000	Single Family Resid/R15	351.77
042-400-002-000	Single Family Resid/R15	351.77
042-400-003-000	Single Family Resid/R15	351.77
042-400-004-000	Single Family Resid/R15	351.77
042-400-005-000	Single Family Resid/R15	351.77
042-400-006-000	Single Family Resid/R15	351.77

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-400-007-000	Single Family Resid/R15	351.77
042-400-008-000	Single Family Resid/R15	351.77
042-400-010-000	Single Family Resid/R15	351.77
042-400-011-000	Single Family Resid/R15	351.77
042-410-003-000	Single Family Resid/R5	565.44
042-410-004-000	Single Family Resid/R5	565.44
042-410-005-000	Single Family Resid/R5	565.44
042-410-006-000	Single Family Resid/R5	565.44
042-410-007-000	Single Family Resid/R5	565.44
042-410-008-000	Single Family Resid/R5	565.44
042-410-009-000	Single Family Resid/R5	565.44
042-410-010-000	Single Family Resid/R5	565.44
042-410-011-000	Single Family Resid/R5	565.44
042-410-012-000	Single Family Resid/R5	565.44
042-410-013-000	Single Family Resid/R5	565.44
042-410-014-000	Single Family Resid/R5	565.44
042-410-015-000	Single Family Resid/R5	565.44
042-410-016-000	Single Family Resid/R5	565.44
042-410-017-000	Single Family Resid/R5	565.44
042-410-018-000	Single Family Resid/R5	565.44
042-410-019-000	Single Family Resid/R5	565.44
042-410-020-000	Single Family Resid/R5	565.44
042-410-023-000	Single Family Resid/R5	565.44
042-410-024-000	Single Family Resid/R5	565.44
042-410-025-000	Single Family Resid/R5	565.44
042-410-026-000	Single Family Resid/R5	565.44
042-410-027-000	Single Family Resid/R5	565.44
042-410-028-000	Single Family Resid/R5	565.44
042-410-029-000	Single Family Resid/R5	565.44
042-410-030-000	Single Family Resid/R5	565.44
042-410-031-000	Single Family Resid/R5	565.44
042-410-032-000	Single Family Resid/R5	565.44
042-410-033-000	Single Family Resid/R5	565.44
042-410-034-000	Single Family Resid/R5	565.44
042-410-035-000	Single Family Resid/R5	565.44
042-410-036-000	Single Family Resid/R5	565.44
042-410-037-000	Single Family Resid/R5	565.44
042-410-038-000	Single Family Resid/R5	565.44
042-410-039-000	Single Family Resid/R5	565.44
042-410-040-000	Single Family Resid/R5	565.44
042-410-041-000	Single Family Resid/R5	565.44
042-410-042-000	Single Family Resid/R5	565.44
042-410-043-000	Single Family Resid/R5	565.44
042-410-044-000	Single Family Resid/R5	565.44
042-410-045-000	Single Family Resid/R5	565.44
042-410-046-000	Single Family Resid/R5	565.44
042-410-047-000	Single Family Resid/R5	565.44
042-410-048-000	Single Family Resid/R5	565.44
042-410-049-000	Single Family Resid/R5	565.44
042-410-050-000	Single Family Resid/R5	565.44
042-410-051-000	Single Family Resid/R5	565.44

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042-410-052-000	Single Family Resid/R5	565.44
042-410-053-000	Single Family Resid/R5	565.44
042-410-054-000	Single Family Resid/R5	565.44
042-410-055-000	Single Family Resid/R5	565.44
042-410-056-000	Single Family Resid/R5	565.44
042-410-058-000	Single Family Resid/R5	565.44
042-410-059-000	Single Family Resid/R5	565.44
042-410-061-000	Single Family Resid/R5	565.44
042-420-001-000	Single Family Resid/R5	565.44
042-420-002-000	Single Family Resid/R5	565.44
042-420-005-000	Single Family Resid/R5	565.44
042-420-006-000	Single Family Resid/R5	565.44
042-420-007-000	Single Family Resid/R5	565.44
042-420-008-000	Single Family Resid/R5	565.44
042-420-009-000	Single Family Resid/R5	565.44
042-420-010-000	Single Family Resid/R5	565.44
042-420-011-000	Single Family Resid/R5	565.44
042-420-012-000	Single Family Resid/R5	565.44
042-420-013-000	Single Family Resid/R5	565.44
042-420-014-000	Single Family Resid/R5	565.44
042-420-015-000	Single Family Resid/R5	565.44
042-420-016-000	Single Family Resid/R5	565.44
042-420-017-000	Single Family Resid/R5	565.44
042-420-018-000	Single Family Resid/R5	565.44
042-420-019-000	Single Family Resid/R5	565.44
042-420-020-000	Single Family Resid/R5	565.44
042-420-021-000	Single Family Resid/R5	565.44
042-420-024-000	Single Family Resid/R5	565.44
042-420-025-000	Single Family Resid/R5	565.44
042-420-026-000	Single Family Resid/R5	565.44
042-420-027-000	Single Family Resid/R5	565.44
042-420-028-000	Single Family Resid/R5	565.44
042-420-029-000	Single Family Resid/R5	565.44
042-420-030-000	Single Family Resid/R5	565.44
042-420-031-000	Single Family Resid/R5	565.44
042-420-032-000	Single Family Resid/R5	565.44
042-420-033-000	Single Family Resid/R5	565.44
042-420-034-000	Single Family Resid/R5	565.44
042-420-035-000	Single Family Resid/R5	565.44
042-420-036-000	Single Family Resid/R5	565.44
042-420-037-000	Single Family Resid/R5	565.44
042-420-038-000	Single Family Resid/R5	565.44
042-420-039-000	Single Family Resid/R5	565.44
042-420-040-000	Single Family Resid/R5	565.44
042-420-041-000	Single Family Resid/R5	565.44
042-420-042-000	Single Family Resid/R5	565.44
042-420-044-000	Single Family Resid/R5	565.44
042-420-045-000	Single Family Resid/R5	565.44
042-420-047-000	Single Family Resid/R5	565.44
042-430-001-000	Single Family Resid/R5	565.44
042-430-002-000	Single Family Resid/R5	565.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-430-003-000	Single Family Resid/R5	565.44
042-430-004-000	Single Family Resid/R5	565.44
042-430-005-000	Single Family Resid/R5	565.44
042-430-006-000	Single Family Resid/R5	565.44
042-430-007-000	Single Family Resid/R5	565.44
042-430-008-000	Single Family Resid/R5	565.44
042-430-009-000	Single Family Resid/R5	565.44
042-430-010-000	Single Family Resid/R5	565.44
042-430-011-000	Single Family Resid/R5	565.44
042-430-012-000	Single Family Resid/R5	565.44
042-430-013-000	Single Family Resid/R5	565.44
042-430-014-000	Single Family Resid/R5	565.44
042-430-015-000	Single Family Resid/R5	565.44
042-430-016-000	Single Family Resid/R5	565.44
042-430-017-000	Single Family Resid/R5	565.44
042-430-018-000	Single Family Resid/R5	565.44
042-430-019-000	Single Family Resid/R5	565.44
042-430-020-000	Single Family Resid/R5	565.44
042-430-021-000	Single Family Resid/R5	565.44
042-430-022-000	Single Family Resid/R5	565.44
042-430-023-000	Single Family Resid/R5	565.44
042-430-024-000	Single Family Resid/R5	565.44
042-430-025-000	Single Family Resid/R5	565.44
042-430-026-000	Single Family Resid/R5	565.44
042-430-027-000	Single Family Resid/R5	565.44
042-430-028-000	Single Family Resid/R5	565.44
042-430-029-000	Single Family Resid/R5	565.44
042-430-030-000	Single Family Resid/R5	565.44
042-430-031-000	Single Family Resid/R5	565.44
042-430-032-000	Single Family Resid/R5	565.44
042-430-033-000	Single Family Resid/R5	565.44
042-430-034-000	Single Family Resid/R5	565.44
042-430-035-000	Single Family Resid/R5	565.44
042-430-036-000	Single Family Resid/R5	565.44
042-430-037-000	Single Family Resid/R5	565.44
042-430-038-000	Single Family Resid/R5	565.44
042-430-039-000	Single Family Resid/R5	565.44
042-430-040-000	Single Family Resid/R5	565.44
042-430-041-000	Single Family Resid/R5	565.44
042-430-042-000	Single Family Resid/R5	565.44
042-430-043-000	Single Family Resid/R5	565.44
042-430-044-000	Single Family Resid/R5	565.44
042-430-045-000	Single Family Resid/R5	565.44
042-430-046-000	Single Family Resid/R5	565.44
042-430-047-000	Single Family Resid/R5	565.44
042-430-048-000	Single Family Resid/R5	565.44
042-430-049-000	Single Family Resid/R5	565.44
042-441-001-000	Single Family Resid/R8	499.61
042-441-002-000	Single Family Resid/R8	499.61
042-441-003-000	Single Family Resid/R8	499.61
042-441-004-000	Single Family Resid/R8	499.61

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042-441-005-000	Single Family Resid/R8	499.61
042-441-006-000	Single Family Resid/R8	499.61
042-441-007-000	Single Family Resid/R8	499.61
042-441-008-000	Single Family Resid/R8	499.61
042-441-009-000	Single Family Resid/R8	499.61
042-441-010-000	Single Family Resid/R8	499.61
042-441-011-000	Single Family Resid/R8	499.61
042-441-012-000	Single Family Resid/R8	499.61
042-441-013-000	Single Family Resid/R8	499.61
042-441-014-000	Single Family Resid/R8	499.61
042-441-016-000	Single Family Resid/R8	499.61
042-441-017-000	Single Family Resid/R8	499.61
042-441-018-000	Single Family Resid/R8	499.61
042-441-019-000	Single Family Resid/R8	499.61
042-441-020-000	Single Family Resid/R8	499.61
042-441-021-000	Single Family Resid/R8	499.61
042-441-022-000	Single Family Resid/R8	499.61
042-441-023-000	Single Family Resid/R8	499.61
042-441-024-000	Single Family Resid/R8	499.61
042-441-025-000	Single Family Resid/R8	499.61
042-441-026-000	Single Family Resid/R8	499.61
042-442-001-000	Single Family Resid/R8	499.61
042-442-002-000	Single Family Resid/R8	499.61
042-442-003-000	Single Family Resid/R8	499.61
042-442-004-000	Single Family Resid/R8	499.61
042-442-005-000	Single Family Resid/R8	499.61
042-442-006-000	Single Family Resid/R8	499.61
042-442-007-000	Single Family Resid/R8	499.61
042-442-008-000	Single Family Resid/R8	499.61
042-442-009-000	Single Family Resid/R8	499.61
042-443-001-000	Single Family Resid/R8	499.61
042-443-002-000	Single Family Resid/R8	499.61
042-443-003-000	Single Family Resid/R8	499.61
042-443-004-000	Single Family Resid/R8	499.61
042-443-005-000	Single Family Resid/R8	499.61
042-443-006-000	Single Family Resid/R8	499.61
042-443-007-000	Single Family Resid/R8	499.61
042-443-008-000	Single Family Resid/R8	499.61
042-443-009-000	Single Family Resid/R8	499.61
042-443-012-000	Single Family Resid/R8	499.61
042-443-013-000	Single Family Resid/R8	499.61
042-443-014-000	Single Family Resid/R8	499.61
042-443-015-000	Single Family Resid/R8	499.61
042-443-016-000	Single Family Resid/R8	499.61
042-443-017-000	Single Family Resid/R8	499.61
042-443-018-000	Single Family Resid/R8	499.61
042-443-019-000	Single Family Resid/R8	499.61
042-443-020-000	Single Family Resid/R8	499.61
042-443-021-000	Single Family Resid/R8	499.61
042-443-022-000	Single Family Resid/R8	499.61
042-443-024-000	Single Family Resid/R8	499.61

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-443-025-000	Single Family Resid/R8	499.61
042-451-001-000	Single Family Resid/R8	499.61
042-451-002-000	Single Family Resid/R8	499.61
042-451-003-000	Single Family Resid/R8	499.61
042-451-004-000	Single Family Resid/R8	499.61
042-451-005-000	Single Family Resid/R8	499.61
042-451-006-000	Single Family Resid/R8	499.61
042-451-007-000	Single Family Resid/R8	499.61
042-451-008-000	Single Family Resid/R8	499.61
042-451-009-000	Single Family Resid/R8	499.61
042-451-010-000	Single Family Resid/R8	499.61
042-451-011-000	Single Family Resid/R8	499.61
042-451-012-000	Single Family Resid/R8	499.61
042-451-013-000	Single Family Resid/R8	499.61
042-451-014-000	Single Family Resid/R8	499.61
042-451-016-000	Single Family Resid/R8	499.61
042-451-017-000	Single Family Resid/R8	499.61
042-451-018-000	Single Family Resid/R8	499.61
042-451-019-000	Single Family Resid/R8	499.61
042-451-020-000	Single Family Resid/R8	499.61
042-451-021-000	Single Family Resid/R8	499.61
042-451-022-000	Single Family Resid/R8	499.61
042-451-023-000	Single Family Resid/R8	499.61
042-451-024-000	Single Family Resid/R8	499.61
042-451-025-000	Single Family Resid/R8	499.61
042-451-026-000	Single Family Resid/R8	499.61
042-452-001-000	Single Family Resid/R8	499.61
042-452-002-000	Single Family Resid/R8	499.61
042-452-003-000	Single Family Resid/R8	499.61
042-452-004-000	Single Family Resid/R8	499.61
042-452-005-000	Single Family Resid/R8	499.61
042-452-006-000	Single Family Resid/R8	499.61
042-452-007-000	Single Family Resid/R8	499.61
042-452-008-000	Single Family Resid/R8	499.61
042-452-009-000	Single Family Resid/R8	499.61
042-453-001-000	Single Family Resid/R8	499.61
042-453-002-000	Single Family Resid/R8	499.61
042-453-003-000	Single Family Resid/R8	499.61
042-453-004-000	Single Family Resid/R8	499.61
042-453-005-000	Single Family Resid/R8	499.61
042-453-006-000	Single Family Resid/R8	499.61
042-453-007-000	Single Family Resid/R8	499.61
042-453-008-000	Single Family Resid/R8	499.61
042-453-009-000	Single Family Resid/R8	499.61
042-453-010-000	Single Family Resid/R8	499.61
042-453-011-000	Single Family Resid/R8	499.61
042-453-014-000	Single Family Resid/R8	499.61
042-453-015-000	Single Family Resid/R8	499.61
042-453-016-000	Single Family Resid/R8	499.61
042-453-017-000	Single Family Resid/R8	499.61
042-453-018-000	Single Family Resid/R8	499.61

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-453-019-000	Single Family Resid/R8	499.61
042-453-020-000	Single Family Resid/R8	499.61
042-453-021-000	Single Family Resid/R8	499.61
042-453-022-000	Single Family Resid/R8	499.61
042-453-024-000	Single Family Resid/R8	499.61
042-453-025-000	Single Family Resid/R8	499.61
042-461-001-000	Single Family Resid/R5	565.44
042-461-002-000	Single Family Resid/R5	565.44
042-461-003-000	Single Family Resid/R5	565.44
042-461-004-000	Single Family Resid/R5	565.44
042-461-005-000	Single Family Resid/R5	565.44
042-461-006-000	Single Family Resid/R5	565.44
042-461-007-000	Single Family Resid/R5	565.44
042-461-008-000	Single Family Resid/R5	565.44
042-461-009-000	Single Family Resid/R5	565.44
042-461-010-000	Single Family Resid/R5	565.44
042-462-002-000	Single Family Resid/R5	565.44
042-462-003-000	Single Family Resid/R5	565.44
042-462-004-000	Single Family Resid/R5	565.44
042-462-005-000	Single Family Resid/R5	565.44
042-462-006-000	Single Family Resid/R5	565.44
042-462-007-000	Single Family Resid/R5	565.44
042-462-008-000	Single Family Resid/R5	565.44
042-462-009-000	Single Family Resid/R5	565.44
042-462-010-000	Single Family Resid/R5	565.44
042-462-011-000	Single Family Resid/R5	565.44
042-462-012-000	Single Family Resid/R5	565.44
042-462-015-000	Single Family Resid/R5	565.44
042-462-016-000	Single Family Resid/R5	565.44
042-462-017-000	Single Family Resid/R5	565.44
042-462-018-000	Single Family Resid/R5	565.44
042-462-019-000	Single Family Resid/R5	565.44
042-462-020-000	Single Family Resid/R5	565.44
042-462-021-000	Single Family Resid/R5	565.44
042-462-022-000	Single Family Resid/R5	565.44
042-462-023-000	Single Family Resid/R5	565.44
042-462-024-000	Single Family Resid/R5	565.44
042-462-025-000	Single Family Resid/R5	565.44
042-462-026-000	Single Family Resid/R5	565.44
042-462-027-000	Single Family Resid/R5	565.44
042-462-028-000	Single Family Resid/R5	565.44
042-462-029-000	Single Family Resid/R5	565.44
042-462-030-000	Single Family Resid/R5	565.44
042-462-031-000	Single Family Resid/R5	565.44
042-462-032-000	Single Family Resid/R5	565.44
042-462-035-000	Single Family Resid/R5	565.44
042-462-036-000	Single Family Resid/R5	565.44
042-462-037-000	Single Family Resid/R5	565.44
042-462-038-000	Single Family Resid/R5	565.44
042-462-039-000	Single Family Resid/R5	565.44
042-462-040-000	Single Family Resid/R5	565.44

CITY OF WOODLAND
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-462-041-000	Single Family Resid/R5	565.44
042-462-042-000	Single Family Resid/R5	565.44
042-462-059-000	Single Family Resid/R5	565.44
042-462-060-000	Single Family Resid/R5	565.44
042-462-061-000	Single Family Resid/R5	565.44
042-462-063-000	Single Family Resid/R5	565.44
042-470-002-000	Single Family Resid/R5	565.44
042-470-003-000	Single Family Resid/R5	565.44
042-470-004-000	Single Family Resid/R5	565.44
042-470-005-000	Single Family Resid/R5	565.44
042-470-006-000	Single Family Resid/R5	565.44
042-470-007-000	Single Family Resid/R5	565.44
042-470-008-000	Single Family Resid/R5	565.44
042-470-009-000	Single Family Resid/R5	565.44
042-470-012-000	Single Family Resid/R5	565.44
042-470-013-000	Single Family Resid/R5	565.44
042-470-014-000	Single Family Resid/R5	565.44
042-470-015-000	Single Family Resid/R5	565.44
042-470-016-000	Single Family Resid/R5	565.44
042-470-017-000	Single Family Resid/R5	565.44
042-470-018-000	Single Family Resid/R5	565.44
042-470-019-000	Single Family Resid/R5	565.44
042-470-020-000	Single Family Resid/R5	565.44
042-470-021-000	Single Family Resid/R5	565.44
042-470-022-000	Single Family Resid/R5	565.44
042-470-023-000	Single Family Resid/R5	565.44
042-470-024-000	Single Family Resid/R5	565.44
042-470-025-000	Single Family Resid/R5	565.44
042-470-026-000	Single Family Resid/R5	565.44
042-470-027-000	Single Family Resid/R5	565.44
042-470-028-000	Single Family Resid/R5	565.44
042-470-029-000	Single Family Resid/R5	565.44
042-470-030-000	Single Family Resid/R5	565.44
042-470-031-000	Single Family Resid/R5	565.44
042-470-034-000	Single Family Resid/R5	565.44
042-470-035-000	Single Family Resid/R5	565.44
042-470-036-000	Single Family Resid/R5	565.44
042-470-037-000	Single Family Resid/R5	565.44
042-470-038-000	Single Family Resid/R5	565.44
042-470-039-000	Single Family Resid/R5	565.44
042-470-040-000	Single Family Resid/R5	565.44
042-470-041-000	Single Family Resid/R5	565.44
042-470-043-000	Single Family Resid/R5	565.44
042-470-044-000	Single Family Resid/R5	565.44
042-470-049-000	Single Family Resid/R5	565.44
042-470-050-000	Single Family Resid/R5	565.44
042-481-001-000	Single Family Resid/R5	565.44
042-481-002-000	Single Family Resid/R5	565.44
042-481-003-000	Single Family Resid/R5	565.44
042-481-004-000	Single Family Resid/R5	565.44
042-481-005-000	Single Family Resid/R5	565.44

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-481-007-000	Single Family Resid/R5	565.44
042-481-008-000	Single Family Resid/R5	565.44
042-481-009-000	Single Family Resid/R5	565.44
042-481-010-000	Single Family Resid/R5	565.44
042-481-011-000	Single Family Resid/R5	565.44
042-481-012-000	Single Family Resid/R5	565.44
042-481-013-000	Single Family Resid/R5	565.44
042-481-014-000	Single Family Resid/R5	565.44
042-481-015-000	Single Family Resid/R5	565.44
042-481-016-000	Single Family Resid/R5	565.44
042-481-017-000	Single Family Resid/R5	565.44
042-481-018-000	Single Family Resid/R5	565.44
042-481-019-000	Single Family Resid/R5	565.44
042-481-020-000	Single Family Resid/R5	565.44
042-481-021-000	Single Family Resid/R5	565.44
042-481-022-000	Single Family Resid/R5	565.44
042-481-023-000	Single Family Resid/R5	565.44
042-481-024-000	Single Family Resid/R5	565.44
042-481-027-000	Single Family Resid/R5	565.44
042-481-028-000	Single Family Resid/R5	565.44
042-481-029-000	Single Family Resid/R5	565.44
042-481-030-000	Single Family Resid/R5	565.44
042-481-031-000	Single Family Resid/R5	565.44
042-481-032-000	Single Family Resid/R5	565.44
042-481-033-000	Single Family Resid/R5	565.44
042-481-034-000	Single Family Resid/R5	565.44
042-481-035-000	Single Family Resid/R5	565.44
042-481-036-000	Single Family Resid/R5	565.44
042-481-038-000	Single Family Resid/R5	565.44
042-481-039-000	Single Family Resid/R5	565.44
042-482-001-000	Single Family Resid/R5	565.44
042-482-002-000	Single Family Resid/R5	565.44
042-482-003-000	Single Family Resid/R5	565.44
042-482-004-000	Single Family Resid/R5	565.44
042-482-005-000	Single Family Resid/R5	565.44
042-482-010-000	Single Family Resid/R5	565.44
042-482-011-000	Single Family Resid/R5	565.44
042-482-012-000	Single Family Resid/R5	565.44
042-482-013-000	Single Family Resid/R5	565.44
042-482-014-000	Single Family Resid/R5	565.44
042-482-016-000	Single Family Resid/R5	565.44
042-482-017-000	Single Family Resid/R5	565.44
042-482-019-000	Single Family Resid/R5	565.44
042-482-020-000	Single Family Resid/R5	565.44
042-491-001-000	Single Family Resid/R8	499.61
042-491-002-000	Single Family Resid/R8	499.61
042-491-003-000	Single Family Resid/R8	499.61
042-491-004-000	Single Family Resid/R8	499.61
042-491-005-000	Single Family Resid/R8	499.61
042-491-006-000	Single Family Resid/R8	499.61
042-491-007-000	Single Family Resid/R8	499.61

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-491-008-000	Single Family Resid/R8	499.61
042-491-009-000	Single Family Resid/R8	499.61
042-491-011-000	Single Family Resid/R8	499.61
042-491-012-000	Single Family Resid/R8	499.61
042-491-013-000	Single Family Resid/R8	499.61
042-491-014-000	Single Family Resid/R8	499.61
042-491-015-000	Single Family Resid/R8	499.61
042-491-016-000	Single Family Resid/R8	499.61
042-491-017-000	Single Family Resid/R8	499.61
042-491-018-000	Single Family Resid/R8	499.61
042-491-019-000	Single Family Resid/R8	499.61
042-492-001-000	Single Family Resid/R8	499.61
042-492-002-000	Single Family Resid/R8	499.61
042-492-003-000	Single Family Resid/R8	499.61
042-492-004-000	Single Family Resid/R8	499.61
042-492-005-000	Single Family Resid/R8	499.61
042-492-006-000	Single Family Resid/R8	499.61
042-492-008-000	Single Family Resid/R8	499.61
042-492-009-000	Single Family Resid/R8	499.61
042-492-010-000	Single Family Resid/R8	499.61
042-492-011-000	Single Family Resid/R8	499.61
042-492-012-000	Single Family Resid/R8	499.61
042-492-013-000	Single Family Resid/R8	499.61
042-493-003-000	Single Family Resid/R8	499.61
042-493-004-000	Single Family Resid/R8	499.61
042-493-005-000	Single Family Resid/R8	499.61
042-493-006-000	Single Family Resid/R8	499.61
042-493-007-000	Single Family Resid/R8	499.61
042-493-008-000	Single Family Resid/R8	499.61
042-493-010-000	Single Family Resid/R8	499.61
042-493-011-000	Single Family Resid/R8	499.61
042-493-012-000	Single Family Resid/R8	499.61
042-493-013-000	Single Family Resid/R8	499.61
042-493-014-000	Single Family Resid/R8	499.61
042-493-015-000	Single Family Resid/R8	499.61
042-493-016-000	Single Family Resid/R8	499.61
042-493-019-000	Single Family Resid/R8	499.61
042-493-020-000	Single Family Resid/R8	499.61
042-493-021-000	Single Family Resid/R8	499.61
042-493-022-000	Single Family Resid/R8	499.61
042-493-023-000	Single Family Resid/R8	499.61
042-493-024-000	Single Family Resid/R8	499.61
042-493-025-000	Single Family Resid/R8	499.61
042-493-026-000	Single Family Resid/R8	499.61
042-493-027-000	Single Family Resid/R8	499.61
042-493-028-000	Single Family Resid/R8	499.61
042-493-029-000	Single Family Resid/R8	499.61
042-493-030-000	Single Family Resid/R8	499.61
042-493-031-000	Single Family Resid/R8	499.61
042-493-033-000	Single Family Resid/R8	499.61
042-493-034-000	Single Family Resid/R8	499.61

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2017/2018 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-493-036-000	Single Family Resid/R8	499.61
042-493-037-000	Single Family Resid/R8	499.61
042-494-001-000	Single Family Resid/R8	499.61
042-494-002-000	Single Family Resid/R8	499.61
042-494-003-000	Single Family Resid/R8	499.61
042-494-004-000	Single Family Resid/R8	499.61
042-494-005-000	Single Family Resid/R8	499.61
042-494-006-000	Single Family Resid/R8	499.61
042-494-007-000	Single Family Resid/R8	499.61
042-494-009-000	Single Family Resid/R8	499.61
042-494-010-000	Single Family Resid/R8	499.61
042-494-011-000	Single Family Resid/R8	499.61
042-494-012-000	Single Family Resid/R8	499.61
042-494-013-000	Single Family Resid/R8	499.61
042-494-014-000	Single Family Resid/R8	499.61
042-494-015-000	Single Family Resid/R8	499.61
042-494-016-000	Single Family Resid/R8	499.61
042-494-017-000	Single Family Resid/R8	499.61
042-494-018-000	Single Family Resid/R8	499.61
042-494-019-000	Single Family Resid/R8	499.61
042-494-020-000	Single Family Resid/R8	499.61
042-494-021-000	Single Family Resid/R8	499.61
042-494-022-000	Single Family Resid/R8	499.61
042-494-023-000	Single Family Resid/R8	499.61
042-494-024-000	Single Family Resid/R8	499.61
042-494-025-000	Single Family Resid/R8	499.61
042-494-026-000	Single Family Resid/R8	499.61
042-494-027-000	Single Family Resid/R8	499.61
042-494-028-000	Single Family Resid/R8	499.61
042-501-002-000	Single Family Resid/R5	565.44
042-501-003-000	Single Family Resid/R5	565.44
042-501-004-000	Single Family Resid/R5	565.44
042-501-005-000	Single Family Resid/R5	565.44
042-501-006-000	Single Family Resid/R5	565.44
042-501-007-000	Single Family Resid/R5	565.44
042-501-008-000	Single Family Resid/R5	565.44
042-501-009-000	Single Family Resid/R5	565.44
042-501-010-000	Single Family Resid/R5	565.44
042-501-011-000	Single Family Resid/R5	565.44
042-501-012-000	Single Family Resid/R5	565.44
042-502-001-000	Single Family Resid/R5	565.44
042-502-002-000	Single Family Resid/R5	565.44
042-502-003-000	Single Family Resid/R5	565.44
042-502-004-000	Single Family Resid/R5	565.44
042-502-005-000	Single Family Resid/R5	565.44
042-502-006-000	Single Family Resid/R5	565.44
042-502-007-000	Single Family Resid/R5	565.44
042-502-008-000	Single Family Resid/R5	565.44
042-502-009-000	Single Family Resid/R5	565.44
042-502-010-000	Single Family Resid/R5	565.44
042-502-011-000	Single Family Resid/R5	565.44

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-502-012-000	Single Family Resid/R5	565.44
042-502-013-000	Single Family Resid/R5	565.44
042-502-014-000	Single Family Resid/R5	565.44
042-502-015-000	Single Family Resid/R5	565.44
042-502-016-000	Single Family Resid/R5	565.44
042-502-017-000	Single Family Resid/R5	565.44
042-502-018-000	Single Family Resid/R5	565.44
042-502-019-000	Single Family Resid/R5	565.44
042-502-020-000	Single Family Resid/R5	565.44
042-504-001-000	Single Family Resid/R5	565.44
042-504-002-000	Single Family Resid/R5	565.44
042-504-003-000	Single Family Resid/R5	565.44
042-504-004-000	Single Family Resid/R5	565.44
042-504-005-000	Single Family Resid/R5	565.44
042-504-006-000	Single Family Resid/R5	565.44
042-504-007-000	Single Family Resid/R5	565.44
042-504-008-000	Single Family Resid/R5	565.44
042-504-009-000	Single Family Resid/R5	565.44
042-504-010-000	Single Family Resid/R5	565.44
042-504-011-000	Single Family Resid/R5	565.44
042-504-012-000	Single Family Resid/R5	565.44
042-504-013-000	Single Family Resid/R5	565.44
042-504-014-000	Single Family Resid/R5	565.44
042-504-015-000	Single Family Resid/R5	565.44
042-504-016-000	Single Family Resid/R5	565.44
042-504-017-000	Single Family Resid/R5	565.44
042-504-018-000	Single Family Resid/R5	565.44
042-504-019-000	Single Family Resid/R5	565.44
042-504-020-000	Single Family Resid/R5	565.44
042-510-001-000	Single Family Resid/R5	565.44
042-510-002-000	Single Family Resid/R5	565.44
042-510-003-000	Single Family Resid/R5	565.44
042-510-004-000	Single Family Resid/R5	565.44
042-510-005-000	Single Family Resid/R5	565.44
042-510-006-000	Single Family Resid/R5	565.44
042-510-007-000	Single Family Resid/R5	565.44
042-510-008-000	Single Family Resid/R5	565.44
042-510-009-000	Single Family Resid/R5	565.44
042-510-010-000	Single Family Resid/R5	565.44
042-510-011-000	Single Family Resid/R5	565.44
042-510-012-000	Single Family Resid/R5	565.44
042-510-013-000	Single Family Resid/R5	565.44
042-510-014-000	Single Family Resid/R5	565.44
042-510-015-000	Single Family Resid/R5	565.44
042-510-016-000	Single Family Resid/R5	565.44
042-510-017-000	Single Family Resid/R5	565.44
042-510-018-000	Single Family Resid/R5	565.44
042-510-019-000	Single Family Resid/R5	565.44
042-510-021-000	Single Family Resid/R5	565.44
042-510-022-000	Single Family Resid/R5	565.44
042-510-023-000	Single Family Resid/R5	565.44

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Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-510-024-000	Single Family Resid/R5	565.44
042-510-025-000	Single Family Resid/R5	565.44
042-510-026-000	Single Family Resid/R5	565.44
042-510-027-000	Single Family Resid/R5	565.44
042-510-028-000	Single Family Resid/R5	565.44
042-510-029-000	Single Family Resid/R5	565.44
042-510-030-000	Single Family Resid/R5	565.44
042-510-031-000	Single Family Resid/R5	565.44
042-510-032-000	Single Family Resid/R5	565.44
042-510-033-000	Single Family Resid/R5	565.44
042-510-034-000	Single Family Resid/R5	565.44
042-510-035-000	Single Family Resid/R5	565.44
042-510-036-000	Single Family Resid/R5	565.44
042-510-037-000	Single Family Resid/R5	565.44
042-510-038-000	Single Family Resid/R5	565.44
042-510-039-000	Single Family Resid/R5	565.44
042-510-040-000	Single Family Resid/R5	565.44
042-510-041-000	Single Family Resid/R5	565.44
042-510-042-000	Single Family Resid/R5	565.44
042-510-043-000	Single Family Resid/R5	565.44
042-510-044-000	Single Family Resid/R5	565.44
042-510-045-000	Single Family Resid/R5	565.44
042-510-046-000	Single Family Resid/R5	565.44
042-510-047-000	Single Family Resid/R5	565.44
042-520-001-000	Single Family Resid/R5	565.44
042-520-002-000	Single Family Resid/R5	565.44
042-520-003-000	Single Family Resid/R5	565.44
042-520-004-000	Single Family Resid/R5	565.44
042-520-005-000	Single Family Resid/R5	565.44
042-520-006-000	Single Family Resid/R5	565.44
042-520-007-000	Single Family Resid/R5	565.44
042-520-008-000	Single Family Resid/R5	565.44
042-520-009-000	Single Family Resid/R5	565.44
042-520-010-000	Single Family Resid/R5	565.44
042-520-011-000	Single Family Resid/R5	565.44
042-520-012-000	Single Family Resid/R5	565.44
042-520-013-000	Single Family Resid/R5	565.44
042-520-014-000	Single Family Resid/R5	565.44
042-520-015-000	Single Family Resid/R5	565.44
042-520-016-000	Single Family Resid/R5	565.44
042-520-017-000	Single Family Resid/R5	565.44
042-520-018-000	Single Family Resid/R5	565.44
042-520-019-000	Single Family Resid/R5	565.44
042-520-020-000	Single Family Resid/R5	565.44
042-520-021-000	Single Family Resid/R5	565.44
042-520-022-000	Single Family Resid/R5	565.44
042-520-023-000	Single Family Resid/R5	565.44
042-520-024-000	Single Family Resid/R5	565.44
042-520-025-000	Single Family Resid/R5	565.44
042-520-026-000	Single Family Resid/R5	565.44
042-520-027-000	Single Family Resid/R5	565.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-520-029-000	Single Family Resid/R5	565.44
042-520-030-000	Single Family Resid/R5	565.44
042-520-031-000	Single Family Resid/R5	565.44
042-520-032-000	Single Family Resid/R5	565.44
042-520-033-000	Single Family Resid/R5	565.44
042-520-034-000	Single Family Resid/R5	565.44
042-520-035-000	Single Family Resid/R5	565.44
042-520-036-000	Single Family Resid/R5	565.44
042-520-037-000	Single Family Resid/R5	565.44
042-520-038-000	Single Family Resid/R5	565.44
042-532-001-000	Single Family Resid/R5	565.44
042-532-002-000	Single Family Resid/R5	565.44
042-532-003-000	Single Family Resid/R5	565.44
042-532-004-000	Single Family Resid/R5	565.44
042-532-005-000	Single Family Resid/R5	565.44
042-532-006-000	Single Family Resid/R5	565.44
042-532-007-000	Single Family Resid/R5	565.44
042-532-008-000	Single Family Resid/R5	565.44
042-532-009-000	Single Family Resid/R5	565.44
042-532-010-000	Single Family Resid/R5	565.44
042-532-011-000	Single Family Resid/R5	565.44
042-532-012-000	Single Family Resid/R5	565.44
042-532-013-000	Single Family Resid/R5	565.44
042-532-014-000	Single Family Resid/R5	565.44
042-532-015-000	Single Family Resid/R5	565.44
042-532-016-000	Single Family Resid/R5	565.44
042-533-001-000	Apartments	20,358.56
042-533-002-000	Single Family Resid/R5	565.44
042-533-003-000	Single Family Resid/R5	565.44
042-533-004-000	Single Family Resid/R5	565.44
042-533-005-000	Single Family Resid/R5	565.44
042-533-006-000	Single Family Resid/R5	565.44
042-533-007-000	Single Family Resid/R5	565.44
042-533-008-000	Single Family Resid/R5	565.44
042-533-009-000	Single Family Resid/R5	565.44
042-533-010-000	Single Family Resid/R5	565.44
042-534-001-000	Single Family Resid/R5	565.44
042-534-002-000	Single Family Resid/R5	565.44
042-534-003-000	Single Family Resid/R5	565.44
042-534-004-000	Single Family Resid/R5	565.44
042-534-005-000	Single Family Resid/R5	565.44
042-534-006-000	Single Family Resid/R5	565.44
042-534-007-000	Single Family Resid/R5	565.44
042-534-008-000	Single Family Resid/R5	565.44
042-534-009-000	Single Family Resid/R5	565.44
042-535-001-000	Single Family Resid/R5	565.44
042-535-002-000	Single Family Resid/R5	565.44
042-535-003-000	Single Family Resid/R5	565.44
042-535-004-000	Single Family Resid/R5	565.44
042-535-005-000	Single Family Resid/R5	565.44
042-535-006-000	Single Family Resid/R5	565.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-535-007-000	Single Family Resid/R5	565.44
042-535-008-000	Single Family Resid/R5	565.44
042-535-009-000	Single Family Resid/R5	565.44
042-535-010-000	Single Family Resid/R5	565.44
042-535-011-000	Single Family Resid/R5	565.44
042-535-012-000	Single Family Resid/R5	565.44
042-535-013-000	Single Family Resid/R5	565.44
042-535-014-000	Single Family Resid/R5	565.44
042-536-004-000	Single Family Resid/R5	565.44
042-536-005-000	Single Family Resid/R5	565.44
042-536-006-000	Single Family Resid/R5	565.44
042-536-007-000	Single Family Resid/R5	565.44
042-536-008-000	Single Family Resid/R5	565.44
042-536-009-000	Single Family Resid/R5	565.44
042-536-010-000	Single Family Resid/R5	565.44
042-536-011-000	Single Family Resid/R5	565.44
042-536-014-000	Single Family Resid/R5	565.44
042-536-016-000	Single Family Resid/R5	565.44
042-536-017-000	Single Family Resid/R5	565.44
042-541-001-000	Single Family Resid/R5	565.44
042-541-002-000	Single Family Resid/R5	565.44
042-541-003-000	Single Family Resid/R5	565.44
042-541-004-000	Single Family Resid/R5	565.44
042-541-005-000	Single Family Resid/R5	565.44
042-541-006-000	Single Family Resid/R5	565.44
042-541-007-000	Single Family Resid/R5	565.44
042-541-008-000	Single Family Resid/R5	565.44
042-541-009-000	Single Family Resid/R5	565.44
042-541-010-000	Single Family Resid/R4	609.33
042-541-011-000	Single Family Resid/R4	609.33
042-541-012-000	Single Family Resid/R4	609.33
042-541-013-000	Single Family Resid/R4	609.33
042-541-014-000	Single Family Resid/R4	609.33
042-541-015-000	Single Family Resid/R4	609.33
042-541-016-000	Single Family Resid/R4	609.33
042-541-017-000	Single Family Resid/R5	565.44
042-541-018-000	Single Family Resid/R5	565.44
042-541-019-000	Single Family Resid/R5	565.44
042-541-020-000	Single Family Resid/R5	565.44
042-541-021-000	Single Family Resid/R5	565.44
042-541-022-000	Single Family Resid/R5	565.44
042-541-023-000	Single Family Resid/R5	565.44
042-541-024-000	Single Family Resid/R5	565.44
042-541-025-000	Single Family Resid/R5	565.44
042-541-026-000	Single Family Resid/R5	565.44
042-541-027-000	Single Family Resid/R5	565.44
042-541-028-000	Single Family Resid/R5	565.44
042-541-029-000	Single Family Resid/R5	565.44
042-541-030-000	Single Family Resid/R5	565.44
042-541-031-000	Single Family Resid/R5	565.44
042-541-032-000	Single Family Resid/R5	565.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-541-033-000	Single Family Resid/R5	565.44
042-541-034-000	Single Family Resid/R5	565.44
042-541-035-000	Single Family Resid/R5	565.44
042-542-001-000	Single Family Resid/R4	609.33
042-542-002-000	Single Family Resid/R4	609.33
042-542-003-000	Single Family Resid/R4	609.33
042-542-004-000	Single Family Resid/R4	609.33
042-542-005-000	Single Family Resid/R4	609.33
042-542-006-000	Single Family Resid/R4	609.33
042-542-007-000	Single Family Resid/R4	609.33
042-542-008-000	Single Family Resid/R4	609.33
042-542-009-000	Single Family Resid/R4	609.33
042-542-010-000	Single Family Resid/R4	609.33
042-542-011-000	Single Family Resid/R4	609.33
042-542-012-000	Single Family Resid/R4	609.33
042-542-013-000	Single Family Resid/R4	609.33
042-542-014-000	Single Family Resid/R4	609.33
042-542-015-000	Single Family Resid/R4	609.33
042-542-017-000	Single Family Resid/R4	609.33
042-542-018-000	Single Family Resid/R4	609.33
042-542-019-000	Single Family Resid/R4	609.33
042-542-020-000	Single Family Resid/R4	609.33
042-542-021-000	Single Family Resid/R4	609.33
042-542-022-000	Single Family Resid/R4	609.33
042-542-023-000	Single Family Resid/R4	609.33
042-542-024-000	Single Family Resid/R4	609.33
042-542-025-000	Single Family Resid/R4	609.33
042-542-026-000	Single Family Resid/R4	609.33
042-542-027-000	Single Family Resid/R4	609.33
042-542-028-000	Single Family Resid/R4	609.33
042-542-029-000	Single Family Resid/R4	609.33
042-542-030-000	Single Family Resid/R4	609.33
042-542-031-000	Single Family Resid/R4	609.33
042-551-001-000	Single Family Resid/R5	565.44
042-551-002-000	Single Family Resid/R5	565.44
042-551-003-000	Single Family Resid/R5	565.44
042-551-004-000	Single Family Resid/R5	565.44
042-551-005-000	Single Family Resid/R5	565.44
042-551-006-000	Single Family Resid/R5	565.44
042-551-007-000	Single Family Resid/R5	565.44
042-551-008-000	Single Family Resid/R5	565.44
042-551-009-000	Single Family Resid/R4	609.33
042-551-010-000	Single Family Resid/R4	609.33
042-551-011-000	Single Family Resid/R4	609.33
042-551-012-000	Single Family Resid/R4	609.33
042-551-013-000	Single Family Resid/R4	609.33
042-552-001-000	Single Family Resid/R5	565.44
042-552-002-000	Single Family Resid/R5	565.44
042-552-003-000	Single Family Resid/R5	565.44
042-552-004-000	Single Family Resid/R5	565.44
042-552-005-000	Single Family Resid/R5	565.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-552-006-000	Single Family Resid/R5	565.44
042-552-007-000	Single Family Resid/R5	565.44
042-552-008-000	Single Family Resid/R4	609.33
042-552-009-000	Single Family Resid/R4	609.33
042-552-010-000	Single Family Resid/R4	609.33
042-552-011-000	Single Family Resid/R5	565.44
042-552-012-000	Single Family Resid/R5	565.44
042-552-013-000	Single Family Resid/R5	565.44
042-552-014-000	Single Family Resid/R5	565.44
042-552-015-000	Single Family Resid/R5	565.44
042-552-016-000	Single Family Resid/R5	565.44
042-552-017-000	Single Family Resid/R5	565.44
042-553-001-000	Single Family Resid/R4	609.33
042-553-002-000	Single Family Resid/R4	609.33
042-553-003-000	Single Family Resid/R4	609.33
042-553-004-000	Single Family Resid/R4	609.33
042-553-005-000	Single Family Resid/R4	609.33
042-553-006-000	Single Family Resid/R4	609.33
042-553-007-000	Single Family Resid/R4	609.33
042-553-008-000	Single Family Resid/R4	609.33
042-553-009-000	Single Family Resid/R4	609.33
042-553-010-000	Single Family Resid/R4	609.33
042-553-011-000	Single Family Resid/R4	609.33
042-553-012-000	Single Family Resid/R4	609.33
042-553-013-000	Single Family Resid/R4	609.33
042-553-014-000	Single Family Resid/R4	609.33
042-554-001-000	Single Family Resid/R4	609.33
042-554-002-000	Single Family Resid/R4	609.33
042-554-003-000	Single Family Resid/R4	609.33
042-554-004-000	Single Family Resid/R4	609.33
042-554-005-000	Single Family Resid/R4	609.33
042-554-006-000	Single Family Resid/R4	609.33
042-554-007-000	Single Family Resid/R4	609.33
042-554-009-000	Single Family Resid/R4	609.33
042-554-010-000	Single Family Resid/R4	609.33
042-554-011-000	Single Family Resid/R4	609.33
042-554-012-000	Single Family Resid/R4	609.33
042-554-013-000	Single Family Resid/R4	609.33
042-554-014-000	Single Family Resid/R4	609.33
042-554-015-000	Single Family Resid/R4	609.33
042-554-016-000	Single Family Resid/R4	609.33
042-554-017-000	Single Family Resid/R4	609.33
042-554-018-000	Single Family Resid/R4	609.33
042-554-019-000	Single Family Resid/R4	609.33
042-554-020-000	Single Family Resid/R4	609.33
042-554-021-000	Single Family Resid/R4	609.33
042-554-022-000	Single Family Resid/R4	609.33
042-554-023-000	Single Family Resid/R4	609.33
042-561-001-000	Single Family Resid/R5	565.44
042-561-002-000	Single Family Resid/R5	565.44
042-561-003-000	Single Family Resid/R5	565.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-561-005-000	Single Family Resid/R5	565.44
042-561-006-000	Single Family Resid/R5	565.44
042-561-007-000	Single Family Resid/R5	565.44
042-561-008-000	Single Family Resid/R5	565.44
042-561-009-000	Single Family Resid/R5	565.44
042-561-010-000	Single Family Resid/R5	565.44
042-561-011-000	Single Family Resid/R5	565.44
042-561-012-000	Single Family Resid/R5	565.44
042-561-013-000	Single Family Resid/R5	565.44
042-561-014-000	Single Family Resid/R5	565.44
042-562-001-000	Single Family Resid/R5	565.44
042-562-002-000	Single Family Resid/R5	565.44
042-562-003-000	Single Family Resid/R5	565.44
042-562-004-000	Single Family Resid/R5	565.44
042-562-005-000	Single Family Resid/R5	565.44
042-562-006-000	Single Family Resid/R5	565.44
042-562-007-000	Single Family Resid/R5	565.44
042-562-008-000	Single Family Resid/R5	565.44
042-562-009-000	Single Family Resid/R5	565.44
042-562-010-000	Single Family Resid/R5	565.44
042-562-011-000	Single Family Resid/R5	565.44
042-562-012-000	Single Family Resid/R5	565.44
042-562-013-000	Single Family Resid/R5	565.44
042-562-014-000	Single Family Resid/R5	565.44
042-562-015-000	Single Family Resid/R5	565.44
042-562-016-000	Single Family Resid/R5	565.44
042-562-017-000	Single Family Resid/R5	565.44
042-562-018-000	Single Family Resid/R5	565.44
042-562-019-000	Single Family Resid/R5	565.44
042-562-020-000	Single Family Resid/R5	565.44
042-562-021-000	Single Family Resid/R5	565.44
042-563-001-000	Single Family Resid/R5	565.44
042-563-002-000	Single Family Resid/R5	565.44
042-563-003-000	Single Family Resid/R5	565.44
042-563-004-000	Single Family Resid/R5	565.44
042-563-005-000	Single Family Resid/R5	565.44
042-563-006-000	Single Family Resid/R5	565.44
042-563-007-000	Single Family Resid/R5	565.44
042-563-008-000	Single Family Resid/R5	565.44
042-563-009-000	Single Family Resid/R5	565.44
042-571-001-000	Single Family Resid/R5	565.44
042-571-002-000	Single Family Resid/R5	565.44
042-571-003-000	Single Family Resid/R5	565.44
042-571-004-000	Single Family Resid/R5	565.44
042-571-005-000	Single Family Resid/R5	565.44
042-571-006-000	Single Family Resid/R5	565.44
042-571-007-000	Single Family Resid/R5	565.44
042-571-008-000	Single Family Resid/R5	565.44
042-571-009-000	Single Family Resid/R5	565.44
042-572-001-000	Single Family Resid/R5	565.44
042-572-002-000	Single Family Resid/R5	565.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-572-003-000	Single Family Resid/R5	565.44
042-572-004-000	Single Family Resid/R5	565.44
042-572-005-000	Single Family Resid/R5	565.44
042-572-006-000	Single Family Resid/R5	565.44
042-572-007-000	Single Family Resid/R5	565.44
042-572-008-000	Single Family Resid/R5	565.44
042-572-009-000	Single Family Resid/R5	565.44
042-572-010-000	Single Family Resid/R5	565.44
042-572-011-000	Single Family Resid/R5	565.44
042-572-012-000	Single Family Resid/R5	565.44
042-572-013-000	Single Family Resid/R5	565.44
042-572-014-000	Single Family Resid/R5	565.44
042-572-015-000	Single Family Resid/R5	565.44
042-572-016-000	Single Family Resid/R5	565.44
042-572-017-000	Single Family Resid/R5	565.44
042-572-018-000	Single Family Resid/R5	565.44
042-573-001-000	Single Family Resid/R5	565.44
042-573-002-000	Single Family Resid/R5	565.44
042-573-003-000	Single Family Resid/R5	565.44
042-573-004-000	Single Family Resid/R5	565.44
042-573-005-000	Single Family Resid/R5	565.44
042-573-006-000	Single Family Resid/R5	565.44
042-573-007-000	Single Family Resid/R5	565.44
042-573-008-000	Single Family Resid/R5	565.44
042-573-009-000	Single Family Resid/R5	565.44
042-573-010-000	Single Family Resid/R5	565.44
042-573-011-000	Single Family Resid/R5	565.44
042-573-012-000	Single Family Resid/R5	565.44
042-573-013-000	Single Family Resid/R5	565.44
042-573-014-000	Single Family Resid/R5	565.44
042-573-015-000	Single Family Resid/R5	565.44
042-573-016-000	Single Family Resid/R5	565.44
042-573-017-000	Single Family Resid/R5	565.44
042-573-018-000	Single Family Resid/R5	565.44
042-574-001-000	Vacant	28,880.90
042-580-001-000	Agriculural	7,431.84
042-580-009-000	Residential Apartments	15,477.94
042-580-017-000	Vacant	6,776.66
042-580-018-000	Residential Apartments	51,224.75
042-580-063-000	Vacant	17,170.30
042-580-064-000	Vacant	14,750.81
042-580-065-000	Vacant	20,974.95
042-580-066-000	Vacant	26,513.23
042-580-068-000	Vacant	31,609.34
042-591-002-000	Single Family Resid/R4	609.33
042-591-003-000	Single Family Resid/R4	609.33
042-591-005-000	Single Family Resid/R4	609.33
042-591-008-000	Single Family Resid/R4	609.33
042-591-011-000	Single Family Resid/R4	609.33
042-591-013-000	Single Family Resid/R4	609.33
042-591-014-000	Single Family Resid/R4	609.33

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-591-015-000	Single Family Resid/R4	609.33
042-591-016-000	Single Family Resid/R4	609.33
042-591-017-000	Single Family Resid/R4	609.33
042-591-018-000	Single Family Resid/R4	609.33
042-591-019-000	Single Family Resid/R4	609.33
042-591-020-000	Single Family Resid/R4	609.33
042-591-021-000	Single Family Resid/R4	609.33
042-591-022-000	Single Family Resid/R4	609.33
042-592-002-000	Single Family Resid/R4	609.33
042-592-003-000	Single Family Resid/R4	609.33
042-592-004-000	Single Family Resid/R4	609.33
042-592-005-000	Single Family Resid/R4	609.33
042-592-006-000	Single Family Resid/R4	609.33
042-592-007-000	Single Family Resid/R4	609.33
042-592-008-000	Single Family Resid/R4	609.33
042-592-009-000	Single Family Resid/R4	609.33
042-592-013-000	Single Family Resid/R4	609.33
042-592-014-000	Single Family Resid/R4	609.33
042-592-015-000	Single Family Resid/R4	609.33
042-592-016-000	Single Family Resid/R4	609.33
042-592-017-000	Single Family Resid/R4	609.33
042-592-018-000	Single Family Resid/R4	609.33
042-592-019-000	Single Family Resid/R4	609.33
042-592-020-000	Single Family Resid/R4	609.33
042-592-021-000	Single Family Resid/R4	609.33
042-592-022-000	Single Family Resid/R4	609.33
042-592-026-000	Single Family Resid/R4	609.33
042-592-027-000	Single Family Resid/R4	609.33
042-592-028-000	Single Family Resid/R4	609.33
042-592-029-000	Single Family Resid/R4	609.33
042-592-030-000	Single Family Resid/R4	609.33
042-593-002-000	Single Family Resid/R4	609.33
042-593-003-000	Single Family Resid/R4	609.33
042-593-004-000	Single Family Resid/R4	609.33
042-593-005-000	Single Family Resid/R4	609.33
042-593-006-000	Single Family Resid/R4	609.33
042-593-007-000	Single Family Resid/R4	609.33
042-593-008-000	Single Family Resid/R4	609.33
042-593-009-000	Single Family Resid/R4	609.33
042-593-010-000	Single Family Resid/R4	609.33
042-593-012-000	Single Family Resid/R4	609.33
042-593-013-000	Single Family Resid/R4	609.33
042-593-014-000	Single Family Resid/R4	609.33
042-593-015-000	Single Family Resid/R4	609.33
042-593-016-000	Single Family Resid/R4	609.33
042-593-017-000	Single Family Resid/R4	609.33
042-593-018-000	Single Family Resid/R4	609.33
042-593-019-000	Single Family Resid/R4	609.33
042-593-020-000	Single Family Resid/R4	609.33
042-594-001-000	Single Family Resid/R4	609.33
042-594-002-000	Single Family Resid/R4	609.33

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-594-003-000	Single Family Resid/R4	609.33
042-594-004-000	Single Family Resid/R4	609.33
042-594-005-000	Single Family Resid/R4	609.33
042-594-006-000	Single Family Resid/R4	609.33
042-594-007-000	Single Family Resid/R4	609.33
042-594-008-000	Single Family Resid/R4	609.33
042-594-009-000	Single Family Resid/R4	609.33
042-594-010-000	Single Family Resid/R4	609.33
042-600-001-000	Single Family Resid/R4	499.61
042-600-002-000	Single Family Resid/R4	499.61
042-600-003-000	Single Family Resid/R8	499.61
042-600-004-000	Single Family Resid/R8	499.61
042-600-005-000	Single Family Resid/R8	499.61
042-600-006-000	Single Family Resid/R8	499.61
042-600-007-000	Single Family Resid/R8	499.61
042-600-008-000	Single Family Resid/R8	499.61
042-600-010-000	Single Family Resid/R8	499.61
042-600-011-000	Single Family Resid/R8	499.61
042-600-012-000	Single Family Resid/R8	499.61
042-600-013-000	Single Family Resid/R8	499.61
042-600-014-000	Single Family Resid/R8	499.61
042-600-015-000	Single Family Resid/R8	499.61
042-600-016-000	Single Family Resid/R8	499.61
042-600-017-000	Single Family Resid/R8	499.61
042-600-019-000	Single Family Resid/R8	499.61
042-600-020-000	Single Family Resid/R8	499.61
042-600-022-000	Single Family Resid/R8	499.61
042-600-023-000	Single Family Resid/R8	499.61
042-600-024-000	Single Family Resid/R8	499.61
042-600-025-000	Single Family Resid/R8	499.61
042-600-026-000	Single Family Resid/R8	499.61
042-600-027-000	Single Family Resid/R8	499.61
042-600-028-000	Single Family Resid/R8	499.61
042-600-029-000	Single Family Resid/R8	499.61
042-600-030-000	Single Family Resid/R8	499.61
042-600-031-000	Single Family Resid/R8	499.61
042-600-032-000	Single Family Resid/R8	499.61
042-600-033-000	Single Family Resid/R8	499.61
042-600-034-000	Single Family Resid/R8	499.61
042-600-035-000	Single Family Resid/R8	499.61
042-600-036-000	Single Family Resid/R8	499.61
042-600-037-000	Single Family Resid/R8	499.61
042-600-038-000	Single Family Resid/R8	499.61
042-600-039-000	Single Family Resid/R8	499.61
042-600-040-000	Single Family Resid/R8	499.61
042-600-041-000	Single Family Resid/R8	499.61
042-600-042-000	Single Family Resid/R8	499.61
042-600-043-000	Single Family Resid/R8	499.61
042-600-044-000	Single Family Resid/R8	499.61
042-600-045-000	Single Family Resid/R8	499.61
042-600-046-000	Single Family Resid/R8	499.61

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-600-048-000	Single Family Resid/R8	499.61
042-600-049-000	Single Family Resid/R8	499.61
042-600-050-000	Single Family Resid/R8	499.61
042-600-051-000	Single Family Resid/R8	499.61
042-600-052-000	Single Family Resid/R8	499.61
042-600-053-000	Single Family Resid/R8	499.61
042-600-054-000	Single Family Resid/R8	499.61
042-600-055-000	Single Family Resid/R8	499.61
042-600-056-000	Single Family Resid/R8	499.61
042-600-057-000	Single Family Resid/R8	499.61
042-600-058-000	Single Family Resid/R8	499.61
042-600-059-000	Single Family Resid/R8	499.61
042-600-060-000	Single Family Resid/R8	499.61
042-600-061-000	Single Family Resid/R8	499.61
042-600-062-000	Single Family Resid/R8	499.61
042-600-063-000	Single Family Resid/R8	499.61
042-600-064-000	Single Family Resid/R8	499.61
042-600-065-000	Single Family Resid/R8	499.61
042-600-066-000	Single Family Resid/R8	499.61
042-600-067-000	Single Family Resid/R8	499.61
042-600-068-000	Single Family Resid/R8	499.61
042-600-069-000	Single Family Resid/R8	499.61
042-600-070-000	Single Family Resid/R8	499.61
042-600-071-000	Single Family Resid/R8	499.61
042-610-001-000	Single Family Resid/R8	499.61
042-610-002-000	Single Family Resid/R8	499.61
042-610-003-000	Single Family Resid/R8	499.61
042-610-004-000	Single Family Resid/R8	499.61
042-610-005-000	Single Family Resid/R8	499.61
042-610-006-000	Single Family Resid/R8	499.61
042-610-007-000	Single Family Resid/R8	499.61
042-610-008-000	Single Family Resid/R8	499.61
042-610-010-000	Single Family Resid/R8	499.61
042-610-011-000	Single Family Resid/R8	499.61
042-610-012-000	Single Family Resid/R8	499.61
042-610-013-000	Single Family Resid/R8	499.61
042-610-014-000	Single Family Resid/R8	499.61
042-610-015-000	Single Family Resid/R8	499.61
042-610-016-000	Single Family Resid/R8	499.61
042-610-017-000	Single Family Resid/R8	499.61
042-610-018-000	Single Family Resid/R8	499.61
042-610-019-000	Single Family Resid/R8	499.61
042-610-020-000	Single Family Resid/R8	499.61
042-610-021-000	Single Family Resid/R8	499.61
042-610-022-000	Single Family Resid/R8	499.61
042-610-023-000	Single Family Resid/R8	499.61
042-610-024-000	Single Family Resid/R8	499.61
042-610-025-000	Single Family Resid/R8	499.61
042-610-026-000	Single Family Resid/R8	499.61
042-610-027-000	Single Family Resid/R8	499.61
042-610-028-000	Single Family Resid/R8	499.61

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-610-029-000	Single Family Resid/R8	499.61
042-610-030-000	Single Family Resid/R8	499.61
042-610-031-000	Single Family Resid/R8	499.61
042-610-032-000	Single Family Resid/R8	499.61
042-610-033-000	Single Family Resid/R8	499.61
042-610-034-000	Single Family Resid/R8	499.61
042-610-035-000	Single Family Resid/R8	499.61
042-610-036-000	Single Family Resid/R8	499.61
042-610-037-000	Single Family Resid/R8	499.61
042-610-038-000	Single Family Resid/R8	499.61
042-610-039-000	Single Family Resid/R8	499.61
042-610-040-000	Single Family Resid/R8	499.61
042-610-041-000	Single Family Resid/R8	499.61
042-610-042-000	Single Family Resid/R8	499.61
042-621-001-000	Single Family Resid/R8	609.33
042-621-002-000	Single Family Resid/R8	609.33
042-621-003-000	Single Family Resid/R4	609.33
042-621-004-000	Single Family Resid/R4	609.33
042-621-005-000	Single Family Resid/R4	609.33
042-621-006-000	Single Family Resid/R4	609.33
042-621-007-000	Single Family Resid/R4	609.33
042-621-008-000	Single Family Resid/R4	609.33
042-621-009-000	Single Family Resid/R4	609.33
042-621-011-000	Single Family Resid/R4	609.33
042-621-012-000	Single Family Resid/R4	609.33
042-621-013-000	Single Family Resid/R4	609.33
042-621-014-000	Single Family Resid/R4	609.33
042-621-015-000	Single Family Resid/R4	609.33
042-621-016-000	Single Family Resid/R4	609.33
042-621-017-000	Single Family Resid/R4	609.33
042-621-018-000	Single Family Resid/R4	609.33
042-621-019-000	Single Family Resid/R4	609.33
042-621-020-000	Single Family Resid/R4	609.33
042-621-021-000	Single Family Resid/R4	609.33
042-621-022-000	Single Family Resid/R4	609.33
042-621-023-000	Single Family Resid/R4	609.33
042-621-024-000	Single Family Resid/R4	609.33
042-621-025-000	Single Family Resid/R4	609.33
042-621-026-000	Single Family Resid/R4	609.33
042-621-027-000	Single Family Resid/R4	609.33
042-621-028-000	Single Family Resid/R4	609.33
042-621-029-000	Single Family Resid/R4	609.33
042-621-030-000	Single Family Resid/R4	609.33
042-621-031-000	Single Family Resid/R4	609.33
042-621-032-000	Single Family Resid/R4	609.33
042-621-033-000	Single Family Resid/R4	609.33
042-631-001-000	Single Family Resid/R4	565.44
042-631-002-000	Single Family Resid/R4	565.44
042-631-003-000	Single Family Resid/R5	565.44
042-631-004-000	Single Family Resid/R5	565.44
042-632-001-000	Single Family Resid/R5	565.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-632-002-000	Single Family Resid/R5	565.44
042-632-003-000	Single Family Resid/R5	565.44
042-632-004-000	Single Family Resid/R5	565.44
042-632-005-000	Single Family Resid/R5	565.44
042-632-006-000	Single Family Resid/R5	565.44
042-632-007-000	Single Family Resid/R5	565.44
042-632-008-000	Single Family Resid/R5	565.44
042-632-010-000	Single Family Resid/R5	565.44
042-632-011-000	Single Family Resid/R5	565.44
042-632-012-000	Single Family Resid/R5	565.44
042-632-013-000	Single Family Resid/R5	565.44
042-632-014-000	Single Family Resid/R5	565.44
042-632-015-000	Single Family Resid/R5	565.44
042-632-016-000	Single Family Resid/R5	565.44
042-632-017-000	Single Family Resid/R5	565.44
042-632-018-000	Single Family Resid/R5	565.44
042-632-019-000	Single Family Resid/R5	565.44
042-632-020-000	Single Family Resid/R5	565.44
042-632-021-000	Single Family Resid/R5	565.44
042-632-022-000	Single Family Resid/R5	565.44
042-632-023-000	Single Family Resid/R5	565.44
042-632-024-000	Single Family Resid/R5	565.44
042-632-025-000	Single Family Resid/R5	565.44
042-632-026-000	Single Family Resid/R5	565.44
042-632-027-000	Single Family Resid/R5	565.44
042-632-028-000	Single Family Resid/R5	565.44
042-632-029-000	Single Family Resid/R5	565.44
042-632-030-000	Single Family Resid/R5	565.44
042-632-031-000	Single Family Resid/R5	565.44
042-632-032-000	Single Family Resid/R5	565.44
042-632-033-000	Single Family Resid/R5	565.44
042-632-034-000	Single Family Resid/R5	565.44
042-632-035-000	Single Family Resid/R5	565.44
042-632-036-000	Single Family Resid/R5	565.44
042-632-037-000	Single Family Resid/R5	565.44
042-632-038-000	Single Family Resid/R5	565.44
042-632-039-000	Single Family Resid/R5	565.44
042-632-040-000	Single Family Resid/R5	565.44
042-632-041-000	Single Family Resid/R5	565.44
042-634-001-000	Single Family Resid/R5	565.44
042-634-002-000	Single Family Resid/R5	565.44
042-634-003-000	Single Family Resid/R5	565.44
042-634-004-000	Single Family Resid/R5	565.44
042-634-005-000	Single Family Resid/R5	565.44
042-634-006-000	Single Family Resid/R5	565.44
042-634-007-000	Single Family Resid/R5	565.44
042-634-008-000	Single Family Resid/R5	565.44
042-634-009-000	Single Family Resid/R5	565.44
042-634-010-000	Single Family Resid/R5	565.44
042-634-011-000	Single Family Resid/R5	565.44
042-634-012-000	Single Family Resid/R5	565.44

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-634-013-000	Single Family Resid/R5	565.44
042-634-014-000	Single Family Resid/R5	565.44
042-634-015-000	Single Family Resid/R5	565.44
042-634-016-000	Single Family Resid/R5	565.44
042-634-017-000	Single Family Resid/R5	565.44
042-634-018-000	Single Family Resid/R5	565.44
042-634-019-000	Single Family Resid/R5	565.44
042-634-020-000	Single Family Resid/R5	565.44
042-634-021-000	Single Family Resid/R5	565.44
042-634-022-000	Single Family Resid/R5	565.44
042-634-023-000	Single Family Resid/R5	565.44
042-634-024-000	Single Family Resid/R5	565.44
042-634-025-000	Single Family Resid/R5	565.44
042-634-026-000	Single Family Resid/R5	565.44
042-634-027-000	Single Family Resid/R5	565.44
042-634-028-000	Single Family Resid/R5	565.44
042-634-029-000	Single Family Resid/R5	565.44
042-634-030-000	Single Family Resid/R5	565.44
042-634-031-000	Single Family Resid/R5	565.44
042-634-032-000	Single Family Resid/R5	565.44
042-634-033-000	Single Family Resid/R5	565.44
042-634-034-000	Single Family Resid/R5	565.44
042-634-035-000	Single Family Resid/R5	565.44
042-634-036-000	Single Family Resid/R5	565.44
042-634-037-000	Single Family Resid/R5	565.44
042-634-038-000	Single Family Resid/R5	565.44
042-634-039-000	Single Family Resid/R5	565.44
042-634-040-000	Single Family Resid/R5	565.44
042-634-041-000	Single Family Resid/R5	565.44
042-635-001-000	Single Family Resid/R5	565.44
042-635-002-000	Single Family Resid/R5	565.44
042-635-003-000	Single Family Resid/R5	565.44
042-635-004-000	Single Family Resid/R5	565.44
042-635-005-000	Single Family Resid/R5	565.44
042-635-006-000	Single Family Resid/R5	565.44
042-635-007-000	Single Family Resid/R5	565.44
042-635-008-000	Single Family Resid/R5	565.44
042-635-009-000	Single Family Resid/R5	565.44
042-641-001-000	Single Family Resid/R4	609.33
042-641-002-000	Single Family Resid/R4	609.33
042-641-003-000	Single Family Resid/R4	609.33
042-641-004-000	Single Family Resid/R4	609.33
042-641-005-000	Single Family Resid/R4	609.33
042-641-006-000	Single Family Resid/R4	609.33
042-641-007-000	Single Family Resid/R4	609.33
042-641-008-000	Single Family Resid/R4	609.33
042-641-009-000	Single Family Resid/R4	609.33
042-641-010-000	Single Family Resid/R4	609.33
042-641-011-000	Single Family Resid/R4	609.33
042-641-012-000	Single Family Resid/R4	609.33
042-642-001-000	Single Family Resid/R4	609.33

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-642-002-000	Single Family Resid/R4	609.33
042-642-003-000	Single Family Resid/R4	609.33
042-642-004-000	Single Family Resid/R4	609.33
042-642-005-000	Single Family Resid/R4	609.33
042-642-006-000	Single Family Resid/R4	609.33
042-642-007-000	Single Family Resid/R4	609.33
042-642-008-000	Single Family Resid/R4	609.33
042-642-009-000	Single Family Resid/R4	609.33
042-642-010-000	Single Family Resid/R4	609.33
042-642-011-000	Single Family Resid/R4	609.33
042-642-012-000	Single Family Resid/R4	609.33
042-642-013-000	Single Family Resid/R4	609.33
042-643-001-000	Single Family Resid/R4	609.33
042-643-002-000	Single Family Resid/R4	609.33
042-643-003-000	Single Family Resid/R4	609.33
042-643-004-000	Single Family Resid/R4	609.33
042-643-005-000	Single Family Resid/R4	609.33
042-643-006-000	Single Family Resid/R4	609.33
042-643-007-000	Single Family Resid/R4	609.33
042-643-008-000	Single Family Resid/R4	609.33
042-643-009-000	Single Family Resid/R4	609.33
042-643-010-000	Single Family Resid/R4	609.33
042-643-011-000	Single Family Resid/R4	609.33
042-643-012-000	Single Family Resid/R4	609.33
042-643-013-000	Single Family Resid/R4	609.33
042-643-014-000	Single Family Resid/R4	609.33
042-643-015-000	Single Family Resid/R4	609.33
042-643-016-000	Single Family Resid/R4	609.33
042-644-001-000	Single Family Resid/R4	609.33
042-644-002-000	Single Family Resid/R4	609.33
042-644-003-000	Single Family Resid/R4	609.33
042-644-004-000	Single Family Resid/R4	609.33
042-644-005-000	Single Family Resid/R4	609.33
042-644-006-000	Single Family Resid/R4	609.33
042-644-007-000	Single Family Resid/R4	609.33
042-644-008-000	Single Family Resid/R4	609.33
042-644-009-000	Single Family Resid/R4	609.33
042-645-001-000	Single Family Resid/R4	609.33
042-645-002-000	Single Family Resid/R4	609.33
042-645-003-000	Single Family Resid/R4	609.33
042-645-004-000	Single Family Resid/R4	609.33
042-645-005-000	Single Family Resid/R4	609.33
042-645-006-000	Single Family Resid/R4	609.33
042-645-007-000	Single Family Resid/R4	609.33
042-645-008-000	Single Family Resid/R4	609.33
042-645-009-000	Single Family Resid/R4	609.33
042-645-010-000	Single Family Resid/R4	609.33
042-645-011-000	Single Family Resid/R4	609.33
042-645-012-000	Single Family Resid/R4	609.33
042-645-013-000	Single Family Resid/R4	609.33
042-651-001-000	Single Family Resid/R4	609.33

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-651-002-000	Single Family Resid/R4	609.33
042-651-003-000	Single Family Resid/R4	609.33
042-651-004-000	Single Family Resid/R4	609.33
042-651-005-000	Single Family Resid/R4	609.33
042-651-006-000	Single Family Resid/R4	609.33
042-651-007-000	Single Family Resid/R4	609.33
042-651-008-000	Single Family Resid/R4	609.33
042-652-001-000	Single Family Resid/R4	609.33
042-652-002-000	Single Family Resid/R4	609.33
042-652-003-000	Single Family Resid/R4	609.33
042-652-004-000	Single Family Resid/R4	609.33
042-652-005-000	Single Family Resid/R4	609.33
042-652-006-000	Single Family Resid/R4	609.33
042-652-007-000	Single Family Resid/R4	609.33
042-652-008-000	Single Family Resid/R4	609.33
042-653-001-000	Single Family Resid/R4	609.33
042-653-002-000	Single Family Resid/R4	609.33
042-653-003-000	Single Family Resid/R4	609.33
042-653-004-000	Single Family Resid/R4	609.33
042-653-005-000	Single Family Resid/R4	609.33
042-653-006-000	Single Family Resid/R4	609.33
042-653-007-000	Single Family Resid/R4	609.33
042-653-008-000	Single Family Resid/R4	609.33
042-653-009-000	Single Family Resid/R4	609.33
042-653-010-000	Single Family Resid/R4	609.33
042-653-011-000	Single Family Resid/R4	609.33
042-653-012-000	Single Family Resid/R4	609.33
042-653-013-000	Single Family Resid/R4	609.33
042-653-014-000	Single Family Resid/R4	609.33
042-653-015-000	Single Family Resid/R4	609.33
042-653-016-000	Single Family Resid/R4	609.33
042-653-017-000	Single Family Resid/R4	609.33
042-653-018-000	Single Family Resid/R4	609.33
042-653-019-000	Single Family Resid/R4	609.33
042-653-020-000	Single Family Resid/R4	609.33
042-654-001-000	Single Family Resid/R4	609.33
042-654-002-000	Single Family Resid/R4	609.33
042-654-003-000	Single Family Resid/R4	609.33
042-654-004-000	Single Family Resid/R4	609.33
042-654-005-000	Single Family Resid/R4	609.33
042-654-006-000	Single Family Resid/R4	609.33
042-654-007-000	Single Family Resid/R4	609.33
042-654-008-000	Single Family Resid/R4	609.33
042-654-009-000	Single Family Resid/R4	609.33
042-654-010-000	Single Family Resid/R4	609.33
042-654-011-000	Single Family Resid/R4	609.33
042-661-001-000	Single Family Resid/R4	609.33
042-661-002-000	Single Family Resid/R4	609.33
042-661-003-000	Single Family Resid/R4	609.33
042-661-004-000	Single Family Resid/R4	609.33
042-661-005-000	Single Family Resid/R4	609.33

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-661-006-000	Single Family Resid/R4	609.33
042-661-007-000	Single Family Resid/R4	609.33
042-661-008-000	Single Family Resid/R4	609.33
042-661-009-000	Single Family Resid/R4	609.33
042-661-010-000	Single Family Resid/R4	609.33
042-661-011-000	Single Family Resid/R4	609.33
042-661-012-000	Single Family Resid/R4	609.33
042-662-001-000	Single Family Resid/R4	609.33
042-662-002-000	Single Family Resid/R4	609.33
042-662-003-000	Single Family Resid/R4	609.33
042-662-004-000	Single Family Resid/R4	609.33
042-662-005-000	Single Family Resid/R4	609.33
042-662-006-000	Single Family Resid/R4	609.33
042-662-007-000	Single Family Resid/R4	609.33
042-662-008-000	Single Family Resid/R4	609.33
042-662-009-000	Single Family Resid/R4	609.33
042-662-010-000	Single Family Resid/R4	609.33
042-662-011-000	Single Family Resid/R4	609.33
042-662-012-000	Single Family Resid/R4	609.33
042-671-001-000	Single Family Resid/R5	565.44
042-671-002-000	Single Family Resid/R5	565.44
042-671-003-000	Single Family Resid/R5	565.44
042-671-004-000	Single Family Resid/R5	565.44
042-671-005-000	Single Family Resid/R5	565.44
042-671-006-000	Single Family Resid/R5	565.44
042-671-007-000	Single Family Resid/R5	565.44
042-671-008-000	Single Family Resid/R5	565.44
042-671-009-000	Single Family Resid/R5	565.44
042-671-010-000	Single Family Resid/R5	565.44
042-671-011-000	Single Family Resid/R5	565.44
042-671-012-000	Single Family Resid/R5	565.44
042-671-013-000	Single Family Resid/R5	565.44
042-671-014-000	Single Family Resid/R5	565.44
042-671-015-000	Single Family Resid/R5	565.44
042-671-016-000	Single Family Resid/R5	565.44
042-671-017-000	Single Family Resid/R5	565.44
042-671-019-000	Single Family Resid/R5	565.44
042-671-020-000	Single Family Resid/R5	565.44
042-671-021-000	Single Family Resid/R5	565.44
042-671-022-000	Single Family Resid/R5	565.44
042-671-023-000	Single Family Resid/R5	565.44
042-671-024-000	Single Family Resid/R5	565.44
042-671-025-000	Single Family Resid/R5	565.44
042-671-026-000	Single Family Resid/R5	565.44
042-671-027-000	Single Family Resid/R5	565.44
042-671-028-000	Single Family Resid/R5	565.44
042-671-029-000	Single Family Resid/R5	565.44
042-671-030-000	Single Family Resid/R5	565.44
042-672-001-000	Single Family Resid/R5	565.44
042-672-002-000	Single Family Resid/R5	565.44
042-672-003-000	Single Family Resid/R5	565.44

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2017/2018 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-672-004-000	Single Family Resid/R5	565.44
042-673-001-000	Single Family Resid/R5	565.44
042-673-002-000	Single Family Resid/R5	565.44
042-673-003-000	Single Family Resid/R5	565.44
042-673-004-000	Single Family Resid/R5	565.44
042-673-005-000	Single Family Resid/R5	565.44
042-673-006-000	Single Family Resid/R5	565.44
042-673-007-000	Single Family Resid/R5	565.44
042-673-008-000	Single Family Resid/R5	565.44
042-673-009-000	Single Family Resid/R5	565.44
042-673-010-000	Single Family Resid/R5	565.44
042-673-011-000	Single Family Resid/R5	565.44
042-673-012-000	Single Family Resid/R5	565.44
042-674-001-000	Single Family Resid/R5	565.44
042-674-002-000	Single Family Resid/R5	565.44
042-674-003-000	Single Family Resid/R5	565.44
042-674-004-000	Single Family Resid/R5	565.44
042-674-005-000	Single Family Resid/R5	565.44
042-674-006-000	Single Family Resid/R5	565.44
042-674-007-000	Single Family Resid/R5	565.44
042-674-008-000	Single Family Resid/R5	565.44
042-674-009-000	Single Family Resid/R5	565.44
042-674-010-000	Single Family Resid/R5	565.44
042-674-011-000	Single Family Resid/R5	565.44
042-674-012-000	Single Family Resid/R5	565.44
042-675-001-000	Single Family Resid/R5	565.44
042-675-002-000	Single Family Resid/R5	565.44
042-675-003-000	Single Family Resid/R5	565.44
042-675-004-000	Single Family Resid/R5	565.44
042-675-005-000	Single Family Resid/R5	565.44
042-675-006-000	Single Family Resid/R5	565.44
042-681-001-000	Single Family Resid/R5	565.44
042-681-002-000	Single Family Resid/R5	565.44
042-681-003-000	Single Family Resid/R5	565.44
042-681-004-000	Single Family Resid/R5	565.44
042-681-005-000	Single Family Resid/R5	565.44
042-681-006-000	Single Family Resid/R5	565.44
042-681-007-000	Single Family Resid/R5	565.44
042-681-008-000	Single Family Resid/R5	565.44
042-682-001-000	Single Family Resid/R5	565.44
042-682-002-000	Single Family Resid/R5	565.44
042-682-003-000	Single Family Resid/R5	565.44
042-682-004-000	Single Family Resid/R5	565.44
042-682-005-000	Single Family Resid/R5	565.44
042-682-006-000	Single Family Resid/R5	565.44
042-682-007-000	Single Family Resid/R5	565.44
042-682-008-000	Single Family Resid/R5	565.44
042-683-001-000	Single Family Resid/R5	565.44
042-683-002-000	Single Family Resid/R5	565.44
042-683-003-000	Single Family Resid/R5	565.44
042-683-004-000	Single Family Resid/R5	565.44

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2017/2018 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-684-001-000	Single Family Resid/R5	565.44
042-684-002-000	Single Family Resid/R5	565.44
042-684-003-000	Single Family Resid/R5	565.44
042-684-004-000	Single Family Resid/R5	565.44
042-684-005-000	Single Family Resid/R5	565.44
042-684-006-000	Single Family Resid/R5	565.44
042-684-007-000	Single Family Resid/R5	565.44
042-684-008-000	Single Family Resid/R5	565.44
042-684-009-000	Single Family Resid/R5	565.44
042-684-010-000	Single Family Resid/R5	565.44
042-684-011-000	Single Family Resid/R5	565.44
042-684-012-000	Single Family Resid/R5	565.44
042-684-013-000	Single Family Resid/R5	565.44
042-684-014-000	Single Family Resid/R5	565.44
042-684-015-000	Single Family Resid/R5	565.44
042-684-016-000	Single Family Resid/R5	565.44
1738	**Sub Total**	**1,294,733.32**
1744	**GRAND TOTAL**	**1,318,902.31**

VI. DISTRICT DIAGRAM

The parcels within the Spring Lake Landscaping and Lighting District consist of all lots, parcels and subdivisions of land located in Spring Lake Specific Plan Area. This includes assessor parcels shown on the current Yolo County Assessor's Parcel Map Book 041 page 07, 23, 24 and Book 042 pages 01, 03, 06, 35-61, 63 and 67-68. A boundary map of the area is attached.

PROPOSED BOUNDARY OF SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT

CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA

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

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWNING PROPOSED BOUNDARIES OF SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT, CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AT A REGULAR MEETING THEREOF, HELD ON THE 15th DAY OF February, 2005, BY ITS RESOLUTION NO. 4611

Susan L. Vannucci
CITY CLERK
CITY OF WOODLAND

CITY OF WOODLAND SEAL YOLO CO.

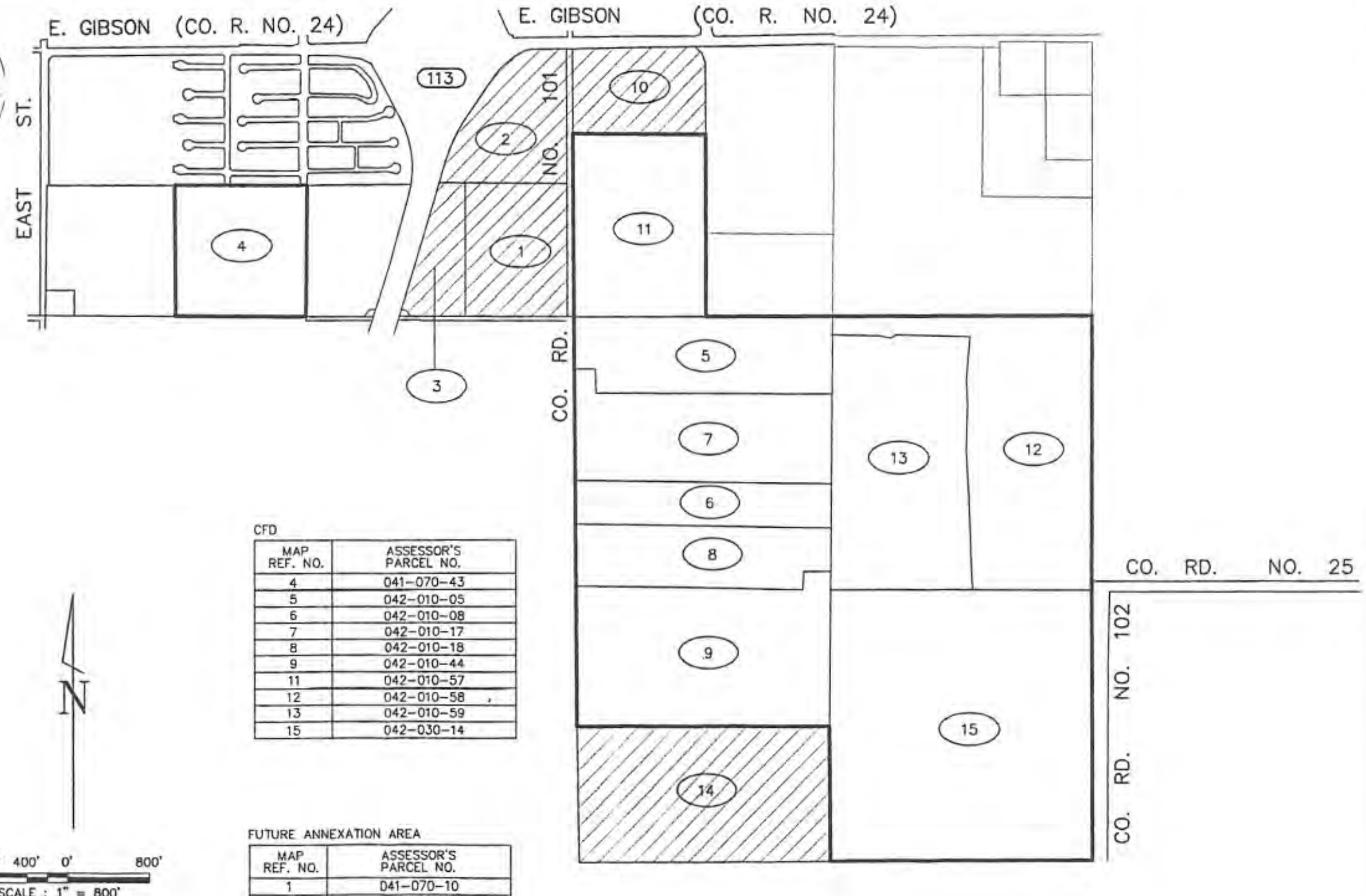
FILED THIS 28th DAY OF February, 2005, AT THE HOUR 12:45 O'CLOCK P.M. IN THE BOOK 2005 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 20 AND AS INSTRUMENT NO. ______ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY

COUNTY RECORDER
COUNTY OF YOLO
STATE OF CALIFORNIA

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

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



LEGEND

PROPOSED BOUNDARY

1 MAP REFERENCE NUMBER

FUTURE ANNEXATION AREA

CFD

MAP REF. NO.	ASSESSOR'S PARCEL NO.
4	041-070-43
5	042-010-05
6	042-010-08
7	042-010-17
8	042-010-18
9	042-010-44
11	042-010-57
12	042-010-58
13	042-010-59
15	042-030-14

FUTURE ANNEXATION AREA

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

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

(05-015) FEBRUARY 2005

CITY OF WOODLAND

SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report
Fiscal Year 2017/2018

Report Submitted by:

____

Scott Koppel
Koppel & Gruber Public Finance

____

Registered Engineer

Table 5
Detail Fiscal Year 2016/2016 Maintenance Costs

SEGMNT	AREA	ALLOCATION METHOD	APPR. LENGTH (lf)	APPR. WIDTH (sf)	PARKS (costs in 2006 dollars): LANDSCAPING ($0.18/sq.ft.) Quantity	LANDSCAPING Cost	GREENBELTS & PARKS ($15,000/ac.) Quantity	GREENBELTS & PARKS Cost	WALLS & FENCING ($1.10/ln. ft.) Level of effort (%)	WALLS & FENCING Cost	CAPITAL Lump Sum	PUBLIC WORKS (costs is 2006 dollars): LANDSCAPING Quantitiy	LANDSCAPING Lump Sum	TREES ($60/ea @ maturity) Quantity	TREES Cost	LIGHTING ($153/each) Quantitiy	LIGHTING Cost	SIGNALIZED INTERSECTIONS ($11,498/each) Quantity	SIGNALIZED INTERSECTIONS Cost	LINE ITEM TOTAL	PUBLIC AGENCY COST[1] Landscaping, Trees & Lights Area Cost	DEVELOPERS' COST[2] Landscaping, Trees & Lights Area Cost	NET DEVELOPER COST
A1	Pioneer Avenue	PRODUCT TYPE - Dev/Undev (Base)	7825	Varies (41-53)	24,073	$4,426			1,073	$422				44	$892	69	$9,708	1	$9,010	$24,458		$24,458	$24,458
A2	Pioneer Avenue *(Fronting High School Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1815	16	56,378	$10,367			0	$0				41	$831	14	$1,970	2	$18,019	$31,186	$4,667.23	$8,499.87	$26,519
B	Parkway Drive	PRODUCT TYPE - Dev/Undev (Base)	5181	53	277,243	$50,978	106	$36	5,980	$2,352				614	$12,441	38	$5,346	0	$0	$71,154			$71,154
C1	Road 102	PRODUCT TYPE - Dev/Undev (Base)	5300	37	123,759	$22,756			4,429	$1,742				270	$5,471	45	$6,331	1	$9,010	$45,310			$45,310
C2	Road 102 *(Fronting College Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1186	37	48,461	$8,911			0	$0				96	$1,945	12	$1,688	1	$9,010	$21,554	$3,951.54	$8,592.82	$17,602
C3	Road 102 *(Fronting Yolo County Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1433	37	58,252	$10,711			0	$0				90	$1,824	13	$1,829	1	$9,010	$23,373	$4,405.70	$9,958.10	$18,968
D1	East Gibson Road (Includes total 1/2 median sf = 25656	PRODUCT TYPE - Dev/Undev (Base)	1400	24.5	0	$0			0	$0				0	$0	10	$1,407	0	$0	$1,407			$1,407
D2	East Gibson Road *(Fronting High School)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1200	24.5	61,093	$11,233			0	$0				24	$486	14	$1,970	0	$0	$13,689	$3,388.01	$10,301.47	$10,301
D3	East Gibson Road *(Fronting College)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1460	24.5	32,772	$6,026			0	$0				47	$952	17	$2,392	1	$9,010	$18,380	$4,300.06	$5,070.05	$14,080
D4	East Gibson Road *(Fronting Yolo County Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1097	24.5	24,650	$4,533			0	$0				56	$1,135	13	$1,829	1	$9,010	$16,506	$3,456.45	$4,039.77	$13,049
E	Road 25A	PRODUCT TYPE - Dev/Undev (Base)	5250	33	0	$0			0	$0				0	$0	0	$0	0	$0	$0			$0
F1	Farmer's Central Road	ZONING - Dev Only	6604	varies (13-37)	0	$0			0	$0				0	$0	7	$985	0	$0	$985			$985
F2	Farmer's Central Road *(Fronting School "A")*	ZONING - Dev Only	696	8	0	$0			0	$0				0	$0	0	$0	0	$0	$0			$0
G	Mixed Use Channel*	PRODUCT TYPE - Dev/Undev (Drainage)	3560		354,685	$65,218			0	$0				500	$10,131	3	$422	0	$0	$75,771			$75,771
H	Road 24C	ZONING - Dev Only	2000		1,462	$269			0	$0				20	$405	6	$844	0	$0	$1,518			$1,518
I1	Road 101	ZONING - Dev Only	5817	Varies (5-16)	0	$0			0	$0				5	$101	9	$1,266	0	$0	$1,368			$1,368
I2	Road 101 *(Fronting School "A")*	ZONING - Dev Only	647	8	0	$0			0	$0				0	$0	0	$0	0	$0	$0			$0
J1	Matmor Road (West Side Only)	ZONING - Dev Only	1280		47,794	$8,788			1,228	$483				91	$1,844	8	$1,126	1	$9,010	$21,250			$21,250
J2	Matmor Road *(Fronting Private School - East Side Only)*	ZONING - Dev Only	1280	8	5,513	$1,014			0	$0				35	$709	8	$1,126	0	$0	$2,848			$2,848
K1	Collector One	ZONING - Dev Only	5200	varies	13,014	$2,393			0	$0				102	$2,067	38	$5,346	0	$0	$9,806			$9,806
K2	Collector One *(Fronting School "B")* (680lf of Local)	ZONING - Dev Only	625	8	0	$0			0	$0				35	$709	10	$1,407	0	$0	$2,116			$2,116
K3	Collector One *(Fronting School "C")* (630lf of Local)	ZONING - Dev Only	490	8	9,234	$1,698			0	$0				47	$952	8	$1,126	0	$0	$3,776			$3,776
L	Collector Two (Greenbelt Corrid	ZONING - Dev Only	3200		365	$67			0	$0				0	$0	10	$1,407	0	$0	$1,474			$1,474
M	Collector Four	ZONING - Dev Only	1300		0	$0			0	$0				0	$0	0	$0	0	$0	$0			$0
N	Collector "A" Street	ZONING - Dev Only	5200	varies	36,590	$6,728			0	$0				181	$3,667	51	$7,175	0	$0	$17,571			$17,571
	Subdivision Trail Corridor	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0			$0
	Greenbelts	PRODUCT TYPE - Dev only (Parks)					18	$513,431							$0		$0		$0	$513,431			$513,431
	Highway 113 Buffer	PRODUCT TYPE - Dev only (Base)													$0		$0		$0	$0			$0
	Central Park	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0			$0
	Park "A" (Landscaping Strips Included in Road 101 & Loca	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0			$0
	Park "B" (Landscaping Strips Included in Coll. 1 & Loca	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0			$0
	Park "C" (Landscaping Strips Included in Coll. 1 & Loca	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0			$0
	Mini-Park	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0			$0
	Gateway Entries ($0.70/sq. ft.)	PRODUCT TYPE - Dev only (Base)													$0		$0		$0	$0			$0
	Local Streets	ZONING - Dev Only			165,012	$30,342			0	$0				2,799	$56,713	689	$96,939	0	$0	$183,993			$183,993
O	Local Streets *(Fronting School "B")*	ZONING - Dev Only	680	6	0	$0	207,634	$71,070	0	$0				0	$0	0	$0	0	$0	$71,070			$71,070
	Local Streets *(Fronting School "C")*	ZONING - Dev Only	630	6	0	$0		$0	0	$0				0	$0	0	$0	0	$0	$0			$0
	Off-Site Inlet Channel (South Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0			$0
	Off-Site Inlet Channel (North Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0			$0
	Off-Site Interceptor/Conveyance Facility (East Area Agricultural Interceptor)*	ZONING - Dev Only													$0		$0		$0	$0			$0
	Off-Site Interceptor/Conveyance Facility (West Area Agricultural Interceptor)*	ZONING - Dev Only													$0		$0		$0	$0			$0
	Off-Site Outlet Channel*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0			$0
	Off-Site East Regional Pond (East Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0			$0
	Off-Site East Regional Pond (West Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0			$0
	Off-Site Regional Pond Park	PRODUCT TYPE - Dev Only (Drainage)			2,200	$405			0	$0		2,200	$36,875	0	$0	5	$703	0	$0	$37,983			$37,983
	On-Site Temporary Agricultural Interceptor*	ZONING - Dev Only																		$0			$0
	Administration Costs	PRODUCT TYPE - Dev/Undev (Base)									$106,923									$106,923			$106,923
	TOTALS				1,342,551	$246,863	207,758	$584,537	12,710	$5,000	$106,923	2,200	$36,875	5,097	$103,275	1,097	$154,342	9	$81,087	$1,211,979	$24,169	$70,920	$1,294,733
						x (1)		x															

TOTAL ADMIN COST	=	$106,923		
TOTAL PARKS	=	$836,400		
**TOTAL PUBLIC WORKS	=	$375,579	$94,923	$470,502
SUBTOTAL	-	$1,318,902	644,873.00	$674,029.31
TOTAL PUBLIC AGENCY	=	-$24,169		
OVERALL TOTAL DEVELOPERS' COST		$1,211,979		

Segments refer to map (SLSP On-site Exibit)

*Cost estimated as a lump sum basis.

**Public Works phasing capital costs are shown in attached memo.

[1]Public Agency Formula = (12' of Landscaping*$.15)+(Tree Total/2)+(Lighting Total/2)

[2]Developers' Cost = Total Area Cost - Public Agency Cost

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CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2016/2017 Assessment Calculation

Subdivision Number	Developer	Project	Approval Date	No. of Units	ZONING[1] R3 Units	R4 Units	R5 Units	R8 Units	R15 Units	R20 Units	R25 Units
For Fiscal Year 2006/2007[1]											
4711	Monley Cronin	Heritage Park 1A	May-05	41		41					
4650	Russell Ranch Dev. Inc.	Heritage Unit 1	May-05	51	51						
4736	Russell Ranch Dev. Inc.	Heritage Unit 2	Jul-05	16	16						
4752	KB Home	TOC Village 2	Sep-05	145			145				
4764	Russell Ranch Dev. Inc.	Heritage Unit 3/Heritage Village	Aug-05	10					10		
4765	Monley Cronin	Heritage Park 1B/Liberty Village	Jul-05	10					10		
For Fiscal Year 2007/2008											
4648	KB Home North Bay Inc.	TOC Village 1-B	Mar-06	112				112			
4649	KB Home North Bay, Inc.	TOC Village 1-A	Mar-06	87				87			
4670	Pioneer Investors LLC	Heidrick Ranch, Phase 1	Jun-06	59			59				
4753	KB Home North Bay, Inc.	Village 3	May-06	134			134				
4754	Centex Homes	Village 4	Mar-06	140			140				
4821	HTW West Ventures LLC	Turn of the Century Large Lot Subdivision	Jan-06 n/a[2]	156							156
For Fiscal Year 2007/2008											
4778	Centex Homes	Beeghly Ranch	Mar-07	216		81	135				
For Fiscal Year 2010/2011											
4675	Standard Pacific Corp	Parkside at Spring Lake	Feb-11	42			42				
4993	Standard Pacific Corp	Huntington Square (Parkside)	Jun-11	120			120				
For Fiscal Year 2012/2013											
5019	Lennar Homes of CA Inc	Units 4A & 4C Miekle Lots[3]	Feb-13	13		13					
For Fiscal Year 2013/2014											
5004	Taylor Morrison of CA LLC	Parkview	Jul-13	108				108			
5029	Lennar Homes of CA Inc	Heritage Units 4C & 7	Sep-13	65		65					
5030	Lennar Homes of CA Inc	Heritage Units 4C	Sep-13	20		20					
For Fiscal Year 2015/2016											
4670	Spring Lake Housing Assoc	Heidrick Ranch - Phase 1		62							62
For Fiscal Year 2016/2017											
4853	Western Pacific Housing	Solara Ranch	Dec-14	94			94				
4986	Lennar Homes of CA Inc	Heidrick Ranch - Phase 2 & 3		99			99				
			TOTAL	**1,800**	**67**	**220**	**968**	**307**	**20**	**0**	**218**

1. Update Provided by Bruce Pollard, Senior Civil Engineer, City of Woodland on 6/6/14
2. Subdivided into 6 lettered lots with Developed Apartments on one of the lots
3. Includes 7 large lots that ultimatley subdivided into Subdivision 5029 and 5030. Also includes 1 large lot scheduled for a park site and commercial acreage.

\\SERVER\ClientFiles\Woodland\Spring_Lake\Admin\2016\LLD\Tables\[Subdivision Info FY1617.xlsx]Sheet1

Legislation Text

13.

File #: 17-0453, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Second Reading and Adoption of Ordinance No. _____, approving the Amending of Chapter 14C of the Woodland Municipal Code related to Weed Abatement

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. _____, amending Chapter 14C of the Woodland Municipal Code Ordinance regarding weed abatement.

Staff Contact

Jessica Walton, Fire Prevention Specialist - (530)661-5858, jessica.walton@cityofwoodland.org

Fiscal Impact

Adoption of this ordinance will have fiscal impact. It will save approximately 100 Fire Prevention staff hours annually thus increasing staff efficiency. The ordinance will also result in a reduction in the cost of mailing certified letters and newspaper posting for public hearings multiple times a year.

Background

At its April 18, 2017 meeting, the City Council conducted the first reading of Ordinance No. ____ amending Chapter 14C of the Woodland Municipal Code related to Weed Abatement.

Changes include minor procedural updates, further specification of parcel type and refinement of various definitions.

Discussion

The proposed Ordinance will help streamline the process of weed abatement in the City. This will reduce significant staffing hours required for the weed abatement program. Adoption of this Ordinance will provide greater consistency among the local jurisdictions.

Conclusion

Staff recommends that the City Council adopt Ordinance No. _____, amending Chapter 14C of the Woodland Municipal Code Ordinance regarding weed abatement.

Prepared by: Jessica Walton

Fire Prevention Specialist

Reviewed by: Rebecca Ramirez
Fire Chief

Paul Navazio, City Manager

Attachment: Proposed Ordinance amending Chapter 14C Weed Abatement, (2) Revised Chapter 14C Weed Abatement

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING CHAPTER 14C OF THE WOODLAND MUNICIPAL CODE REGARDING WEED ABATEMENT

WHEREAS, the City Council of the City of Woodland ("City") is authorized by California Constitution, Article XI, Section 7 to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

WHEREAS, Government Code sections 39501 and 35902 authorize the City Council to compel the owner, lessee, or occupant of buildings, grounds, or lots to remove dirt, rubbish, weeds, and rank growths from buildings or grounds and adjacent sidewalks, and if such person defaults, after notice prescribed by the City Council, it may authorize the removal or destruction of the dirt, rubbish, weeds, and rank growths at the owner's expense by a city officer; and

WHEREAS, Government Code sections 39501 and 35902 further authorize the City Council to prescribe a procedure for the removal or destruction of dirt, rubbish, weeds, and rank growths, and make the expense a lien upon the buildings or grounds.

NOW, THEREFORE, the City Council of the City of Woodland does hereby ordain as follows:

SECTION 1. **Recitals.** The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. **Amendment.** Chapter 14C of the Woodland Municipal Code is hereby amended to read in full as set forth in the attached Exhibit A, incorporated by this reference.

SECTION 3. **Severability.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

SECTION 4. **Effective Date.** This Ordinance shall take thirty (30) days after its adoption.

SECTION 5. **Publication.** The City Clerk shall certify to the adoption of this Ordinance, and the City Clerk shall cause this Ordinance or a summary thereof to be published as required by law.

PASSED AND ADOPTED by the City Council this 16th day of May, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Angel Barajas, Mayor

ATTEST:	**APPROVED AS TO FORM:**
______________________________	______________________________
Ana B. Gonzalez, City Clerk	Kara K. Ueda, City Attorney

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EXHIBIT A

CHAPTER 14C

[ATTACHED TO THIS PAGE]

Chapter 14C - WEED ABATEMENT.

Sections:

Sec. 14C-1-1. - Public nuisance declared—Exemptions.

(a) Weeds and rubbish, refuse, and dirt upon parkways, sidewalks, or private property in the city are declared to be public nuisance.

(b) Cultivated and useful grasses and pastures shall not be declared a public nuisance. However, if the fire chief or his or her authorized representative determines that a firebreak is necessary to protect adjacent improved property from fire exposures, an adequate firebreak shall be required as determined by the fire chief or his or her representative.

Sec. 14C-1-2. – Weeds—Definition.

"Weeds" shall mean any of the following:

(a) Weeds which bear seeds of a downy or wingy nature.

(b) Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.

(c) Weeds which are otherwise noxious or dangerous.

(d) Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.

(e) Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard.

Sec. 14C-1-3. – Determination of public nuisance.

(a) Whenever the fire chief or his or her authorized representative finds, upon the recommendation of a duly authorized representative of the fire department, that a nuisance as defined in this chapter exists on any lot or premises, or upon any sidewalk, parking or street adjacent to such lot or premises, he or she may declare such weeds as a public nuisance. Such declaration shall be documented in a writing signed by the fire chief. Any number of streets, parcels or sidewalks may be declared to be nuisances in a single declaration.

(b) In addition, the fire chief may declare that weeds on a specific parcel are seasonal and recurrent nuisances. Such seasonal and recurrent nuisances shall be abated in accordance with the provisions of this chapter, provided, that upon the second and any subsequent occurrence of such nuisance on the same parcel or parcels within the same calendar year, no further hearings need be held and it shall be sufficient to mail a post card notice to the owners of the property as they and their addresses appear upon the current assessment roll.

The notice shall refer to and describe the property and shall state that noxious or dangerous weeds of a seasonal and recurrent nature are growing on or in front of the property, and that the same constitute a public nuisance which must be abated by the removal of said noxious or dangerous weeds, and that otherwise they will be removed and the nuisance will be abated by the city authorities, in which case the cost of such removal shall be assessed upon the parcel and lands from which or in front of which such weeds are removed and that upon confirmation such cost will constitute a lien or special assessment upon such parcel or lands until paid.

In addition, the Fire Chief may require the owner to conduct preventive abatement of such seasonal and recurrent nuisance. In such event, the notice required by this subsection shall also state that the efficient and economical control of such seasonal and recurrent nuisance requires preventive chemical control of such weeds, weed seeds and weed seedlings and that the city may require preventive chemical control of such nuisance. In the event the city is once required to abate such nuisance the city may, in addition, before and during the next following germinating season of such weeds, provide for the preventive abatement of such nuisance by using chemical control of such weeds.

Sec. 14C-1-4. – Notice to destroy weeds and remove rubbish, refuse, and dirt.

(a) Upon issuance of the declaration in Section 14C-1-3, the code compliance officer or such other city official as may be designated shall post notices in substantially the form set forth in subsection (b) in the manner as set forth in subsection (c).

(b) Notices shall be in substantially the following form:

NOTICE TO DESTROY WEEDS AND REMOVE RUBBISH, REFUSE, AND DIRT

Notice is hereby given that on the ____ day of ___________,20____, the Woodland Fire Chief declared that noxious or dangerous weeds were growing upon or in front of the property on this street, and that rubbish, refuse, and dirt were upon or in front of property on this street, in, and more particularly described in the declaration, and that they constitute a public nuisance which must be abated by the removal of the weeds, rubbish, refuse, and dirt. Otherwise they will be removed and the nuisance abated by the city and the cost of removal assessed upon the land from or in front of which the weeds are removed and will constitute a lien upon such land until paid. Reference is hereby made to the declaration for further particulars. A copy of said declaration is on file in the office of the city clerk.

All property owners having any objections to the proposed removal of the weeds, rubbish, refuse, and dirt are hereby notified to attend a hearing to be held (give date), when their objections will be heard and given due consideration.

Dated this ______day of ________________, 20_____.

Code Compliance Officer

(c) The notice shall be posted at least five days before the hearing in the following locations:

(1) One notice to each separately owned parcel of property of not over fifty feet frontage.

(2) Not more than two notices to any such parcel of one hundred feet frontage or less.

(3) Notices at not more than one hundred feet apart if the frontage of such a parcel is greater than one hundred feet.

(d) As an alternative to subsection (c), the code compliance officer may mail notice to each person to whom such described property is assessed in the last equalized assessment roll available on the date the declaration was signed by the First Chief. Such notice shall be mailed at least five days before the hearing.

Sec. 14C-1-5. - Authority to enter upon land.

The code compliance officer or a duly authorized representative of the fire department may enter upon the land for posting notice.

Sec. 14C-1-6. - Hearing by the fire chief or his or her authorized representative.

At the time and place stated in the notice, the fire chief or his or her authorized representative shall hear and consider all relevant evidence, objections or protests and shall receive testimony of property owners, lessees, occupants, witnesses, city personnel and interested persons relative to such alleged public nuisance and to proposed abatement measures. The hearing may be continued from time to time.

Sec. 14C-1-7. - Decision of the fire chief or his authorized representative.

Following the public hearing, the fire chief or his or her authorized representative shall consider all evidence and determine whether or not the property, or any part of the property, constitutes a public nuisance as alleged. If the fire chief or his or her authorized representative finds that a public nuisance does exist and that there is sufficient cause to abate the nuisance, the fire chief or his or her authorized representative shall make a written order setting forth those findings and ordering the owner, agent of the owner, lessee, occupant or other person having charge or control of the property to abate the nuisance in the manner and by the means specifically set forth in the fire chief's or his or her authorized representative's order. The order shall state that if the nuisance is not abated, it will be abated by the city. The order shall state that the cost of abatement will be assessed upon the property from which the nuisance is removed and will constitute a lien or special assessment upon the property until paid. The order shall set forth the time within which the work shall be commenced and completed. A copy of the order shall be mailed to the owner of the property.

Sec. 14C-1-8. - Abatement by property owner.

The property owner, lessee, occupant or person having charge or control of the property, may, at his or her own expense, abate the nuisance as prescribed by the order of the fire chief or his or her authorized representative prior to the expiration of the abatement period set forth in the order. If the nuisance has been inspected by the representative of the fire department and has been abated in accordance with the order, the proceedings shall be terminated. Any costs incurred by the city up to the owner's abatement may be recovered by the city as provided in this chapter.

Sec. 14C-1-9. - Abatement by the city.

If a declared nuisance is not completely abated by the owner, lessee, occupant or person having charge or control of the property within the time prescribed in the fire chief's or his or her authorized representative's order, the fire chief, the code compliance officer, or any designated city official, is authorized to cause the nuisance to be abated by city forces or private contract. In furtherance of this section, the fire chief, the code compliance officer or any designated agent is expressly authorized to enter upon the premises for the purpose of abating the nuisance.

Sec. 14C-1-10. - Record of costs of abatement.

The code compliance officer or such other city official as may be designated, shall keep an account of the costs (including incidental expenses) of abating such nuisance on each separate lot or parcel of land where work is done and shall tender an itemized report, in writing, to the fire chief or authorized representative, showing the cost of abatement of each parcel and same shall be filed with the fire chief or authorized representative.

Sec. 14C-1-11. - Notice of hearing.

The fire chief or authorized representative shall set a hearing to determine the correctness and reasonableness of the account of the costs. An invoice for the costs shall be mailed to the owner of said parcels with notice of the time and date when the report shall be heard by the fire chief or authorized representative to determine the correctness and reasonableness of such costs. Such notice shall be mailed at least five days before such hearing.

Sec. 14C-1-12. - Report—Hearing and proceedings.

At the time and place fixed for receiving and considering the report, the fire chief, or an authorized representative shall hear and pass upon the report of such costs of abatement, together with any objections or protests. Thereupon, the fire chief, or the authorized representative may make such revision, correction or modification in the report as he or she may deem just, after which, by motion, the report, as submitted or as revised, corrected or modified, shall be confirmed. The decision of the fire chief, or the authorized representative on all protests and objections which may be made, shall be final and conclusive, unless appealed in accordance with this chapter.

Sec. 14C-1-13. - Assessment of costs against property.

The total cost for abating such nuisance, as confirmed by the fire chief, or the authorized representative shall constitute a special assessment against the respective lot or parcel of land to which it relates, and/or upon recordation in the office of the county recorder of a notice of lien as so made and confirmed, shall constitute a lien on the property for the amount of such assessment. Such lien or special assessment shall be imposed in the manner provided in Government Code sections 39577 through 39585.

Sec. 14C-1-14. - Grievance with final order—Appeal to city council.

(a) Whenever any person is aggrieved by any final order of the fire chief, or an authorized representative issued pursuant to Section 14C-1-7 or the confirmation of costs pursuant to Section 14C-1-12, such person may appeal to the city council the issuance of said order or confirmation by filing a written notice of appeal therefrom with the city council no later than ten days from the date of the decision.

(b) The written notice of appeal shall be filed in duplicate with the city clerk and shall state the grounds for such appeal and the specific factual and/or legal errors committed by the fire chief, or the authorized representative in issuing its order or confirmation.

(c) The city clerk shall forthwith transmit one copy of said notice of appeal to the fire chief, or authorized representative.

(d) The fire chief, or the authorized representative of either, shall transmit to the city council, no later than twenty days from receipt of the notice of appeal, the original declaration and copies of all other papers constituting the record upon which the decision was taken, including, but not limited to, the minutes of all hearings thereon, and shall submit to the city council a written report, prepared from the record upon which the final determination was made, stating the factual and legal basis on which the fire chief or the authorized representative reached his or her decision.

(e) The city council may, by resolution, affirm, reverse or modify, in whole or in part, any final determination, assessment, or order of the fire chief or authorized representative which is appealed from. After reviewing the proceedings relating to the decision appealed from, including, but not limited to, minutes of hearings, notice of appeal and the report of the fire chief, or authorized representative, the city council, by resolution, may affirm without further action the determination, assessment, or order appealed from.

(f) The city council may not affirm, reverse, or modify the fire chief's, or authorized representative's final determination which is appealed until it has held a hearing thereon, said hearing being set and notice thereof being given. The city council, by resolution, after the completion of said hearing, which it may continue for any reason it deems proper and reasonable, may reverse or modify, in whole or in put, any final decision, assessment, or order of the fire chief, or the authorized representative of either.

(g) On the date a notice of appeal is filed under this section, all proceedings in furtherance of the determination or order appealed from shall be stayed until the final determination by the city council of the appeal.

(h) All decisions of the fire chief, or the authorized representative of either shall be final unless appealed within the time prescribed herein.

Sec. 14C-1-15. - Alternatives.

Nothing in the foregoing sections shall be deemed to prevent the city council from ordering the city attorney to commence a civil or criminal proceeding to abate a public nuisance under applicable civil or penal code provisions as an alternative to the proceedings set forth herein.

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Legislation Text

14.

File #: 17-0449, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: PUBLIC HEARING - Authorization for the City of Woodland to join the Yolo Subbasin Groundwater Agency and Execute the Joint Exercise of Powers Agreement

Recommended Action: Staff recommends that the City Council:

1) Hold a Public Hearing on the formation of the Yolo Subbasin Groundwater Agency; and
2) Adopt Resolution No. _____, authorizing the execution by the Mayor of a Joint Exercise of Powers Agreement (JPA) creating the Yolo Subbasin Groundwater Agency; and
3) Direct the City Manager to take all action appropriate and necessary to implement the terms and conditions of the JPA Agreement.

Staff Contact

Gregor G. Meyer, Public Works Director, (530) 661-5953, greg.meyer@cityofwoodland.org

Financial Impact:

The City's proposed annual contribution to the Yolo Subbasin Groundwater Agency is $40,000. The City currently pays $25,500 in annual dues to the Water Resources Agency and makes a $8,126 annual contribution for the City's share of the basin-wide Ground Water Monitoring program. Both of these payments will be rolled into the proposed Agency contribution. This leaves an annual $6,374 in additional funds necessary to fully meet the City's share. This $6,374 has already been included in the City's water budget in anticipation of the need to join a JPA as part of SGMA.

Background

The legislative intent of the September 16, 2014 Sustainable Groundwater Management Act (SGMA) is for groundwater to be managed sustainably in California's groundwater basins by local public agencies and newly-formed Groundwater Sustainability Agencies (GSAs). SGMA lays out both a regulatory process and a timeline for local agencies to comply with specified sustainability goals.

On January 3rd and January 21st, 2017, the Council received presentations that have provided the Council with updates on both the City's participation in the advancement of the September 16, 2014 Sustainable Groundwater Management Act (SGMA) and the development of how the Act will be managed within Yolo County. The attachments for these presentations contain valuable information that is useful in understanding the historical, developmental, and practical construction of the SGMA process in Yolo County.

The legislative intent of SGMA is for groundwater to be administered sustainably in California's groundwater basins by local public agencies and newly-formed Groundwater Sustainability Agencies (GSAs). One of the first requirements a SGMA management entity will need to satisfy is the formation of a Groundwater Sustainability Agency (GSA).

City staff have participated in a large working group of local eligible entities to develop a working GSA model that takes into account the large number of eligible entities in the Yolo Subbasin Groundwater Agency (YSGA). Often 20 or more representatives, including cities, county, water districts, individual landowners (agricultural and domestic) that have private wells, environmental users of groundwater, tribes, private water companies, and disadvantaged communities, have met to work out the intricate and often complex relationships between the various stakeholders, their need for managing groundwater, and how that relates to a group governance model in the format of the Yolo Subbasin Groundwater Agency. The result of almost two years of work, including multiple public meetings for public input, is the Yolo Subbasin Groundwater Agency Joint Exercise of Powers Agreement (JPA) before you tonight.

One of the primary drivers behind this process is the regulatory timeline that requires completion of the GSA formation by June 30, 2017. Failure to accomplish this task prior to July 1, 2017 would permit the State Water Resources Control Board to initiate probationary status for the Subbasin, which could then lead to the State assuming responsibility for the Subbasin in the future. This would signify the loss of local control of the groundwater resource, which is not something anyone, including the State, wants to have happen.

The Water Resources Agency (WRA) of Yolo County has been the primary leadership and guidance organization for the SGMA/GSA effort. For Woodland, this was formalized on January 20, 2015, when the Council voted to support the Water Resources Association of Yolo County as the lead agency for the development and formation of the Yolo County GSA.

Discussion

A Sustainable Groundwater Agency (GSA) such as the Yolo Subbasin Groundwater Agency (Agency) is intended to provide for the enhancement of local sustainable management of the groundwater resources within the subbasin. The Agency would create the legal and regulatory framework necessary to establish standards and subbasin-wide leadership and governance structures that allow for decision making at the lowest local levels while protecting and preserving the autonomy and authorities of local agencies. The implementation of the Agency is envisioned as an extension of the proven collaborative values and robust groundwater monitoring network that has been in place for over 30 years in Yolo County. The goal of this GSA formation workgroup is to bring the combined collective knowledge and skills of all eligible entities and affiliated parties together to focus on the defined regulatory responsibilities while recognizing the value of our partnerships and accountability for the shared water resources on which we all depend.

The Agency will ultimately be formed with both Members and Affiliated Parties. Membership in a GSA is regulated under the SGMA guidelines to include only those local public agencies that have water supply, water management, and/or land use responsibilities within a groundwater basin. Unfortunately, this leaves out many of our long-term groundwater/land use partners in the County. (i.e., individual landowners [agricultural and domestic] that have private wells, environmental users of groundwater, private water companies, UC Davis, and disadvantaged communities).

In order to be as inclusive as possible with all stakeholders, it is proposed as part of the JPA that once the Agency is formed by the eligible local agencies, a separate Memorandum of Understanding (MOU) will be entered into with the designated Affiliated Parties who, once upon signing the MOU, will become voting Board Members. The defined process for how this will be accomplished is contained in Section 3.13 of the JPA.

At the time of the signing of the JPA, the Board will initially have one representative from each Agency and one representative from each Affiliated Party. Each Member of the Board will have one vote. Most actions of the Board will be by majority vote of those directors present, but the JPA does outline those actions that require a 2/3 vote by the Directors present. Current items requiring a 2/3 vote include: the annual budget; levying, imposition, or collection of taxes, fees, and charges; expenditure of funds beyond the annual budget; rules, regulations, policies, bylaws and procedures; obligations for payment of the Agency's expenses; and involuntary termination of a Member or Affiliated Party. (JPA, Section 4.7.)

Because of the need to form a GSA in a timely manner and the desire by all stakeholders in the process to keep an inclusive and respectful relationship between all Members and Affiliated Parties, the one-seat/one-vote governance structure, that has been so successful with the WRA, was retained for a startup period, not to exceed two years. It is understood that additional voting methodologies could be reviewed for future use, but the very compressed GSA formation timeline does not allow for a more significant or involved voting policy development by the 19 Members and Affiliated Parties. This reconsideration of the voting structure can be found in Section 5.11 of the JPA.

Another governance area similar in nature to the voting structure of the Agency is the allocation of contributions and expenses between all Members and Affiliated Parties. Once again, the positive experience of the WRA has shaped the design and implementation of this format of the Agency.

For three decades, members of the WRA have paid dues to cover expenses associated with collaboratively planning and managing water resources in Yolo County. The YSGA proposes continuing to collect dues, or fees, to collectively:

- Share the costs and achieve economies of scale through collaborating on expensive water balance modeling and Groundwater Sustainability Plan (GSP) preparation
- Plan for and assure the future resilience of our water resources, including:
    - Stewardship for groundwater availability during periods when surface water resources are limited
    - Ability to collectively undertake development of new resources
- Pool resources to be poised to take advantage of cost-sharing grants for preparing and implementing the Groundwater Sustainability Plan (GSP)

While there is a degree of uncertainty as to exactly how much revenue will be needed in the first two years of the Agency's existence, a budget of $400,000 to $500,000 per year for two years has been proposed by the SGMA Working Group as a starting point. Approximately $100,000 per year will be needed for general administrative services (administrative support, office supplies, etc.), $100,000 per year will be needed for general project management (including maintaining and enhancing the existing groundwater monitoring program), and $200,000 per year for GSP development. The proposed fee schedule/funding amounts is contained in Exhibit D of the JPA.

These initial costs are likely to be lowered by obtaining grants. Two grants (USDA and Storm Water Planning) have already been secured in order to complete the water balance requirements portion of the GSP, and the California Department of Water Resources has indicated that the Yolo Subbasin Groundwater Agency is in a strong position to receive future grants.

While there was unanimous support for the fees set forth in Exhibit D of the Agreement, there was also unanimous support for reopening the fee schedule within two years after adoption of the GSA to review and adjust the fee schedule as appropriate. That review and adjustment will include devising a method for collecting fees going forward that ties fees collection to some underlying use or performance basis rationale. Other fee mechanisms that were considered could include using acreage, population, extraction, groundwater conditions, assessed valuation, a consensus process, or a combination of these factors. The reconsideration of the expense allocation structure can be found in Section 5.11 of the JPA.

The primary emphasis for the Board, once the Agency is formed, is the development of a Groundwater Sustainability Plan (GSP). This needs to be accomplished within 5 years of the GSA formation. However, this process is not anticipated to take five years. The expectation, due to the years of preliminary work already accomplished by the WRA, is that a solid draft of the GSP will be ready within two years. The basic structure of the plan has already been given a conceptual framework by the SGMA workgroup (see Management Areas attachment). In a very simplistic form, from smallest (individual Members) to the overall GSA, the structure could be described as:

- Each Member or Affiliated Member will be responsible for the water balance and sustainable practices within their jurisdiction.
- The Subbasin will be broken down into 6 Management Areas (MA). The MA's will have assigned Members and/or Affiliated Members and will be grouped by location and/or similarities of activities.
- Each MA will be responsible for the water balance and sustainable groundwater practices within that area and will work cooperatively to develop special projects as needed to serve the needs of the MA.
- The Agency will provide the administrative and governance oversight to manage the Groundwater Sustainability Plan as developed by all Members and Affiliated Members.

This collaborative model has drawn a great deal of interest from other parts of the State and is being reviewed for adoption by several GSA formation committees.

Based on prior questions raised at both Council and public meetings, there are several key points in the JPA that should be mentioned here.

- Because of Woodland's unique groundwater situation (with our move to surface water and use of aquifer storage and recovery (ASR) injection wells), there have been concerns that how Woodland manages their water would not be accounted for properly when compared with other members whose primary water source is groundwater extraction.
  - Section 8.1, 'Role of the Agency', states that as long as Woodland is faithfully developing and implementing a plan to maintain a sustainable water balance, the Agency will not limit any of Woodland's rights or authority over its water supply matters, including, but not limited to, our surface water supplies, groundwater supplies, ASR activities, facilities, operations, water management, and/or financial affairs.

- How will Woodland handle the Yolo Subbasin Groundwater Agency if rules, regulations, policies, bylaws, and/or procedures developed by the Agency Board are perceived as being detrimental to Woodland and how will we manage our water resources?
  - In any dispute in which the City has strong opposition, prior to voting, the Members and Affiliated Parties shall endeavor in good faith to reach consensus on the matters to be determined such that any subsequent vote shall confirm the consensus of the Members and Affiliated Parties. If Woodland strongly objects to a consensus-based decision prior to a vote being cast, the Members and Affiliated Parties shall work in good faith to reasonably resolve such strong objection, and, if the same is not resolved collaboratively, then the matter will proceed to a supermajority vote for final resolution. (Section 4.6)

  - At any time that Woodland believes that participation in the Yolo Subbasin Groundwater Agency Section is not in the best interests of the City, it may choose to withdraw from the JPA and become its own GSA. (Section 3.7)
  - If Woodland decides to withdraw from the Agency, the Agency will facilitate Woodland's withdrawal, assist in Woodland's transition to a stand-alone GSA, and continue to cooperatively work with Woodland in sustainably managing the groundwater in the Subbasin. (Section 6)

- There was some concern that Woodland not be required to pay for special projects and expenses that do not serve the residents and businesses within the City.
  - Each Member or Affiliated Member will have individual and collective needs for supporting their water balance and sustainability within their jurisdiction and management area. ASR wells in Woodland are a good example of this. Only those benefiting from the project or special expense would be required to pay, and only by special agreements. (Section 7)

- As part of the voting structure and expense allocation reconsideration element in the JPA (Section 5.11), any other JPA articles of formation, purpose, or power could be, at this time, revised or tuned according to the initial finding of the GSP work and/or changes to SGMA regulatory implementation.

Staff has fully participated in the Yolo SGMA Workgroup and has represented the views and needs of the City of Woodland throughout the process. The resulting Joint Exercise of Powers Agreement wholly meets the City's requirements in response to the Sustainable Groundwater Management Act.

Conclusion and Recommendation: Staff recommends that the City Council:

1) hold a Public Hearing on the formation of the Yolo Subbasin Groundwater Agency; and
2) adopt Resolution No. _____, authorizing the execution by the Mayor of a Joint Exercise of Powers Agreement (JPA) creating the Yolo Subbasin Groundwater Agency; and
3) direct the City Manager to take all action appropriate and necessary to implement the terms and conditions of the JPA Agreement.

Prepared by: Gregor G. Meyer
Public Works Director

Reveiwed by: Kara K. Ueda
City Attorney

Paul Navazio

Paul Navazio, City Manager

Attachments

RESOLUTION NO. ________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING A JOINT EXERCISE OF POWERS AGREEMENT ESTABLISHING THE YOLO SUBBASIN GROUNDWATER AGENCY

WHEREAS, the California Legislature has adopted, and the Governor has signed into law, the Sustainable Groundwater Management Act of 2014 ("SGMA"), which authorizes local agencies to manage groundwater in a sustainable fashion; and

WHEREAS, the City of Woodland (City) is a local agency, as defined by SGMA, duly organized and validly existing under the Constitution and laws of the State of California; and

WHEREAS, in order to exercise the authority granted in SGMA, a local agency or combination of local agencies must elect to become or form a groundwater sustainability agency ("GSA"); and

WHEREAS, the City overlies the Yolo Subbasin of the Sacramento Valley Groundwater Basin (designated as subbasin 5-21.67 by the California Department of Water Resources) ("Subbasin") and is committed to the sustainable management of the Subbasin; and

WHEREAS, the City, upon authorization of its City Council, may, pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code ("JPA Act"), enter into a joint exercise of powers agreement to jointly exercise any power common to the contracting parties; and

WHEREAS, the City has negotiated, with other public agencies and interested parties, the terms of a Joint Exercise of Powers Agreement Establishing the Yolo Subbasin Groundwater Agency ("JPA Agreement") to be executed by the Members listed in Exhibit A of the JPA Agreement ("Members"); and

WHEREAS, each of the Members is a "public agency" as defined in Government Code § 6500; and

WHEREAS, the JPA Agreement provides that the Yolo Subbasin Groundwater Agency ("Agency") will be a public entity separate and apart from the parties to the JPA Agreement and that the debts, liabilities, and obligations of the Agency will not be the debts, liabilities, or obligations of the Members; and

WHEREAS, the City Council has determined that approval and execution of the JPA Agreement is in the City's best interest and in the public interest; and

WHEREAS, adoption of this resolution does not constitute a "project" under California Environmental Quality Act Guidelines Section 15378(b)(5), including organization and administrative activities of government, because there would be no direct or indirect physical changes in the environment as a result of this action.

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

1. The JPA Agreement is hereby approved and the Mayor of the City Council is hereby authorized to execute the JPA Agreement on behalf of the City.

2. The City Clerk is hereby authorized and directed to attest the signature of the authorized signatory, and to affix and attest the seal of the City, as may be required or appropriate in connection with the execution and delivery of the JPA Agreement.

3. The City Manager is authorized and directed to take all action appropriate and necessary to implement the terms and conditions of the JPA Agreement.

Passed and adopted by the City Council of the City of Woodland this May 16, 2017 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

____
Angel Barajas, Mayor

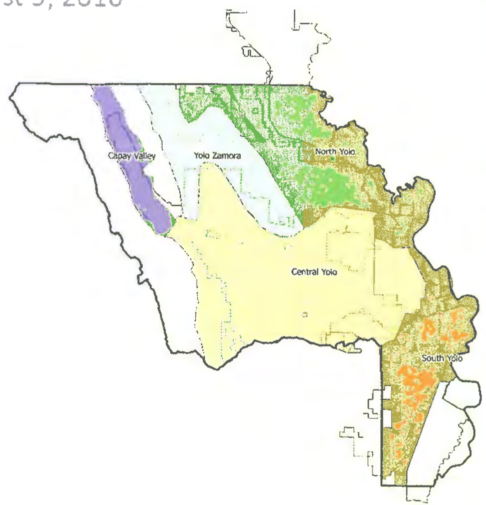
ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda, City Attorney

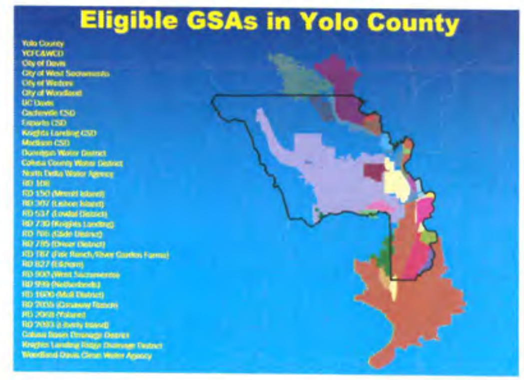
Draft – For internal discussion purposes only
August 9, 2016



Yolo GSA

~26 Eligible Entities

Limited Authority
- For regional planning & reporting
- JPA bylaws define authorities & responsibilities
  - Define responsibilities of MAs



Groundwater Sustainability Plan

Management Areas provide maximum local authority while following consistent rules set by GSA

Capay Valley
YCFC&WCD
Yocha Dehe Wintun Nation
Yolo County

Advisory Committee
Public

North Yolo
Dunnigan WD
California American Water
RDs 108, 730, 787, and 1600
Cacheville and Knights Landing CSDs
Yolo County

Advisory Committee
Public

Central Yolo
Cities of Davis, Woodland &Winters
UC Davis
YCFC&WCD
RD 2035
Esparto and Madison CSDs
Yolo County

Advisory Committee
Public

Yolo Zamora
YCFC&WCD
Yolo County
(White area)

Advisory Committee
Public

South Yolo
City of West Sacramento
RDs 537, 765, 785, 827, and 900
North Delta Water Agency
Yolo County
(White area)

Advisory Committee
Public

JOINT EXERCISE OF POWERS AGREEMENT
ESTABLISHING THE YOLO SUBBASIN GROUNDWATER AGENCY

THIS AGREEMENT is entered into and effective this _________ day of ______, 2017 ("**Effective Date**"), pursuant to the Joint Exercise of Powers Act, Cal. Government Code §§ 6500 *et seq*. ("**JPA Act**") by and among the entities listed in Exhibit A attached hereto and incorporated herein (collectively "**Members**").

RECITALS

A. On August 29, 2014, the California Legislature passed comprehensive groundwater legislation contained in SB 1168, SB 1319 and AB 1739. Collectively, those bills, as subsequently amended, enacted the "Sustainable Groundwater Management Act" ("SGMA"). Governor Brown signed the legislation on September 16, 2014 and it became effective on January 1, 2015.

B. Each of the Members and Affiliated Parties overlies the Yolo Subbasin of the Sacramento Valley Groundwater Basin, California Department of Water Resources Basin No. 5-21.67 as its boundaries may be modified from time to time in accordance with Cal. Water Code Section 10722.2 ("Subbasin").

C. Each of the Members is authorized by SGMA to become, or participate in, a Groundwater Sustainability Agency under SGMA through a joint exercise of powers agreement.

D. The Members desire, through this Agreement, to form the Yolo Subbasin Groundwater Agency, a separate legal entity, for the purpose of acting as the Groundwater Sustainability Agency for the Subbasin. The boundaries of the Agency are depicted on the map attached hereto as Exhibit B and incorporated herein.

E. The mission of the Agency is to provide a dynamic, cost-effective, flexible and collegial organization to ensure compliance with SGMA within the Subbasin.

F. Subject to the reservation of authority in Article 8.5 of this Agreement, the Agency will serve a coordinating and administrative role regarding SGMA compliance within the Subbasin. Each of the Members and Affiliated Parties (or groups of Members and Affiliated Parties) will have initial responsibility for groundwater management within their respective Management Areas as delineated in the Groundwater Sustainability Plan ("GSP") adopted by the Agency.

THEREFORE, in consideration of the mutual promises, covenants and conditions herein set forth, the Members agree as follows:

ARTICLE 1: DEFINITIONS

1.1 **Definitions**. As used in this Agreement, unless the context requires otherwise, the meaning of the terms hereinafter set forth shall be as follows:

a. "**Affiliated Parties**" shall mean those entities that are legally precluded from becoming members of this Agreement but that, after entering into a memorandum of understanding with the Agency, will be granted a voting seat on the Board of Directors pursuant to the terms of this Agreement and the memorandum of understanding. The Affiliated Parties as of the Effective Date are listed in Exhibit C.

b. "**Agency"** shall mean the Yolo Subbasin Groundwater Agency established by this Agreement.

c. "**Agreement**" shall mean this Joint Exercise of Powers Agreement Establishing the Yolo Subbasin Groundwater Agency.

d. "**Board of Directors**" or "**Board**" shall mean the governing body formed to implement this Agreement as established herein.

e. "**DWR**" shall mean the California Department of Water Resources.

f. "**Effective Date**" shall be as set forth in the Preamble of this Agreement.

g. "**Groundwater Sustainability Agency**" or "**GSA**" shall mean an agency enabled by SGMA to regulate portion of the Subbasin cooperatively with all other Groundwater Sustainability Agencies in the Subbasin, in compliance with the terms and provisions of SGMA.

h. "**Groundwater Sustainability Plan**" or "**GSP**" shall have the definition set forth in SGMA.

i. "**GSA Boundary**" shall mean those lands depicted on the map shown in Exhibit B.

j. "**JPA Act**" shall mean the Joint Exercise of Powers Act, Cal. Government Code §§ 6500 et seq.

k. "**Management Area**" shall mean the areas delineated in the GSP for which Members and Affiliated Parties will have initial authority and responsibility for groundwater management in accordance with SGMA.

l. "**Member**" shall mean any of the signatories to this Agreement and "Members" shall mean all of the signatories to this Agreement, collectively. Each of the Members shall be authorized to become, or participate in, a Groundwater Sustainability Agency under SGMA.

m. "**SGMA**" shall mean the California Sustainable Groundwater Management Act of 2014 and all regulations adopted under the legislation (SB 1168, SB 1319 and AB 1739) that collectively comprise the Act, as that legislation and those regulations may be amended or supplemented from time to time.

n. "**Subbasin**" shall mean the Yolo Subbasin of the Sacramento Valley Groundwater Basin, California Department of Water Resources Basin No. 5-21.67 as its boundaries may be modified from time to time in accordance with Cal. Water Code Section 10722.2.

ARTICLE 2: ORGANIZING PRINCIPLES

2.1 The Members and Affiliated Parties intend to work together in mutual cooperation to develop and implement a GSP for the Subbasin in compliance with SGMA.

2.2 To the extent any Member determines, in the future, to become a GSA separate and apart from the Agency, the Agency will allow such Member to become a GSA and the Agency will work cooperatively with such Member to coordinate implementation of SGMA within the Subbasin.

2.3 The Members intend through this Agreement to obtain cost-effective consulting services for the development and implementation of a GSP, in particular for the development of water balances.

ARTICLE 3: FORMATION, PURPOSE AND POWERS

3.1 **Recitals:** The foregoing recitals are incorporated by reference.

3.2 **Certification.** Each Member certifies and declares that it is a legal entity that is authorized to be a party to a joint exercise of powers agreement and to contract with each other for the joint exercise of any common power under Article 1, Chapter 5, Division 7, Title 1, of the Government Code, commencing with section 6500 or other applicable law including but not limited to Cal. Water Code § 10720.3(c).

3.3 **Creation of the Agency.** Pursuant to the JPA Act, the Members hereby form and establish a public entity to be known as the "Yolo Subbasin Groundwater Agency," which shall be a public entity separate and apart from the Members.

3.4 **Designation.** Pursuant to Government Code § 6509, the Members hereby designate the County of Yolo for purposes of determining restrictions upon the manner of exercising the power of the Agency.

3.5 **Purposes of the Agency**. The purposes of the Agency are to:

a. Provide for the joint exercise of powers common to each of the Members and powers granted pursuant to SGMA (subject to the restrictions contained in this Agreement);

b. Cooperatively carry out the purposes of SGMA;

c. Become a GSA for purposes of management of the Subbasin in accordance with SGMA; and

d. Develop, adopt and implement a legally sufficient GSP for the Subbasin, subject to the limitations set forth in this Agreement.

3.6 **Powers of the Agency.** To the extent authorized through the Board of Directors, and subject to the limitations set forth in this Agreement, the Agency shall have and may exercise any and all powers commonly held by the Members in pursuit of the Agency's purposes, as described in Article 3.5, including but not limited to the power:

a. To exercise all powers granted to a GSA under SGMA;

b. To take any action for the benefit of the Members and Affiliated Parties necessary or proper to carry out the purposes of the Agency as provided in this Agreement and to exercise all other powers necessary and incidental to the exercise of the powers set forth herein;

c. To levy, impose and collect reasonable taxes, fees, charges, assessments and other levies to implement the GSP and/or SGMA;

d. To borrow funds and to apply for grants and loans for the funding of activities within the purposes of the Agency;

e. To adopt rules, regulations, policies, bylaws and procedures related to the purposes of the Agency;

f. To sue and be sued; and

g. To issue revenue bonds.

3.7 **Powers Reserved to Members.** Each of the Members reserves the right, in its sole and absolute discretion, to become a GSA and to exercise the powers conferred to a GSA within the Member's boundaries in accordance with Article 6.7 of this Agreement.

3.8 **Relationship of Members and Affiliated Parties to Each Other.** Each Member and each Affiliated Party shall be individually responsible for its own covenants, obligations and liabilities under this Agreement. No Member or Affiliated Party shall be deemed to be the agent of, or under the direction or control of, or otherwise have the right or power to bind, any other Member or Affiliated Party without the express written consent of the Member or Affiliated Party.

3.9 **Term.** This Agreement shall be effective as of the Effective Date and shall remain in effect until terminated in accordance with Article 6.5 of this Agreement.

3.10 **Boundaries of the Agency**. The geographic boundaries of the Agency and that portion of the Subbasin that will be managed by the Agency pursuant to SGMA are depicted in Exhibit B**.**

3.11 **Role of Members and Affiliated Parties.** Each Member and Affiliated Party agrees to undertake such additional proceedings or actions as may be necessary in order to carry out the terms and intent of this Agreement. The support of each Member and each Affiliated Party is required for the success of the Agency. This support will involve the following types of actions:

a. The Members and Affiliated Parties will provide support to the Board of Directors and any third party facilitating the development of the GSP by making available staff time, information and facilities within available resources.

b. Policy support shall be provided by the Members and Affiliated Parties to either approve, or respond quickly to, any recommendations made as to funding shares, operational decisions, fare structures, and other policy areas.

c. Each Member and Affiliated Party shall contribute its share of operational fund allocations, as established and approved by the Board of Directors in the Agency's annual budget.

d. Contributions of public funds and of personnel, services, equipment or property may be made to the Agency by any Member or Affiliated Party for any of the purposes of this Agreement, provided that no repayment will be made by the Agency for such contributions in the absence of a separate written contract between the Agency and the contributing Member or Affiliated Party.

e. To the extent that Members and Affiliated Parties make personnel available to the Agency as contemplated under the provisions of Section 3.11, the Members acknowledge and agree that at all times such personnel shall remain under the exclusive control of the Member or Affiliated Party supplying such personnel. The Agency shall not have any right to control the manner or means in which such personnel perform services. Rather, the Member or Affiliated Party supplying personnel shall have the sole and exclusive authority to do the following:

(i) Make decisions regarding the hiring, retention, discipline or termination of personnel. The Agency will have no discretion over these functions.

(ii) Determine the wages to be paid to personnel, including any pay increases. These amounts shall be determined in accordance with the Member or Affiliated Party's published publicly available pay schedule, if any, and shall be subject to changes thereto approved by its governing body.

(iii) Set the benefits of its personnel, including health and welfare benefits, retirement benefits and leave accruals in accordance with the Member or Affiliated Party's policies.

(iv) Evaluate the performance of its personnel through performance evaluations performed by a management level employee that reports directly to a representative of the Member or Affiliated Party or its governing body.

(v) Perform all other functions related to the service, compensation or benefits of any personnel assigned to perform services on behalf of the Agency.

3.12 **Employees**. The Members do not anticipate that the Agency will have any employees. However, the Agency may do any of the following:

a. Engage one or more Members or third parties to manage any or all of the business of the Agency on terms and conditions acceptable to the Board of Directors as specified in a separate written contract. To the extent that a manager is appointed, the manager shall at all times maintain exclusive control over any employees of the manager assigned to perform services under the manager's contract with the Agency, including, but not limited to, matters related to hiring, probationary periods, disciplinary action, termination, benefits, performance evaluations, salary determinations, promotions and demotions, and leave accruals.

b. The Board shall have the power to contract with competent registered civil engineers and other consultants to investigate and to carefully devise a plan or plans to carry out and fulfill the objects and purposes of SGMA, and complete a GSP.

3.13 **Participation of Affiliated Parties**. The Agency shall allow Affiliated Parties to participate in the governance of the Agency and on its Board of Directors in the same manner as Members, provided that each Affiliated Party agrees, through a memorandum of understanding ("MOU") with the Agency, to adhere to all applicable terms of this Agreement, including the payment of the Affiliated Party's assigned share of operational fund allocations, as established by the Board of Directors in the annual budget. The MOU may include provisions tailored to the unique circumstances or characteristics of the Affiliated Parties. The MOU shall also address, without limitation, the nature and extent of any obligations of the Agency to hold harmless, defend and indemnify Affiliated Parties. The designated representative of an Affiliated Party shall join the Board of Directors as soon as that Affiliated Party has entered into an MOU with the Agency. Affiliated Parties shall have the right to withdraw from participation in the governance of the Agency and on the Board of Directors, subject to the provisions of the MOU between the Agency and that Affiliated Party. Entities not listed in Exhibit C may request to be included as Affiliated Parties, and the Board of Directors shall decide whether to allow such entities to become Affiliated Parties in accordance with Article 6.1.

ARTICLE 4: GOVERNANCE

4.1 **Board of Directors**. The business of the Agency will be conducted by a Board of Directors that is hereby established and that shall be initially composed of one representative from each of the Members and one representative from each of the Affiliated Parties. Without amending this Agreement, the composition of the Board of Directors shall be altered from time to time to reflect the withdrawal or involuntary termination of any Member or Affiliated Party and/or the admission of any new Member or Affiliated Party. Each Member and each Affiliated Party will appoint one member of the Agency Board of Directors. Each Member and each Affiliated Party may designate one alternate to serve in the absence of that Member's or Affiliated Party's appointed Director. All members of the Agency Board of Directors and all alternates will be required to file a Statement of Economic Interests (FPPC Form 700). Each Member and each Affiliated Party shall notify the Agency in writing of its designated representative on the Agency Board of Directors.

4.2 **Term of Directors.** Each member of the Agency Board of Directors will serve until replaced by the appointing Member or Affiliated Party.

4.3 **Officers.** The Board of Directors shall elect a chairperson, a vice chairperson, a secretary and a treasurer. The chairperson and vice-chairperson shall be directors of the Board and the secretary and treasurer may, but need not, be directors of the Board. The chairperson shall preside at all meetings of the Board and the vice-chairperson shall act as the chairperson in the absence of the chairperson elected by the Board. The treasurer shall meet the qualifications set out in Government Code section 6505.5 as a depositary of funds for the Agency.

4.4 **Powers and Limitations**. All the powers and authority of the Agency shall be exercised by the Board, subject, however, to the rights reserved by the Members and Affiliated Parties as set forth in this Agreement.

4.5 **Quorum.** A majority of the members of the Agency Board of Directors will constitute a quorum.

4.6 **Voting.** Except as to actions identified in Article 4.7, the Agency Board of Directors will conduct all business by majority vote of those directors present. Each member of the Board of Directors will have one (1) vote. Prior to voting, the Members and Affiliated Parties shall endeavor in good faith to reach consensus on the matters to be determined such that any subsequent vote shall be to confirm the consensus of the Members and Affiliated Parties. If any Member or Affiliated Party strongly objects to a consensus-based decision prior to a vote being cast, the Members and Affiliated Parties shall work in good faith to reasonably resolve such strong objection, and, if the same is not resolved collaboratively, then the matter will proceed to a vote for final resolution under this Article 4.6 or Article 4.7, below, as applicable.

4.7 **Supermajority Vote Requirement for Certain Actions.** The following actions will require a two-thirds (2/3) vote by the directors present:

a. Approval of the Agency's annual budget;

b. Decisions related to the levying, imposition or collection of taxes, fees, charges and other levies;

c. Decisions related to the expenditure of funds by the Agency beyond expenditures approved in the Agency's annual budget;

d. Adoption of rules, regulations, policies, bylaws and procedures related to the function of the Agency;

e. Decisions related to the establishment or adjustment of the Members' or Affiliated Parties' obligations for payment of the Agency's operating and administrative costs as provided in Article 5.1;

f. Approval of a GSP;

g. Involuntary termination of a Member or Affiliated Party pursuant to Article 6.3;

h. With respect to the addition of Affiliated Parties other than those listed in Exhibit D, approval of (i) a memorandum of understanding between the Agency and any such Affiliated Parties, (ii) the addition of such Affiliated Parties to this Agreement, and (iii) a voting seat for such Affiliated Parties on the Agency Board of Directors;

i. Amendment of this Agreement; provided, however, that the provisions of Article 6.7 (Rights of Member to Become GSA in Event of Withdrawal or Termination) may be amended only by unanimous vote of the Board of Directors;

j. Modification of the funding amounts specified in Exhibit D;

k. The addition of new Members to this Agreement; and

l. Termination of this Agreement.

4.8 **Meetings.** The Board shall provide for regular and special meetings in accordance with Chapter 9, Division 2, Title 5 of Government Code of the State of California (the "Ralph M Brown Act" commencing at section 54950), and any subsequent amendments of those provisions.

4.9 **By-Laws.** The Board may adopt by-laws to supplement this Agreement. In the event of conflict between this Agreement and the by-laws, the provisions of this Agreement shall govern.

4.10 **Administrator.** The Members hereby designate Yolo County Flood Control and Water Conservation District to serve as administrator of, and keeper of records for, the Agency.

ARTICLE 5: FINANCIAL PROVISIONS

5.1 **Contributions and Expenses:** Members and Affiliated Parties shall share in the general operating and administrative costs of operating the Agency in accordance with the funding amounts set forth in Exhibit D attached hereto and incorporated herein. Each Member and Affiliated Party will be assessed quarterly, beginning on July 1 of each year. Members and Affiliated Parties shall pay assessments within thirty (30) days of receiving assessment notice from the Treasurer. Each Member and each Affiliated Party will be solely responsible for raising funds for payment of the Member's or Affiliated Party's share of the Agency's general operating and administrative costs. The obligation of each Member and each Affiliated Party to make payments under the terms and provision of this Agreement is an individual and several obligation and not a joint obligation with those of the other Members and Affiliated Parties. Contributions of grant funding, state, federal, or county funding may be provided as funding or a portion of funding on behalf of Members and Affiliated Parties.

5.2 **Liability for Debts.** The Members do not intend through this Agreement to be obligated either jointly or severally for the debts, liabilities or obligations of the Agency, except as may be specifically provided for in Government Code § 895.2 as amended or supplemented; provided, however, that if any Member is held liable for the acts and omissions of the Agency caused by negligent or wrongful acts or omissions occurring in the performance of this Agreement, such Member shall be entitled to contribution from the other Members so that after such contribution each Member bears its proportionate share of the liability in accordance with Article 5.1 and Exhibit D. This Article 5.2 shall not apply to acts or omissions of a Member in implementing the GSP adopted by the Agency within such Member's boundaries or a Management Area managed in whole or in part by such Member.

5.3 **Indemnification.** The Agency shall hold harmless, defend and indemnify the Members and their officers, employees and agents, and members of the Agency Board of Directors, from and against any and all liability, claims, actions, costs, damages or losses of any kind, including death or injury to any person and/or damage to property arising out of the activities of the Agency or its Board, officers, employees or agents under this Agreement. These indemnification obligations shall continue beyond the Term of this Agreement as to any acts or omissions occurring before or under this Agreement or any extension of this Agreement. The obligations of the Agency to hold harmless, defend and indemnify Affiliated Parties, if any, will be addressed in the separate MOUs between the Agency and Affiliated Parties.

5.4 **Repayment of Funds**. No refund or repayment of the initial commitment of funds specified in Article 5.2 will be made to a Member or Affiliated Party ceasing to be a Member or Affiliated Party, whether pursuant to removal by the Board of Directors or pursuant to a voluntary withdrawal. The refund or repayment of any other contribution shall be made in accordance with the terms and conditions upon which the contribution was made, the terms and conditions of this Agreement or other agreement of the Agency and withdrawing Member or Affiliated Party.

5.5 **Budget**. The Agency's fiscal year shall run from July 1 through June 30. Each fiscal year, the Board shall adopt a budget for the Agency for the ensuing fiscal year. Within ninety (90) days of the effective date of this Agreement, the Board shall adopt a budget. Thereafter, a budget shall be adopted no later than June 1 of the preceding fiscal year. A draft budget shall be prepared no later than March 1 of the preceding fiscal year.

5.6 **Alternate Funding Sources.** The Board may obtain State of California or federal grants.

5.7 **Depositary.** The Board shall designate a Treasurer of the Agency, who shall be the depositary and have custody of all money of the Agency, from whatever source, subject to the applicable provisions of any indenture or resolution providing for a trustee or other fiscal agent. All funds of the Agency shall be held in separate accounts in the name of the Agency and not commingled with funds of any Member or Affiliated Party or any other person or entity. The Treasurer shall perform the duties specified in Government Code §§6505 and 6505.5.

5.8 **Accounting.** Full books and accounts shall be maintained for the Agency in accordance with practices established by, or consistent with, those utilized by the Controller of the State of California for like public entities. The books and records of the Agency shall be open to inspection by the Members and Affiliated Parties at all reasonable times, and by bondholders and lenders as and to the extent provided by resolution or indenture.

5.9 **Audit.** A qualified firm, serving in the capacity of auditor, shall audit the records and the accounts of the Agency annually in accordance with the provisions of section 6505 of the Law. Copies of such audit reports shall be filed with the State Controller and each Member and each Affiliated Party within six months of the end of the Fiscal Year under examination.

5.10 **Expenditures.** All expenditures within the designations and limitations of the applicable approved budget shall be made upon the approval of any officer so authorized by the Agency Board of Directors. The Treasurer shall draw checks or warrants or make payments by other means for claims or disbursements not within an applicable budget only upon the approval and written order of the Board. The Board shall requisition the payment of funds only upon approval of claims or disbursements and requisition for payment in accordance with policies and procedures adopted by the Board.

5.11 **Reconsideration of Voting Structure and Expense Allocation.** No later than the first Board meeting following the two-year anniversary of the Effective Date of this Agreement, the Board of Directors shall consider whether to recommend to the Members that the voting structure described in Article 4.6 and/or the expense allocation provisions described in Article 5.1 and Exhibit D should be modified in any respect. If the Board of Directors recommends modification of Article 4.6, Article 5.1, or Exhibit D, the governing body of each Member and each Affiliated Party shall consider the modifications recommended by the Board of Directors and, within 45 days following the Board recommendation, shall report back to the Board of Directors regarding the Member's or Affiliated Party's position regarding the recommended modifications.

ARTICLE 6: CHANGES TO MEMBERSHIP, WITHDRAWAL AND TERMINATION

6.1 **Changes to Members and Affiliated Parties.** The Agency Board of Directors may, in its sole and absolute discretion, approve the addition of new Members or Affiliated Parties to the Agency by supermajority vote. In the event of Board approval of a new Member the new Member shall execute this Agreement but amendment of this Agreement will not be required. In the event of Board approval of a new Affiliated Party the new Affiliated Party shall execute a memorandum of understanding in accordance with Article 3.13. The Board of Directors shall provide all Members and Affiliated Parties with 30 days' advance written notice prior to any Board action to add a new Member or Affiliated Party.

6.2 **Noncompliance**. In the event any Member or Affiliated Party (1) fails to comply with the terms of this Agreement, or (2) undertakes actions that conflict with or undermine the functioning of the Agency or the preparation or implementation of the GSP, such Member or

Affiliated Party shall be subject to the provisions for involuntary removal of a Member or Affiliated Party set forth in of Article 6.3 of this Agreement. Such actions of a Member or Affiliated Party shall be as determined by the Board of Directors and may include, for example, failure to pay its agreed upon contributions when due, refusal to participate in GSA activities or to provide required monitoring of sustainability indicators; refusal to enforce controls as required by the GSP; refusal to implement any necessary actions as outlined by the approved GSP minimum thresholds that are likely to lead to "undesirable results" under SGMA.

6.3 **Involuntary Termination**. If the Board of Directors determines that a Member or Affiliated Party is in noncompliance as provided in Article 6.2, the Board of Directors may terminate that Member's or Affiliated Party's participation in this Agency, provided that, prior to any such vote, all of the Members and Affiliated Parties shall meet and confer regarding all matters related to the proposed removal. In the event of the involuntary termination of a Member or Affiliated Party, the terminated Member or Affiliated Party shall remain fully responsible for its proportionate share of all financial obligations and liabilities incurred by the Agency prior to the effective date of termination as specified in Article 5.1 and Exhibit D, as existing as of the effective date of termination.

6.4 **Withdrawal of Members and Affiliated Parties.** Subject to the provisions of Article 6.7, a Member or Affiliated Party may, in its sole discretion, unilaterally withdraw from participation in the Agency, effective upon ninety (90) days' prior written notice to the Agency, provided that (a) the withdrawing Member or Affiliated Party will remain responsible for its proportionate share of any obligation or liability duly incurred by the Agency, as specified in Article 5.1 and Exhibit D, as existing as of the effective date of withdrawal. A withdrawing Member or Affiliated Party will not be responsible for any obligation or liability that the Member or Affiliated Party has voted against or has voiced its disapproval on at a Board meeting, providing the Member or Affiliated Party gives notice of its withdrawal from the Agency as soon thereafter as is practicable. In the event the withdrawing Member or Affiliated Party has any rights in any property or has incurred obligations to the Agency, the Member or Affiliated Party may not sell, lease or transfer such rights or be relieved of its obligations, except in accordance with a written agreement executed by it and the Agency. The Agency may not sell, lease, transfer or use any rights of a Member or Affiliated Party who has withdrawn without first obtaining the written consent of the withdrawing Member or Affiliated Party.

6.5 **Termination of Agreement**. This Agreement and the Agency may be terminated by a supermajority vote of the Board of Directors. However, in the event of termination, each of the Members and Affiliated Parties will remain responsible for its proportionate share of any obligation or liability duly incurred by the Agency, in accordance with Article 5.1 and Exhibit D, as existing as of the effective date of termination. Nothing in this Agreement will prevent the Members or Affiliated Parties from withdrawing as provided in this Agreement, or from entering into other joint exercise of power agreements.

6.6 **Disposition of Property Upon Termination**. Upon termination of this Agreement, the assets of the Agency shall be transferred to the Agency's successor, provided that a public entity will succeed the Agency, or in the event that there is no successor public entity, to the Members and Affiliated Parties in proportion to the contributions made by each Member or Affiliated Party. If the successor public entity will not assume all of the Agency's assets, the Board shall distribute the Agency's assets between the successor entity and the Members and Affiliated Parties in proportion to the any obligation required by Articles 5.1 or 5.6.

6.7 **Rights of Members and Affiliated Parties to Become GSA in Event of Withdrawal or Termination.** Upon withdrawal or involuntary termination of a Member or Affiliated Party, or termination of this Agreement pursuant to Article 6.5, whether occurring before or after June 30, 2017, the withdrawing or terminated Member or Affiliated Party will retain all rights and powers to become or otherwise participate in a GSA for the lands within its boundaries. In such event, the Agency and its remaining Members and Affiliated Parties shall (i) not object to or interfere with the lands in the withdrawing or terminated Member's or Affiliated Party's boundaries being in a GSA, as designated by the withdrawing or terminated Member or Affiliated Party or otherwise; (ii) facilitate such transition to the extent reasonably necessary; and (iii) where the withdrawing Member or Affiliated Party has authority under SGMA to be or participate in a GSA, withdraw from managing that portion of the Subbasin within the boundaries of the withdrawing or terminated Member or Affiliated Party and so notify the California Department of Water Resources. In order to maintain compliance with SGMA in the event of the withdrawal or involuntary termination of a Member or Affiliated Party, where the withdrawing Member or Affiliated Party has authority under SGMA to be or participate in a GSA, the withdrawal or involuntary termination will not be effective until a GSA has been established in accordance with SGMA for those lands overlying the Subbasin affected by the withdrawal or involuntary termination.

6.8 **Use of Data**. Upon withdrawal, any Member or Affiliated Party shall be entitled to use any data or other information developed by the Agency during its time as a Member or Affiliated Party. Further, should a Member or Affiliated Party withdraw from the Agency after completion of the GSP, it shall be entitled to utilize the GSP for future implementation of SGMA within its boundaries.

ARTICLE 7: SPECIAL PROJECTS

7.1 **Special Project Agreements.** Fewer than all of the Members and Affiliated Parties may enter into a special project agreement to achieve any of the purposes or activities authorized by this Agreement, and to share in the expenses and costs of such special project, for example, to share in funding infrastructure improvements within the boundaries of only those Members and Affiliated Parties and their Management Areas. Special project agreements must be in writing and documentation and must be provided to each of the Members and Affiliated Parties.

7.2 **Expenses.** Members and Affiliated Parties that enter into special project agreements agree that any special project expenses incurred for each such special project are the costs of the special project participants, respectively, and not of any other Members or Affiliated Parties not participating in the special project, and the special project expenses shall be paid by the parties to the respective special project agreements.

7.3 **Indemnification of Other Members.** Members and Affiliated Parties participating in special project agreements if conducted by the Agency, shall hold other Members and Affiliated Parties who are not parties to the special project agreement free and harmless from and indemnify each of them against any and all costs, losses, damages, claims and liabilities arising from the special project agreement. The indemnification obligation of Members and Affiliated Parties participating in special project agreements shall be the same as specified in Article 5.2 for Members and Affiliated Parties in general, except that they shall be limited to liabilities incurred for the special project.

ARTICLE 8: ACTIONS BY THE AGENCY WITHIN MANAGEMENT AREAS AND INDIVIDUAL JURISDICTIONS

8.1 **Role of the Agency.** Subject to the reservation of authority set forth in Article 8.5, the Agency will serve a coordinating and administrative role in order to provide for sustainable groundwater management of the Subbasin in a manner that does not limit any Member's or Affiliated Party's rights or authority over its own water supply matters, including, but not limited to, a Member's or Affiliated Part's surface water supplies, groundwater supplies, facilities, operations, water management and financial affairs.

8.2 **Members' and Affiliated Parties' Responsibility within Management Areas and Individual Jurisdictions.** Subject to the reservation of authority in Article 8.5, each of the Members and Affiliated Parties (or groups of Members and Affiliated Parties) will have initial responsibility to implement SGMA and the GSP adopted by the Agency within their respective Management Areas, as delineated in the GSP.

8.3 **Water Budgets.** The GSP will provide for the preparation of water budgets by Members or Affiliated Parties or groups of Members and Affiliated Parties for their respective Management Areas. The GSP will specify the elements to be included in water budgets and the timing for completion.

8.4 **Sustainability.** In the event a water budget prepared in accordance with Article 8.3 shows that groundwater pumping within a Management Area exceeds such area's sustainable yield, as defined in Cal. Water Code § 10721(v) and (w), or an "undesirable result," as defined in Cal. Water Code § 10721(x), exists, the Member or Affiliated Party or group of Members and Affiliated Parties with groundwater management responsibility over such area shall develop and implement a plan to achieve sustainability or eliminate the undesirable result within that area. The GSP will specify the elements to be included in and time requirements for implementation of the plan.

8.5 **Reservation of Authority**. In the event of a failure by a Member or Affiliated Party or group of Members or Affiliated Parties to develop and implement a plan to achieve sustainability or eliminate an undesirable result within a Management Area as provided in Article 8.4, the Agency reserves and retains all requisite authority to (i) develop and implement a plan to achieve sustainability or eliminate an undesirable result, and (ii) allocate the cost of development and implementation of such plan to Members or Affiliated Parties within such

Management Area. The GSP will specify the procedures for development and implementation of a plan by the Agency under such circumstances.

ARTICLE 9: MISCELLANEOUS PROVISIONS

9.1 **Amendments**. This Agreement may be amended from time to time by a supermajority vote of the Board of Directors; provided, however, that the provisions of Article 6.7 (Rights of Member to Become GSA in Event of Withdrawal or Termination) may be amended only by unanimous vote of the Board of Directors.

9.2 **Binding on Successors**. The rights and duties of the Members and Affiliated Parties under this Agreement may not be assigned or delegated without the advance written consent of the Agency (as evidenced by a majority vote of the Board of Directors) and any attempt to assign or delegate such rights or duties in contravention of this Article 9.2 shall be null and void. Any approved assignment or delegation shall be consistent with the terms of any contracts, resolutions, indemnities and other obligations of the Agency then in effect.

9.3 **Notice**. Any notice or instrument required to be given or delivered under this Agreement may be made by: (a) depositing the same in any United States Post Office, postage prepaid, and shall be deemed to have been received at the expiration of 72 hours after its deposit in the United States Post Office; (b) transmission by facsimile copy to the addressee; (c) transmission by electronic mail; or (d) personal delivery to the addresses or facsimile numbers of the Members and Affiliated Parties set forth in Exhibit E to this Agreement.

9.4 **Counterparts**. This Agreement may be executed by the Members in separate counterparts, each of which when so executed and delivered shall be an original. All such counterparts shall together constitute but one and the same instrument.

9.5 **Choice of Law**. This Agreement shall be governed by the laws of the State of California.

9.6 **Severability**. If one or more clauses, sentences, paragraphs or provisions of this Agreement is held to be unlawful, invalid or unenforceable, it is hereby agreed by the Members that the remainder of the Agreement shall not be affected thereby. Such clauses, sentences, paragraphs or provisions shall be deemed reformed so as to be lawful, valid and enforced to the maximum extent possible.

9.7 **Headings**. The paragraph headings used in this Agreement are intended for convenience only and shall not be used in interpreting this Agreement or in determining any of the rights or obligations of the Members to this Agreement.

9.8 **Construction and Interpretation**. This Agreement has been arrived at through negotiation and each Member has had a full and fair opportunity to revise the terms of this Agreement. As a result, the normal rule of construction that any ambiguities are to be resolved against the drafting Member shall not apply in the construction or interpretation of this Agreement.

9.9 **Entire Agreement.** This Agreement constitutes the entire agreement among the Members and supersedes all prior agreements and understandings, written or oral. This Agreement may only be amended by written instrument executed by all Members.

IN WITNESS WHEREOF, the Members have executed this Agreement on the day and year first above-written.

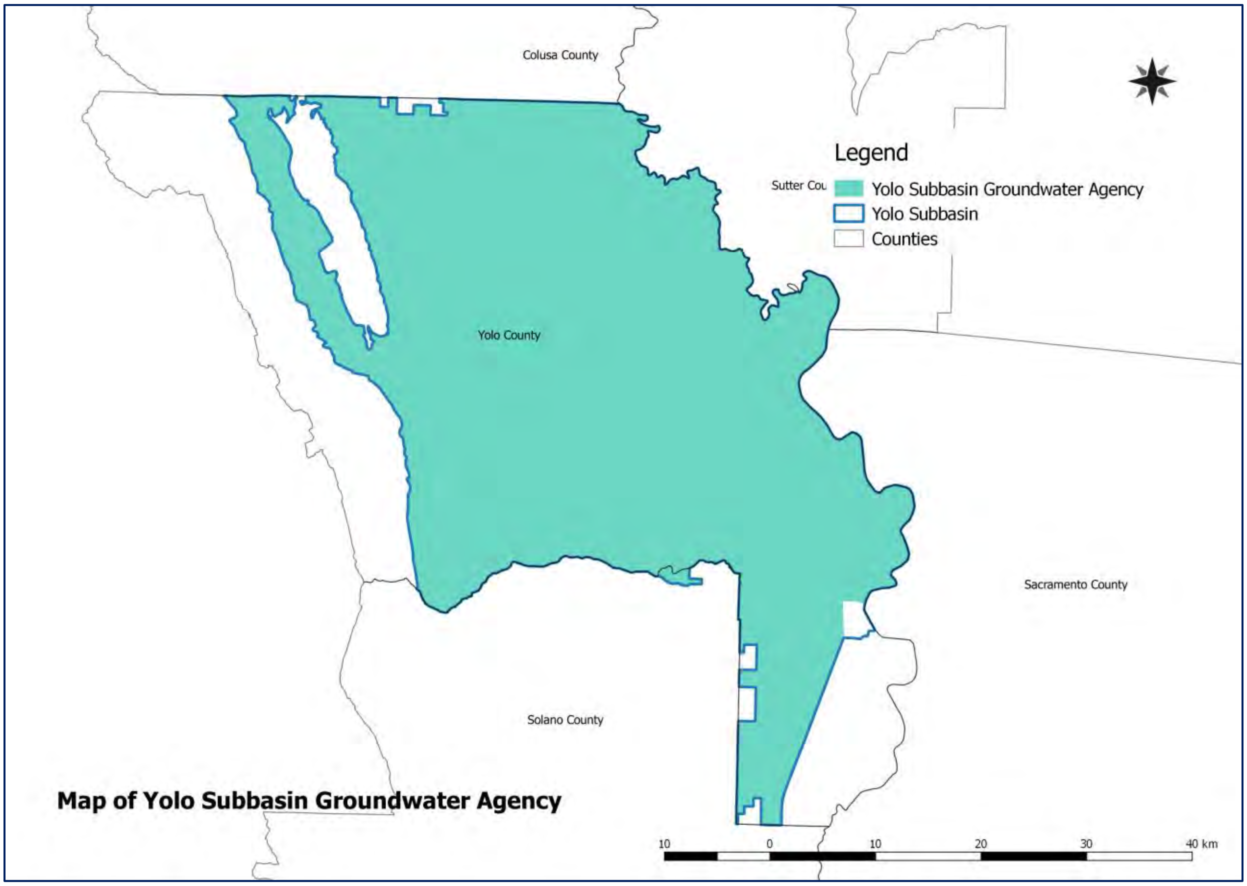
[Signature blocks]

Draft Exhibit A
List of Members

Member Agencies
City of Davis
City of West Sacramento
City of Winters
City of Woodland
Dunnigan Water District
Esparto Community Service District (CSD)
Madison CSD
Reclamation District (RD) 108
RD 730
RD 787
RD 2035
Yocha Dehe Wintun Nation
Yolo County
Yolo County Flood Control and Water Conservation District

Draft Exhibit B

Map of Agency Boundaries



Draft Exhibit C

List of Affiliated Parties

Affiliated Parties
California American Water Company -- Dunnigan
Colusa Drain Mutual Water Company
Environmental Party** University of California, Davis Private Pumper as appointed by Yolo County Farm Bureau
**To be determined.

Draft Exhibit D

Funding Amounts

It is proposed that administrative fees in the range of approximately $400,000 to $500,000 per year be collected for the first two years of the GSA. **<u>After two years, the fee structure will be revisited and adjusted as appropriate.</u>**

<u>Key</u>

Blue = JPA Parties and Existing WRA member

Orange = JPA Parties

Entity Contributions			
Municipal Agencies	1	Base	**$**
City of Davis			$40,000
City of Woodland			$40,000
City of West Sacramento			$40,000
City of Winters			$20,000
Yocha Dehe Wintun Nation			$10,000
Esparto CSD			$5,000
Madison CSD			$5,000
			$160,000

Entity Contributions			
Rural Agencies ($0.50/acre)	0.5	**Acres**	**$**
Yolo County Flood Control & WCD		200,000	$100,000
Yolo County (White Areas)*		160,000	$40,000
Direct Contributions (White Areas)**		40,000	$20,000
Other Contributions from Rural Agencies***			$40,000
Dunnigan Water District		10,700	$5,350
RD 108		23,200	$11,600
RD 2035		18,000	$9,000
RD 730		4,498	$2,249
RD 787		9,400	$4,700
		465,798	$232,899

**Yolo County is not $0.50/acre*

***Direct Contributions from private pumpers currently residing in "white areas"*

****RD 108, RD 787, RD 2035, and YCFCWCD ($10,000/each)*

Affiliated Parties with Board Voting Seats			
	1	Base	**$**
University of California, Davis			$40,000
Colusa Drain Mutual Water Company			$10,000
California American Water Company - Dunnigan			$5,000
Yolo County Farm Bureau			$10,000
Environmental Party - TBD			
			$65,000

Sub Total:	$457,899

Draft Exhibit E

Addresses for Notice

City of Davis
23 Russell Boulevard
Davis, CA 95616
(530) 757-5648

Reclamation District 108
975 Wilson Bend Road
Grimes, CA 95950
(530)

Yolo County
625 Court Street Room 206
Woodland, CA 95695
(530)

City of West Sacramento
1110 West Capitol Avenue
West Sacramento, CA 95691
(916)

Yolo County Flood Control and Water Conservation District
34274 State Highway 16
Woodland, CA 95695
(530) 662-0265

City of Winters
318 First Street
Winters, CA 95694
(530)

Reclamation District 730

City of Woodland
300 First Street
Woodland, CA 95695
(916)

Dunnigan Water District
3817 First Street
Dunnigan, CA 95937
(530)

Reclamation District 787
41758 County Road 112
Knights Landing, CA 95645

Esparto CSD
26490 Woodland Avenue
Esparto, CA 95627
(530)

Madison CSD
2896 Main Street
Madison, CA 95653
(530)

File #: 17-0422, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: PUBLIC HEARING - Certification of the Final Environmental Impact Report and Adoption of the 2035 General Plan and 2035 Climate Action Plan

Recommendation for Action: Staff recommends that the City Council

1. Receive a staff report; and
2. Conduct the continued public hearing; and
3. Adopt the attached Resolution No. _____, certifying the Final Environmental Impact Report (SCH#2013032015) for the 2035 General Plan and 2035 Climate Action Plan, adopting Findings of Fact and a Statement of Overriding Considerations (Attachment A); and
4. Adopt the attached Resolution No. _____, adopting the final 2035 General Plan (Attachment B); and
5. Adopt the attached Resolution No. _____, adopting the final 2035 Climate Action Plan (Attachment C).

Staff Contact

Cindy A. Norris, Principal Planner, (530) 661-5911, cindy.norris@cityofwoodland.org

Fiscal Impact

The General Plan project (CIP #07-06) has received an overall project allocation of $1,922,000 inclusive of consultant, staff, and city attorney costs. Upon final adoption and conclusion of all activities related to the General Plan project, a final reconciliation of costs will be prepared and remaining budget allocation determined. Following approval, the city will embark on a number of actions implementing the General Plan policies and programs, the first of which is to initiate an interim, Phase I, Zoning Ordinance update. This Phase I effort is anticipated to be completed within the next three to four months and will provide a regulatory bridge while the city works on the Phase II, Comprehensive Zoning Ordinance update which could take up to 2 years to complete. A contract to initiate the Interim Ordinance is included on the May 16, 2017 agenda.

Background

The City Council met on April 4 and April 18, 2017 to consider the EIR, the 2035 General Plan, and the 2035 Climate Action Plan (CAP). During the April 4, 2017 meeting, the Council heard a presentation from staff, received public testimony, and voted on a number of motions that provided direction to staff for finalization of the FEIR, General Plan, and CAP. At the April 18, 2017 meeting, the Council heard a presentation from the City Manager, received public testimony, reviewed and clarified the motions of the prior meeting, provided final direction, and continued the public hearing until May 16, 2017. The purpose of this third City Council meeting is to conduct a continued public hearing, take final action on these items, including certifying the Environmental Impact Report, adopting the 2035 General Plan, and adopting the 2035 Climate Action Plan.

Information on the process and all prior staff reports are available online at the following weblink:

http://web.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/documents.asp

Discussion

April 18, 2017 City Council Direction

On April 18, 2017, the City Council provided final direction to staff regarding the EIR, General Plan, and CAP. The Council confirmed its prior direction and took action on the following motion:

Main Motion (Davies/Rodriquez):

> Adopt the Staff and Planning Commission recommendation regarding the land use map and growth policies pertaining to Specific Plan Areas 1, 2 & 3, as presented to the City Council during the April 4, 2017 City Council meeting, with one amendment: that no Specific Plans for SP-2 or SP-3 may be processed until the designs for projects to provide necessary 200-year flood protection have been approved, and the funding for construction has been secured.

Amendment to Main Motion (Stallard/Accepted by Davies):

> Any sale of the City's 900-acre property within SP-2 will require a 4/5th vote of the City Council

The City has incorporated the Council's direction into policy language within the 2035 General Plan. In particular, modifications to Policies 2.B.2., 2.L.5., and 2.L.6. have been made as shown in Exhibit B (Changes to the July 2016 Draft 2035 General Plan) to Attachment B (Resolution Approving the 2035 General Plan).

Additional Clarifying Changes

In the process of reviewing the final text changes to the 2035 General Plan and in anticipation of upcoming zoning code amendments to ensure consistency with the 2035 General Plan, staff noted minor changes that would provide additional clarification. If the City Council concurs, the City Council's approval of the 2035 General Plan will include the following changes:

> 1. Clarify that the Neighborhood Commercial (NC) will allow unlimited residential above the ground floor only. Currently the General Plan does not indicate that residential is allowed within the Neighborhood Commercial district. However, staff recommends that residential uses be permitted above the ground floor in areas designated Neighborhood Commercial.
>
> Staff believes this changes is consistent with the Council's and the General Plan's general intent and direction regarding permitting residential uses above commercial development and encouraging mixed use developments.
>
> 2. Clarify that in the West Main Street and East Street areas of Commercial Mixed Use District, described on LU 2-45 of the General Plan, that "commercial service" rather than simply "commercial" is permitted.

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This change is a minor clarification to the text and does not substantively change the text of the General Plan.

3. Clarify that the development standard for Neighborhood Commercial is consistent with changes made on page LU 2-58, Policy 2.J.4. *Maximum* ~~25,000~~ 60,000 *square foot floorplate for any single user.*

Staff recommends this change to be consistent with other parts of the General Plan that have a 60,000 square foot maximum floorplate.

Summary of Recommended Adoption Actions

Based on the City Council's direction, staff prepared a final approval package. This package includes three resolutions and additional procedural direction to staff.

The first resolution certifies the FEIR. The FEIR consists of two volumes, the Draft EIR and the Final EIR, as well as an errata to the FEIR setting forth six minor changes to the EIR following release of the FEIR. State law requires the City to make several types of CEQA "findings" at the time of final adoption of the 2035 General Plan and 2035 CAP. Findings describe the conclusions reached regarding particular issues, including specific evidence in support of those conclusions. The required CEQA findings are as follows:

- Certification of the EIR (CEQA Guidelines Section 15090) - These findings support the adequacy of the EIR for decision-making purposes.

- Findings Regarding Significant Impacts and Project Alternatives (CEQA Guidelines Section 15091) - These findings explain how the City addressed each identified significant impact, including the mitigation measures adopted or an explanation of why such measures are infeasible. A discussion of the feasibility of project alternatives is also required by this section (see also CEQA Guidelines Section 15126.6f).

- Project Approval (CEQA Guidelines Section 15092) - These findings support the City's action to adopt the 2035 General Plan and 2035 CAP.

- Statement of Overriding Considerations (CEQA Guidelines Section 15093) - These findings document the City's decision to adopt the 2035 General Plan and 2035 CAP, despite the fact that unavoidable impacts may result, due to other overriding benefits of these plans.

The second resolution adopts the 2035 General Plan. This resolution also contains findings of fact to support the action. The 2035 General Plan consists of three documents: Draft General Plan (July 2016), Draft Housing Element (July 29, 2016), and Changes to the July 2016 Draft 2035 General Plan (updated through April 18, 2017 actions of the City Council and including the changes recommended by staff noted above).

The third resolution adopts the 2035 CAP. This resolution also contains appropriate findings of fact to support the action. The 2035 CAP consists of two documents: Draft CAP (September 2016) and Changes to the September 2016 Draft CAP (updated through April 18, 2017 actions of the City Council).

Following final City Council action, staff will ensure that the following mandatory actions related to the availability of the final General Plan, filing of a Notice of Determination for the FEIR, and submittal of the final Housing Element to HCD are completed consistent with state law, as follows:

a. Within one working day following adoption, make the full final General Plan (including diagrams and text) available to the public for inspection pursuant to Section 65357 of the California Government Code.

b. Within five working days following adoption, file a CEQA Notice of Determination (NOD) with the Yolo County Clerk pursuant to Section 15094 of the CEQA Guidelines.

c. As soon as possible following adoption, submit the final Housing Element to the state HCD pursuant to Section 65583(g) of the Government Code for a mandatory 90-day review.

Conclusion

Staff recommends that the City Council

1. Receive a staff report; and
2. Conduct the continued public hearing; and
3. Adopt the attached Resolution No. _____, certifying the Final Environmental Impact Report (SCH#2013032015) for the 2035 General Plan and 2035 Climate Action Plan, adopting Findings of Fact and a Statement of Overriding Considerations (Attachment A); and
4. Adopt the attached Resolution No. _____, adopting the final 2035 General Plan (Attachment B); and
5. Adopt the attached Resolution No. _____, adopting the final 2035 Climate Action Plan (Attachment C).

Prepared by: Cindy A. Norris, Principal Planner
Heidi Tschudin, Project Manager

Reviewed by: Ken Hiatt, Assistant City Manager - Community and Economic Development

Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Resolution Certifying the Final Environmental Impact Report
Attachment B - Resolution Adopting the Final 2035 General Plan
Attachment C - Resolution Adopting the Final 2035 Climate Action Plan

RESOLUTION NO. ______

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND ERRATA FOR THE CITY OF WOODLAND 2035 GENERAL PLAN AND 2035 CLIMATE ACTION PLAN

WHEREAS, Government Code section 65350 *et seq.* authorizes local governments to prepare, adopt, and amend general plans; and

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of the City of Woodland; and

WHEREAS, the City of Woodland last updated its General Plan in 2002; and

WHEREAS, the City of Woodland adopted a preliminary 2020 Climate Action Plan in July of 2014, but soon thereafter began updating it; and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code § 21000 *et seq*.) ("CEQA"), the City of Woodland as the lead agency determined that an Environmental Impact Report ("EIR") should be prepared to analyze all potential adverse environmental impacts of the Draft 2035 General Plan and the Draft 2035 Climate Action Plan, which together have been referred to as the "Proposed Project;" and

WHEREAS, the City sent a Notice of Preparation ("NOP") of a Draft EIR to the Office of Planning and Research, responsible and trustee agencies, and other interested parties and published the NOP in the Daily Democrat, a newspaper of general circulation, on or about March 6, 2013; and

WHEREAS, the NOP was circulated for 30 days pursuant to State CEQA Guidelines sections 15082 and 15083, until April 5, 2013, to invite comments from responsible and trustee agencies, the public, and other interested parties regarding the scope of the EIR; and

WHEREAS, the City received written comments in response to the NOP, which assisted the City in the scope and analysis for the Draft EIR, and also held a series of public meetings and workshops regarding the scope of the 2035 General Plan and the 2035 Climate Action Plan; and

WHEREAS, the City sent an updated NOP of an EIR for the General Plan Update and Updated Climate Action Plan to responsible agencies, interested parties, and organizations on May 23, 2016, to provide responsible agencies and interested parties and organizations more detail about the General Plan Update and while not reopening the NOP written public comment period, did permit written comments between May 26 and June 24, 2016; and

WHEREAS, the City received five comments from interested parties and responsible and trustee agencies in response to the updated NOP; and

WHEREAS, on September 19, 2016, the City initiated the 45 day public review period on the Draft EIR by filing a Notice of Availability with the State Office of Planning and Research, publishing the Notice in the Daily Democrat, a newspaper of general circulation, and releasing the Draft EIR (SCH #2013032015) for public review and comment; and

WHEREAS, pursuant to State CEQA Guidelines, Section 15086, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and other interested parties during the 45 day comment period, which ran from September 19, 2016 to November 3, 2016, and the City also scheduled a meeting on October 20, 2016 before the Woodland Planning Commission to receive comments on the DEIR; and

WHEREAS, during the public review period, copies of the Draft EIR were provided online on the City's web site, were available for public review in printed form at City Hall and the Woodland Public Library, and were available for purchase in print or in electronic form from the City of Woodland Community Development Department; and

WHEREAS, the City received written comments on the Draft EIR during the public review period for the Draft EIR; and

WHEREAS, following the close of the public comment period and after review of the comments received on the Draft EIR, the City prepared a Final EIR, consisting of comments received on the Draft EIR, written responses to those comments, and revisions and errata to the Draft EIR. For purposes of this Resolution, the "EIR" shall refer to the Draft EIR, including all of the technical studies and appendices to the Draft EIR, as revised by the Final EIR's errata section, together with the other sections of the Final EIR, including all of the technical studies and appendices to the Final EIR, and the Errata to the Final EIR. The Draft EIR, the Final EIR, and all technical studies and appendices to the Final EIR are hereby incorporated herein by reference to this Resolution and are on file with the City Clerk. The Errata to the Final EIR is, attached hereto as **Exhibit A** and incorporated herein, which reflects changes made to four mitigation measures and one environmental impact as well as a change to the Mitigation Monitoring and Reporting Program incorporating a revised table setting forth the final environmental impacts and mitigation measures; and

WHEREAS, the Findings of Fact and Statement of Overriding Considerations, attached hereto as **Exhibit B,** and incorporated herein, set forth the environmental impacts identified in the Final EIR that the City finds are less than significant and do not require mitigation, the environmental impacts identified in the Final EIR as potentially significant but which the City finds can be mitigated to a less than significant level through the imposition of all feasible mitigation measures, the environmental impacts identified in the Final EIR as potentially significant but which the City finds cannot be fully mitigated to a less than significant level despite the imposition of all feasible mitigation measures, the cumulative environmental impacts resulting from the Proposed Project, the significant and irreversible environmental changes that would result from the Proposed Project, but which would be mitigated, and the existence of any growth-inducing impacts resulting from the Proposed Project identified in the Final EIR; and

WHEREAS, alternatives to the Proposed Project that might eliminate or reduce significant environmental impacts are described in **Exhibit B**, Findings of Fact and Statement of Overriding Considerations, pursuant to the California Environmental Quality Act, attached hereto and incorporated herein by this reference; and

WHEREAS, the findings set forth in **Exhibit B** also explain the changes to the Proposed Project and the EIR and includes the findings regarding why the CEQA requirement for recirculating the EIR was not triggered; and

WHEREAS, the City has endeavored in good faith to set forth the basis for its decision on the Proposed Project in the Findings of Fact as well as to explain why the benefits of the Proposed Project outweigh the environmental impacts the EIR determines are significant and unavoidable; and

WHEREAS, all of the requirements of CEQA and the State CEQA Guidelines have been satisfied by the City of Woodland in the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Proposed Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Proposed Project sufficiently analyzes both the feasible mitigation measures necessary to avoid or substantially lessen the Proposed Project's potential environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects in accordance with CEQA and the State CEQA Guidelines; and

WHEREAS, all of the findings and conclusions made by the City Council pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and not based solely on the information provided in this Resolution; and

WHEREAS, the City of Woodland Planning Commission held two duly noticed public hearings on March 2 and March 16, 2017, during which the Planning Commission considered the EIR, the Proposed Project and associated actions, and during these public hearings all persons wishing to testify in connection with the EIR and the Proposed Project were heard, and the Planning Commission fully studied the EIR and the Proposed Project; and

WHEREAS, on March 16, 2017, the Planning Commission recommended by adopting Resolution No. PC17-01 that the City Council certify the EIR and approve the Proposed Project, with certain recommended changes to the 2035 General Plan, which are set forth in Resolution No. PC17-01; and

WHEREAS, the City Council held three duly noticed public hearings on April 4, April 18, and May 16, 2017, during which the City Council considered the Planning Commission's recommendation, the Final EIR, and the Proposed Project and associated actions, and during those public hearings, all persons wishing to testify in connection with the Final EIR and the Proposed Project were, heard, and the City Council fully studied the Final EIR and the Proposed Project; and

WHEREAS, prior to taking action, the City Council has been presented with, reviewed, and considered all of the information and data in the administrative record, including the Final EIR, and all oral and written evidence presented to it during all meetings and hearings, all of which are incorporated herein by this reference; and

WHEREAS, the City has not received any comments or additional information that produced substantial new information requiring recirculation or additional environmental review under Public Resources Code sections 21166 and 21092.1 or State CEQA Guidelines section 15088.5; and

WHEREAS, all other legal prerequisites to the adoption of the Resolution have occurred.

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

1. Findings of Fact and Statement of Overriding Considerations. In accordance with State CEQA Guidelines 15091 and 15093, the City Council of the City of Woodland hereby adopts the CEQA Findings of Fact and the Statement of Overriding Considerations pursuant to the California Environmental Quality Act, attached hereto as **Exhibit B**, and incorporated herein by this reference as is fully set forth herein.

2. Certification of Final EIR. In accordance with State CEQA Guidelines section 15090, the City Council of the City of Woodland hereby certifies that:

A. The Final EIR is an accurate and objective statement that has been completed in compliance with CEQA and the State CEQA Guidelines, and that together with the Errata, attached hereto as **Exhibit A** and incorporated herein by this reference as is fully set forth herein, includes all of the environmental impacts of the Proposed Project and mitigation measures.

B. The City Council has been presented with and has reviewed and considered the information contained in the EIR prior to approving the Proposed Project.

C. The EIR reflects the City Council's independent judgment and analysis.

3. Recirculation Not Required. The City Council of the City of Woodland declares that the City has not received evidence of new significant impacts, as defined by the State CEQA Guidelines, section 15088.5, after circulation of the Draft EIR that would require recirculation, which is further set forth in the Findings (**Exhibit B**). No substantial changes to the Proposed Project have occurred that would require a supplemental or subsequent EIR.

4. **Notice of Determination.** The City Council of the City of Woodland hereby directs staff to file a Notice of Determination with the Yolo County Clerk Recorder within five (5) working days of final approval of the Proposed Project.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland, California, at its regular meeting held on the 16th day of May, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Angel Barajas, Mayor

ATTEST: APPROVED AS TO FORM:

____
Ana B. Gonzalez, CMC
City Clerk

____
Kara K. Ueda
City Attorney

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING THE 2035 GENERAL PLAN

WHEREAS, state law requires the City of Woodland to adopt and maintain a general plan that contains certain mandatory elements, describes the City's long-term goals, and develops policies and programs to achieve those goals; and

WHEREAS, the City of Woodland completed a comprehensive update of its General Plan which was approved by the City Council on February 27, 1996, and which was subsequently submitted to the City of Woodland voters for consideration via a referendum petition, and Woodland voters decided to retain the General Plan as adopted by the City Council; and

WHEREAS, in 2002, the City of Woodland conducted a Five-Year Review and Update Amendment of its General Plan and Background report, which was adopted by the City Council on December 17, 2002; and

WHEREAS, the City of Woodland in early 2013 initiated the process of updating the City of Woodland General Plan by approving a work plan and schedule, appointing a citizen steering committee, undertaking public meetings, and conducting public workshops; and

WHEREAS, in conformance with Government Code Section 65300 *et seq*., the City of Woodland commenced a comprehensive update of the City's General Plan; and

WHEREAS, the City identified stakeholders, appointed a citizen advisory committee, conducted a community-wide household survey, held six community workshops, 17 public meetings, nine City Council updates, two joint meetings of the City Council and Planning Commission, and five adoption hearings that were attended by members of the public, appointed and elected officials, and other affected agencies to assure public participation in the process; and

WHEREAS, in accordance with Government Code Section 65302, a comprehensive update to the City's General Plan was prepared, which addresses the mandatory elements required by state law, and also includes optional elements for Administration, Community Design, Historic Preservation, Economic Development, Public Facilities and Services, and Sustainability; and

WHEREAS, the 2035 General Plan includes goals and policies regarding each of these General Plan elements; and

WHEREAS, the 2035 General Plan includes Appendix A, which will not be an official part of the adopted General Plan, but does identify the actions, time frame, primary responsibility and funding for the City to carry out the General Plan goals and policies; and

WHEREAS, the 2035 General Plan applies to the entire incorporated City (9,624 acres) in addition to a 3,148 acre area outside of the City within unincorporated Yolo County, which together comprise the "Planning Area" and is identical to the Urban Limit Line established by City of Woodland voters in 2006; and

WHEREAS, the 2035 General Plan is a citywide document that is an integrated and internally consistent statement of the official land use policy for the City of Woodland; and

WHEREAS, the City's Housing Element is a mandatory general plan element and had previously been prepared for the 2013-2021 planning period and was certified by the California Department of Housing and Community Development ("HCD") in 2013; and

WHEREAS, the City subsequently prepared an amendment to the Housing Element to ensure consistency with the changes proposed for the other components of the 2035 General Plan; and

WHEREAS, the City submitted the amendment to the Housing Element to HCD on July 29, 2016, and on September 22, 2016, the City received a letter from HCD stating that the amended Housing Element remains in compliance with the State Housing Element law, and the updated Housing Element is included in the 2035 General Plan as Chapter 9 and Appendix E; and

WHEREAS, the City sent the Draft 2035 General Plan to affected public entities and agencies in compliance with state law (Government Code Sections 65302(g)(7), 65302.5, 65302.7, 65352, 65352(a)(9) and Public Utilities Code Section 21676), and in accordance with Government Code Section 65352.3 contacted California Native American tribes that are on the contact list maintained by the Native American Heritage Commission to invite those tribes to consult on the proposed Draft 2035 General Plan; and

WHEREAS, the City released the Public Review Draft 2035 General Plan on July 8, 2016 and invited comments on it from July 11, 2016 through September 13, 2016; and

WHEREAS, the City prepared a Draft Environmental Impact Report ("EIR") (SCH #2013032015) for the Public Review Draft 2035 General Plan that provides a description of potential environmental impacts of the project and recommends mitigation measures to reduce the impacts to a less than significant level, where feasible, and released the Draft EIR on September 15, 2016 for a 45-day public review period that ended on November 3, 2016; and

WHEREAS, the City received numerous comments on both the Public Review Draft 2035 General Plan and the Draft EIR, considered and analyzed the comments, and made numerous changes to the EIR and the Draft 2035 General Plan as a result of the comments received and incorporated the comments and responses to comments on the Draft EIR in the Final EIR and included comments and responses to comments on the Draft 2035 General Plan as a separate document for the public and decision-makers to review as a part of the Planning Commission public hearing process; and

WHEREAS, comments on the Draft 2035 General Plan that were received from the public were presented and revisions were proposed for Planning Commission consideration, which were included as Attachment F to the March 2, 2017 Planning Commission staff report; and

WHEREAS, on March 2, 2017 and March 16, 2017, the City of Woodland Planning Commission held duly noticed public hearings on the EIR and the Draft 2035 General Plan, considered all written and oral reports of staff and public testimony on the matter, and such other matters as are reflected in the record of this matter; and

WHEREAS, on March 16, 2017, the Planning Commission adopted Resolution No. PC17-01, recommending adoption of the General Plan with certain specified changes and making findings that the 2035 General Plan and all of its elements comprise a logical, integrated, internally consistent, and compatible statement of the City's goals, policies, and objectives, that the 2035 General Plan is reasonably related to the public health, safety, and welfare as it guides and accommodates land uses, housing, and circulation infrastructure in accordance with current law, community needs, and future demands, that the 2035 General Plan covers all territory within the boundaries of the City and the area of likely expansion outside of the City as defined by the 2006 voter-initiative and approved Urban Limit Line, and that the 2035 General Plan, together with the adopted Housing Element as amended addresses all of the mandatory general plan elements; and

WHEREAS, on April 4, April 18, and May 16, 2017, the City Council held duly noticed public hearings on the 2035 General Plan, considered all written and oral reports of staff, provided opportunities for the public to speak, considered all public testimony on the matter and such other matters as are reflected in the record; and

WHEREAS, the City Council on April 4, 2017, adopted a series of motions to provide staff with direction to make certain additional changes to the 2035 General Plan and to prepare final documents for City Council certification of the EIR and adoption of the 2035 General Plan; and

WHEREAS, on April 18, 2017, the City Council reviewed and clarified the direction given, and motions adopted during the April 4, 2017 City Council meeting, accepted public comment and testimony, and directed that the General Plan should include Specific Plan Areas 1A, 1B, 1C, 2, and 3 for development consideration during the horizon of the 2035 General Plan; and

WHEREAS¸ during the continued public hearing of May 16, 2017, the City Council considered three changes to the 2035 General Plan recommended by City staff to clarify land use issues in the General Plan, as set forth in the staff report prepared for the May 16, 2017 City Council hearing, and the City Council approves of those changes, which have been incorporated into the 2035 General Plan; and

WHEREAS¸ the City Council also accepted additional public comment during the continued public hearing on May 16, 2017; and

WHEREAS, the City published notice of its Planning Commission and City Council public hearings in The Daily Democrat, a newspaper of general circulation; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000 *et seq.*), the City Council of the City of Woodland on May 16, 2017, certified the Final Environmental Impact Report for the City of Woodland 2035 General Plan and the 2035 Climate Action Plan, made findings relating to significant environmental impacts, mitigation measures, and alternatives, adopted a Statement of Overriding Considerations, and approved an Errata to the EIR that reflected various text changes to four EIR mitigation measures and one environmental impact and amended the Mitigation Monitoring and Reporting Program to reflect the final table of significant environmental impacts and mitigation measures, and found that none of these changes changed the intent of the mitigation measures or required additional analysis of environmental effects.

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

1. The City Council, based upon substantial evidence in the record, hereby makes the following findings in support of adoption of the 2035 General Plan:

A. State law requires that each city adopt a general plan to describe its long-term goals and policies and programs to achieve those goals. The general plan is often referred to a city's "constitution" for future growth and development as land use decisions, the Zoning Code, development approvals, and other policies of the City must be consistent with the General Plan. The 2035 General Plan outlines a vision for Woodland's long-term physical and economic development and community enhancement and sets forth goals and policies that will allow this vision to be accomplished. The 2035 General Plan also provides the basis for establishing City priorities for implementing plans and programs, including the Zoning Code, the Capital Improvement Program, and master and specific plans.

B. It is in the best interest of public health, safety, and welfare to update the City's 2002 General Plan to incorporate current conditions and community goals and to extend the planning horizon to 2035. The 2035 General Plan is centered around a vision statement and 12 guiding principles about the quality, character, development, sustainability, and public services within the City of Woodland.

C. The 2035 General Plan is consistent with the requirements of the California Government Code regarding General Plans and the General Plan guidelines in effect as of the date of this Resolution, and the General Plan is internally consistent with all of the objectives, policies, general land uses, programs, and actions of all elements of the 2035 General Plan. The 2035 General Plan is a comprehensive update of the 2002 General Plan and includes an update of the existing elements as well as the addition of new elements. The 2035 General Plan includes the following mandated and optional elements: Administration; Land Use, Community Design and Historic Preservation; Circulation; Economic Development; Public Facilities and Services; Healthy Community; Conservation and Open Space; Safety; and Housing.

D. The 2035 General Plan is in compliance with the provisions of CEQA. An EIR has been prepared for the 2035 General Plan that provides a description of potential environmental impacts of the 2035 General Plan, includes mitigation measures to reduce impacts to less than significant levels where feasible, and evaluates alternatives to the 2035 General Plan. All interested parties and members of the public were permitted to comment on the Draft EIR during the 45-day public comment period, and the City prepared written responses to comments in accordance with CEQA, which were included in the Final EIR. Neither the changes to the Proposed Project nor the Final EIR constitute significant new information triggering recirculation of the EIR. Pursuant to CEQA Guidelines 15092 and 15093, the City Council finds that it may approve the Proposed Project despite the remaining significant effects on the environment that are unavoidable as the City Council has determined in its Resolution Certifying the EIR for the 2035 General Plan and 2035 Climate Action Plan that any remaining significant effects on the environment that are unavoidable are acceptable due to overriding considerations.

E. The 2035 General Plan will promote the public health, safety, and welfare by establishing goals and policies to guide the City's development within the Planning Area, to ensure an attractive built environment, to protect the natural environment and promote sustainability, and to ensure provision of adequate infrastructure and services.

2. The City Council hereby approves the 2035 General Plan, which is comprised of the Public Review Draft General Plan dated July 8, 2016 (**Exhibit A**) and the changes set forth in **Exhibit B,** "Changes to the July 2016 Draft 2035 General Plan." Both Exhibit A and Exhibit B are attached hereto and incorporated herein by reference. The 2035 General Plan has been amended to eliminate all references to the "East" and the "South" Alternatives as, instead, the City Council is adopting a modified or "hybrid" growth strategy. This modified strategy also necessitated the modification of certain policies, which are also incorporated into the 2035 General Plan and set forth in the Errata. The City Council adopts the 2035 General Plan in accordance with the Planning Commission's March 16, 2017 recommendation, set forth in Planning Commission Resolution No. PC17-01, and has not made substantial modifications to the 2035 General Plan from the Planning Commission's recommendation.

3. The City Clerk, in accordance with Government Code section 65357, is hereby directed to make the final 2035 General Plan, including all diagrams, available to the public for inspection.

4. Within ten (10) days following adoption of this Resolution and the 2035 General Plan, City's Community Development Director shall submit the final Housing Element to the State Housing and Community Development (HCD) pursuant to Government Code Section 65585(g) for a mandatory ninety-day review.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland, California, at its regular meeting held on the 16th day of May, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

	______________________________ Angel Barajas, Mayor
ATTEST:	APPROVED AS TO FORM:
______________________________ Ana B. Gonzalez, CMC City Clerk	______________________________ Kara K. Ueda City Attorney

RESOLUTION NO. ______

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING THE 2035 CLIMATE ACTION PLAN

WHEREAS, the 2035 Climate Action Plan ("CAP") is a local plan for the reduction and mitigation of greenhouse gas emissions, which includes specific requirements that will avoid and/or substantially lessen cumulative greenhouse gas ("GHG") emissions; and

WHEREAS, the 2035 Climate Action Plan is an expanded version of the City's Preliminary 2020 CAP, adopted by the City Council on July 15, 2014, and sets forth a strategy for reducing greenhouse gas emissions consistent with state law; and

WHEREAS, the 2035 CAP seeks GHG emissions reductions of fifteen percent below 2005 levels by 2020, which is consistent with achieving a reduction in emissions of 40 percent below 1990 levels by 2035; and

WHEREAS, the 2035 CAP is consistent with state law and is consistent with the 2035 General Plan adopted by the City Council of the City of Woodland on May 16, 2017; and

WHEREAS, the 2035 CAP includes six focus areas, which are Energy, Transportation and Land Use, Urban Forest and Open Space, Water and Solid Waste, Public Involvement, and Municipal Operations; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), (Public Resources Code, § 21000 *et seq.*) and the State CEQA Guidelines, the City prepared an Environmental Impact Report ("EIR") (SCH #2013032015) analyzing and disclosing the potentially significant environmental impacts of the City's Draft 2035 General Plan and the Draft 2035 Climate Action Plan, and the EIR is adequate for decision-making purposes and reflects the independent judgment of the City of Woodland; and

WHEREAS, the Planning Commission of the City of Woodland on the 2nd and 16th days of March 2017, held duly noticed public hearings to consider both the Draft 2035 General Plan and the Draft 2035 CAP as well as the EIR; and

WHEREAS, the Planning Commission considered comments received by the City on the Draft 2035 CAP and reviewed proposed revisions to it on March 2, 2017, and these comments and proposed changes were included as Attachment G to the March 2, 2017 Planning Commission staff report; and

WHEREAS, at the conclusion of the Planning Commission public hearings, and after hearing and considering all testimony regarding the Draft 2035 CAP, the Planning Commission adopted Resolution No. PC17-01 in support of recommending approval of the 2035 CAP to the City Council of the City of Woodland; and

WHEREAS, on April 4, April 18, and May 16, 2017, the City Council held duly noticed public hearings on the 2035 CAP and considered all written and oral reports of staff and public testimony on the matter and such other matters as are reflected in the record; and

WHEREAS, the City Council on April 4, 2017 adopted a series of motions to provide staff with direction to make certain additional changes to prepare final documents for City Council certification of the EIR and adoption of the 2035 CAP; and

WHEREAS, on April 18, 2017, the City Council reviewed and clarified the direction given, and motions adopted during the April 4, 2017 City Council meeting, accepted public comment and testimony, and directed that the General Plan should include Specific Plan Areas 1A, 1B, 1C, 2 and 3 for development consideration during the horizon of the 2035 General Plan; and

WHEREAS, during the continued public hearing of May 16, 2017, the City Council accepted additional public comment; and

WHEREAS, the City published notice of its Planning Commission and City Council public hearings in The Daily Democrat, a newspaper of general circulation; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000 *et seq.*), the City Council of the City of Woodland on May 16, 2017, certified the Final Environmental Impact Report for the City of Woodland 2035 General Plan and the 2035 Climate Action Plan, made findings relating to significant environmental impacts, mitigation measures, and alternatives, adopted a Statement of Overriding Considerations, and approved an Errata to the EIR that reflected various text changes to four EIR mitigation measures and one environmental impact and amended the Mitigation Monitoring and Reporting Program to reflect the final table of significant environmental impacts and mitigation measures, and found that none of these changes changed the intent of the mitigation measures or required additional analysis of environmental effects.

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

1. The City Council, based upon substantial evidence in the record, hereby makes the following findings in support of adoption of the 2035 Climate Action Plan:

A. The 2035 CAP provides the strategies for the City of Woodland to reduce greenhouse gas emissions consistent with the State of California.

B. The 2035 CAP will provide the community with a well-defined planning framework related to energy efficiency and climate change effects and will streamline future projects' compliance with CEQA.

C. The 2035 CAP is in compliance with the California Environmental Quality Act (CEQA). An EIR has been prepared for the 2035 Climate Action Plan that provides a description of potential environmental impacts of the 2035 Climate Action Plan, includes mitigation measures to reduce impacts to less than significant levels where feasible, and evaluates alternatives. All interested parties and members of the public were permitted to comment on the Draft EIR during the 45-day public comment period, and the City prepared written responses to comments in accordance with CEQA, which were included in the Final EIR.

D. The 2035 CAP is a local plan for the reduction and mitigation of greenhouse gas emissions and includes specific requirements that will avoid and/or substantially lessen cumulative emissions.

E. The 2035 CAP contains thresholds of significance for general use as a part of the City's environmental review process, pursuant to Public Resources Code section 21082 and CEQA Guidelines Section 15064.7.

F. The 2035 CAP, consistent with CEQA Guidelines Section 15126.4(c), contains measures designed to mitigate to less than significant levels the impacts from future projects anticipated in, or consistent with, and allowed under the 2035 General Plan.

G. The 2035 CAP constitutes and includes uniformly applied development policies and standards that will, consistent with CEQA Guidelines Section 15183(g)(8), substantially mitigate the environmental effects of greenhouse gas emissions and climate change impacts when applied to future projects.

H. The 2035 CAP has been developed to, among other reasons, satisfy the requirements of CEQA Guidelines Section 15183.5 related to "tiering and streamlining the analysis of greenhouse gas emissions," and the EIR has analyzed and mitigated the effects of greenhouse gas emissions for the 2035 General Plan, and later projects may rely on that analysis as a part of the environmental review.

I. Future projects that are consistent with both the 2035 General Plan and the 2035 CAP and incorporate into the project as binding and enforceable requirements of the 2035 CAP will not result in cumulatively considerable incremental contributions of GHGs pursuant to Section 15183.5 of the CEQA Guidelines.

2. The City Council hereby approves the 2035 Climate Action Plan, which is comprised of the Public Review Draft Climate Action Plan dated September 2016 (**Exhibit A**) and **Exhibit B**¸ "Changes to the September 2016 Draft 2035 Climate Action Plan," which sets forth the modifications to the 2035 Climate Action Plan text. The City Council adopts the 2035 General Plan in accordance with the Planning Commission's recommendation.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland, California, at its regular meeting held on the 16th day of May, 2017, by the following vote:

AYES:
NOES:
ABSENT:

ABSTAIN:

Angel Barajas, Mayor

ATTEST: APPROVED AS TO FORM:

Ana B. Gonzalez, CMC City Clerk	Kara K. Ueda City Attorney

Legislation Text

16.

File #: 17-0421, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Approve Consultant Agreement for Professional Services to Prepare Interim Zoning Ordinance to Ensure Compliance with the 2035 General Plan

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to approve a contract agreement with Dyett and Bhatia in the amount of $25,820 and authorize a contingency of up to (20%) $5,164 for the preparation of a Phase I interim Zoning Ordinance update, and authorize the City Manager to execute the agreement and amendments up to 15% of the agreement amount.

Staff Contact

Cindy A. Norris, Principal Planner

Fiscal Impact

Funding for this project is part of CIP #07-07, the Zoning Ordinance Update Project and is included in the approved Capital Budget with funding from the General Fund - Capital Projects. The requested amount covers the consultant contract only. The Zoning Ordinance Update project has approximately $96,000 in the current project balance.

Background

The City of Woodland has reached a significant milestone in approving the 2035 General Plan Update. With the update, a number of land use designations, standards, polices and implementation measures were added or changed. In several instances, these changes are inconsistent with the existing Zoning Ordinance and Specific Plans. Ultimately, the City will prepare a comprehensive update to the Zoning Ordinance, but that effort could take up to two years to complete. In the interim; updates to the city's zoning are needed to provide a legal basis for the development review process, to provide guidance on possible allowable uses or new development proposals, and if needed, to enable the city to modify or deny projects that do not conform to the new General Plan. The proposed interim zoning ordinance will constitute Phase I of a zoning update effort, with a comprehensive zoning update to be prepared as Phase II.

Discussion

The 2035 General Plan has been updated consistent with the Community's vision and to appropriately reflect best practices and sustainability principles. In several instances, the resulting changes are inconsistent with the existing underlying regulatory structure contained within zoning or specific plans. These inconsistencies encompass land use changes, updated policies, updated development standards and new implementation programs. As example, new General Plan land use designations include Corridor Mixed Use, Light Industrial Flex and Business Park for which there is no corresponding zoning. Further, the East Street Corridor Specific Plan is to be repealed and replaced with the designation of Corridor Mixed Use.

The City has the authority under Government Code to adopt “interim zoning” (California Government Code Section 65858). Interim zoning will require that new development be consistent with the goals and values of the community, and do not compromise the community’s vision or undermine the effort that has gone into crafting the new Plan. More importantly, it will provide predictability and certainty for property owners and developers during this “transition” period. The interim zoning update will be prepared to address this inconsistency quickly. As mentioned previously, a comprehensive (Phase II) update to the Zoning Ordinance will follow and may take more than a year to complete.

Interim procedures and criteria will provide guidance in making General Plan conformity decisions for projects that do conform to the General Plan, even if they are not permitted under the current zoning, and for proposals for which the General Plan is silent or not precise on conformance. The interim zoning will include text and regulations as well as an updated zoning district boundaries, uses, map, graphics and exhibits. Further, the interim ordinance will address other sections in the Code that need immediate attention. Preliminarily, this would include non-conforming uses.

From the issuance of notice to proceed, this interim update will be completed within 3-4 months.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, to approve a contract agreement with Dyett and Bhatia in the amount of $25,820 and authorize a contingency of up to (20%) $5,164 for the preparation of a Phase I interim Zoning Ordinance update, and authorize the City Manager to execute the agreement and amendments up to 15% of the agreement amount

Prepared by: Cindy A. Norris, Principal Planner
Stephen Coyle, Deputy Director of Community Development

Reviewed by: Ken Hiatt, Assistant City Manager - Community and Economic Development

Paul Navazio, City Manager

Attachment 1 - Resolution
Attachment 2 - Exhibit A - Scope of Work
Attachment 3 - Exhibit B - Budget

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE CONSULTANT AGREEMENT FOR PROFESSIONAL SERVICES FOR DYETT AND BHATIA, URBAN AND REGIONAL PLANNERS TO PREPARE AN INTERIM ZONING ORDINANCE UPDATE PROJECT, CIP # 07-07

WHEREAS, on May 16, 2017 the City of Woodland approved the 2035 General Plan; and

WHEREAS, the City of Woodland intends, within a reasonable time after adopting the 2035 General Plan, to update the Zoning Ordinance, Zoning Map, and affected Specific Plans, to ensure consistency with the new General Plan, but believes that it will take up to two years for City Staff to complete updates of the Zoning Ordinance, Zoning Map and affected Specific Plans for consistency with the General Plan with little or no use of consultants; and

WHEREAS, during the interim period between the adoption of the 2035 General Plan and approval of a comprehensive update to the Zoning Ordinance, Zoning Map and affected Specific Plans, there may be inconsistencies between the 2035 General Plan and Zoning Ordinance and Specific Plans; and

WHEREAS, the City of Woodland wishes to enter into a contract with Dyett and Bhatia, Urban and Regional Planners in order to assist the City in developing an interim Zoning Ordinance Update that will include updates to pertinent sections of the Zoning Ordinance and Zoning Map which will serve to provide development guidance until such time that a complete and comprehensive update to the Zoning Ordinance can be completed; and

WHEREAS, Dyett and Bhatia performed as the technical consultant on the 2035 General Plan update and are therefore well qualified to assist the City of Woodland in completing the interim zoning updates; and

WHEREAS, the City of Woodland wishes to enter into a professional services agreement with Dyett and Bhatia, Urban and Regional Planners to prepare an interim Zoning Ordinance Update for an amount of $25,820; and

WHEREAS, the City of Woodland approved the 2016/17 Capital Budget and included CIP #07-07 as part of the Capital Budget (the project); and

WHEREAS, the City of Woodland wishes to approve a contract contingency of up to 20% ($ 5,164); and

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

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

Section 1. The City Council hereby approves the Agreement. The City Manager is hereby authorized and directed to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes and to execute the agreement and amendments up to 15% of the agreement amount.

PASSED AND ADOPTED this ________ day of ___________ 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Angel Barajas, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

Exhibits:
A – Scope of Work
B - Budget

PRELIMINARY SCOPE FOR INTERIM ZONING FOR WOODLAND GENERAL PLAN as amended 5.8.17

Zoning for the new General Plan will need to be consistent with that plan. The intent of this proposal will be to assist the City in developing an Interim Zoning Ordinance that will serve as a transition or bridge until such time that a final comprehensive Zoning Code update can be completed. The interim should provide a framework for that future comprehensive code update.

Until the City has completed the comprehensive zoning update, some form of zoning and a development review process should be in place to provide a legal basis for the development review process, to require conformity and, conversely, enable the City to modify or deny projects that do not conform to the new General Plan. The City has the authority under the Government Code to adopt "interim zoning" (California Government Code Section 65858), and many cities have done this for a one- to two-year period. This <u>would be a stand-alone, uncodified ordinance with an associated amended zoning map</u> and other graphics as needed.

Some form of interim zoning is essential because there are certain critical areas of conflict between the General Plan and existing zoning. These conflicts relate to "change areas" within the city where new development may be proposed and to where new General Plan land use designations have been introduced that do not align with existing zoning districts. Interim zoning will include the development of new zoning districts and require that new development be consistent with the goals and values of the community, as reflected in General Plan policies and implementation measures, and not compromise the community's vision or undermine the effort that has gone into crafting the new plan. It will also provide predictability and certainty for property owners and developers during this "transition" period. General Plan conformity decisions will be made by the Director, meaning this would be an "over-the-counter" process that would not unnecessarily delay approvals.

Procedures and criteria can be developed to make General Plan conformity decisions for proposals that conform to the General Plan even if not permitted by existing zoning, and for proposals for which the General Plan is silent or not precise on conformance. Proposals that do not conform to the General Plan should not be allowed to proceed, and no application would need to be accepted for review except as provided for in these interim-zoning regulations. The overall objective will be to implement Council policies, as embodied in the new General Plan and ensure that the quality of life in Woodland, the environment, and the efficacy of the on-going planning process are preserved.

The preliminary list of districts to address include those that correspond to the following General Plan land use designations:

- Corridor Mixed Use (West Main, East Street, Kentucky and CR 102)
- Regional Commercial
- Regional Commercial/Light Industrial Flex Overlay
- Business Park
- Industrial/Light Industrial Flex Overlay
- High Density Residential (reflecting increased allowable density)

Additionally, sections of the code will either be updated or added to clarify important review or procedural sections including updating the non-conforming use section. A set of tasks are proposed to accomplish this work and a schedule and budget for this effort is presented after these task descriptions.

PRELIMINARY SCOPE FOR INTERIM ZONING FOR WOODLAND GENERAL PLAN as amended
5.8.17

To initiate this effort the City will undertake a preliminary review to identify inconsistencies, recommended new zoning districts and preliminary urban form characteristics. Dyett & Bhatia will perform a review and assessment of the information provided by the City to assist in performing the tasks below in as expedient a manner as possible. The goal will be the development of an interim "un-codified" Zoning Ordinance that will be a stand-alone document that will not be incorporated into the City's existing Zoning Ordinance.

TASKS

Task 1:

Review and provide recommendations based on initial information provided by the City regarding a preliminary zoning map and zone descriptions (Character of the Zone) in order to for you to deliver the following:

A. Prepare a matrix of General Plan policies, including housing element policies, programs, and implementation actions from General Plan Appendix A, in order to assist in a General Plan/Zoning consistency review. To be provided to the City as an initial item prior to any meeting or discussion. (Responsibility: D & B to prepare)

B. Assist the City in defining the approach for the overall code (form based/ hybrid) (Responsibility: D & B to draft, staff to review)

C. Review the City's draft Zoning Map to assess the proposed districts and boundaries. This review will be based on a draft map and individual district descriptions provided by the City (Responsibility: Staff to draft, D & B review)

D. Develop appropriate use tables with definitions for all new and revised zoning districts (Responsibility: Staff to draft, D & B to review)

E. Review proposed urban form characteristics for each zoning district (frontages, parking, building heights, density/intensity. (Responsibility: Staff to draft, D & B review)

F. Prepare performance metrics for zoning districts as needed, which will buffer or transition interface situations between uses or land use types, or where specified in the General Plan, such as in the light industrial overlay and corridor mixed use district. (Responsibility: Staff to draft, D & B review)

G. D&B will attend one study session in Woodland and participate in up to two phone calls with staff

Task 2:

Prepare Initial drafts for preliminary new or updated Zoning Ordinance sections to include the following:

Items in this task will be occurring concurrently or potentially ahead of the diagnostic element provided in Task 1. Dyett & Bhatia will utilize their experience and broad understanding of code development to propose the following preliminary draft code sections:

A. Updated Non-conforming use section

B. New checklist, procedures, and criteria for making General Plan conformity decisions from business license review to assessment of new development proposals. Develop new review process as needed to ensure appropriate levels of consideration (i.e. minor CUP review process).

(Up to 2 Phone Calls)

PRELIMINARY SCOPE FOR INTERIM ZONING FOR WOODLAND GENERAL PLAN as amended
5.8.17

Task 3:

Prepare a draft table of contents outlined for the future comprehensive zoning update:

A. Based on determination made regarding the code approach, prepare a Table of Contents for the overall future comprehensive code update. (Responsibility: D & B to prepare, staff to review)

Task 4:

A. Preparation of the preliminary/administrative draft zoning update document and Zoning Map: The preliminary/administrative draft will be a complete draft, including the Zoning Map, based on review of input provided by the City as well as the addition of the new/updated code sections requested in Task 2. (D & B to prepare, staff to review)

B. (Study Session with staff - # 2)

Task 5:

Environmental Review:

A. Because the interim zoning regulations will implement the new General Plan, for which an EIR has just been prepared, it is assumed that the environmental clearance can “tier off" this document and that a Negative Declaration will be sufficient for the interim zoning. (D & B to prepare, staff to review)

Task 6:

Preparation of the final draft Interim Zoning text and Map

A. Provide the final draft version of the Interim Zoning Ordinance including the Zoning Map (D & B to prepare)

B. D&B will attend one meeting with either the Planning Commission or City Council

Task 7

Preparation of the final Interim Zoning Text and Map

A. Final will incorporate any amendments or final changes as approved by City Council.

Summary of Meeting Attendance

Dyett & Bhatia will attend up to three meetings in Woodland, composed of the following:

- Up to two study sessions with Staff
- One hearing
- Phone calls

If not all sessions/hearings are needed, meetings with staff may be substituted.

SCHEDULE

We estimate that the scope of work described above can be completed in approximately 10 weeks from notice to proceed, assuming prompt staff review of draft documents. Additional hearings would extend the schedule.

PRELIMINARY SCOPE FOR INTERIM ZONING FOR WOODLAND GENERAL PLAN as amended
5.8.17

BUDGET

Our proposed budget for the above scope of work is $25,820. This is inclusive of all meetings and direct costs, which are billed at no markup. Detailed tables showing hours and budget by task and personnel are provided on the following pages

Woodland Interim Zoning

Dyett & Bhatia Hours and Fee

Revised 5/8/17

	Consulting Principal	*Principal/ Project Manager*	*Associate*	*Planner II*	*Planner I/ Urban Designer*	*GIS Specialist/ Cartographer*	*Project Assistant*	*Total Hours per Task*	*Direct Costs*	*Total Fee*
Hourly Rate	$215	$195	$130	$115	$100	$130	$80			
Task 1: Initial Recommendations										
1A: Prepare General Plan Matrix		0.5	2				4	6.5		$678
IB: Develop overall approach	2	0.5						2.5		$528
1C: Review district boundaries	1	1	0.5			1		3.5		$605
1D: Review use tables	3	1	0.5					4.5		$905
IE: Review urban form characteristics	2	1	0.5					3.5		$690
IF: Review performance metrics	2	1						3		$625
1G: Study Session #1	1	8		4				13	$100	$2,335
Task 2: Preliminary Draft Procedures										
2A: Nonconforming uses	4	1					1	6		$1,135
2B: GP Conformity procedures	4	1					1	6		$1,135
Task 3: Outline for Comprehensive Code Revision										
3A: Draft outline	16	1					1	18		$3,715
Task 4: Administrative Draft Interim Zoning										
4A: Admin Draft	8	1		4	2	2	2	19		$2,995
4B: Study Session #2	1	8		4				13	$100	$2,335
Task 5: Environmental Review										
5A: Negative Declaration		3			20	1	1	25		$2,795
Task 6: Public Review Draft Interim Zoning										
6A: Public Review Draft	6	2		2	2	1	2	15		$2,400
6B: Hearings (1)	1	8		3				12	$100	$2,220
Task 7: Final Interim Zoning and Map										
7A: Final Documents	0.5	0.5	1			1	2	5	$100	$725
Total	51.5	38.5	4.5	17	24	6	14	155.5		**$25,820**

Legislation Text

17.

File #: 17-0466, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: First Reading of Ordinance Authorizing Implementation of a Community Choice Energy Program, and Approval of the City of Woodland's Joining the Valley Clean Energy Alliance Joint Powers Agency (VCEA JPA) and Authorizing the Mayor to Execute the VCEA JPA Agreement

Recommendation for Action: Staff recommends that the City Council:

1. Introduce by title only, waive first reading, and receive public comment regarding the proposed ordinance authorizing the implementation of a Community Choice Energy (CCE) program for all electricity customers in Woodland by and through participation in Valley Clean Energy Alliance (VCEA) after the VCEA Board has approved Woodland's membership in the VCEA joint powers agency (JPA); and
2. Adopt the attached resolution to approve the terms of membership in the VCEA JPA, created by the City of Davis and Yolo County for the purpose of operating a CCE program in Yolo County; and
3. Authorize the mayor to execute on behalf of the City the JPA agreement and any other necessary documents to participate as a member of VCEA upon the VCEA Board's approval of Woodland as a member agency; and
4. Appoint two City Council members to serve as the City's representatives on the VCEA Board; and
5. Designate a staff lead for CCE and direct staff to continue to conduct public outreach in coordination with VCEA, the City of Davis, and Yolo County and to support VCEA implementation and program launch until such time that the new agency has hired staff and transitioned to an operational, independent agency.

Staff Contact

Roberta Childers, Environmental Sustainability Manager
(530) 661-2060, roberta.childers@cityofwoodland.org

Fiscal Impact

To participate in VCEA, the City will need to invest $500,000 from General Fund reserves toward program start-up funds, as the City of Davis and Yolo County have each done. Section 5.3.2 of the VCEA JPA agreement specifies that the initial start-up funds provided by the VCEA member agencies will be reimbursed from the payment of charges for electric services by VCEA customers. The VCEA working assumption is that reimbursement of the start-up funds will occur within 1-3 years of the CCE operation date.

Background

***Community Choice Energy*:** CCE-also called Community Choice Aggregation-enables local governments to procure and/or develop power on behalf of their public facilities, residents, and businesses. The aims are to increase local choice in energy supply and provide electricity with high renewable energy content (50% or more) at electric rates that are competitive with those of the incumbent investor-owned utility (IOU), such as PG&E. While a CCE program determines the sources of its power supply, sets customer rates, and develops programs and incentives, the IOU continues to deliver the energy, maintain infrastructure, read meters, and bill the customers. Participation in a CCE program has the potential to provide substantial economic benefits through the provision of favorable electricity rates and incentive programs tailored to local needs. All IOU customers are automatically enrolled in a CCE program, but any customer (and of any customer type) may opt out of the program at any time.

***Consideration of CCE Options*:** The City of Woodland has been considering participation in a CCE program for the past year. City staff members closely followed the formation of VCEA, attending the meetings of Davis and Yolo County staff from May through July 2016. During August and September 2016, staff and designated Woodland City Council members attended meetings of the CCE planning team, which included Davis and County staff members, two Davis Council members, two members of the Board of Supervisors, and consultant support. These meetings focused on finalizing details of the JPA governance structure, developing the CCE name and mission statement, updating project budget estimates, developing a work plan and schedule for a CCE program launch, and receiving an updated financial pro forma from The Energy Authority (TEA) that incorporated Woodland energy loads and up-to-date PG&E rate and exit fee information. The City of Davis and Yolo County proceeded with establishing the VCEA JPA in October 2016.

The Woodland City Council approved the formation of a CCE Advisory Committee in November 2016 to help assess the risks and benefits of Woodland participation in a CCE, and appointed 11 community members to serve on the committee. The committee met every other week from January through April 2017 and considered several CCE participation options, including no CCE participation. After considering many economic and operational aspects of CCEs and conducting outreach and soliciting questions at public presentations, the committee concluded that the environmental and economic benefits that may be derived from local decision making about electricity supply through a local CCE program outweigh the potential risks. The committee unanimously recommended that the City of Woodland join the VCEA JPA before its program launch and in time to participate in formative stages of CCE program development.

At the City Council meeting of April 18, 2017, the Chair of the CCE Advisory Committee presented the Council with the committee's final report and recommendation. The committee's report is attached to the April 18 staff report and includes background information on the committee's purpose and role, CCE programs in general, and VCEA; describes the evaluation of Woodland options; explains the committee's recommendation to the City Council; and includes the results of the updated technical and financial analysis conducted by TEA at the committee's request to supplement the previous report and financial estimates prepared for Davis and Yolo County. TEA's updated pro forma incorporated the most current market and utility rate information available as of February 2017 and projected significant benefits that may be realized in the form of customer rate savings and local energy programs. The Council agreed with the committee's recommendation and directed staff to proceed with the steps necessary to join VCEA at this time.

***Process and Requirements to Join VCEA*:** The City Council on May 4, 2017 adopted a resolution to formally request that the VCEA Board approve Woodland's membership in VCEA. The VCEA Board accepted

Woodland's request and specified the terms under which Woodland would be granted VCEA membership at its May 9, 2017 meeting, and has notified the Davis City Council and Yolo County Board of Supervisors of the request to provide those bodies with the opportunity to provide input.

The VCEA Board and staff expect the Davis City Council and the Yolo County Board of Supervisors to endorse the approval of Woodland's membership request. The VCEA JPA Agreement includes a 45-day period during which the member agencies may review a membership request prior to the VCEA Board's taking action on the membership request. The Davis City Council and the Yolo County Board of Supervisors, however, appear willing to waive the 45-day review period, and the City anticipates that the VCEA Board will act on Woodland's request at its June 13, 2017 meeting. The VCEA Board's approval of Woodland's membership depends on the City Council first taking several actions. The following terms of membership were specified by the VCEA Board at its May 9 meeting:

1) City of Woodland adopt a resolution to execute the Joint Exercise of Powers Agreement of VCEA;

2) City of Woodland adopt a CCE ordinance authorizing the participation and enrollment of municipal, commercial, agricultural, and residential electrical accounts within the city limits;

3) City of Woodland make a financial contribution equal to that of Yolo County and the City of Davis in the amount of $500,000 to cover its share of VCEA and program implementation costs. Consistent with the treatment of the contributions of Yolo County and the City of Davis under the JPA agreement, this contribution will be fully reimbursable once the program is operational and generating revenues;

4) City of Woodland is requested to designate a staff lead on CCE and continue its public outreach efforts and work in coordination with Yolo County and the City of Davis to assist VCEA with public outreach in their respective communities. Outreach activities may include community events and workshops, informational web links and articles about CCE and VCEA on its city website or newsletter;

5) Appoint two City Council members to serve on the VCEA Board of Directors;

6) Appoint three community members to serve on the VCEA Advisory Committee.

At the request of Woodland staff, the VCEA Board staff suggested that Woodland's financial contribution may be delayed until after July 1, to align with fiscal year budget schedules. The VCEA Board had no objection to this request.

If the City Council completes items 1-5 and the VCEA Board approves Woodland's membership request on June 13, the Woodland City Council members would join the VCEA Board at its June 13, 2017 meeting.

Discussion

***Project budget and fiscal issues*:** The VCEA mission is to "[d]eliver cost-competitive clean electricity, product choice, price stability, energy efficiency, and greenhouse gas emission reductions." The updated fiscal analysis prepared for the City by TEA indicates that significant financial benefits are possible under current market conditions, which should enable VCEA to offer customers lower electricity rates than the incumbent utility while building a strong reserve in both the short and long term. Although wholesale energy markets could change unexpectedly, the resulting financial risk can be mitigated and managed through updating of the program financial analyses as the CCE program proceeds and beginning active hedging against rising wholesale energy prices as soon as possible, strategies that are common in the energy industry.

The $500,000 required for program start-up costs will cover Woodland's share of initial costs, including consultants, public outreach, and early JPA staffing. The VCEA JPA agreement states that the start-up investments are to be reimbursed through customer charges for electricity services and that "VCEA may establish a reasonable time period over which such costs are recovered." No specific time period has been established yet, but the working assumption has been that the reimbursement will occur within 1-3 years of initial program revenue. The specific timeframe for return of the initial investments will be at the discretion of the VCEA Board.

VCEA will also require short-term working capital to complete the start-up phase and begin serving customers (i.e. buying power to serve customers before revenue is available), approximately 6 months before program launch. VCEA has issued a request for proposals for banking services to provide this bridge funding, anticipated to be provided through short-term debt (e.g., a 1- to 2-year line of credit). The VCEA members will need to provide a credit guaranty for this pre-revenue credit, which is now estimated to be on the order of $7 million with Woodland's participation, rather than the $3 million previously anticipated. The guaranty is expected to be released soon after revenues begin flowing (usually within 12 months of program launch), at which point VCEA should be able to obtain longer-term, unsecured debt and larger lines of credit. This basic structure of third party financing (generally a line of credit) with a credit guarantee to support the pre-revenue portion of the credit has been used in successful CCE launches including Marin Clean Energy, Sonoma Clean Power and Peninsula Clean Energy.

***JPA agreement and CCE ordinance*:** Section 366.2(c)(12)(B) of the Public Utilities Code expressly contemplates the creation of a JPA by local governments so they can "participate as a group in a community choice aggregation program." Each city or county wishing to exercise this option can do so by (1) entering into a JPA agreement forming a JPA under Section 6500, et seq. of the Government Code and (2) adopting an ordinance electing to implement a CCE program within its jurisdiction as required by Section 366.2(c)(12)(A).

An ordinance that complies with the requirements of Section 366.2(c)(12)(A) is attached to this staff report, and the VCEA JPA agreement is Exhibit A of the attached resolution.

The VCEA JPA agreement establishes the framework for operation of the CCE program. Key provisions of the JPA document address:

- Governance, membership, and voting (Article 3)
- Roles and responsibilities of the VCEA Board (Section 3.3)
- Recovery of initial start-up loans made by the members (Section 5.3.2)
- Addition of new member jurisdictions (Section 2.4) and withdrawal of existing members (Article 6)

The JPA agreement was designed to promote consensus decision making; ensure that, as long as the JPA has fewer than four members, actions cannot be taken by the Board if any member agency disapproves; and ensure a balanced approach between equal representation by agency and weighted representation according to the proportion of total energy use represented by each agency. Some key aspects of the JPA's governance and organization are summarized below.

- Board Composition: Board consists of elected officials of the members' governing bodies. Two Directors per member agency as long as there are fewer than five member agencies. If there are five or more members, each shall have only one Director.

- Voting: Board action by majority vote of the total number of Directors present provided that as long as VCEA consists of three or fewer members, all Board actions require an affirmative vote of at least one Director appointed by each member.

  Upon request of two members present at a meeting, each from a different member agency, a weighted vote by shares will also be conducted. When such a request is made, an action must be approved by both a majority vote of Directors present and a majority vote of the weighted votes by shares present.

  Voting shares to be determined according to the formula:
  (Member's annual energy use/All members' annual energy use) x 100

  Two-thirds voting approval required for Board actions regarding (i) involuntary termination of a member and (ii) amendment of the JPA agreement.

  Seventy-five percent voting approval required for decisions (i) to exercise the power of eminent domain to acquire property interest and (ii) to impose on any member an obligation to make contributions or pledge assets as a condition of continued participation in the program.

- Withdrawal: Normally requires 6 months' advance notice. If, at launch, VCEA is unable to compare favorably with PG&E as to electric rates, greenhouse gas emissions, or amount of renewable energy to be used, a member may immediately withdraw if it provides notice within 15 days of receiving such information from VCEA. In such a case, the withdrawing party shall not be entitled to any return of funds provided to VCEA that have been expended or obligated but shall have no further financial obligation.

***VCEA schedule*:** The latest schedule of key elements of VCEA program launch is summarized below:

- June 13 regular Board meeting, and June 27 Board meeting if needed: Select service vendors for energy services, public outreach, call center and administration; review implementation plan elements

- July regular Board meeting (date to be determined), and July 25 Board meeting if needed: Review draft staffing plan and implementation plan prepared for submittal to California Public Utilities Commission (CPUC); approve banking services contract

- August 8 Board meeting, and additional August meeting if needed: Authorize energy services request for proposals (RFP); approve implementation plan for CPUC submittal; review outreach plan

- September-March: Secure credit; finalize power contracts; set rates; conduct noticing; enroll customers

- Spring 2018: Commence operations

***Outreach*:** Similar to the ongoing efforts of Davis and Yolo County staff, Woodland staff will continue to conduct public outreach with key stakeholder groups through presentations, tabling at community events, distribution of the existing FAQ and other informational items, and maintenance and promotion of the City's CCE webpage. VCEA has engaged Kim Floyd Communications to assist with community outreach until a firm is hired for long-term services through the RFP process. Woodland staff will be coordinating with Floyd Communications and Davis and Yolo County staff members to ensure consistency and effectiveness of outreach efforts.

Staff recommends that Roberta Childers continue as the City's lead VCEA contact and CCE program lead.

As the program develops, VCEA outreach will be assumed by the selected long-term service vendor and will include development of the following:

- VCEA logo, branding, and website
- Collateral, including a short video
- Continued public workshops and community events
- Ongoing meetings with key stakeholder groups, commercial and large energy users
- Local press outreach
- Paid advertising
- Digital and social media
- At least four customer notices (the minimum required by law)

***Woodland VCEA representation*:** By the attached resolution, the City Council will name two Council members to the VCEA Board, pending the approval of Woodland's membership in VCEA. In addition, Woodland has been asked to appoint three community representatives to the VCEA Advisory Committee. The VCEA Board on April 11, 2017 approved of the City's request to accept Tom Flynn and Christine Shewmaker as ex officio members to the committee representing Woodland. Staff will return to the next Council meeting with a request that the Council appoint these individuals and a third, as appropriate, to serve as full (rather than ex officio) committee members.

Environmental review: The adoption of the CCE ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the CEQA guidelines as it is not a "project" and it has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment (14 Cal Code Regs. 15378(a)). Further, the ordinance is exempt from CEQA as there is no possibility that the ordinance or its implementation would have a significant effect on the environment (14 Cal Code Regs. 15061(b)(3)). The ordinance is also categorically exempt because it is an action taken by a regulatory agency to assume the maintenance, restoration, enhancement or protection of the environment (14 Cal Code Regs. 15308(a)).

Commission/Committee Recommendation

The Sustainability Committee and Community Choice Energy Sub-Committee support moving forward with VCEA membership.

Conclusion

Staff recommends that the City Council:

1. Introduce by title only, waive first reading, and receive public comment regarding the proposed ordinance authorizing the implementation of a CCE program for all electricity customers in Woodland by and through participation in VCEA after the VCEA Board has approved Woodland's membership in

the VCEA JPA; and

2. Adopt the attached resolution to approve the terms of membership in the VCEA JPA, created by the City of Davis and Yolo County for the purpose of operating a CCE program in Yolo County; and
3. Authorize the mayor to execute on behalf of the City the JPA agreement and any other necessary documents to participate as a member of VCEA upon the VCEA Board's approval of Woodland as a member agency; and
4. Appoint two City Council members to serve as the City's representatives on the VCEA Board; and
5. Designate a staff lead for CCE and direct staff to continue to conduct public outreach in coordination with VCEA, the City of Davis, and Yolo County and to support VCEA implementation and program launch until such time that the new agency has hired staff and transitioned to an operational, independent agency.

Prepared by: Roberta Childers, Environmental Sustainability Manager

Reviewed by: Gregor G. Meyer, Public Works Director

Paul Navazio, City Manager

Attachments: CCE Ordinance
Resolution to Join VCEA JPA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE WOODLAND MUNICIPAL CODE TO ADD CHAPTER 7A, ENTITLED "COMMUNITY CHOICE AGGREGATION (ELECTRICITY)" AND AUTHORIZING THE IMPLEMENTATION OF A COMMUNITY CHOICE AGGREGATION PROGRAM

BE IT ORDAINED by the City Council of the City of Woodland as follows:

Section 1. Purpose

The purpose of this Ordinance is to authorize the implementation of a community choice aggregation program through the Valley Clean Energy Alliance Joint Powers Authority, as required by California Public Utilities Code section 366.2(c)(12).

Section 2. Amendment to the Municipal Code Chapter 7A is hereby added to the Municipal Code to read as follows:

Chapter 7A. - Community Choice Aggregation (Electricity)

Article 1. - Authorization to Implement a Community Choice Aggregation Program.

Section 7A-1-1. - Authorization: In order to provide businesses and residents within the City with a choice of power providers, the City hereby elects to implement a community choice aggregation program within the jurisdiction of the City by participating in the Community Choice Aggregation Program of the Valley Clean Energy Alliance, as described in its Joint Powers Agreement.

SECTION 3. Severability

If any section, sub-section, sentence, clause, or phrase of this Ordinance is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, sub-section, sentence, clause, and phrase hereof, irrespective of the fact that one or more sections, sub-sections, sentences, clauses, and phrases be declared invalid.

SECTION 4. Effective Date

This Ordinance shall take effect and be in force thirty (30) days following its adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland, California, at its regular meeting held on the ________________________________ day of June, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Angel Barajas, Mayor

ATTEST:

____
Ana B. Gonzalez, CMC
City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda
City Attorney

RESOLUTION NO. __________

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE TERMS OF MEMBERSHIP TO THE VALLEY CLEAN ENERGY ALLIANCE ("VCEA") JOINT POWERS AGENCY, AUTHORIZING THE MAYOR TO EXECUTE THE VCEA JOINT EXERCISE OF POWERS AGREEMENT ON BEHALF OF THE CITY OF WOODLAND, AND APPOINTING TWO MEMBERS OF THE CITY COUNCIL TO SERVE AS THE CITY'S DIRECTORS ON THE VCEA BOARD

WHEREAS, Community Choice Energy ("CCE") – also called Community Choice Aggregation – enables local governments to procure and/or develop power on behalf of their public facilities, residents, and businesses with the aim of increasing local choice in energy supply while providing electricity with high renewable energy content at rates that are competitive with those of the incumbent investor-owned utility; and

WHEREAS, the City of Davis and Yolo County have been developing a CCE program in accordance with the provisions of Public Utilities Code section 366.2 and established a joint powers agency ("JPA"), named Valley Clean Energy Alliance ("VCEA"), pursuant to Chapter 5 (commencing with Section 6500) of Division 7 of Title 1 of the Government Code to administer the CCE program; and

WHEREAS, VCEA will enter into agreements with electric power suppliers and other service providers, and based on those agreements will be able to provide power to residents and businesses within the members' jurisdictions once the California Public Utilities Commission approves the implementation plan prepared by VCEA; and

WHEREAS, the Woodland City Council investigated options to join VCEA, join another CCE program, or not participate in a CCE program and determined that participating in the VCEA CCE has the potential to provide multiple benefits, including:

- Increasing local control over, involvement in, and collaboration on energy rates and other energy-related matters,
- Providing customers with a choice of power providers and electric power products,
- Providing more stable long-term electric rates that are competitive with those provided by the incumbent utility,
- Reducing greenhouse gas emissions arising from electricity use within Woodland,
- Increasing local renewable generation capacity, and
- Increasing energy conservation projects and programs; and

WHEREAS, the City Council on May 4, 2017, decided that it wishes to participate in the VCEA CCE program and adopted a resolution requesting membership in the VCEA JPA; and

WHEREAS, the VCEA Board is expected to approve Woodland's membership request on June 13, 2017, and at its May 9, 2017 meeting specified the following immediate requirements for Woodland to be accepted as a VCEA member:

- Adoption of a resolution to execute the VCEA Joint Exercise of Powers Agreement;

- Adoption of an ordinance authorizing the participation and enrollment of municipal, commercial, agricultural, and residential electrical accounts within the city limits;

- Commitment of a financial contribution equal to that of Yolo County and the City of Davis in the amount of $500,000 to cover its share of VCEA and program implementation costs, which contribution will be fully reimbursable once the program is operational and generating revenues; and

- Appointment of two City Council members to serve on the VCEA Board of Directors; and

WHEREAS, the City Council has considered the VCEA Joint Exercise of Powers Agreement and agrees to its provisions and the requirements specified by the VCEA Board; and

WHEREAS, the City Council on May 16, 2017 introduced the ordinance required by Public Utilities Code Section 366.2 in order to be a community choice aggregator by and through VCEA participation and expects the ordinance to be adopted on June 6, 2017; and

WHEREAS, the execution of the JPA agreement, participation in VCEA, and implementation of the CCE ordinance may only take effect after the VCEA Board approves of the City of Woodland's membership in VCEA, and the associated financial contribution will only be required once that approval has occurred.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby:

(1) Agrees to the terms of VCEA membership, including the commitment of a financial contribution of Five Hundred Thousand Dollars ($500,000.00) to cover the City of Woodland's share of program implementation costs, with the understanding that the contribution will be fully reimbursable once the CCE program is operational and generating revenues;

(2) Approves the execution of the VCEA Joint Exercise of Powers Agreement, attached hereto as **Exhibit A** and incorporated herein, with the City of Davis and Yolo County;

(3) Authorizes and directs the Mayor to execute the VCEA Joint Exercise of Powers Agreement on behalf of the City of Woodland and to execute any and all other necessary documents to enter into the Joint Exercise of Powers Agreement to participate as a member of VCEA; and

(4) Appoints Council member Tom Stallard and Mayor Angel Barajas as the initial directors on the VCEA Board representing the City of Woodland.

PASSED AND ADOPTED this 16th day of May 2017, by the following vote:

AYES: Council Members:
NOES: Council Members:

ABSENT: Council Members:
ABSTAIN: Council Members:

____
Angel Barajas, Mayor

ATTEST:	**APPROVED AS TO FORM:**
______________________________	______________________________
Ana B. Gonzalez, City Clerk	Kara K. Ueda, City Attorney

JOINT EXERCISE OF POWERS AGREEMENT RELATING TO AND CREATING THE VALLEY CLEAN ENERGY ALLIANCE

This Joint Exercise of Powers Agreement, effective on the date determined by Section 2.1, is made and entered into pursuant to the provisions of Title 1, Division 7, Chapter 5, Article 1 (Sections 6500 et seq.) of the California Government Code relating to the joint exercise of powers and establishes the Valley Clean Energy Alliance ("VCEA"), is by and between the County of Yolo ("County"), the City of Davis ("City") and those other cities and counties who become signatories to this Agreement as provided herein, who agree as follows:

RECITALS

A. The Parties share various powers under California law, including but not limited to the power to purchase, supply, and aggregate electricity for themselves and customers within their jurisdictions.

B. In 2006, the State Legislature adopted AB 32, the Global Warming Solutions Act, which mandates a reduction in greenhouse gas emissions in 2020 to 1990 levels. The California Air Resources Board is promulgating regulations to implement AB 32 which will require local governments to develop programs to reduce greenhouse gas emissions.

C. The purposes for entering into this Agreement include:

a. Reducing greenhouse gas emissions related to the use of power in Yolo County and neighboring regions;

b. Providing electric power and other forms of energy to customers at a competitive cost;

c. Carrying out programs to reduce energy consumption;

d. Stimulating and sustaining the local economy by developing local jobs in renewable energy; and

e. Promoting long-term electric rate stability and energy security and reliability for residents through local control of electric generation resources.

D. It is the mission and purpose of this Agreement to build a strong Community Choice Energy program that is locally controlled and delivers cost-competitive clean electricity, product choice, price stability, energy efficiency and greenhouse gas emission reductions.

E. It is the intent of this Agreement to promote the development and use of a wide range of renewable energy sources and energy efficiency programs, including but not limited to solar, wind, and biomass energy production. The purchase of renewable power and greenhouse gas-free energy sources will be the desired approach to decrease regional greenhouse gas emissions and accelerate the State's transition to clean power resources to the extent feasible. The Agency will also add increasing levels of locally generated renewable resources as these projects are developed and customer energy needs expand.

F. The Parties desire to establish a separate public agency, known as the Valley Clean Energy Alliance or VCEA, under the provisions of the Joint Exercise of Powers Act of the State of California (Government Code Section 6500 et seq.) ("Act") in order to collectively study, promote, develop, conduct, operate, and manage energy programs.

G. The Parties anticipate adopting an ordinance electing to implement through the VCEA a common Community Choice Energy (CCE) program (also known as a community choice aggregation (CCA) program) hereinafter called a CCE Program, an electric service enterprise available to cities and counties pursuant to California Public Utilities Code Sections 331.1(b) and 366.2. The first priority of the VCEA will be the consideration of those actions necessary to implement the CCE Program.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions hereinafter set forth, it is agreed by and among the Parties as follows:

ARTICLE 1: DEFINITIONS AND EXHIBITS

1.1 Definitions. Capitalized terms used in the Agreement shall have the meanings specified in Exhibit A, unless the context requires otherwise.

1.2 Documents Included. This Agreement consists of this document and the following exhibits, all of which are hereby incorporated into this Agreement.

Exhibit A: Definitions
Exhibit B: List of the Parties
Exhibit C: Annual Energy Use
Exhibit D: Voting Shares
Exhibit E: Signatures

ARTICLE 2: FORMATION OF VALLEY CLEAN ENERGY ALLIANCE

2.1 Effective Date and Term. This Agreement shall become effective and VCEA shall exist as a separate public agency on October 25, 2016, or when the County and the City execute this Agreement, whichever occurs later. The VCEA shall provide notice to the Parties of the Effective Date. VCEA shall continue to exist, and this Agreement shall be effective, until this Agreement is terminated in accordance with Section 6.4, subject to the rights of the Parties to withdraw from VCEA.

2.2 Formation. There is formed as of the Effective Date a public agency named Valley Clean Energy Alliance. Pursuant to Sections 6506 and 6507 of the Act, VCEA is a public agency separate from the Parties. Pursuant to Sections 6508.1 of the Act, the debts, liabilities or obligations of VCEA shall not be debts, liabilities or obligations of the individual Parties unless the governing board of a Party agrees in writing to assume any of the debts, liabilities or obligations of VCEA. A Party who has not agreed to assume an VCEA debt, liability or obligation shall not be responsible in any way for such debt, liability or obligation even if a majority of the Parties agree to assume the debt, liability or obligation of VCEA. Notwithstanding Section 7.4 of this Agreement, this Section 2.2 may not be amended unless such amendment is approved by the governing board of each Party.

2.2.1 Name. VCEA may change its name at any time through adoption of a resolution of the Board of Directors.

2.3 Purpose. The purpose of this Agreement is to establish an independent public agency in order to exercise powers common to each Party to build a strong CCE program that achieves deep, long-term GHG emission reductions by offering clean, cost effective and price stable electricity to residents, businesses, and agricultural producers while carrying out innovative programs to reduce customer energy use, substantially increase local renewable energy production, and power the local transportation system. To that end, VCEA will study, promote, develop, conduct, operate, and manage energy, energy efficiency and conservation, and other energy-related programs, and to exercise all other powers necessary and incidental to accomplishing this purpose. Without limiting the generality of the foregoing, the Parties intend for this Agreement to be used as a contractual mechanism by which the Parties are authorized to participate in the CCE Program, as further described in Section 4.1. The Parties intend that other agreements shall define the terms and conditions associated with the implementation of the CCE Program and any other energy programs approved by VCEA.

2.4 Membership in VCEA.

2.4.1 The initial members of VCEA are the County of Yolo and the City of Davis. The Cities of Woodland, West Sacramento and Winters may also become initial members of VCEA by resolution of the city's city council adopted prior to the Effective Date.

2.4.2 Any city or county, that is not an initial member, may request to become a member of VCEA by submitting a resolution adopted by its City Council or Board of Supervisors to the Board of VCEA. The Board shall review the request and shall vote to approve or disapprove the request. The Board may establish conditions, including but not limited to financial conditions, under which the city or county may become a member of VCEA. The Board shall notify the then members of VCEA of this request and the date that the request will be on the Board's meeting agenda for action. The date set for Board action shall be at least forty-five (45) days from the date the notice is mailed to the members. If the request is approved by the Board, the city or county shall become a member of VCEA under the terms and conditions set forth by the Board and upon approval and execution of this Agreement by the city or county.

2.5 Powers. VCEA shall have all powers common to the Parties and such additional powers accorded to it by law. VCEA is authorized, in its own name, to exercise all powers and do all acts necessary and proper to carry out the provisions of this Agreement and fulfill its purposes, including, but not limited to, each of the following powers, subject to the voting requirements set forth in Section 3.7 through 3.7.5:

2.5.1 to make and enter into contracts;

2.5.2 to employ agents and employees, including but not limited to an Executive Officer;

2.5.3 to acquire, contract, manage, maintain, and operate any buildings, infrastructure, works, or improvements;

2.5.4 to acquire property by eminent domain, or otherwise, except as limited under Section 6508 of the Act, and to hold or dispose of any property; however, VCEA shall not exercise the power of eminent domain within the jurisdiction of a Party over its objection without first meeting and conferring in good faith.

2.5.5 to lease any property;

2.5.6 to sue and be sued in its own name;

2.5.7 to incur debts, liabilities, and obligations, including but not limited to loans from private lending sources pursuant to its temporary borrowing powers such as Government Code Sections 53850 et seq. and authority under the Act;

2.5.8 to form subsidiary or independent corporations or entities if necessary, to carry out energy supply and energy conservation programs at the lowest possible cost or to take advantage of legislative or regulatory changes;

2.5.9 to issue revenue bonds and other forms of indebtedness;

2.5.10 to apply for, accept, and receive all licenses, permits, grants, loans or other aids from any federal, state, or local public agency;

2.5.11 to submit documentation and notices, register, and comply with orders, tariffs and agreements for the establishment and implementation of the CCE Program and other energy programs;

2.5.12 to adopt Operating Rules and Regulations;

2.5.13 to make and enter into service agreements relating to the provision of services necessary to plan, implement, operate and administer the CCE Program and other energy programs, including the acquisition of electric power supply and the provision of retail and regulatory support services; and

2.5.14 to permit additional Parties to enter into this Agreement after the Effective Date and to permit another entity authorized to be a community choice aggregator to designate VCEA to act as the community choice energy aggregator on its behalf.

2.6 Limitation on Powers. As required by Government Code Section 6509, the power of VCEA is subject to the restrictions upon the manner of exercising power possessed by City of Davis.

ARTICLE 3: GOVERNANCE AND INTERNAL ORGANIZATION

3.1 Board of Directors. VCEA shall be governed by a legislative body known as the a Board of Directors ("Board"). The Initial Board shall consist of two (2) directors appointed by each of the initial members; for example, if the initial members are the County of Yolo and the City of Davis, the board shall be four (4) directors with two (2) directors appointed by the Yolo County Board of Supervisors and two (2) directors appointed by the City Council of Davis. Each Director shall serve at the pleasure of the governing board of the Party who appointed such Director, and may be removed as Director by such governing board at any time. If at any time a vacancy occurs on the Board, a replacement shall be appointed to fill the position of the previous Director within 60 days of the date that such position becomes vacant. Directors must be members of the Board of Supervisors or members of the City Council of the appointing City that is the signatory to this Agreement. Each Party may appoint an alternate(s) to serve in the absence of its Director(s). Alternates may be either (1) members of the Board of Supervisors or (2) members of the governing board of the municipality that is the signatory to this Agreement.

If additional cities or counties join VCEA, as set forth in section 2.4, each city or county that becomes a member of VCEA shall be entitled to two (2) directors who shall be appointed as set forth above. When the fifth member joins VCEA, the number of directors per member agency of all current member agencies shall be reduced to one (1) director per member agency.

3.1.1 Ex officio Directors. The Board may appoint ex officio members of the Board. Ex officio directors shall receive all meeting notices, shall have the right to participate in Board discussions and the right to place items on the agenda but shall not be counted towards a quorum and shall have no vote.

3.2 Quorum. A majority of the appointed Directors shall constitute a quorum, except that less than a quorum may adjourn from time to time in accordance with law.

3.3 Powers and Functions of the Board. The Board shall exercise general governance and oversight over the business and activities of VCEA, consistent with this Agreement and applicable law. The Board shall provide general policy guidance to the CCE Program. Board approval shall be required for any of the following actions:

3.3.1 The issuance of bonds or any other financing even if program revenues are expected to pay for such financing.

3.3.2 The appointment or termination of the Executive Officer and General Counsel.

3.3.3 The appointment or removal of officers described in Section 3.9, subject to Section 3.9.3.

3.3.4 Any decision to provide retirement or post-retirement benefits that are defined benefit programs, subject to the requirements of section 5.3.4, below.

3.3.5 The adoption of the Annual Budget.

3.3.6 The adoption of an ordinance.

3.3.7 The approval of agreements, except as provided by Section 3.4.

3.3.8 The initiation or resolution of claims and litigation where VCEA will be the defendant, plaintiff, petitioner, respondent, cross complainant or cross petitioner, or intervenor; provided, however, that the Executive Officer or General Counsel, on behalf of VCEA, may intervene in, become a party to, or file comments with respect to any proceeding pending at the California Public Utilities Commission, the Federal Energy Regulatory Commission, or any other administrative agency, without approval of the Board as long as such action is consistent with any adopted Board policies.

3.3.9 The setting of rates for power sold by VCEA and the setting of charges for any other category of service provided by VCEA.

3.3.10 Termination of the CCE Program.

3.4 Executive Officer. The Board of Directors shall appoint an Executive Officer for VCEA, who shall be responsible for the day-to-day operation and management of VCEA and the CCE Program. The Executive Officer may be retained under contract with VCEA, be an employee of VCEA, or be an employee of one of the Parties. The Executive Officer shall report directly to the Board and serve as staff to VCEA. Except as otherwise set forth in this Agreement, the Executive Officer may exercise all powers of VCEA, including the power to hire, discipline and terminate employees as well as the power to approve any agreement if the total amount payable under the agreement is less than $100,000 in any fiscal year, or such higher amount as established by the Board from time to time, by resolution of the Board, except the powers specifically set forth in Section 3.3 or those powers which by law must be exercised by the Board of Directors. The Executive Officer shall serve at the pleasure of the Board.

3.5 Commissions, Boards, and Committees. The Board may establish commissions, boards or committees, including but not limited to a standing executive committee of the Board, as the Board deems appropriate, to assist the Board in carrying out its authority and functions under this Agreement and may delegate authority to such commission, board or commission as set forth in a Board resolution. Such delegation may be modified, amended or revoked as any time as the Board may deem appropriate. Any decision delegated pursuant to this subsection may be appealed to the Board, as the Board so determines.

3.5.1 The Board may also establish any advisory commissions, boards, and committees as the Board deems appropriate to assist the Board in carrying out its functions and implementing the CCE Program, other energy programs and the provisions of this Agreement.

3.5.2 Any board, commission or committee formed under this section shall comply with the requirements of the Ralph M. Brown Act. The Board may establish rules, regulations, policies, bylaws or procedures to govern any such commissions, boards, or committees, and shall determine whether members shall be compensated or entitled to reimbursement for expenses.

3.6 Director Compensation. Directors shall serve without compensation from VCEA. However, Directors may be compensated by their respective appointing authorities. The Board, however, may adopt by resolution a policy relating to the reimbursement by VCEA of expenses incurred by Directors.

3.7 Voting. In general, as described below in Section 3.7.3, action by VCEA Board will be taken solely by a majority vote of the total number of Directors present; provided, however, that so long as VCEA consists of three or less members, all actions of the Board shall require the affirmative vote of at least one director appointed by each member. In addition, as described below in Section 3.7.4, upon request of two (2) Directors each from a different member agency, a weighted vote by shares will also be conducted. When such a request is made, an action must be approved by both a majority vote of Directors present and a majority of the weighted vote by shares present. No action may be approved solely by a vote by shares. The voting shares of Directors and approval requirements for actions of the Board shall be as follows:

3.7.1 Voting Shares.

Each member agency shall have a voting share as determined by the following formula: (Annual Energy Use/Total Annual Energy) multiplied by 100, where

(a) "Annual Energy Use" means, (i) with respect to the first two (2) years following the Effective Date, the annual electricity usage, expressed in kilowatt hours ("kWh"), within the Party's respective jurisdiction and (ii) with respect to the period after the second anniversary of the Effective Date, the annual electricity usage during the prior Fiscal Year, expressed in kWh, of accounts within a Party's respective jurisdiction that are served by VCEA; and

(b) "Total Annual Energy" means the sum of all Parties' Annual Energy Use. The initial values for Annual Energy Use will be designated in Exhibit C, and shall be adjusted annually as soon as reasonably practicable after January 1, but no later than March 1 of each year. These adjustments shall be approved by the Board.

(c) The combined voting share of all Directors representing a member agency shall be based upon the annual electricity usage within the member agency's jurisdiction; the combined voting share of a county shall be based upon the annual electricity usage within the unincorporated area of the county.

For the purposes of Weighted Voting, if a member agency has more than one director present and voting, then the voting shares allocated to the entity shall be equally divided amongst its Directors that are present and voting.

3.7.2 Exhibit Showing Voting Shares. The initial voting shares will be set forth in Exhibit D. Exhibit D shall be revised no less than annually as necessary to account for changes in the number of Parties and changes in the Parties' Annual Energy Use. Exhibit D and adjustments shall be approved by the Board.

3.7.3 Approval Requirements Relating to CCE Program. Except as provided in Sections 3.7 above and 3.7.4 and 3.7.5 below, action of the Board shall require the affirmative vote of a majority of Directors present at the meeting.

3.7.4 Option for Approval by Voting Shares. Notwithstanding Section 3.7.3, any two (2) Directors, each appointed from a different member agency, present at a meeting may demand that approval of any matter related to the CCE Program be determined on the basis of both voting shares and by the affirmative vote of a majority of Directors present at the meeting. If two Directors makes such a demand with respect to approval of any such matter, then approval of such matter shall require the affirmative vote of a majority of Directors present at the meeting and the affirmative vote of Directors having a majority of voting shares present, as determined by Section 3.7.1 except as provided in Section 3.7.5.

3.7.5 Special Voting Requirements for Certain Matters.

(a) Two-Thirds and Weighted Voting Approval Requirements Relating to Sections 6.2 and 7.4. Action of the Board on the matters set forth in Section 6.2 (involuntary termination of a Party), or Section 7.4 (amendment of this Agreement) shall require the affirmative vote of at least two-thirds of Directors present; provided, however, that (i) notwithstanding the foregoing, any two (2) Directors present at the meeting, each appointed from a different member agency, may demand that the vote be determined on the basis of both voting shares and by the affirmative vote of Directors, and if any two (2) Directors makes such a demand, then approval shall require the affirmative vote of both at least two-thirds of Directors present and the affirmative vote of Directors having at least two-thirds of the voting shares present, as determined by Section 3.7.1; (ii) but, Directors from at least two (2) Parties must vote against a matter for the vote to fail; and (iii) for votes to involuntarily terminate a Party under Section 6.2, the Director(s) for the Party subject to involuntary termination may not vote, and the number of Directors constituting two-thirds of all Directors, and the weighted vote of each Party shall be recalculated as if the Party subject to possible termination were not a Party.

(b) Seventy-Five Percent Special Voting Requirements for Eminent Domain and Contributions or Pledge of Assets.

(i) A decision to exercise the power of eminent domain on behalf of VCEA to acquire any property interest other than an easement, right-of-way, or temporary construction easement shall require a vote of at least 75% of all Directors present and voting and a vote of at least two-thirds of all the members of the Board of Directors .

(ii) The imposition on any Party of any obligation to make contributions or pledge assets as a condition of continued participation in the CCE Program shall require a vote of at least 75% of all Directors present and voting and the approval of the governing boards of the Parties who are being asked to make such contribution or pledge.

(iii) Notwithstanding the foregoing, any two (2) Directors present at the meeting, each appointed by a different member agency, may demand that a vote under subsections (i) or (ii) be determined on the basis of voting shares and by the affirmative vote of Directors, and if any two (2) Directors makes such a demand, then approval shall require both the affirmative vote of at least 75% of Directors present and the affirmative vote of Directors having at least 75% of the voting shares present, as determined by Section 3.7.1, but Directors from at least two (2) Parties must vote against a matter for the vote to fail. For purposes of this section, "imposition on any Party of any obligation to make contributions or pledge assets as a condition of continued participation in the CCE Program" does not include any obligations of a withdrawing or terminated party imposed under Section 6.3.

3.8 Meetings and Special Meetings of the Board. The Board shall hold at least six (6) regular meetings per year, but the Board may provide for the holding of regular meetings at more frequent intervals. The date, hour and place of each regular meeting shall be fixed by resolution or ordinance of the Board. Regular meetings may be adjourned to another meeting time. Special and Emergency Meetings of the Board may be called in accordance with the provisions of California Government Code Sections 54956 and 54956.5. Directors may participate in meetings telephonically, with full voting rights, only to the extent permitted by law. All meetings shall be conducted in accordance with the provisions of the Ralph M. Brown Act (California Government Code Sections 54950 et seq.).

3.9 Selection of Board Officers.

3.9.1 Chair and Vice Chair. The Directors shall select, from among themselves, a Chair, who shall be the presiding officer of all Board meetings, and a Vice Chair, who shall serve in the absence of the Chair. The Chair and vice Chair shall serve at the pleasure of the Board. There shall be no limit on the number of terms held by either the Chair or Vice Chair. The office of either the Chair or Vice Chair shall be declared vacant and a new selection shall be made if:

(a) the person serving dies, resigns, or the Party that the person represents removes the person as its representative on the Board or

(b) the Party that he or she represents withdraws from VCEA pursuant to the provisions of this Agreement.

3.9.2 Secretary. The Board shall appoint a Secretary, who need not be a member of the Board, who shall be responsible for keeping the minutes of all meetings of the Board and all other official records of VCEA.

3.9.3 Treasurer and Auditor. The Treasurer shall function as the combined offices of Treasurer and Auditor pursuant to Government code section 6505.6 and shall strictly comply with the statutes related to the duties and responsibilities specified in Section 65.5 of the Act. The Treasurer for VCEA shall be the depository and have custody of all money of VCEA from whatever source and shall draw all warrants and pay demands against VCEA as approved by the Board. The Treasurer shall cause an independent audit(s) of the finances of VCEA to be made by a certified public accountant, or public accountant, in compliance with Section 6505 of the Act. The Treasurer shall report directly to the Board and shall comply with the requirements of treasurers of incorporated municipalities. The Board may transfer the responsibilities of Treasurer to any person or entity as the law may provide at the time. The duties and obligations of the Treasurer are further specified in Article 5. The Treasurer shall serve at the pleasure of the Board.

3.10 Administrative Services Provider. The Board may appoint one or more administrative services providers to serve as VCEA's agent for planning, implementing, operating and administering the CCE Program, and any other program approved by the Board, in accordance with the provisions of an Administrative Services Agreement. The appointed administrative services provider may be one of the Parties. One or more of the Parties may agree to provide all or a portion of the services in the manner set forth in an Administrative Services Agreement. Employees of the member agencies utilized to perform such services shall remain employees of the member agency and subject to the employing member agency's control and supervision. An Administrative Services Agreement shall set forth the terms and conditions by which the appointed administrative services provider shall perform or cause to be performed all or enumerated tasks necessary for planning, implementing, operating and administering the CCE Program and other approved programs. The Administrative Services Agreement shall set forth the term of the Agreement, the services to be provided, and the circumstances under which the Administrative Services Agreement may be terminated by VCEA. This section shall not in any way be construed to limit the discretion of VCEA to hire its own employees to administer the CCE Program or any other program.

ARTICLE 4: IMPLEMENTATION ACTION AND VCEA DOCUMENTS

4.1 Preliminary Implementation of the CCE Program.

4.1.1 Enabling Ordinance. To be eligible to participate in the CCE Program, each Party must adopt an ordinance in accordance with Public Utilities Code Section 366.2(c)(12) for the purpose of specifying that the Party intends to implement a CCE Program by and through its participation in VCEA.

4.1.2 Implementation Plan. VCEA shall cause to be prepared an Implementation Plan meeting the requirements of Public Utilities Code Section 366.2 and any applicable Public Utilities Commission regulations as soon after the Effective Date as reasonably practicable. The Implementation Plan shall not be filed with the Public Utilities Commission until it is approved by the Board in the manner provided by Section 3.7.3.

4.1.3 Termination of CCE Program. Nothing contained in this Article or this Agreement shall be construed to limit the discretion of VCEA to terminate the implementation or operation of the CCE Program at any time in accordance with any applicable requirements of state law.

4.2 VCEA Documents. The Parties acknowledge and agree that the affairs of VCEA will be implemented through various documents duly adopted by the Board through Board resolution. The Parties agree to abide by and comply with the terms and conditions of all such documents that may be adopted by the Board, subject to the Parties' right to withdraw from VCEA as described in Article 6.

ARTICLE 5: FINANCIAL PROVISIONS

5.1 Fiscal Year. VCEA's fiscal year shall be 12 months commencing July 1 and ending June 30. The fiscal year may be changed by Board resolution.

5.2 Depository.

5.2.1 All funds of VCEA shall be held in separate accounts in the name of VCEA and not commingled with funds of any Party or any other person or entity.

5.2.2 All funds of VCEA shall be strictly and separately accounted for, and regular reports shall be rendered of all receipts and disbursements, at least quarterly during the fiscal year. The books and records of VCEA shall be open to inspection by the Parties at all reasonable times. The Board shall contract with a certified public accountant or public accountant to make an annual audit of the accounts and records of VCEA, which shall be conducted in accordance with the requirements of Section 6505 of the Act.

5.2.3 All expenditures shall be made in accordance with the approved budget and upon the approval of any officer so authorized by the Board in accordance with its Operating Rules and Regulations. The Treasurer shall draw checks or warrants or make payments by other means for claims or disbursements not within an applicable budget only upon the prior approval of the Board.

5.3 Budget and Recovery of Costs.

5.3.1 Budget. The initial budget shall be approved by the Board. The Board may revise the budget from time to time as may be reasonably necessary to address contingencies and unexpected expenses. All subsequent budgets of VCEA shall be approved by the Board in accordance with the Operating Rules and Regulations.

5.3.2 Funding of Initial Costs. The County of Yolo and the City of Davis have funded certain activities necessary to implement the CCE Program. If the CCE Program becomes operational, these Initial Costs paid by the County and the City shall be included in the customer charges for electric services as provided by Section 5.3.3 to the extent recovery of such costs is permitted by law, and the County and the City shall be reimbursed from the payment of such charges by customers of VCEA. Prior to such reimbursement, the County and the City shall provide such documentation of costs paid as the Board may request. VCEA may establish a reasonable time period over which such costs are recovered. In the event that the CCE Program does not become operational, Yolo and Davis shall not be entitled to any reimbursement of the Initial Costs that have paid from VCEA or any Party. If any of the initial member agency assists in funding initial costs, that initial member shall also be entitled to reimbursement pursuant to this section.

5.3.3 CCE Program Costs. The Parties desire that all costs incurred by VCEA that are directly or indirectly attributable to the provision of electric, conservation, efficiency, incentives, financing, or other services provided under the CCE Program, including but not limited to the establishment and maintenance of various reserves and performance funds and administrative, accounting, legal, consulting, and other similar costs, shall be recovered through charges to CCE customers receiving such electric services, or from revenues from grants or other third-party sources.

5.3.4 Employee Retirement and Post-retirement benefits. Should the Board determine to provide a defined benefits retirement benefit to VCEA employees (such as PERS) or other post-retirements benefits that would be within an Other Post-Retirement Benefits (OPEB) obligation to VCEA employees, prior to providing such benefit(s) to any employee, the Board shall (1) obtain a third party independent actuarial report on the long term costs of the benefit or benefits, (2) adopt a funding plan for the payment of both current and long-term costs that provides for the payment of all such costs on a current, pay-as-you-go, basis and eliminates any known or reasonably anticipated unfunded liability associated with the benefit(s) and (3) notice all member agencies of the pending consideration of the benefit(s) together with the actuarial report and funding plan, for at least sixty (60) days and obtain the unanimous consent, by resolution, of all the Directors present and voting on the resolution. .

ARTICLE 6: WITHDRAWAL AND TERMINATION

6.1 Withdrawal.

6.1.1 Right to Withdraw. A Party may withdraw its participation in the CCE Program, effective as of the beginning of VCEA's fiscal year, by giving no less than 6 months advance written notice of its election to do so, which notice shall be given to VCEA and each Party. Withdrawal of a Party shall require an affirmative vote of the Party's governing board.

6.1.2 Right to Withdraw After Amendment. Notwithstanding Section 6.1.1, a Party may withdraw its membership in VCEA following an amendment to this Agreement adopted by the Board which the Party's Director(s) voted against provided such notice is given in writing within thirty (30) days following the date of the vote. Withdrawal of a Party shall require an affirmative vote of the Party's governing board and shall not be subject to the six month advance notice provided in Section 6.1.1. In the event of such withdrawal, the Party shall be subject to the provisions of Section 6.3.

6.1.3 The Right to Withdraw Prior to Program Launch. After receiving bids from power suppliers, VCEA shall provide to the Parties the report from the electrical utility consultant retained by VCEA that compares the total estimated electrical rates that VCEA will be charging to customers as well as the estimated greenhouse gas emissions rate and the amount of estimated renewable energy used with that of the incumbent utility. If the report provides that VCEA is unable to provide total electrical rates, as part of its baseline offering, to the customers that are equal to or lower than the incumbent utility or to provide power in a manner that has a lower greenhouse gas emissions rate or uses less renewable energy than the incumbent utility, a Party may immediately withdraw its membership in VCEA without any financial obligation, as long as the Party provides written notice of its intent to withdraw to VCEA Board no more than fifteen (15) days after receiving the report. Any withdrawing Party shall not be entitled to any return of funds provided to VCEA, provided, however, that if, after the program is launched there an unobligated and unused funds, the withdrawing member shall be refunded its pro rata share of the unobligated and unused funds.

6.1.4 Continuing Financial Obligation; Further Assurances. Except as provided by Section 6.1.3, a Party that withdraws its participation in the CCE Program may be subject to certain continuing financial obligations, as described in Section 6.3. Each withdrawing Party and VCEA shall execute and deliver all further instruments and documents, and take any further action that may be reasonably necessary, as determined by the Board, to effectuate the orderly withdrawal of such Party from participation in the CCE Program.

6.2 Involuntary Termination of a Party. Participation of a Party in the CCE Program may be terminated for material non-compliance with provisions of this Agreement or any other agreement relating to the Party's participation in the CCE Program upon a vote of Board members as provided in Section 3.7.5. Prior to any vote to terminate participation with respect to a Party, written notice of the proposed termination and the reason(s) for such termination shall be delivered to the Party whose termination is proposed at least thirty (30) days prior to the regular Board meeting at which such matter shall first be discussed as an agenda item. The written notice of proposed termination shall specify the particular provisions of this Agreement or other agreement that the Party has allegedly violated. The Party subject to possible termination shall have the opportunity at the next regular Board meeting to respond to any reasons and allegations that may be cited as a basis for termination prior to a vote regarding termination. A Party that has had its participation in the CCE Program terminated may be subject to certain continuing liabilities, as described in Section 6.3.

6.3 Continuing Financial Obligations; Refund. Except as provided by Section 6.1.3, upon a withdrawal or involuntary termination of a Party, the Party shall remain responsible for any claims, demands, damages, or other financial obligations arising from the Party membership or participation in the CCE Program through the date of its withdrawal or involuntary termination, it being agreed that the Party shall not be responsible for any financial obligations arising after the date of the Party's withdrawal or involuntary termination. Claims, demands, damages, or other financial obligations for which a withdrawing or terminated Party may remain liable include, but are not limited to, losses from the resale of power contracted for by VCEA to serve the Party's load and any unfunded liabilities such as unfunded retirement contributions or costs and any unfunded post-retirement benefits. With respect to such financial obligations, upon notice by a Party that it wishes to withdraw from the CCE Program, VCEA shall notify the Party of the minimum waiting period under which the Party would have no costs for withdrawal if the Party agrees to stay in the CCE Program for such period. The waiting period will be set to the minimum duration such that there are no costs transferred to remaining ratepayers. If the Party elects to withdraw before the end of the minimum waiting period, the charge for withdrawal shall be set at a dollar amount that would offset actual costs to the remaining ratepayers, and may not include punitive charges that exceed actual costs. In addition, such Party shall also be responsible for any costs or obligations associated with the Party's participation in any program in accordance with the provisions of any agreements relating to such program provided such costs or obligations were incurred prior to the withdrawal of the Party. VCEA may withhold funds otherwise owing to the Party or may require the Party to deposit sufficient funds with VCEA, as reasonably determined by VCEA and approved by a vote of the Board of Directors, to cover the Party's financial obligations for the costs described above. Any amount of the Party's funds held on deposit with VCEA above that which is required to pay any financial obligations shall be returned to the Party. If there is a disagreement related to the charge(s) for withdrawal or exiting, the Parties shall attempt to settle the amount through mediation or other dispute resolution process as authorized by section 7.1. If the dispute is not resolved, the Parties may agree in writing to proceed to arbitration, or any party may seek judicial review. The liability of any Party under this section 6.3 is subject and subordinate to the provisions of Section 2.2, and nothing in this section 6.3 shall reduce, impair, or eliminate any immunity from liability provided by Section 2.2.

6.4 Mutual Termination. This Agreement may be terminated by mutual agreement of all the Parties; provided, however, the foregoing shall not be construed as limiting the rights of a Party to withdraw its participation in the CCE Program, as described in Section 6.1.

6.5 Disposition of Property upon Termination of VCEA. Upon termination of this Agreement, any surplus money or assets in possession of VCEA for use under this Agreement, after payment of all liabilities, costs, expenses, and charges incurred under this Agreement and under any program documents, shall be returned to the then-existing Parties in proportion to the contributions made by each.

ARTICLE 7: MISCELLANEOUS PROVISIONS

7.1 Dispute Resolution. The Parties and VCEA shall make reasonable efforts to informally settle all disputes arising out of or in connection with this Agreement. Should such informal efforts to settle a dispute, after reasonable efforts, fail, the dispute shall be mediated in accordance with policies and procedures established by the Board.

7.2 Liability of Directors, Officers, and Employees. The Directors, officers, and employees of VCEA shall use ordinary care and reasonable diligence in the exercise of their powers and in the performance of their duties pursuant to this Agreement. No current or former Director, officer, or employee will be responsible for any act or omission by another Director, officer, or employee. VCEA shall defend, indemnify and hold harmless the individual current and former Directors, officers, and employees for any acts or omissions in the scope of their employment or duties in the manner provided by Government Code Sections 995 et seq. Nothing in this section shall be construed to limit the defenses and immunities available under the law, to the Parties, VCEA, or its Directors, officers, or employees.

7.3 Indemnification of Parties. VCEA shall acquire such insurance coverage as is necessary to protect the interests of VCEA, the Parties, and the public. VCEA shall defend, indemnify, and hold harmless the Parties and each of their respective Board or Council members, officers, agents and employees, from any and all claims, losses, damages, costs, injuries, and liabilities of every kind arising directly or indirectly from the conduct, activities, operations, acts, and omissions of VCEA under this Agreement.

7.4 Amendment of this Agreement. This Agreement may not be amended except by a written amendment approved by a vote of Board members as provided in Section 3.7.5. VCEA shall provide written notice to all Parties of amendments to this Agreement, including the effective date of such amendments, at least 30 days prior to the date upon which the Board votes on such amendments.

7.5 Assignment. Except as otherwise expressly provided in this Agreement, the rights and duties of the Parties may not be assigned or delegated without the advance written consent of all of the other Parties, and any attempt to assign or delegate such rights or duties in contravention of this Section 7.5 shall be null and void. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the Parties. This Section 7.5 does not prohibit a Party from entering into an independent agreement with another agency, person, or entity regarding the financing of that Party's contributions to VCEA, or the disposition of proceeds which that Party receives under this Agreement, so long as such independent agreement does not affect, or purport to affect, the rights and duties of VCEA or the Parties under this Agreement.

7.6 Severability. If one or more clauses, sentences, paragraphs or provisions of this Agreement shall be held to be unlawful, invalid or unenforceable, it is hereby agreed by the Parties, that the remainder of the Agreement shall not be affected thereby. Such clauses, sentences, paragraphs or provision shall be deemed reformed so as to be lawful, valid and enforced to the maximum extent possible.

7.7 Further Assurances. Each Party agrees to execute and deliver all further instruments and documents, and take any further action that may be reasonably necessary, to effectuate the purposes and intent of this Agreement.

7.8 Execution by Counterparts. This Agreement may be executed in any number of counterparts, and upon execution by all Parties, each executed counterpart shall have the same force and effect as an original instrument and as if all Parties had signed the same instrument. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon, and may be attached to another counterpart of this Agreement identical in form hereto but having attached to it one or more signature pages.

7.9 Parties to be Served Notice. Any notice authorized or required to be given pursuant to this Agreement shall be validly given if served in writing either personally, by deposit in the United States mail, first class postage prepaid with return receipt requested, or by a recognized courier service. Notices given (a) personally or by courier service shall be conclusively deemed received at the time of delivery and receipt and (b) by mail shall be conclusively deemed given 48 hours after the deposit thereof (excluding Saturdays, Sundays and holidays) if the sender receives the return receipt. All notices shall be addressed to the office of the clerk or secretary of VCEA or Party, as the case may be, or such other person designated in writing by VCEA or Party. Notices given to one Party shall be copied to all other Parties. Notices given to VCEA shall be copied to all Parties.

CITY:

CITY OF DAVIS, a California municipal corporation

By: ______________________________
Robb Davis, Mayor

ATTEST:

By: ______________________________
Zoe Mirabile, City Clerk

APPROVED AS TO FORM:

By: ______________________________
Harriet A. Steiner, City Attorney

COUNTY:

COUNTY OF YOLO

By: ______________________________
Jim Provenza, Chair
Board of Supervisors

ATTEST:
Julie Dachtler, Deputy Clerk
Board of Supervisors

By: ______________________________
Deputy (Seal)

APPROVED AS TO FORM:
Philip Pogledich, County Counsel

By: ______________________________
for Eric May, Senior Deputy County Counsel

EXHIBIT A
DEFINITIONS

"Act" means the Joint Exercise of Powers Act of the State of California (Government Code Section 6500 *et seq.*)

"Administrative Services Agreement" means an agreement or agreements entered into after the Effective Date by VCEA with an entity that will perform tasks necessary for planning, implementing, operating and/or administering the CCE Program, or any portion of the CCE Program or any other energy programs adopted by VCEA.

"Agreement" means this Joint Powers Agreement.

"Alliance" or "Authority" or "VCEA" means the Valley Clean Energy Alliance.

"Annual Energy Use" has the meaning given in Section 3.7.1.

"Board" means the Board of Directors of VCEA.

"CCE" or "Community Choice Energy" or "CCA" or "Community Choice Aggregation" means an electric service option available to cities and counties pursuant to Public Utilities Code Section 366.2.

"CCE Program" or "CCA Program" means VCEA's program relating to CCE that is principally described in Sections 2.3, 2.4, and 4.1.

"Director" means a member of the Board of Directors representing a Party.

"Effective Date" means October 25, 2016 or when initial members of VCEA, including but not limited to the County of Yolo and the City of Davis execute this Agreement, whichever occurs later, as further described in Section 2.1.

"Implementation Plan" means the plan generally described in Section 4.1.2 of this Agreement that is required under Public Utilities Code Section 366.2 to be filed with the California Public Utilities Commission for the purpose of describing a proposed CCE Program.

"Initial Costs" means all costs incurred by the County, the City and/or VCEA relating to the establishment and initial operation of VCEA, such as the hiring of an Executive Officer and any administrative staff, and any required accounting, administrative, technical, or legal services in support of VCEA's initial activities or in support of the negotiation, preparation, and approval of one or more Administrative Services Agreements.

"Operating Rules and Regulations" means the rules, regulations, policies, bylaws and procedures governing the operation of VCEA.

"Parties" or "Members" means, collectively, the County, the City of Davis and any city or county which executes this Agreement.

"Party", "Member" or "Member Agency" means a signatory to this Agreement.

"Total Annual Energy" has the meaning given in Section 3.7.1.

"VCEA Document(s)" means document(s) duly adopted by the Board by resolution or motion implementing the powers, functions, and activities of VCEA, including but not limited to the Operating Rules and Regulations, the annual budget, and plans and policies.

EXHIBIT B
LIST OF PARTIES

Parties: County of Yolo
City of Davis

EXHIBIT C
ANNUAL ENERGY USE / VOTING SHARES

Unincorporated Yolo County	318,300,165 KWh
Davis	284,129,391 KWh

Legislation Text

18.

File #: 17-0363, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Transfer of Well 13 to Yolo County Flood Control and Water Conservation District and City Well status update

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the Well Transfer Agreement and Bill of Sale for the transfer of ownership of City Well #13 to the Yolo County Flood Control and Water Conservation District (District).

Staff Contact

Tim Busch, Principal Utilities Engineer, tim.busch@cityofwoodland.org, 530-661-5963

Fiscal Impact

The transfer will allow the City to avoid approximately $85,000 in well demolition costs. There is no impact to the general fund.

Background

In June 2016, the City began use of the new Woodland-Davis Clean Water Agency Regional Water Treatment Plant (RWTF). The RWTF provides treated surface water and is the primary water supply source for the City.

The City has several wells that do not meet the new State of California Maximum Contaminant Limit (MCL) for hexavalent chromium. The City also has a few wells on the west side of the City that are very near the MCL for nitrates. Construction of wellhead treatment facilities is cost prohibitive for these wells, especially to treat for these two contaminants. Additionally, several wells are over 40 years old and typically wells over 40-50 years old require expensive maintenance work or replacement. As a result of the delivery of surface water from the RWTF and issues with some of the existing groundwater wells, a plan was developed to determine which wells to retain for use and which wells to remove from the water system.

Well #13 tests over the MCL for hexavalent chromium and very near the MCL for nitrates, which means the well is not suitable for continued use as a backup well. However, the well is perfectly suited for use as an irrigation well and is adjacent to the District's Maple Canal.

Discussion

The table below describes the plan for the City's wells. Division of Drinking Water (DDW) requires sufficient water supply to deliver both a maximum day demand (MDD) and peak hour demand (PHD) without the largest source online. In our case, the RWTF is the largest source. Including the updates to the wells in the table below, the water system is able to provide water in excess of the required MDD of 23.3 million gallons per day and PHD of 24,271 gallons per minute without the RWTF online.

DDW requires regular water quality testing at active wells and wells also require regular maintenance activities by staff. Water quality testing is greatly reduced for wells placed in standby service, but the wells still require regular maintenance. The removal of certain wells and placing other wells on standby service reduces expenses to the water utility.

Well Description Table

Well	Year Drilled	Well Age	Capacity (gpm)	Avg Chrom VI (µg/L)	Status	Pump to Waste	Generator
4	1954	63	1550	16.5	Destroyed	-	-
5	1955	62	1291	24.5	Standby	N	N
6	1976	41	1909	22.25	Standby	N	N
10	1961	56	0	19	Removed	-	-
11	1971	46	0	25.7	Removed	-	-
12	1972	45	1227	13.5	Standby	N	N
13	1974	43	1160	21.5	Removed	-	-
14	1975	42	1390	15.5	Standby	N	N
15S	2010	7	1571	8.1	Active	Y	N
16	1976	41	1128	26.5	Blending Well		Y
17	1977	40	0	23	Removed	-	-
18	1977	40	1380	10.25	End of Lease	-	-
19	1980	37	1698	18	Standby	N	Y
20	1980	37	754	10.9	Removed	-	-
21	1980	37	1388	18.6	Standby	N	N
22G	2010	7	1358	5.2	Active	Y	Y
24	2005	12	1548	9.7	Blending Well	Y	Y
26	1988	29	1010	7.7	Blending Well	Y	N
28	2012	5	1517	10.1	ASR Well	Y	Y
29	2017	0	*~3500*	n/a	Future ASR Well	planned	planned
30	2017	0	*~1350*	n/a	Future ASR Well	planned	planned

Well #4 and #11 are replaced by ASR Wells #29 and #30 respectively. Well #4 has already been destroyed and Well #11 is being converted to park irrigation for Ferns Park.

Wells #10, #13, #17, #18, and #20 have been slated for destruction or removal from the City's water system. Well #18 was transferred to the Yolo County Fairgrounds on October 1, 2016. Wells #10, #17, and #20 are planned for destruction in 2017 in accordance with regulations.
Well #15S and #22G generally comply with the State MCL for hexavalent chromium and will remain as active wells. Wells #16, #24, and #26 are directly tied into the surface water transmission main and are used to supplement surface water supply to meet peak demands.

Wells #5, #6, #12, #14, #19, and #21 remain as backup or standby wells that are available for use in an emergency or extreme peak demand. DDW regulations limit use of these wells to 15 days per year and 5 days' consecutive use. The wells are available for immediate use if needed.

Wells #28, #29, and #30 are the ASR wells, which are expected to be available for full scale use in 2019 with limited use in 2018. Wells #29 and #30 are currently under construction with the completion of construction expected in November 2017.

In accordance with the City's water supply permit and with State and County well regulations, wells that are no longer in use are required to be properly destroyed within one year of discontinuance of use. The cost to demolish the well and remove all above ground facilities is estimated to cost $85,000. The District expressed interest in using the Well #13 for agricultural irrigation and the City agrees that this is a beneficial and reasonable use of the still useful well and avoids the cost of the City destroying the well.

In order to separate the well from the City's potable water system without demolishing it, there are actions that need to be taken. These actions are included in the attached agreement.

In summary, at the District's sole cost and expense:

1. City crews will disconnect the well from the City's potable water system and cap the connection pipe. This cost, approximately $3,250.
2. The District shall re-plumb the well and add all necessary piping to discharge to the Maple Canal for agricultural irrigation.

<u>Recommendation:</u>

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the Well Transfer Agreement and Bill of Sale for the transfer of ownership of City Well #13 to the Yolo County Flood Control and Water Conservation District (District).

Prepared by: Tim Busch, Principal Utilities Engineer

Paul Navazio, City Manager

ATTACHMENTS:
Attachment A - Resolution
Attachment B - Well Transfer Agreement
Attachment Exhibit B1 - Legal Description
Attachment Exhibit B2 - Quit Claim

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE TRANSFER OF WELL #13 TO THE YOLO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

WHEREAS, City has determined that it no longer needs the Well #13 and appurtenant facilities located at 1615 Cottonwood Street, Woodland, CA; and

WHEREAS, City is required by State and Yolo County regulations to destroy or transfer the well within 1 year of ceasing operation; and

WHEREAS¸ when the City planned to abandon the Well, the estimated present value of the Well is $77,900, and the cost to demolish the Well and restore the land was estimated to be approximately $75,000 to $85,000; and

WHEREAS, the Yolo County Flood Control and Water Conservation District (District) desires to instead use the Well for its irrigation purposes at its sole cost and expense, and City is amenable to such arrangement provided District takes certain steps to disconnect the Well from the City's system and make various improvements to the Well; and

WHEREAS, the City and District agree to the easement which is included as Exhibit A; and

WHEREAS, this Agreement provides for the City to transfer the Well to District and for District to take certain steps to maintain the well.

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

Section 1. The City Council hereby approves the transfer of Well #13 to the District and approves the Well Transfer Agreement. The City Manager is hereby authorized and directed to execute the agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes to the document.

Section 2. Copies of the Well Transfer Agreement are attached and made a part of this Resolution.

PASSED AND ADOPTED this ________ day of ___________ 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Angel Barajas, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

WELL TRANSFER AGREEMENT

This Well Transfer Agreement ("Agreement"), entered into this 16th day of May, 2017, is by and between the City of Woodland, a municipal corporation of the State of California ("City") and the Yolo County Flood Control and Water Conservation District ("District"), each of whom shall be referred to as a "party" and together as the "parties."

RECITALS

WHEREAS, City has determined that it no longer needs the Well #13 and appurtenant facilities located at 1615 Cottonwood Street, Woodland, CA; and

WHEREAS, when the City planned to abandon the Well, the estimated present value of the Well is $77,900, and the cost to demolish the Well and restore the land was estimated to be approximately $85,000;

WHEREAS, the District desires to instead use the Well for its irrigation purposes at its sole cost and expense, and City is amenable to such arrangement provided District takes certain steps to disconnect the Well from the City's system and make various improvements to the Well; and

WHEREAS, the City and District agree to the easement which is included as Exhibit A; and

WHEREAS, this Agreement provides for the City to transfer the Well to District and for District to take certain steps to maintain the well.

NOW, THEREFORE, it is agreed as follows:

AGREEMENT

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

2. Abandonment and Transfer of Well. City agrees that from the date of execution of this Agreement, it will no longer use the Well and shall work with District, pursuant to this Agreement, to disconnect the Well from the City's water system and transfer the Well to District pursuant to a Bill of Sale (attached hereto as **Exhibit B**) on an agreed upon date.

3. District's Assumption of Well. While the Well has an estimated present value of $77,900, in consideration of the City's cost savings in no longer needing to demolish and abandon the Well (estimated to be approximately $85,000), the City agrees to transfer the Well to District at no charge. In order to properly use the Well for its irrigation purposes and to ensure that all applicable water quality standards are being met, District agrees to do the following, at its sole cost and expense:

a. At District's sole cost and expense, the City will disconnect the Well from the City's existing potable water system by using City staff to expose, cut, and cap the line running from the well to the City's main line. The estimated cost for this work is approximately $3,250.00. The District may suggest the precise location of the cut so that District will be able to better utilize the remaining line for its own purposes. However, in no event will the cut be outside the District's easement.

b. At District's sole cost and expense, District shall re-plumb the Well and add necessary piping for District's irrigation use.

c. District shall use the Well for its irrigation purposes, which shall be completely separate and apart from the City's municipal water system. No physical cross-connection shall be permitted between the District's Well and the City's potable water system.

d. District agrees that should the District terminate use of the well, the District will properly destroy the well and the easement for the well site (Exhibit A) will revert back to the City.

e. District agrees to coordinate with the City in the future to provide irrigation water to Woodside upon City request.

f. District shall pay to City, within thirty (30) days of receipt of an invoice from City for City's work as described in this Section 3.

4. Mutual Cooperation. The parties agree to mutually cooperate in taking steps to abandon the Well and transfer ownership of the Well to District, including supporting any approvals that may be necessary from other governmental agencies.

5. Term and Termination. This Agreement shall become effective on the date the last party to it executes this Agreement and shall continue until District has complied with all of its obligations set forth in Section 3 above.

6. Indemnification. District shall indemnify and defend (with counsel reasonably satisfactory to the City Attorney) the City, its officers, directors, agents, employees and volunteers from any and all obligations, liabilities, liens, claims, demands, losses, damages, and expenses of whatever type of nature, including, but not limited to, reasonable attorneys' fees and litigation costs arising out of District's use of the Well upon transfer of it to District, including District's maintenance, operation, and repair of the Well as well as the quality of the water obtained from the Well.

7. Water Quality Report. District is in receipt of the water quality information. City represents that the Well was constructed and maintained pursuant to all applicable City Codes prior to transfer. City has not failed to disclose to District any information which, if known by District, might provide grounds for District to withhold acceptance of the Well Transfer Agreement.

8. Assignment. Neither party may assign this Agreement, in whole or in part, without the other party's express written consent, which shall not be unreasonably withheld.

9. Governing Law; Venue. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California. In the event a legal proceeding is brought in connection with this Agreement, the parties agree that venue shall lie only in the U.S. District Court for the Eastern District of California or the Superior Court for the County of Yolo, State of California.

10. Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by any other party, or the failure by a party to exercise its rights under the default of any other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by any other party with the terms of this Agreement thereafter.

11. Entire Agreement; Amendment. This Agreement contains all of the agreements of the parties with respect to the matters contained herein, and no prior or contemporaneous agreement or understandings, oral or written, pertaining to any such matters shall be effective for any purpose. No provision of this Agreement may be modified, waived, amended, or added to except by a writing signed by the party against which the enforcement of such modification, waiver, amendment, or addition is or may be sought.

12. Construction of Agreement. This Agreement shall be deemed for all purposes to have been jointly drafted by both District and City. No presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement. The language in all part of this Agreement, in all cases, shall be construed as a whole and in accordance with its fair meaning and not strictly for or against any party and consistent with the provisions hereof, and in order to achieve the objectives of the parties hereunder. The captions of the sections and subsections of this Agreement are for convenience only and shall not be considered or referred to in resolving questions of construction.

13. Notice. The parties shall give notice when required by this Agreement. All notices must be in writing and either served personally, or mailed by certified mail or overnight delivery. The notices shall be sent to the officer listed for each party, at the address listed for each party below. If a party wishes to change the officer and/or address that notices are given, the party shall notify the other party in accordance with this Section. All notices shall be sent as follows:

City:	City Manager 300 First Street Woodland, CA 95695
With a copy to:	City Attorney Best Best & Krieger LLP 500 Capitol Mall, Suite 1700 Sacramento, CA 95814
District:	General Manager Yolo County Flood Control and Water Conservation District 34274 CA-16 Woodland, CA 95695

Either party may change its address for delivery of notice by delivering written notice of such change of address to the other party.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year next to their respective signatures.

CITY OF WOODLAND	YOLO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
______________________	______________________
Paul Navazio City Manager	Tim O'Halloran General Manager
Dated: ________________	Dated: ________________

EXHIBIT A

Legal Description of the Well Property

Provided by District.

EXHIBIT B

Bill of Sale

City of Woodland ("City") hereby transfers and delivers to the Yolo County Flood Control and Water Conservation District, ("District"), all of City's right, title and interest in and to that certain Well facility, as defined in that certain Well Transfer Agreement by and between City and District dated May 16, 2017, as described in Exhibit "A" of that certain Agreement, which is incorporated herein by reference.

Provided, however, the transfer of the Well is subject in all respects to the terms and conditions of the Agreement, which are incorporated herein by this reference as though set forth in full.

CITY OF WOODLAND, **a California municipal corporation**	**YOLO COUNTY FLOOD CONTROL AND** **WATER CONSERVATION DISTRICT**
By: ____________________________ Paul Navazio City Manager	By: ____________________________ Tim O'Halloran General Manager
Date________________________	Date:___________________________

Attest:

____
City Clerk

LAND DESCRIPTION
IRRIGATION EASEMENT

That portion of real property situate in the City of Woodland, County of Yolo, State of California, and being a portion of Section 6, Township 9 North, Range 2 East, Mount Diablo Base and Meridian, also being a portion of Parcel 2 as shown in Book 2 of Parcel Maps, at Page 3, said County Records, being more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel 2, said point being distant North 00°43′56″ East 823.00 feet from the Southwest corner of said Parcel 2; thence, from said POINT OF BEGINNING, and along the Northerly and Easterly lines of said Parcel 2, the following fourteen (14) courses and distances: 1) North 75°32′07″ East 124.23 feet; 2) South 87°42′34″ East 50.04 feet; 3) South 80°25′38″ East 51.11 feet; 4) South 62°40′48″ East 88.24 feet; 5) South 56°33′36″ East 146.08 feet; 6) North 09°40′09″ East 21.86 feet; 7) South 56°33′36″ East 9.81 feet; 8) South 50°49′47″ East 51.50 feet; 9) South 32°48′35″ East 86.87 feet; 10) South 29°03′17″ East 50.32 feet; 11) South 06°30′20″ West 122.59 feet; 12) South 14°42′43″ West 187.57 feet; 13) South 20°52′38″ West 155.82 feet; and 14) South 10°25′04″ West 147.33 feet to the Southeast corner of said Parcel 2; thence, along the South line, North 89°20′55″ West 40.59 feet to the Southwest corner of the Farmers Central Water Company Right-of-Way, as shown on said Map; thence, along the Westerly line of said Farmers Central Water Company Right-of-Way the following twelve (12) courses and distances: 1) North 10°25′04″ East 157.88 feet; 2) North 20°52′38″ East 157.33 feet; 3) North 14°42′43″ East 182.55 feet; 4) North 06°30′20″ East 106.89 feet; 5) North 29°03′17″ West 36.18 feet; 6) North 32°48′35″ West 79.22 feet; 7) North 50°49′47″ West 43.10 feet; 8) North 56°33′36″ West 144.06 feet; 9) North 62°40′48″ West 84.05 feet; 10) North 80°25′38″ West 46.71 feet; 11) North 87°42′34″ West 45.82 feet; and 12) South 75°32′07″ West 25.05 feet; thence, leaving said Southerly line of said Right-of-Way, South 00°40′02″

LICENSED LAND SURVEYOR
MATTHEW K. SOUZA
L.S. 9215
STATE OF CALIFORNIA

Matthew K. Souza

05/05/2017
Date

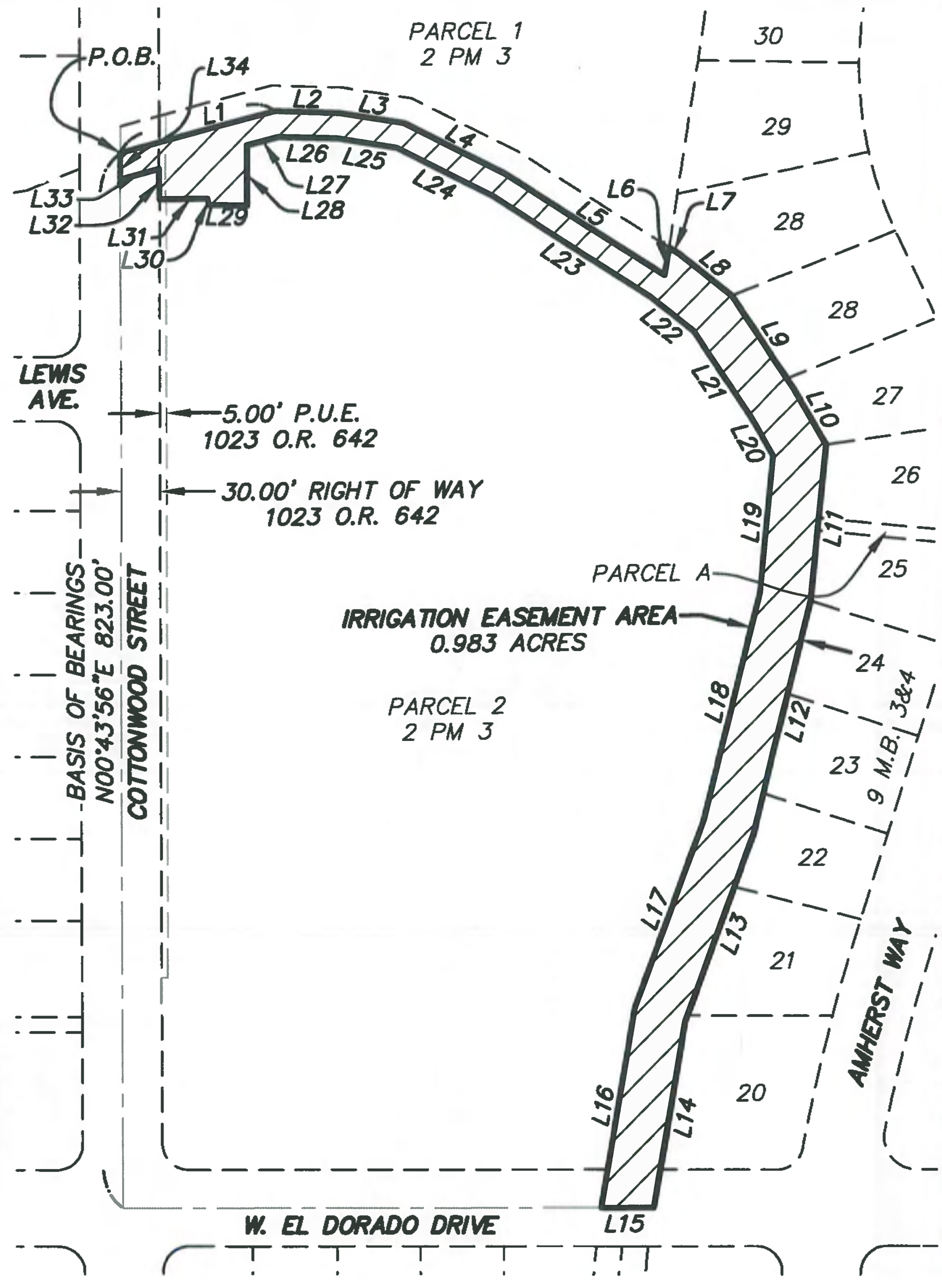
West 47.08 feet; thence North 88°46′50″ West 29.87 feet; thence North 05°41′51″ West 5.01 feet; thence North 89°34′50″ West 37.74 feet; thence North 00°43′56″ East 23.55 feet to said Southerly Right-of-Way; thence, along said Southerly Right-of-Way, South 75°32′07″ West 31.09 feet to said West line of said Parcel 2; thence, along said West line, North 00°43′56″ East 20.72 feet to the POINT OF BEGINNING.

Containing 0.983 acre of land, more or less.

The basis of bearings for this description is the West line of Parcel 2, shown as North 00°43′56″ East on said Map.

End of description.

LINE TABLE		
LINE	LENGTH	BEARING
L1	124.23	N75°32'07"E
L2	50.04	S87°42'34"E
L3	51.11	S80°25'38"E
L4	88.24	S62°40'48"E
L5	146.08	S56°33'36"E
L6	21.86	N09°40'09"E
L7	9.81	S56°33'36"E
L8	51.50	S50°49'47"E
L9	86.87	S32°48'35"E
L10	50.32	S29°03'17"E
L11	122.59	S06°30'20"W
L12	187.57	S14°42'43"W
L13	155.82	S20°52'38"W
L14	147.33	S10°25'04"W
L15	40.59	N89°20'55"W
L16	157.88	N10°25'04"E
L17	157.33	N20°52'38"E
L18	182.55	N14°42'43"E
L19	106.89	N06°30'20"E
L20	36.18	N29°03'17"W
L21	79.22	N32°48'35"W
L22	43.10	N50°49'47"W
L23	144.06	N56°33'36"W
L24	84.05	N62°40'48"W
L25	46.71	N80°25'38"W
L26	45.82	N87°42'34"W
L27	25.05	S75°32'07"W
L28	47.08	S00°40'02"W
L29	29.87	N88°46'50"W
L30	5.01	N05°41'51"W
L31	37.74	N89°34'50"W
L32	23.55	N00°43'56"E
L33	31.09	S75°32'07"W
L34	20.72	N00°43'56"E



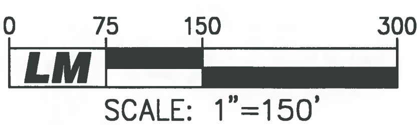


EXHIBIT
IRRIGATION EASEMENT
FOR
YOLO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
LOCATED IN A PORTION OF SECTION 6,
TOWNSHIP 9 NORTH, RANGE 2 EAST,
MOUNT DIABLO MERIDIAN,
CITY OF WOODLAND, YOLO COUNTY, CALIFORNIA
SHEET 1 OF 1 MAY 5, 2017

#465-11

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

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

756

000756

Yolo County Flood Control and
Water Conservation District
P.O. Box 1940
Woodland, CA 95695

OFFICIAL RECORDS
YOLO CO. - CALIF.
RECORD REQUESTED BY:
Yolo County
Flood Control
JAN 16 9 45 AM '84
PETER McNAMEE
COUNTY RECORDER
N/C

QUITCLAIM DEED

The duly elected Trustees of Farmers Central Water Ditch Company, a California corporation, quitclaim to Yolo County Flood Control and Water Conservation District, a public entity, all their right, title and interest in real property situated in the County of Yolo, State of California.

Executed on February 24, 1983 at Woodland, California.

Glenn Gravink

GLENN GRAVINK, Trustee

Fred C. Heidrick Jr.

FRED C. HEIDRICK, Trustee

W.E. Hollman

W.E. HOLLMAN, Trustee

Robert Borchard

ROBERT BORCHARD, Trustee

George L. Carrere

GEORGE L. CARRERE Trustee

ATTEST:

Roger Sams

Secretary, Board of Directors

BOOK 1624 PAGE 98

STATE OF CALIFORNIA)
: ss.
COUNTY OF YOLO)

On this 24th day of February, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared Glenn Gravink known to me to be the trustee of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the trustees of the corporation therein named, and acknowledged to me that such trustees executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

OFFICIAL SEAL
ELWIN D WILKENDORF
NOTARY PUBLIC - CALIFORNIA
YOLO COUNTY
My comm. expires APR 15, 1985

Elwin D Wilkendorf
Notary Public in and for the State of California

BOOK 1624 PAGE 99

YOLO COUNTY

STATE OF CALIFORNIA)
: ss.
COUNTY OF YOLO)

On this 24th day of February, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared Fred C. Heidrick known to me to be the trustee of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the trustees of the corporation therein named, and acknowledged to me that such trustees executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

OFFICIAL SEAL
ELWIN D WILKENDORF
NOTARY PUBLIC - CALIFORNIA
YOLO COUNTY
My comm. expires APR 15, 1985

Elwin D. Wilkendorf

Notary Public in and for the State of California

BOOK 1624 PAGE 100

STATE OF CALIFORNIA)
: ss.
COUNTY OF YOLO)

On this 24th day of February, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared W. E. Hollman known to me to be the trustee of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the trustees of the corporation therein named, and acknowledged to me that such trustees executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

OFFICIAL SEAL
ELWIN D WILKENDORF
NOTARY PUBLIC - CALIFORNIA
YOLO COUNTY
My comm. expires APR 15, 1985

Elwin D. Wilkendorf
Notary Public in and for the State of California

BOOK 1624 PAGE 101

STATE OF CALIFORNIA)
: ss.
COUNTY OF YOLO)

On this 24th day of February, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Borchard known to me to be the trustee of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the trustees of the corporation therein named, and acknowledged to me that such trustees executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

OFFICIAL SEAL
ELWIN D WILKENDORF
NOTARY PUBLIC - CALIFORNIA
YOLO COUNTY
My comm. expires APR 15, 1985

Elwin D Wilkendorf
Notary Public in and for the
State of California

BOOK 1624 PAGE 102

STATE OF CALIFORNIA)
: ss.
COUNTY OF YOLO)

On this 24th day of February, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared George L. Carrere known to me to be the trustee of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the trustees of the corporation therein named, and acknowledged to me that such trustees executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

OFFICIAL SEAL
ELWIN D WILKENDORF
NOTARY PUBLIC - CALIFORNIA
YOLO COUNTY
My comm. expires APR 15, 1985

Elwin D. Wilkendorf
Notary Public in and for the
State of California

BOOK 1624 PAGE 103

STATE OF CALIFORNIA)
: ss.
COUNTY OF YOLO)

On this 24 day of February, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared Roger Sans known to me to be the Secretary of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

OFFICIAL SEAL
ELWIN D WILKENDORF
NOTARY PUBLIC - CALIFORNIA
YOLO COUNTY
My comm. expires APR 15, 1985

Elwin D. Wilkendorf
Notary Public in and for the State of California

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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Establishment of the Yolo County Tourism Business Improvement District

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, granting consent to the County of Yolo to establish the Yolo County Tourism Business Improvement District (YCTBID) and include the City of Woodland in the YCTBID; and
2. Adopt Resolution No. _____, authorizing the continued collection and expenditure of the 2016-17 Woodland Visitor Attraction District assessment funds and amendment to the Woodland Visitor Attraction District Administration Agreement with the Yolo County Visitors Bureau / Visit Yolo.

Staff Contact

Wendy Ross, Economic Development Manager-530-661-5921, wendy.ross@cityofwoodland.org

Council Goal

Strengthen Downtown-create opportunities to increase events, attractions and promote Historic Woodland as a destination point for visitors.

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

Assessment. The 2% assessment is expected to generate approximately $330,000 from hoteliers in Woodland during the 2017-2018 Fiscal Year, but these funds have minimal direct fiscal impact on the City. Hoteliers submit their 2% assessment to the City quarterly. City staff process the assessment and pass it through to the Yolo County Visitors' Bureau, now known as Visit Yolo. No changes to this process are planned with the formation of the YCTBID. Annual staff cost to process the assessment for the ten hotels within city limits is estimated to be about $1,500 which is borne by the General Fund as our in-kind support of the organization.

The Assessment is separate from Transient Occupancy Tax (TOT). Although calculated in the same manner, the TOT is a general tax, with proceeds allocated to the General Fund. The proposed transition to a countywide

TBID will not change the 10% TOT rate for Woodland. In calendar year 2016, the 10% TOT raised approximately $1,534,772 (net 20% allocation to Yolo County of $306,954). The purpose of the Tourism Business Improvement District is to increase the number of room nights during the year, thereby ultimately increasing the amount of TOT coming to the City.

Background

Woodland Visitor Attraction District. On July 6, 2004, the City Council unanimously supported the adoption of a Resolution of Intention to establish the Woodland Visitor Attraction District ("District") pursuant to the Parking and Business Improvement Area Law of 1989. On July 27, 2004, Council held a public hearing to approve Ordinance No. 1404 establishing the District. Ordinance No. 1404 authorized the levying of a 1% assessment on room occupancy, in addition to the Transient Occupancy Tax (TOT), upon all hotel/motels establishments in the City of Woodland. Council has annually adopted the Renewal of the District since that time.

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 have continued to support the District and have held meetings since the increase became effective October 2, 2014.

Transition to Yolo County Tourism Business Improvement District - At this time, staff is not seeking a renewal of the city-specific BID but instead recommends that the City Council grant consent for the City to be included in the Yolo County TBID pursuant to the Parking and Business Improvement Law of 1994.

State law provides counties with the ability to form special benefit assessment districts for the purpose of business improvement, subject to the support of a majority of affected businesses. At the time of the writing of the staff report, 8 of the 12 hoteliers in Woodland had signed petitions of support and their combined contribution to the total TOT collected is 72.65% which is well over the threshold of 50% for formation of the YCTBID.

The County of Yolo is working with Visit Yolo, local lodging businesses, and city staff to establish the YCTBID. The YCTBID Management District Plan (Attachment 3) prepared in consultation with these entities sets forth the assessment rate. The annual assessment rate shall be two percent (2%) of gross room rental revenue. Based on the benefit received, the assessment shall not be collected on: stays of more than thirty (30) consecutive days; stays by any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty; and stays pursuant to contracts executed prior to July 1, 2017. In order to renew the district at the end of the 5-year term, a majority of the businesses paying the assessment must petition the County for district renewal (by amount paid).

At their meeting of May 9th, the Board of Supervisors voted unanimously to approve the Resolution Requesting Granting of Consent from the cities of Woodland, Davis, and Winters to establish the YCTBID (Attachment 4). Notices have been mailed to effected lodging establishments informing them of the scheduled public meeting (June 6) and public hearing (June 27) to be held by the County Board of Supervisors necessary to form the district and levy the assessment (Attachment 5).

The recommended action of the City Council, adoption of the resolution consenting to the inclusion of the City of Woodland in the proposed YCTBID, will enable Yolo County and Visit Yolo to move forward with the YCTBID formation process. Upon successful completion, the YCTBID will be governed by the County and Visit Yolo. The City will have oversight through participation of an ex-officio Board member of Visit Yolo and as well as participation in the Woodland destination marketing committee which will develop marketing strategies in direct consultation with the Woodland Hoteliers.

The following Woodland hotels are currently part of the proposed District:

America's Best Value	Best Western Shadow Inn
Budget Inn	Comfort Inn
Days Inn	Econolodge
Fairfield Inn & Suites	Hampton Inn & Suites
Holiday Inn Express	Motel 6
Quality Inn & Suites	Valley Oaks

Woodland Visitor Attraction District. The existing Woodland Visitor Attraction District will remain in place until after completion of the formation of the YCTBID. Funds from the current authorized assessment of 1.5% for 2016 -2017 will continue to be collected and expended consistent with the activities identified at the time the assessment was approved, including Woodland specific marketing activities managed by the City as well as those provided through YCVB. - In order to ensure a smooth transition from the Woodland BID to the Yolo County TBID, the City Manager will work with the City Attorney to amend the current Administrative Agreement as authorized by the second resolution attached (Attachment 2) The Agreement will be amended to remain in effect beyond its current end date of June 30, 2017 to provide for the operation of the organization and its program during the time in which funding exists which was collected under the Woodland BID. It is expected that the transition may be completed by December 31, 2017 and the Agreement will end at that time.

Visit Yolo. Visit Yolo will serve as the YCTBID's Owners Association. Visit Yolo is a non-profit entity and will be charged with managing the assessed funds and implementing programs in accordance with the Management District Plan (Attachment 3). This organization is governed by a Board of Directors that includes hoteliers from Woodland and this Board of Directors is a collaborative group and will act, as a whole, to implement the marketing and public relations programs outlined in the Plan.

Visit Yolo has built a brand and supports the County as a destination for tourism. Examples of current programs include maintaining a website (www.visityolo.com <http://www.visityolo.com>) that provides information about and links to local hotels and visitor attractions. They also have an active presence in social media and other outlets to promote overnight stays and continues to be a major player in coordinating and promoting downtown arts as a visitor attraction. Recent press has included stories in *Sunset Magazine* and an insert in the *San Francisco Chronicle*. This year Visit Yolo is launching a new event, A Taste of Yolo, on June 10th, designed to highlight our outstanding culinary attractions and local food, wine and beer will be sampled. The inaugural event will be held in Central Park in Davis.

In the past year, the District, via Visit Yolo, has begun to utilize the additional funding flowing to the District from BID increases in Davis and Woodland. Specifically, the organization has started to utilize the increases for activities such as enhancing search engine marketing (SEM) with more keywords centered around Woodland events and venues and increasing social media presence around the same; producing video clips, including drone shots; adding public travel shows to promote Woodland; assisting with the Annual Dinner on Main Event and Inaugural California Honey Festival with web presence; and this type of city-specific marketing will be enhanced in the future. The Management District Plan specifies an allocation of funds to be used to benefit each of the cities in which there is an assessment. Visit Yolo welcomes walk-in visitor traffic to their downtown Davis office.

Other funding for Visit Yolo will come from assessments of 2% on the hotels in Davis, Winters and Yolo County. All hotels added in the future in these four jurisdictions will be automatically included in the assessment. Other than the YCTBID funding, the City does not anticipate providing any direct funding to Visit Yolo.

Transient Occupancy Tax. The BID assessment parallels Transient Occupancy Tax. The TOT is based on the cost of a room night, so fluctuations in TOT are results of costs for rooms and the degree to which those rooms are occupied. Staff asserts the work of the Bureau has been beneficial to the hotel community and Woodland as a whole. The fact that there have been no protests to the BID renewal indicates support of the hoteliers as well. The list below shows the transient occupancy tax for the past five years, as well as estimates for this fiscal year.

2009-2010	$776,207
2010-2011	$835,019
2011-2012	$830,001
2012-2013	$894,877
2013-2014	$ 984,737 (revised)
2014-2015	$1,096,704
2015-2016	$1,384,930
2016-2017	$1,648,413 (estimated)

Why Make a Change to a County TBID? The hoteliers in both Woodland and Davis, through separate City Visitor Attraction Business Improvement Districts, have voted for several years to assess themselves in order to fund an entity to provide marketing programs. The City of Winters has made a contribution from their General Fund in order to be a collaborative partner. The overall goal has always been to increase travel and tourism and overnight stays, however, this promotion has come under the brand Visit Yolo which has enhanced the exposure of restaurants, wineries, brew pubs attractions as well. Programs have included the production and distribution promotional materials and maps, utilization of print and social media, coordination of media kits for local, national and international media and assistance to the Cities and hotels with large-scale events.

The formation of a single TBID will bring the organization in line with current State Code, assess all hoteliers at the same rate and allow for collaboration and cost-efficient delivery of services, which would be much more costly if each jurisdiction worked independently. This organization will also be poised to expand upon the inclusion of up to six new hotels expected to enter the marketplace in the next few years.

Conclusion

Staff recommends that the City Council:

1. Adopt Resolution No. _____, granting consent to the County of Yolo to establish the Yolo County Tourism Business Improvement District (YCTBID) and include the City of Woodland in the YCTBID; and
2. Adopt Resolution No. _____, authorizing the continued collection and expenditure of the 2016-17 Woodland Visitor Attraction District assessment funds and amendment to the Woodland Visitor Attraction District Administration Agreement with the Yolo County Visitors Bureau / Visit Yolo.

Prepared by: Wendy Ross, Economic Development Manager

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Reviewed by: Ken Hiatt, Assistant City Manager - Community and Economic Development

Paul Navazio, City Manager

Attachments:

1. Resolution Granting Consent to the County of Yolo to Establish the Yolo County Tourism Business Improvement District and Include the City of Woodland in the District
2. Resolution authorizing Amendment to Administrative Agreement with the Yolo County Visitors Bureau (Visit Yolo)
3. 2016-2017 Woodland Visitor Attraction District Administration Agreement and Scope of Work
4. Yolo County Tourism Business District Management District Plan
5. Certified Copy of Resolution No. 17-57 Board of Supervisors of the County of Yolo Requesting Consent of the City Councils of the Cities of Davis, Winters and Woodland to Establish the Yolo County Tourism Business Improvement District.
6. Notice Of Public Meeting And Public Hearing Concerning The Establishment Of The Yolo County Tourism Business Improvement District And Levy Of An Assessment On Certain Lodging Businesses Within The District

RESOLUTION NO.__________

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, STATE OF CALIFORNIA, GRANTING CONSENT TO THE COUNTY OF YOLO TO ESTABLISH THE YOLO COUNTY TOURISM BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the County of Yolo is beginning the process to establish the Yolo County Tourism Business Improvement District (YCTBID) pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq., to promote tourism and the lodging businesses in unincorporated Yolo County, and the cities of Davis, Winters, and Woodland; and

WHEREAS, the Board of Supervisors of the County of Yolo has requested consent to establish the YCTBID in the City of Woodland with adoption of Yolo County Board of Supervisors Resolution No. 17-56, dated May 9, 2017;

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

Section 1: The above recitals are true and correct.

Section 2: Pursuant to Streets and Highways Code section 36620.5, the City Council grants consent to the County of Yolo for all the purposes in connection with the creation, operation and future renewals of the YCTBID, which District shall include the City of Woodland. The City Council's consent is conditioned on the YCTBID encompassing the entire area identified in the map attached as Exhibit "A" and incorporated by this reference. The YCTBID and its assessment shall be substantially imposed and operated consistently with the plan attached as Exhibit "B" and incorporated by this reference.

Section 3: The City Clerk is hereby directed to transmit a certified copy of this Resolution to the Yolo County Clerk of the Board.

Section 4: This Resolution is effective upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Woodland, State of California, held on this ____ day of_______, 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Angel Barajas, Mayor

(SEAL)

ATTEST: ____________________________
Ana Gonzalez, City Clerk

RESOLUTION NO.__________

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING CONTINUATION OF THE COLLECTION AND EXPENDITURE OF THE REMAINING 2016-17 WOODLAND VISITOR ATTRACTION DISTRICT FUNDS AND AMENDMENTS TO THE ADMINISTRATIVE AGREEMENT WITH THE YOLO COUNTY VISITORS BUREAU TO ALLOW TRANSITION TO THE YOLO COUNTY TOURISM BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the City established a business improvement district pursuant to the Parking and Business Improvement Area Law of 1989, section 36500 et seq. of the California Streets and Highways Code, on July 6, 2004 by Ordinance No. 1404, as amended by Ordinance No. 1568 on September 2, 2014; and

WHEREAS, the City has had an Administrative Agreement with the Yolo County Visitors Bureau, now known as Visit Yolo, for provision of visitor attraction services and administration of the Woodland Visitor Attraction District (VAD) funds, which ends on June 30, 2017, and

WHEREAS, the County of Yolo is beginning the process to establish the Yolo County Tourism Business Improvement District (YCTBID) pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq., to promote tourism and the lodging businesses in unincorporated Yolo County, and the cities of Davis, Winters, and Woodland, which would be in place of the Woodland VAD while providing the same benefits; and

WHEREAS, the current agreement with Visit Yolo ends on June 30, 2017, but the funds from the 2016-2017 assessment will be collected and expended after that date, necessitating an amendment to the agreement.

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

<u>Section 1:</u> The above recitals are true and correct.

<u>Section 2:</u> The City Council authorizes the City Manager to take all necessary steps to continue the collection and expenditure of the remaining 2016-17 Woodland Visitor Attraction assessment funds, including but not limited to executing an amendment to the Woodland Visitor Attraction District Administration Agreement with the Yolo County Visitors Bureau/Visit Yolo (Exhibit A) for an additional six months, until January 1, 2018.

<u>Section 3:</u> This Resolution is effective upon its adoption.

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Woodland, State of California, held on this 16th day of May, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Angel Barajas, Mayor

(SEAL)

ATTEST: ____________________________
Ana Gonzalez City Clerk

2017-2022

YOLO COUNTY TOURISM BUSINESS IMPROVEMENT DISTRICT
MANAGEMENT DISTRICT PLAN

Prepared pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq.

April 25, 2017

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Prepared by
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I. OVERVIEW

Developed by the Yolo County Visitors Bureau, d.b.a. Visit Yolo, the Yolo County Tourism Business Improvement District (YCTBID) is an assessment district proposed to provide specific benefits to payors, by funding targeted marketing and sales promotion efforts.

Location: The proposed YCTBID includes all lodging businesses located within the boundaries of unincorporated Yolo County and the cities of Davis, Winters, and Woodland, as shown on the map in Section III.

Services: The YCTBID is designed to provide specific benefits directly to payors by increasing room night sales and revenue therefrom. Marketing and public relations and community marketing programs will increase overnight tourism and market payors as tourist, meeting and event destinations, thereby increasing room night sales and revenue therefrom.

Budget: The total YCTBID annual budget for the initial year of its five-year operation is anticipated to be approximately $690,000. This budget is expected to fluctuate as room sales do and as businesses open and close, but is not expected to significantly change over the life of the YCTBID.

Cost: The annual assessment rate shall be two percent (2%) of gross room rental revenue. Based on the benefit received, the assessment shall not be collected on: stays of more than thirty (30) consecutive days; stays by any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty; and stays pursuant to contracts executed prior to July 1, 2017.

Collection: The County and cities will be responsible for collecting the assessment on a monthly or quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in the YCTBID, within their respective jurisdictions.

Duration: The proposed YCTBID will have a five-year life, beginning July 1, 2017 through June 30, 2022. Once per year, beginning on July 1, there is a 30-day period in which owners paying more than fifty percent (50%) of the assessment may protest and initiate a Board of Supervisors hearing on district termination.

Management: Visit Yolo will serve as the YCTBID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan, and must provide annual reports to the Board of Supervisors.

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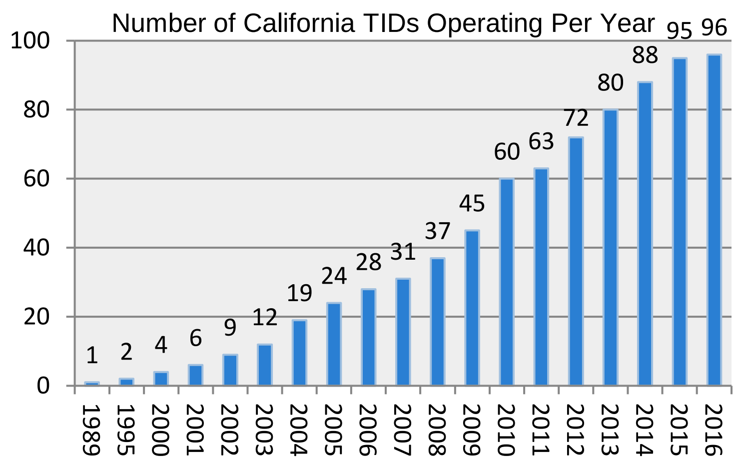
II. BACKGROUND

TBIDs are an evolution of the traditional Business Improvement District. The first TBID was formed in West Hollywood, California in 1989. Since then, over ninety California destinations have followed suit. In recent years, other states have begun adopting the California model – Montana, South Dakota, Washington, Colorado, Texas and Louisiana have adopted TBID laws. Several other states are in the process of adopting their own legislation. The cities of Wichita, Kansas and Newark, New Jersey used an existing business improvement district law to form a TBID. And, some cities, like Portland, Oregon and Memphis, Tennessee have utilized their home rule powers to create TBIDs without a state law.



California's TBIDs collectively raise over $225 million for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that Yolo County lodging businesses invest in stable, lodging-specific marketing programs.

TBIDs utilize the efficiencies of private sector operation in the market-based promotion of tourism districts. TBIDs allow lodging business owners to organize their efforts to increase room night sales. Lodging business owners within the TBID pay an assessment and those funds are used to provide services that increase room night sales.

In California, TBIDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. Unlike transient occupancy tax levies, TBID funds cannot be diverted to government programs.

There are many benefits to TBIDs:

- Funds must be spent on services and improvements that provide a specific benefit only to those lodging businesses that pay;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are designed, created and governed by those who will pay the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

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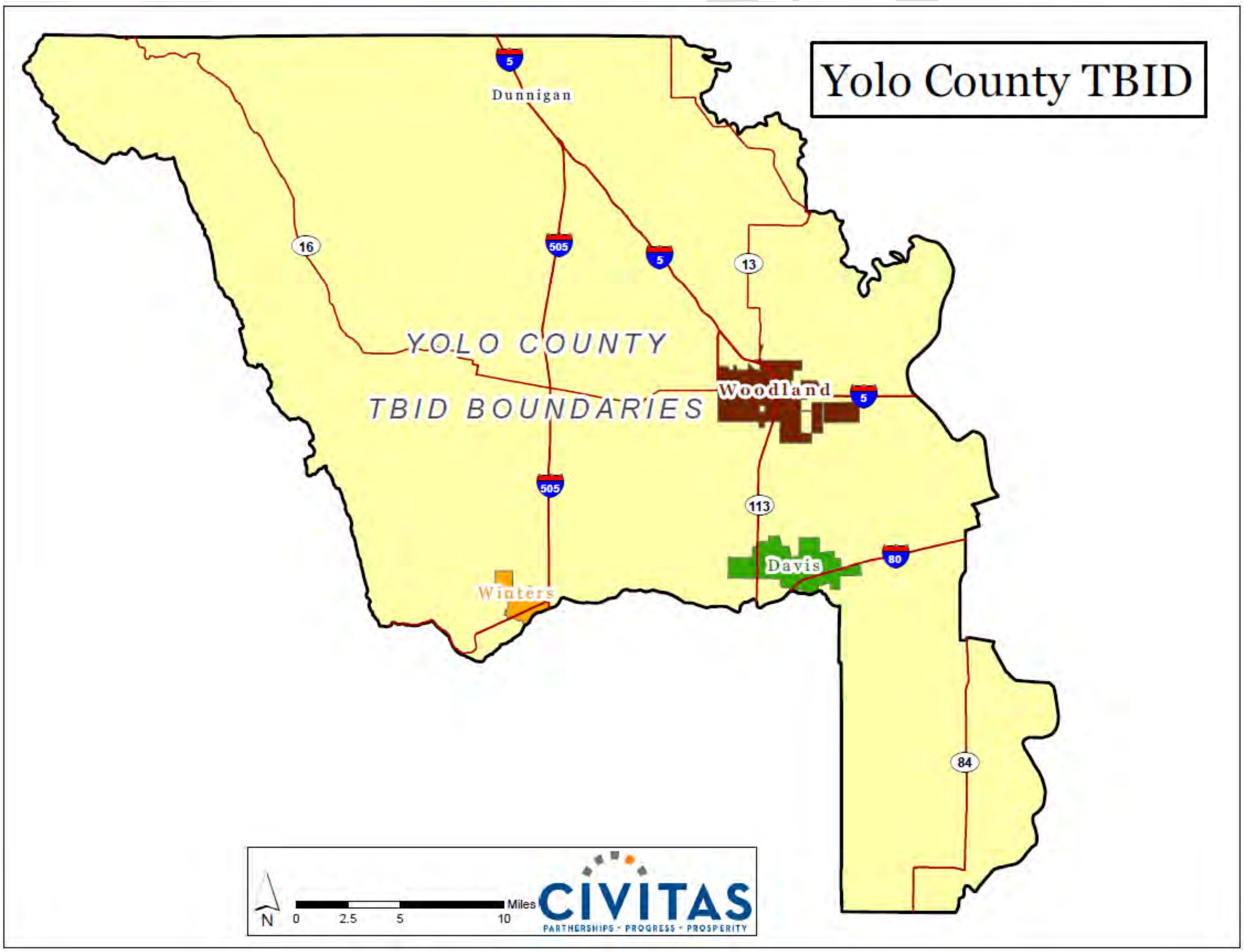
III. BOUNDARY

The YCTBID will include all lodging businesses, existing and in the future, available for public occupancy within the boundaries of unincorporated Yolo County and the cities of Davis, Winters, and Woodland.

As used herein, lodging business means: any structure, or any portion of any structure, which is occupied, or intended or designed for occupancy, by transients for dwelling, lodging, or sleeping purposes and shall include any hotel, inn, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, or other similar structure, or portion thereof.

The boundary, as shown in the map below, currently includes 29 lodging businesses. A listing of lodging businesses within the proposed YCTBID can be found in Appendix 2.



IV. SERVICES

Assessment funds will be spent on specific benefits conferred or privileges granted directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the County of conferring the benefits or granting the privileges. The privileges and services provided with the YCTBID funds are marketing and public relations programs available only to assessed businesses, which are designed to increase room night sales and revenue therefrom. A description of the proposed activities for the initial year of operation is below; the same activities are proposed for subsequent years.

Marketing & Public Relations
A district-wide marketing and public relations program will promote assessed businesses as tourist, meeting, and event destinations. The marketing and public relations program will have a central theme of promoting the district as a desirable place for overnight visits. The program will have the goal of increasing overnight visitation and room night sales at assessed businesses, and may include the following activities:

- Internet marketing efforts, including advertising and social media, to increase awareness and optimize Internet presence to drive overnight visitation and room sales to assessed businesses;
- Print ads in magazines and newspapers, television ads, and radio ads targeted at potential visitors to drive overnight visitation and room sales to assessed businesses;
- Grants to community organizations that engage in marketing of overnight visitation to the YCTBID;
- Attendance of trade shows, professional industry conferences, and affiliation events to promote assessed businesses;
- Sales support services for assessed businesses;
- Familiarization tours of assessed businesses;
- Preparation and production of collateral promotional materials such as brochures, flyers and maps featuring assessed businesses;
- Coordinated promotions with visitor-attracting businesses, events, and attractions targeted at increasing overnight visitation to assessed businesses;
- Sponsorship and promotion of special events marketed to overnight visitors encouraging them to stay at assessed businesses;
- Lead generation activities designed to attract tourists and group events to assessed businesses;
- Lodging business General Managers to initiate meetings with partners to plan and coordinate tourism promotion efforts for assessed businesses;
- Development and maintenance of a website designed to promote assessed businesses;
- Education of hospitality staff on service and safety (related to alcohol and food) designed to create a visitor experience that will bring repeat visits to assessed businesses;
- Education of lodging business management on marketing strategies best suited to meet assessed businesses' needs;
- Sports and outdoor recreation marketing programs with a central theme of promoting assessed businesses as a desirable place for overnight visits by highlighting the sports and outdoor recreation opportunities in Yolo County;
- Student and youth marketing programs designed to increase overnight visitation at assessed businesses;
- Operation and staffing of a visitor's center to direct travelers to assessed businesses; and
- Partnerships with other organizations that attract visitors to Yolo County.

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Community Marketing
A percentage of the assessment collected in each jurisdiction is dedicated to individual communities for community-specific tourism improvement activities. The activities provided in each community shall be marketing and public relations as described above, but focused on that particular community. These programs are an exclusive privilege and shall provide a direct specific benefit to assessed businesses in each community, incremental room night sales. Community funds may be returned to the County-wide marketing and public relations program if desired by the respective community.

Administration
In order to provide the marketing and public relations services, Visit Yolo will incur various administrative costs, such as staffing, rent, advocacy, insurance, legal, accounting fees, and actual county and city collection costs.

Contingency / Reserve
In order to ensure effective provision of services, a contingency will be established to account for uncollected assessments or unanticipated program costs. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program, administration or renewal costs at the discretion of Visit Yolo. Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditure of the reserve fund shall be set by Visit Yolo. The reserve fund may be spent on programs described in this Plan in any proportion deemed appropriate by Visit Yolo.

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V. BUDGET

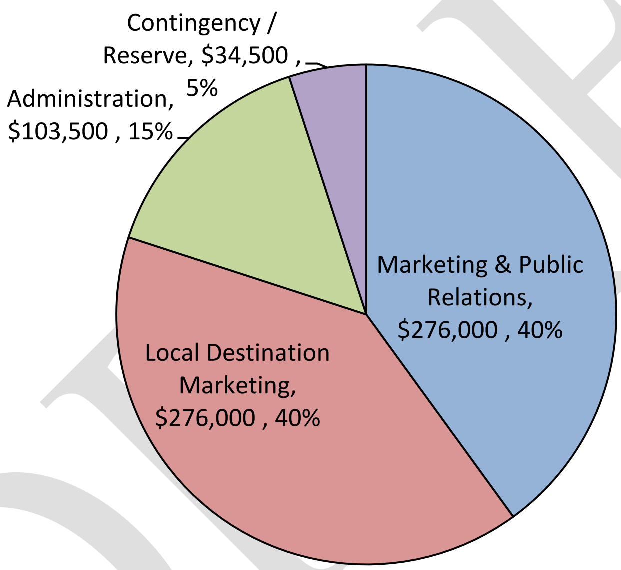
A. Total Annual Budget

The total five-year budget is projected at approximately $690,000 annually, or $3,450,000 through 2022. This budget is expected to fluctuate as room sales do and as businesses open and close, but is not expected to significantly change over the life of the YCTBID.

B. Budget Allocations

The budget allocations for the initial year are shown below. Although actual annual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain consistent; however, the County and Visit Yolo shall have the authority to adjust categorical allocations by up to fifteen percent (15%) of the total budget each year. In the event of a legal challenge against the YCTBID, any and all assessment funds may be used for the costs of defending the YCTBID, the County and Visit Yolo related to the YCTBID.

The initial annual budget of $690,000 will be allocated as follows:



C. GAAP Compliance

Each budget category includes all costs related to providing that service, in accordance with Generally Accepted Accounting Procedures (GAAP). For example, the marketing and public relations budget includes the cost of staff time dedicated to overseeing and implementing the marketing and public relations program. Staff time dedicated purely to administrative tasks is allocated to the administrative portion of the budget. The costs of employing an individual staff member may be allocated to multiple budget categories, as appropriate in accordance with GAAP. The staffing levels necessary to provide the services below will be determined by Visit Yolo on an as-needed basis.

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VI. ASSESSMENT

A. Assessment

The annual assessment rate shall be two percent (2%) of gross room rental revenue. Based on the benefit received, the assessment shall not be collected on: stays of more than thirty (30) consecutive days; stays by any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty; and stays pursuant to contracts executed prior to July 1, 2017.

The term "gross room rental revenue" as used herein means: the consideration charged, whether or not received, for the occupancy of space in a lodging business valued in money, whether to be received in money, goods, labor, or otherwise, including all receipts, cash, credits, property, and services of any kind or nature, without any deduction therefrom whatsoever. Gross room rental revenue shall not include any federal, state or local taxes collected, including but not limited to transient occupancy taxes. The assessment shall not be considered revenue for any purposes, including calculation of transient occupancy taxes.

The assessment is levied upon and a direct obligation of the assessed lodging business. However, the assessed lodging business may, at its discretion, pass the assessment on to customers. The amount of assessment, if passed on to each customer, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each customer shall receive a receipt for payment from the business. The assessment shall be disclosed as the "YCTBID Assessment." The assessment is imposed solely upon, and is the sole obligation of the assessed lodging business even if it is passed on to customers.

Bonds shall not be issued.

B. Penalties and Interest

The County and cities shall be responsible for collection of delinquent assessments. The YCTBID shall reimburse the County and cities for any costs associated with collecting unpaid assessments. If sums in excess of the delinquent YCTBID assessment are sought to be recovered in the same collection action by the County or cities, the YCTBID shall bear its pro rata share of such collection costs. Assessed businesses which are delinquent in paying the assessment shall be responsible for paying:

1. Original Delinquency: Any lodging business which fails to remit any assessment within the time required shall pay a penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment.
2. Continued Delinquency: Any lodging business which fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment and the ten percent (10%) penalty first imposed.
3. Fraud: If the County or a city determines that the nonpayment of any remittance due is due to fraud, a penalty of twenty-five percent (25%) of the amount of the assessment shall be added thereto in addition to the penalties stated in paragraphs 1 and 2 of this section.
4. Interest: In addition to the penalties imposed, any lodging business which fails to remit any assessment imposed shall pay interest at the rate of one-half of one percent (0.5%) per month or fraction thereof on the amount of the assessment, exclusive of penalties, from the date on which the remittance first became delinquent until paid.

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5. Penalties Merged with Assessment: Every penalty imposed and such interest as accrues under the provisions of this section shall become a part of the assessment herein required to be paid.

C. Time and Manner for Collecting Assessments

The YCTBID assessment will be implemented beginning July 1, 2017 and will continue for five years through June 30, 2022. The County and cities will be responsible for collecting the assessment on a monthly or quarterly basis (including any delinquencies, penalties and interest) from each lodging business. The County and cities shall take all reasonable efforts to collect the assessments from each lodging business. The County and cities shall forward the assessments collected to the Owners' Association.

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VII. CALIFORNIA CONSTITUTIONAL COMPLIANCE

The YCTBID is subject to certain provisions of the California Constitution. Although it levies an assessment, the YCTBID is not a property-based assessment subject to the requirements of Article XIII D of the Constitution ("Proposition 218"). The Court has found, "Proposition 218 limited the term 'assessments' to levies on real property."[1] Rather, the YCTBID assessment is a business-based assessment, and is subject to Article XIII C of the Constitution ("Proposition 26"). Pursuant to Proposition 26 all County levies are a tax unless they fit one of seven exceptions. Two of these exceptions apply to the YCTBID, a "specific benefit" and a "specific government service." Both require that the costs of benefits or services do not exceed the reasonable costs to the County of conferring the benefits or providing the services.

A. Specific Benefit

Proposition 26 requires that assessment funds be expended on, "a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege."[2] The services in this Plan are designed to provide targeted benefits directly to assessed lodging businesses, and are intended only to provide benefits and services directly to those businesses paying the assessment. These services are tailored not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific lodging businesses within the YCTBID. The activities described in this Plan are specifically targeted to increase room night sales for assessed lodging businesses within the boundaries of the YCTBID, and are narrowly tailored. YCTBID funds will be used exclusively to provide the specific benefit of increased room night sales directly to the assesses. Assessment funds shall not be used to feature non-assessed lodging businesses in YCTBID programs, or to directly generate sales for non-assessed businesses. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed businesses.

The assessment imposed by the YCTBID is for a specific benefit conferred directly to the payors that is not provided to those not charged. The specific benefit conferred directly to the payors is an increase in room night sales and revenue therefrom. The specific benefit of an increase in room night sales for assessed lodging businesses will be directly provided only to lodging businesses paying the YCTBID assessment, with marketing and public relations programs promoting only those lodging businesses paying the assessment. The marketing and public relations programs will be designed to increase room night sales at each assessed lodging business. Because they are necessary to provide the marketing and public relations programs that specifically benefit the assessed lodging businesses, the administration and contingency expenditures also provide the specific benefit of increased room night sales to the assessed lodging businesses.

Although the YCTBID, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, "A specific benefit is not excluded from classification as a 'specific benefit' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor."[3]

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[1] Jarvis v. the City of San Diego 72 Cal App. 4th 230
[2] Cal. Const. art XIII C § 1(e)(1)
[3] Government Code § 53758(a)

B. Specific Government Service

The assessment may also be utilized to provide, "a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product."[4] The legislature has recognized that marketing and promotions services like those to be provided by the YCTBID are government services within the meaning of Proposition 26[5]. Further, the legislature has determined that "a specific government service is not excluded from classification as a 'specific government service' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor."[6]

C. Reasonable Cost

YCTBID services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed will be used to provide the services described herein. Funds will be managed by Visit Yolo, and reports submitted on an annual basis to the County. Only assessed lodging businesses will be featured in marketing materials, receive sales leads generated from district-funded activities, be featured in advertising campaigns, and directly benefit from other YCTBID-funded services. Non-assessed lodging businesses will not directly receive these, nor any other, YCTBID-funded services and benefits.

The YCTBID-funded programs are all targeted directly at and feature only assessed businesses. It is, however, possible that there will be a spill over benefit to non-assessed businesses. If non-assessed lodging businesses receive incremental room nights, that portion of the promotion or program generating those room nights shall be paid with non-YCTBID funds. YCTBID funds shall only be spent to benefit the assessed businesses, and shall not be spent on that portion of any program which directly generates incidental room nights for non-assessed businesses.

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[4] Cal. Const. art XIII C § 1(e)(2)
[5] Government Code § 53758(b)
[6] Government Code § 53758(b)

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VIII. GOVERNANCE

A. Owners' Association

The Yolo County Board of Supervisors, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the YCTBID as defined in Streets and Highways Code §36612. The Yolo County Board of Supervisors has determined that the Yolo County Visitors Bureau, d.b.a. Visit Yolo, will serve as the Owners' Association for the YCTBID.

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association acts as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Visit Yolo board and certain committees wherein the YCTBID is discussed must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

C. Annual Report

Visit Yolo shall present an annual report at the end of each year of operation to the Yolo County Board of Supervisors pursuant to Streets and Highways Code §36650 (see Appendix 1). A copy of the report shall be provided and presented to the cities of Woodland, Davis, and Winters. The report shall include the prior year's expenditures and programs. Further, as required by the 1994 Law, the annual report shall include the items below for the upcoming fiscal year:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
- The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

APPENDIX 1 – LAW

*** This document is current through the 2017 Supplement ***
(All 2016 legislation)

STREETS AND HIGHWAYS CODE
Division 18. Parking
Part 7. Property and Business Improvement District Law of 1994

Cal Sts & Hy Code Div. 18, Pt. 7 (2017)

CHAPTER 1. General Provisions [36600 - 36617]

ARTICLE 1. Declarations [36600 - 36604]

36600. Citation of part
This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

36601. Legislative findings and declarations; Legislative guidance
The Legislature finds and declares all of the following:

(a) Businesses located and operating within business districts in some of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.

(c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.

(d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.

(e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:

(1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.

(2) Job creation.

(3) Business attraction.

(4) Business retention.

(5) Economic growth.

(6) New investments.

(f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.

(g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.

(h) The act amending this section is intended to provide the Legislature's guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.

(1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.

(2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.

(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions [36606 - 36616]

36606. "Activities"

"Activities" means, but is not limited to, all of the following that benefit businesses or real property in the district:

(a) Promotion of public events.

(b) Furnishing of music in any public place.

(c) Promotion of tourism within the district.

(d) Marketing and economic development, including retail retention and recruitment.

(e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.

(f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. "Business"

"Business" means all types of businesses and includes financial institutions and professions.

36608. "City"

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

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36609. "City council"
"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. "Clerk"
"Clerk" means the clerk of the legislative body.

36609.5. "General benefit"
"General benefit" means, for purposes of a property-based district, any benefit that is not a "special benefit" as defined in Section 36615.5.

36610. "Improvement"
"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- **(a)** Parking facilities.
- **(b)** Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- **(c)** Trash receptacles and public restrooms.
- **(d)** Lighting and heating facilities.
- **(e)** Decorations.
- **(f)** Parks.
- **(g)** Fountains.
- **(h)** Planting areas.
- **(i)** Closing, opening, widening, or narrowing of existing streets.
- **(j)** Facilities or equipment, or both, to enhance security of persons and property within the district.
- **(k)** Ramps, sidewalks, plazas, and pedestrian malls.
- **(l)** Rehabilitation or removal of existing structures.

36611. "Management district plan"; "Plan"
"Management district plan" or "plan" means a proposal as defined in Section 36622.

36612. "Owners' association"
"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code), for all records relating to activities of the district.

36614. "Property"
"Property" means real property situated within a district.

36614.5. "Property and business improvement district"; "District"
"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

36614.6. "Property-based assessment"
"Property-based assessment" means any assessment made pursuant to this part upon real property.

36614.7. "Property-based district"
"Property-based district" means any district in which a city levies a property-based assessment.

36615. "Property owner"; "Business owner"; "Owner"
"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation

to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. "Special benefit"
"Special benefit" means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

36616. "Tenant"
"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law [36617- 36617.]

36617. Alternate method of financing certain improvements and activities; Effect on other provision
This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment [36620 - 36630]

36620. Establishment of property and business improvement district
A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council
A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceeding; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

- **(1)** A map showing the boundaries of the district.
- **(2)** Information specifying where the complete management district plan can be obtained.
- **(3)** Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

- **(1)** A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.

(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

(a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements, maintenance, and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

(e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k) **(1)** A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.

(2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.

(l) In a property-based district, the total amount of all special benefits to be conferred upon the properties located within the property-based district.

(m) In a property-based district, the total amount of general benefits, if any.

(n) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.

(o) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the 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.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.

(8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36626. Resolution establishing district

If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36624, or has made changes that do not substantially change the proposed assessment, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in Section 36625.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625 or Section 36626, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district
If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments [36631 - 36637]

36631. Time and manner of collection of assessment; Delinquent payments
The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment
The validity of an assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36626. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services
The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan
The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adopting of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

CHAPTER 3.5. Financing [36640- 36640.]

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance [36650 - 36651]

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements, maintenance, and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

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36651. Designation of owners' association to provide improvements, maintenance, and activities
The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal [36660- 36660.]

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment [36670 - 36671]

36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assessees may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 2 – ASSESSED BUSINESSES

Business Name	Address	City, State, ZIP
Abbey House Inn	101 E Abbey St.	Winters, CA 95694
Aggie Inn	245 1st St.	Davis, CA 95616
Americas Best Value Inn - Dunnigan	3930 County Rd. 89	Dunnigan, CA 95695
Americas Best Value Inn - Woodland	99 W Main St.	Woodland, CA 95695
Best Western Palm Court	234 D St.	Davis, CA 95616
Best Western Shadow Inn	584 N East St.	Woodland, CA 95776
Best Western University Lodge	123 B St.	Davis, CA 95616
Budget Inn	1021 Main St.	Woodland, CA 95695
Capay Valley B&B	15875 CA-16	Capay, CA 95607
Comfort Suites	2080 Freeway Dr.	Woodland, CA 95776
Days Inn - Davis	4100 Chiles Rd.	Davis, CA 95618
Days Inn - Woodland	1524 E Main St.	Woodland, CA 95776
Econo Lodge - Davis	221 D St.	Davis, CA 95616
Econo Lodge - Woodland	53 W Main St.	Woodland, CA 95695
Fairfield Inn & Suites	2100 Freeway Dr.	Woodland, CA 95776
Hallmark Inn	110 F St.	Davis, CA 95616
Hampton Inn & Suites	2060 Freeway Dr.	Woodland, CA 95776
Holiday Inn Express - Davis	1640 Research Park Dr.	Davis, CA 95618
Holiday Inn Express - Woodland	2070 Freeway Dr.	Woodland, CA 95776
Hyatt Place	173 Old Davis Rd.	Davis, CA 95616
Inn at Park Winters	27850 County Rd. 26	Winters, CA 95694
La Quinta Inn & Suites	1771 Research Park Dr.	Davis, CA 95616
Motel 6 - Davis	4835 Chiles Rd.	Davis, CA 95618
Motel 6 - Dunnigan	3930 County Rd. 89	Dunnigan, CA 95937
Motel 6 - Woodland	1564 E Main St.	Woodland, CA 95776
Quality Inn	1562 E Main St.	Woodland, CA 95776
Rumsey House	2996 Rumsey Canyon Rd.	Rumsey, CA 95616
University Inn & Suites	1111 Richards Blvd.	Davis, CA 95616
Valley Oaks Inn	600 N East St.	Woodland, CA 95776

DRAFT

FILED

MAY 10 2017

BY Julie Dachtler

DEPUTY CLERK OF THE BOARD

Resolution No. 17-57

Resolution of the Board of Supervisors of the County of Yolo Requesting Consent of the City Councils of the Cities of Davis, Winters and Woodland to Establish the Yolo County Tourism Business Improvement District

WHEREAS, the Board of Supervisors (the "Board) of the County of Yolo (the "County") desires to begin proceedings to establish the Yolo County Tourism Business Improvement District ("YCTBID"); and

WHEREAS, certain tourism business owners have requested that the Board establish the YCTBID; and

WHEREAS, a portion of the territory to be included in the proposed YCTBID lies within the boundaries of the cities of Davis, Winters and Woodland, as shown on the map attached to and incorporated into this resolution as Exhibit A; and

WHEREAS, the area of the cities of Davis, Winters and Woodland which lies within the boundaries of the proposed YCTBID will, in the opinion of the Board, be benefited by the improvements and activities, and the purpose sought to be accomplished by the work can best be accomplished be a single comprehensive scheme of work.

NOW, THEREFORE, IT IS RESOLVED by the Board of Supervisors of the County of Yolo, State of California, as follows:

1. Each of the foregoing recitals is true and correct.

2. The area of the cities of Davis, Winters and Woodland which lies within the boundaries of the proposed YCTBID will, in the opinion of the Board, be benefited by the improvements and activities, and the purpose sought to be accomplished by the work can best be accomplished be a single comprehensive scheme of work.

3. The Clerk of the Board is directed to transmit a certified copy of this resolution to the city clerks of the cities of Davis, Winters and Woodland.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yolo, State of California, this 9th day of May, 2016, by the following vote:

AYES: **Villegas, Saylor, Rexroad, Provenza, Chamberlain.**
NOES: **None.**
ABSENT: **None.**
ABSTAIN: **None.**

Duane Chamberlain

Duane Chamberlain, Chair,
Board of Supervisors

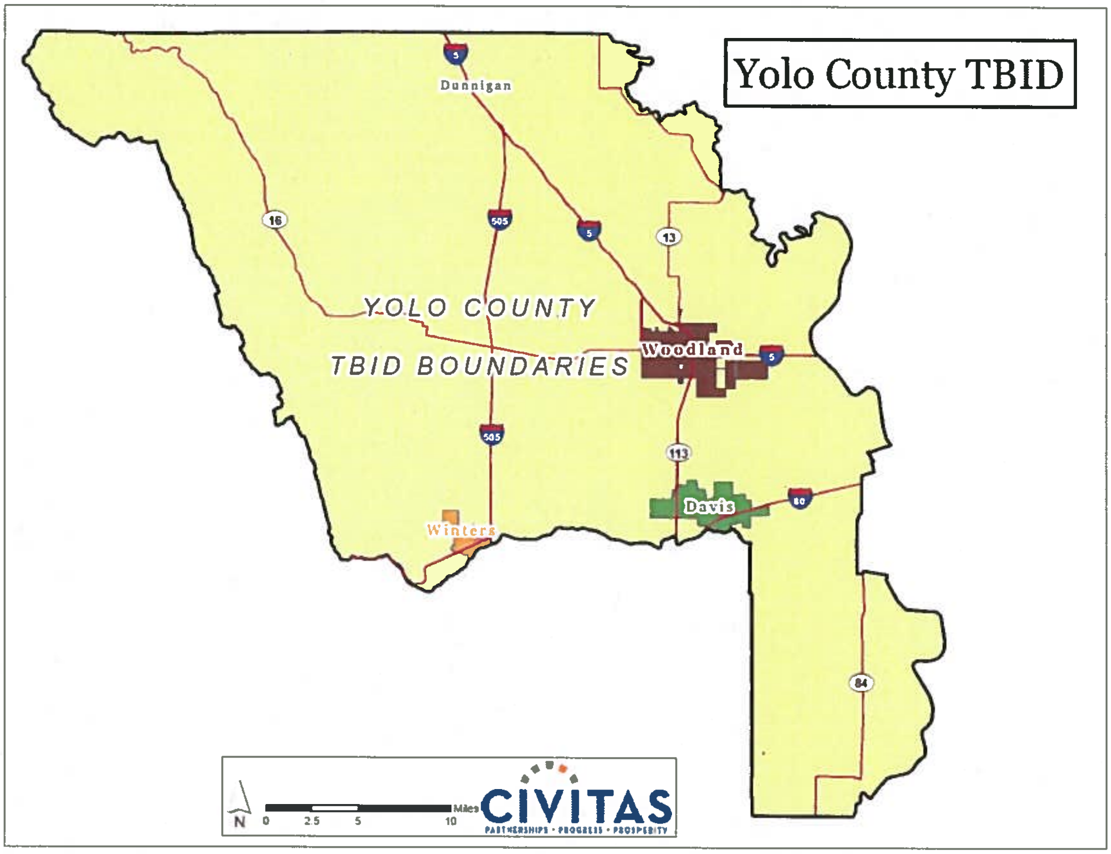
Attest: Julie Dachtler Clerk
Board of Supervisors

Deputy
(Seal)

Approved as to Form:
Philip J. Pogledich, County Counsel

By: ______________________________
Carrie Scarlata,
Assistant County Counsel

EXHIBIT A
District Boundaries



NOTICE OF PUBLIC MEETING AND PUBLIC HEARING CONCERNING THE ESTABLISHMENT OF THE YOLO COUNTY TOURISM BUSINESS IMPROVEMENT DISTRICT AND LEVY OF AN ASSESSMENT ON CERTAIN LODGING BUSINESSES WITHIN THE DISTRICT

NOTICE IS HEREBY GIVEN that on May 9, 2017, the Board of Supervisors (the "Board") of the County of Yolo (the "County") adopted a Resolution of Intention to Establish the Yolo County Tourism Business Improvement District (the "YCTBID") and to levy an assessment on certain lodging businesses within the YCTBID.

NOTICE IS HEREBY FURTHER GIVEN that at 9:00 AM on June 6, 2017, at the County of Yolo Board Chambers located at 625 Court Street, Room 206, Woodland, CA 95695, a public meeting shall be held pursuant to Government Code section 54954.6 to allow public testimony regarding the establishment of the YCTBID and the levy of assessments therein pursuant to Government Code section 54954.6.

NOTICE IS HEREBY FURTHER GIVEN that at 9:00 AM on June 27, 2017, at the County of Yolo Board Chambers located at 625 Court Street, Room 206, Woodland, CA 95695, has been set as the time and place for a public hearing at which time the Council proposes to establish the YCTBID and to levy the proposed assessment.

Boundaries: The proposed YCTBID includes all lodging businesses located within the boundaries of unincorporated Yolo County and the cities of Davis, Winters, and Woodland.

Assessment: The annual assessment rate shall be two percent (2%) of gross room rental revenue. Based on the benefit received, the assessment shall not be collected on: stays of more than thirty (30) consecutive days; stays by any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty; and stays pursuant to contracts executed prior to July 1, 2017.

Budget: The total YCTBID annual budget for the initial year of its five-year operation is anticipated to be approximately $690,000. This budget is expected to fluctuate as room sales do and as businesses open and close, but is not expected to significantly change over the life of the YCTBID.

Purpose: The YCTBID is designed to provide specific benefits directly to payors by increasing room night sales and revenue therefrom. Marketing and public relations and community marketing programs will increase overnight tourism and market payors as tourist, meeting and event destinations, thereby increasing room night sales and revenue therefrom.

Duration: The proposed YCTBID will have a five-year life, beginning July 1, 2017 through June 30, 2022. Once per year, beginning on July 1, there is a 30-day period in which owners paying more than fifty percent (50%) of the assessment may protest and initiate a Board of Supervisors hearing on district termination.

Collection: The County and cities will be responsible for collecting the assessment on a monthly or quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in the YCTBID, within their respective jurisdictions.

Management: Visit Yolo will serve as the YCTBID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan, and must provide annual reports to the Board of Supervisors.

Protest: Any owner of a lodging business within the proposed YCTBID that will be subject to the assessment may protest the establishment of the YCTBID. If written protests are received from the owners of lodging businesses in the proposed YCTBID who represent 50 percent (50%) or more of the estimated annual assessments to be levied, the BTBID shall not be established and the assessment shall not be imposed.

You may mail a written protest to:

Office of the Clerk of the Board
County of Yolo
625 Court Street, Room 204
Woodland, CA 95695

You may also appear at the public meeting or hearing and submit a written protest at that time.

Information: Should you desire additional information about this proposed YCTBID or assessment contact:

Alan Humason, Executive Director
Visit Yolo
132 E Street, Suite 200
Davis, CA 95616
(530) 297-1900

Exhibit A
Woodland Visitor Attraction District
2016-2017 Scope of Work
Draft 6.1.16

Yolo County Visitors Bureau Scope of Work: Below are initiatives and continuing efforts the Yolo County Visitors Bureau (Bureau) will undertake in partnership with the City of Woodland to promote the City of Woodland during FY 16/17.

New initiatives:

- The Yolo! Blog (to include visits to people, places, events, dining out, uniquely Woodland attractions)
- Yolo Visitor Newsletter (to include events news, hotel discount offers or other specials, spotlight attractions, video links)
- VisitYolo.com webpage
- VisitWoodland.org webpage assistance
- Search Engine Marketing (SEM) campaign with specific landing pages to events and locations
- "Weddings" category on YCVB website: listing of venues, services, contact information, photos
- Advertising: Sunset Magazine Travel Directory, Via Magazine Wine County (possibly other co-op), Visit California Road Trips, Visit California Annual Visitor Guide, Bicycling Magazine, other targeted publications (electronic and hard copy)
- Videos: professional production and new technology (example: Vidiolicious application (App))on locations, to post to website, social media; press release distribution for each new work

Venues Promotion:

- California Agriculture History Center (venue and public events)
- Woodland Opera House (venue and events)
- Gibson House Mansion / Museum
- Woodland Farmers Market (in season) in new location at Library and 20th Anniversary Celebration
- Woodland Senior/Community Center (as location for events and meetings)
- Woodland Sports Park and Community Parks and Ballfields--
- Brooks Pool
- Antique Shops of Downtown Woodland
- "Now Open for Business": as they occur (example: State Theatre)
- Velocity Island Park -wakeboard cable park/ aqua park- promotions as a destination
- Dead Cat Alley Historic Tour
- Nor Cal Indoor Sports events and activities (Roller Derby)

Reiff's Gas Station

Events Promotion:

Rock'n"Stroll Event-

- First Friday Art Walk (and other art related events/venues)
- Woodland's Dinner on Main
- Woodland's Cruise on Main
- Woodland Slice and Swirl
- Foodtruck Mania events
- Luna Vista Rotary Woodland Microbrewfest (replacing Oktoberfest)Dynamite Chili Cookoff planning 2017
- VIP events
- Historic Stroll Through History
- Yolo County Fair and Derby (and other fairgrounds events as they occur)
- Historic Woodland Gibson Mansion MayfestWoodland (Farmer's Market) Tomato Festival
- Sacramento Area Free Museum DayWoodland Chamber of Commerce Holiday Parade
- Annual Scottish Festival and Games
- Reiff's Street Bash

- Mojo's/Kitchen428 events as they occur
- June Music in the Plaza Series in Downtown Woodland
- 4th of July celebrations
- Antique & Die-Cast Toy Show
- Annual Rhythm & Ribs benefit
- Halloween Pumpkin Smash and 2nd Saturday events (Heidrick)
- Woodland Tree Foundation Arbor Day
- Waterwise Landscape Tour
- Proposed Heritage Plaza performances by Yolo Arts
- Sporting tournaments (partner with hotel for discounts) (ie All Star Travel Ball)

Promotional engagements:
- Bay Area Travel Writers monthly meeting (invite to Heidrick and tour of Woodland) Is this still in place?
- Farm To Fork (F2F) representation: Cal Ag Museum, citydining guide, antique store guide, other venues
- CA Film Commission: listing locales for possible commercial and film production
- San Francisco Travel Association FAM (staff exposure, part of "Beyond the City" education)

Revenue Enhancement
The Bureau will work with City of Woodland staff and hoteliers to develop strategies for enhancing revenues for tourism promotion; assess needs; develop plans for more extensive marketing of Woodland hotel properties; include engagement with other key stakeholders while growing the Bureau's involvement in Woodland promotions.

Potential Other Collaborative Projects:
- Historic audio walking tour (modeled on Oroville program)
- nextbook digital visitor guide to Woodland (http://www.nxtbookmedia.com/)
- Woodland Hotelier Roundtable ~ including dialog with new leadership of HWDBA
- YCVB - HWDBA – Chamber co-sponsored seminars: social media, press releases, requested topics
- Research: what is the visitor experience in Woodland? What is the visitor's perception of Woodland?
- Feasibility study: a Main Street wine-tasting venue; perhaps a co-op of local vintners (Simas, Route 3, Marr, Satiety) and others in region
- Develop "The Beer-Muda Triangle" ~ Black Dragon, Sudwerk, Berryessa Gap (bike map, t-shirts, etc.)
- Return of "Combines, Bovines, and Fine Wines" tour: Heidrick, Yolo Land & Cattle, local winery (suggest Route 3)
- Woodland Tree Foundation "Downtown Tree Walk" self-guided tour and map
- Participation in conception and creation of additional new events
- Increased presence of Bureau commitment to success in Woodland

City Hall
300 First Street
Woodland, CA 95695

City of Woodland

Legislation Text

20.

File #: 17-0476, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 16, 2017

SUBJECT: Continued Discussion of Biennial Budget Funding Priorities for Voter-Approved Sales Tax Measures - Measure F

Recommendation for Action: Informational Item - no specific Council action is required; however, staff is seeking Council feedback on priorities identified for FY2017/18 and FY2018/19 funding allocations for the city's voter-approved sales tax measures.

Fiscal Impact

Measure F, approved at the November 2016 election, will extend the existing (Measure E) ½-cent sales tax beginning in FY2018/19, and is expected to generate just under $5.0 million per year.

Background

Tonight's City Council discussion represents a follow-up to the Council's Spring Budget workshop wherein staff identified Measure J and Measure F as areas that provide some degree of budget flexibility within the context of biennial budget framework being developed for FY2017/18 and FY2018/19. At its meeting of May 4th the City Council discussed and provided direction to staff relative to Measure J. Staff is now seeking further direction on spending priorities for Measure F.

Measure F will replace the city's existing Measure E sales tax measure beginning in FY2018/19, and staff is seeking further City Council direction and refinement on the priorities for allocation of Measure F funding within the second year of the city's two-year budget.

Following tonight's discussion, staff anticipates incorporating City Council feedback into the specific funding recommendations to be included in the FY2017/18 and FY2018/19 Proposed Budget to be presented to the City Council in early June.

Paul Navazio

Paul Navazio, City Manager

Attachment

City of Woodland

Preliminary Council Direction
Measure F – Half-Cent Sales Tax

(Effective FY2018/19)

City Council
May 16, 2017

Background

- **Measure E Approved by Voters June 2006**
  - Authorized Extension of existing Half-Cent Sales Tax
  - Generates $4.5 million per year in discretionary General Fund revenue
    - Roads (annual maintenance and grant matching funds)
    - Capital Projects (CSC, Brooks Pool, Clark Field, Library, Opera House)
    - Debt Service/Sports Park – General Fund pledged as security to park impact fees
  - Measure E authorized for 12 years - expires Sept. 2018

- **Measure F Approved by Voters November 2016**
  - Renewal / Extension of Half-cent Sales tax for 12 years
  - Effective upon expiration of Measure E -> Sept 2018
  - Approaching $5 million per year in discretionary General Fund revenue

NEED FOR RENEWAL OF MEASURE E

- **Continued support for Street and Roadway maintenance**
- **Continued support for debt service payments related to Community and Senior Center**

- Support for Sidewalk Repairs
- Citywide Tree Maintenance
- Public Safety Staffing (Police and Fire)
- Economic Development – Staffing Support
- Parks / Facilities Maintenance (Existing facilities)
- Capital Project Needs (New facilities)
- Storm Drain Capital and Programs (mandated)
- Retiree Health Benefits (OPEB) – Unfunded Liability

Potential Funding Allocations

(For Discussion Purposes)

Category	*A* *Max. Roads*	*B* *Half Roads*	*C* *1/3-1/3-1/3*	*D* *Variation C*	*E* *Max Flex*
Streets / Roads	$3,000,000 67%	$2,250,000 50%	$1,500,000 33%	$2,000,000	$2,000,000
Capital Projects* Community & Senior Center Debt Service	$1,500,000 33%	$1,500,000 33%	$1,500,000 33%	$1,500,000	$1,500,000
** Other Capital Projects*	*Parks*	*Parks*	*Streets*	*Parks*	*Parks*
Public Safety		$750,000 17%	$1,500,000 33%	$1,000,000	$500,000
Existing Parks / Facilities Maintenance					$250,000
Economic Development					$250,000
	$4,500,000	***$4,500,000***	***$4,500,000***	***$4,500,000***	***$4,500,000***

Streets and Road Maintenance Project

- Measure E has provided approximately $1.0 - $1.5 Million for Streets and Road maintenance projects
- Measure E has also provided matching funds for larger Road Reconstruction projects
- City Road network requires approximately $4.0 million / year to stabilize road conditions (PCI level).

- Measure F envisioned to allocate INCREASED funding for street repairs
- PLUS – State Transportation Funding Package will now supplement available funding:

Measure F	$2.0 million
State (Gas Tax / Vehicle Fees)	$1.3 million
TOTAL	$3.3 million

- **Recommendation: Allocate NO LESS than $2.0 million per year from Measure F for Streets and Road capital maintenance and operations.**

Parks Capital Projects and Debt Service

- Measure E:
  - Provides source of funding for Parks capital projects
  - Backfills Park Development Impact Fees for Debt Service (bonds) for Community & Senior Center and Sports Park
  - Total Debt Service liability
    - $1.4 million / year through FY2025/26
    - Development activity currently generates +/- $600,000/year (150 units)
    - Measure E liability ranging between $800,000 - $1.0 million / year

- Measure F:
  - **Propose allocation of $1.5 million / year for Parks Capital Project**
  - To include any backfill for Debt Service Coverage
  - Additional Parks capital projects (new or replacement) limited to funding available AFTER required bond payments

Public Safety

- Public Safety needs were identified early on as a priority for Measure F funding:
  - Fire Department
    - Administration
    - Fire Prevention / Fire Marshall
    - Staffing
  - Police Department
    - Increase staff capacity
    - Sworn officers
    - Crime Analysis
    - Records Management
    - Matching Funds for COPS Hiring Grant(s)

- **Recommendation: Allocation of approximately $1.0 million per year from Measure F in support of Public Safety needs (2018 dollars).**

Economic Development

- Additional priority identified in development of Measure F ballot measure
- Enhanced efforts to attract and retain & grow businesses = Core Objective
  - Increase and expand job opportunities
  - GROW tax base – key to fiscal stability
- Sustained investment required over period of time to yield positive return
- **Recommendation: Allocation of up to $250,000 per year from Measure F to support Economic Development work plan**

Measure F - Summary Recommendations

			FY2018/19	FY2019/20	FY2020/21	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27
Estimated Revenues			3,749,126	5,127,766	5,266,997	5,417,548	5,525,899	5,636,417	5,749,145	5,864,128	5,981,411
Expenditures by Category											
	Streets/Roads										
		Road Program Mgmt	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
		In-House Support	300,000								
		Capital Projects	1,650,000	1,950,000	1,950,000	1,950,000	1,950,000	1,950,000	1,950,000	1,950,000	1,950,000
			2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
	Debt Service	All Park Debt *	-	1,401,838	1,401,838	1,401,838	1,401,838	1,401,838	1,401,838	1,401,838	-
	Parks	Other Park Projects		98,162	98,162	98,162	98,162	98,162	98,162	98,162	1,500,000
			-	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
* Note - Park Impact Fees expected to provide approx. $600,000/year (at 150 units / year), resulting in $800,000 per year available for capital projects throhgh FY2025/26.											
	Public Safety		750,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Economic Development		187,500	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
	Total		2,937,500	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000
	Unallocated		811,626	377,766	516,997	667,548	775,899	886,417	999,145	1,114,128	1,231,411
	Fund Balance		811,626	1,189,392	1,706,389	2,373,937	3,149,836	4,036,253	5,035,398	6,149,527	7,380,937

Measure F - Summary Recommendations

- Continue to use one-time General Fund reserves as "bridge" to Measure F (FY2018/19)
  - Fire Administration
  - Economic Development

- Consider establishing an annual reserve level for Measure F:
  - Flexibility to address future one-time needs
  - Buffer against decline in Sales Tax revenues (cyclical)

- Continue formal presentation and approval of DETAILED spending plan in conjunction with budget process = Transparency & Accountability