



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

June 18, 2019
6:00 PM

CITY COUNCIL

CLOSED SESSION

5:45 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. Conference with Labor Negotiators, Pursuant to
Government Code Section 54957.6
Agency Designated Representatives: City Manager
Employee Organization(s): Woodland Professional Firefighters'

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

C. CALL TO ORDER

D. ROLL CALL

E. PLEDGE OF ALLEGIANCE

F. 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.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

2. SUBJECT: Long Range Calendar

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

H. MINUTES

3. SUBJECT: City Council Meeting Minutes of May 14, 2019 and May 21, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Special City Council Meeting of May 14, 2019 and the Joint Regular City Council/Woodland Finance Authority Meeting of May 21, 2019.

4. SUBJECT: Planning Commission Meeting Minutes of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council of the City of Woodland adopt the minutes of the Planning Commission Meeting of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

I. CONSENT CALENDAR

5. SUBJECT: Public Works Quarterly Status Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Public Works Quarterly Status Report for the period of March through May 2019.

6. SUBJECT: Authorize the Purchase of a Replacement Truck for Water System Distribution

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase award of a replacement truck to Team Ford in the amount of \$64,900.22.

7. SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP #09-15; Approve Contract Amendment #6 with MBK Engineers for Consulting Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #6 to the consultant services agreement with MBK Engineers (MBK) for the Lower Cache Creek Feasibility Study for an additional amount up to \$199,000 for the Lower Cache Creek Feasibility Study, CIP #09-15.

8. 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 July 2, 2019 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; 6.) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on July 2, 2019 for the Gateway Lighting & Landscaping Districts.

9. SUBJECT: Waste Management Delinquent Garbage/Refuse Accounts - Call for a Public Hearing

RECOMMENDATION FOR ACTION: Staff recommends that the City Council set a Public Hearing for July 16, 2019 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

J. PUBLIC HEARINGS

10. SUBJECT: OPEN AND CONTINUE TO JULY 2, 2019 - Extension of an Urgency Interim Ordinance Establishing a Moratorium on Mini-Storage/Warehouse Facilities in the Industrial Zoning District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council: 1) Hold a public hearing to receive a staff report regarding the Interim Urgency Ordinance adopted by the City Council on May 21, 2019 and to take public comment; 2) Issue a Report on the Measures Taken to Study Mini-Storage/Warehouse Uses and appropriate zoning for such uses; and 3) Adopt Ordinance No. ____ by a Four- Fifths Vote Extending Ordinance No. 1643 which imposed a 45-day Moratorium on the Establishment of Mini-Storage/Warehouse Facilities in the Industrial Zone within the City of Woodland.

11. SUBJECT: Merritt Ranch (APN:042-580-001) Tentative Subdivision Map #5160; Spring Lake Specific Plan Amendment; EIR Addendum; and associated Development Agreement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take action on the following:

- 1) Conduct a public hearing;
 - 2) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1);
 - 3) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) (Attachment 2);
 - 4) Adopt the attached Resolution No. _____, approving Tentative Subdivision Map #5160 in accordance with the Conditions of Approval (Attachment 3);and
 - 5) Introduce and waive the first reading of Ordinance No. _____, approving the Development Agreement between the City of Woodland and Darkhorse Estates, LLC to use and develop the Merritt Ranch project area located within the Spring Lake Specific Plan Area (Attachment 4).
12. SUBJECT: Public Hearing on the Fiscal Year 2019/20 Community Development Block Grant Annual Action Plan and Authorization for Submittal of Action Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the following actions:

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2019/20 Community Development Block Grant (CDBG) Action Plan (Attachment A);
2. Adopt Resolution No. _____, approving the FY 2019/20 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel (Attachment C);
3. Direct staff to complete the FY 2019/20 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2019/20 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Finance Officer to make the budget allocations as specified.

13. SUBJECT: PUBLIC HEARING - Gibson Ranch Lighting & Landscaping District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

14. SUBJECT: PUBLIC HEARING - North Park Lighting and Landscaping District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

15. SUBJECT: PUBLIC HEARING - Streng Pond Landscape Maintenance District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

16. SUBJECT: PUBLIC HEARING - West Wood Lighting and Landscaping District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

K. REPORTS OF THE CITY MANAGER

17. SUBJECT: Fiscal Year 2019-2020 Interim Appropriations

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, Approving Interim Appropriations for Fiscal Year 2019/20...

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Meeting of the City of Woodland scheduled for Tuesday, June 18, 2019 was posted on Friday, June 14, 2019 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 requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: G.2.
SUBJECT:

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

Staff Contact:

Ana B. 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 plan for upcoming Council items.



Paul Navazio
City Manager

Attachments:

1. Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

JULY 2ND

REGULAR MEETING

City Council Meeting Minutes of June 4, 2019 and June 18, 2019
 Presentation – Yolo Resiliency Planning Group
 Chamber of Commerce Annual Report
 Public Hearing – Spring Lake Landscape and Lightig Assessment District
 Public Hearing – Gateway Landscape and Lightig Assessment District
 Moratorium on Mini-Storage Facilities (Extension)
 Adoption of FY2019/2020 Annual Budget
 Prop 68 – Grant Submittal Approval
 Community Pool Project Update
 Historic Preservation Commission – Appointments

JULY 16TH

REGULAR MEETING

Public Hearing – Waste Management Liens
 Landmark Trees Designations
 Woodland Research & Technology Park – Specific Plan Update

COUNCIL SUMMER RECESS – JULY 17, 2019 THRU AUGUST 19, 2019

Future Topics / Study Sessions:

August Sustainability Study Session (TBD)	September Flood Protection Project Study Session
October Tree Preservation Ordinance	November Commercial Cannabis Ordinance Update
TBD Mobile Food Vendor Permits Non-Conforming Use Zoning Update Smoke / Vaping Shops	



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: H.3.
SUBJECT: City Council Meeting Minutes of May 14, 2019 and May 21, 2019.

Recommendation for Action:

Staff recommends that the City Council adopt the minutes of the Special City Council Meeting of May 14, 2019 and the Joint Regular City Council/Woodland Finance Authority Meeting of May 21, 2019.

Staff Contact:

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


Paul Navazio
City Manager

Attachments:

1. 05_14_19 DRAFT CC MINS
2. 05_21_19 DRAFT CC MINS

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, May 14, 2019

6:00 PM

City Council

CITY COUNCIL
CLOSED SESSION
5:15 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. Public Employee Performance Evaluation, Pursuant to Section 54957
Title: City Manager
2. Conference with Labor Negotiators, Pursuant to
Government Code Section 54957.6
Agency Designated Representatives: City Manager and Human Resources
Employee Organization(s): Woodland City Employees Association, Woodland
Professional Firefighters', Fire Mid-Management and Confidential

SPECIAL CITY COUNCIL MEETING
6:00 PM

C. CALL TO ORDER

Meeting called to order at 6:09PM.

D. ROLL CALL

Present: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
All Council Members present.

E. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Viola Fong.

F. 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.

Viola Fong spoke regarding Day of Service this coming Saturday, May 18th.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

Verbal updates provided by Council Members/Staff.

3. SUBJECT: Long Range Calendar

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

H. MINUTES

4. SUBJECT: City Council Meeting Minutes of April 2, 2019 and April 16, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of April 2, 2019 and April 16, 2019.

On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried unanimously, Council Members adopted the Joint Regular City Council/Woodland Finance Authority Meeting Minutes of April 2, 2019 and April 16, 2019.

Ayes: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

Noes: None

I. CONSENT CALENDAR

5. SUBJECT: Appoint Member to the Personnel Board

RECOMMENDATION FOR ACTION: Staff recommends that the City Council appoint Ashley Morera-Gonzalez to the Personnel Board.

Appointed Ashley Morera-Gonzalez to the Personnel Board.

6. SUBJECT: Quarterly Treasurer's Investment Report for the Quarter Ended March 31, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2019.

Accepted the Quarterly Treasurer's Investment Report for the quarter ended March 31, 2019.

7. SUBJECT: Approve Professional Services Agreement for the North Regional Pond and Pump Station Project, CIP #17-21

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving a professional services agreement for the North Regional Pond and Pump Station project, CIP 17-21, with Environmental Science Associates (ESA) for environmental services in the amount of \$58,566 and approve a contingency of up to an additional 10% of the contract award amount (\$5,857).

Adopted Resolution No. 7261, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR THE NORTH REGIONAL POND AND PUMP STATION PROJECT, CIP 17-21.

8. SUBJECT: Award Construction Contract for the WPCF Pond 8 Biosolids Drying and Removal, CIP 19-24, and Appropriate Project Funding

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to:

- 1.) Award a construction contract with Ariza Construction Inc. for construction services in the amount of \$397,000 for the WPCF Pond 8 Biosolids Drying and Removal Project, CIP 19-24 and approve construction contract change order(s) for construction contingencies of up to an additional 25% of the contract award amount (\$99,250); and
- 2.) Approve the reallocation of \$520,000 of Sewer Enterprise Funds from WPCF Biosolids, CIP 10-11, to WPCF Pond 8 Biosolids Drying and Removal, CIP 19-24.

Adopted Resolution No. 7262, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONSTRUCTION CONTRACT FOR THE WPCF POND 8 BIOSOLIDS DRYING AND REMOVAL PROJECT, CIP 19-24.

9. SUBJECT: Appropriate funding for the SR 113/CR 25A Interchange Modifications Project, CIP #20-05

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to 1) Create a new capital project, SR 113/CR 25A Interchange Modifications Project, CIP #20-05; and 2) Appropriate \$235,000 from fund 681 – SLIF Roads to the SR 113/CR 25A Interchange Modifications Project, CIP #20-05 in FY 19

Adopted Resolution No. 7263, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE APPROPRIATION OF SLIF ROADS FUNDING TO THE SR 113/CR25A INTERCHANGE MODIFICATIONS PROJECT, CIP #20-05.

On a motion by Council Member Fernandez, seconded by Council Member Barajas and carried unanimously, Council Members approved Consent Calendar Items number 5 through 9.

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES: None

J. PUBLIC HEARINGS

10. SUBJECT: Urgency Resolution Extending for an Additional 30 days the Interim Development Impact (MPFP) Fees Approved in Resolution No. 7257

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____ extending for an Additional Thirty (30) Days the Interim Development Impact (MPFP) Fees Approved in Resolution No. 7257

On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried unanimously, Council Members adopted Resolution No. 7264, AN URGENCY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND EXTENDING FOR AN ADDITIONAL THIRTY (30) DAYS THE INTERIM DEVELOPMENT IMPACT FEES APPROVED BY RESOLUTION NO. 7257 BASED ON THE CITY OF WOODLAND 2019 MAJOR PROJECTS FINANCING PLAN FEE PROGRAM NEXUS STUDY UPDATE.

K. REPORTS OF THE CITY MANAGER

11. SUBJECT: Homeless Sub-committee Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a status report on efforts to address homelessness, consistent with the city's adopted Homeless Action Plan and provide feedback and direction, as appropriate, related to current initiatives and next steps.

Received a status report on efforts to address homelessness, consistent with the city's adopted Homeless Action Plan and provided feedback and direction, as appropriate, related to current initiatives and next steps.

At the conclusion of this item, Council Members took a five-minute break before continuing to next item on the agenda

12. SUBJECT: Boards and Commissions - Introduce and Waive First Reading of Ordinances and Adopt Resolution

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the following actions:

- 1) Introduce and waive first reading of an Ordinance amending Section 2.28.020 of the Woodland Municipal Code regarding the appointment of Members to the Planning Commission; and
- 2) Introduce and waive first reading of an Ordinance repealing Sections 2.28.040 and 10.04.090 and to amend Section 10.08.210 of the Woodland Municipal Code to abolish the Traffic Safety Commission and make related conforming changes; and
- 3) Introduce and waive first reading of an Ordinance amending Sections 2.04.210, 2.04.270, and 2.04.280 of the Woodland Municipal Code regarding City Council Appointments to Boards, Commissions and Committees; and
- 4) Adopt Resolution No. _____, A Resolution of the City Council of the City of Woodland to Abolish the Water Utility Advisory Committee.

On a motion by Council Member Barajas, seconded by Council Member Stallard and carried unanimously, Council Members introduced and waived the first reading of an Ordinance amending Section 2.28.020 of the Woodland Municipal Code regarding the appointment of Members to the Planning Commission; and introduced and waived the first reading of an Ordinance repealing Sections 2.28.040 and 10.04.090 and to amend Section 10.08.210 of the Woodland Municipal Code to abolish the Traffic Safety Commission and make related conforming changes; and introduced and waived the first reading of an Ordinance amending Sections 2.04.210, 2.04.270, and 2.04.280 of the Woodland Municipal Code regarding City Council Appointments to Boards, Commissions and Committees; and adopted RESOLUTION NO. 7265, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ABOLISH THE WATER UTILITY ADVISORY COMMITTEE.

13. SUBJECT: 2019 Community Service Awards Nominating Committee Report

RECOMMENDATION FOR ACTION:

- 1) Approve the nominating committee's recommended recipients selected to receive the 2019 Community Service Award;
- 2) Determine which Council Members will present the awards to the selected award recipients; and
- 3) Discuss the possibility of maintaining current membership of Community Service Awards Nomination Committee to maintain continuum of proposed strategies.

On a motion by Council Member Fernandez, seconded by Mayor Pro Tem Lansburgh and carried unanimously, Council Members approve the nominating committee's recommended recipients selected to receive the 2019 Community Service Award; determined which Council Members will present the awards to the selected recipients and discussed possibility of maintaining current membership of Community Service Awards Nomination Committee to maintain continuum of proposed strategies.

Council Member Fernandez made a recommendation that copies of nomination forms/packets be included in the agenda packet next time.

Council Member Stallard will present award to Carol Conley; Mayor Rodriguez will present award to Patty and John Gerald; Council Member Fernandez will present award to Matt Van Peursem; Council Member Barajas will present award to Marcelina Sandoval and Mayor Pro Tem Lansburgh will present award to Woodland Schools Foundation.

L. ADJOURN

Meeting adjourned at 8:38PM in memory of Don McNary.

Respectfully submitted,

Ana B. Gonzalez, City Clerk

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, May 21, 2019

6:00 PM

City Council

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:06PM.

B. ROLL CALL

Present: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

Absent: None

All Council Members present.

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Sgt. Gonzalez.

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.

Jess Powell and Tony Ocegueda spoke regarding speed bump on Pendegast Street.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

Verbal updates provided by Council Members/Staff.

1. SUBJECT: Long Range Calendar

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

F. PRESENTATIONS

2. SUBJECT: Armed Forces Day Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation regarding Armed Forces Day

On a motion by Council Member Stallard, seconded by Council Member Lansburgh and carried unanimously, Council Members adopted Proclamations Item No. 2 through 7.

Mayor Rodriguez presented proclamation.

3. SUBJECT: Mental Health Awareness Month Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation proclaiming May as Mental Health Awareness Month

Council Member Fernandez presented proclamation to James Glica-Hernandez, Chair, Yolo County Local Mental Health Board and Karen Larsen, Executive Director, Yolo County Health and Human Services.

4. SUBJECT: Proclamation in Recognition of National Police Week

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim May 13 through May 19, 2018 as National Police Week.

Council Member Barajas presented proclamation to Deputy Chief Derrek Kaff and Jason Drobish, President of the Police Officers Association.

5. SUBJECT: Proclaim May 19-25, 2019 as Public Works Week

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim May 19-25, 2019 as Public Works Week.

Council Member Stallard presented proclamation to Rudy Salazar, employee with Public Works Department with 36 years of service and retired annuitant Rob Sanders.

6. SUBJECT: Proclamation Honoring May 2019 As Older Americans Month

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation declaring May 2019 as Older Americans Month.

Mayor Pro Tempore Lansburgh presented proclamation to Don Campbell, Terry Kelly, Linda Weesner and Regan Overholt, Commission on Aging members.

7. SUBJECT: Proclamation Honoring Don Campbell

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation honoring Don Campbell for his dedicated service to the Commission on Aging.

Mayor Pro Tempore Rich Lansburgh presented proclamation to Don Campbell.

8. SUBJECT: Sacramento Area Council of Governments Presentation

RECOMMENDATION FOR ACTION: Staff recommends that the City receive a presentation from James Corless, Executive Director of SACOG on regional initiatives and statewide legislative efforts to address housing and transportation related issues.

Received presentation from James Corless, Executive Director of Sacramento Area Council of Governments (SACOG) and Greg Chew, Senior Planner.

G. CONSENT CALENDAR

9. SUBJECT: Police Department Quarterly Status Report for the period of January 2019 through March 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Police Department Quarterly Status Report for January 2019 through March 2019

Accepted the Police Department Quarterly Status Report for January 2019 through March 2019.

10. SUBJECT: Fire Department Quarterly Status Report for the period of January 2019 - March 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2019 through March 2019.

Accepted the Fire Department Quarterly Status Report for January 2019 through March 2019.

11. SUBJECT: Woodland Fire Department Annual Inspection Compliance Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the annual inspection compliance report to fulfill the new requirements of the California Health and Safety Code Sections 13146.2 and 13146.3.

Adopted RESOLUTION NO. 7266, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE CITY OF WOODLAND FIRE DEPARTMENT'S COMPLIANCE WITH SECTIONS 13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE.

12. SUBJECT: California Asset Management Program Participation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City of Woodland to join with other public agencies as a participant of the California Asset Management Trust, to invest in shares of the Trust and an individual portfolio.

Adopted RESOLUTION NO. 7267, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, AUTHORIZING THE CITY OF WOODLAND TO JOIN WITH OTHER PUBLIC AGENCIES AS A PARTICIPANT OF THE CALIFORNIA ASSET MANAGEMENT TRUST AND TO INVEST IN SHARES OF THE TRUST AND IN INDIVIDUAL PORTFOLIOS.

13. SUBJECT: Buchignani Field - Amendments to Lease Agreements

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) Adopt Resolution No. _____, Authorizing the City Manager to Execute Amendment #1 to a Field Lease Agreement with the 40th District Agricultural Association of Yolo County, and 2) Authorize Resolution No. _____, Authorizing the City Manager to Execute Amendment #1 to a Sublease Agreement with Woodland Little League

Adopted RESOLUTION NO. 7268, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT #1 TO FIELD SUBLEASE AGREEMENT WITH WOODLAND LITTLE LEAGUE and RESOLUTION NO. 7269, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT #1 TO FIELD LEASE AGREEMENT WITH THE 40TH DISTRICT AGRICULTURAL ASSOCIATION OF YOLO COUNTY.

14. SUBJECT: Intent to Levy Assessment: Gibson Ranch Lighting & Landscaping; North Park Lighting & Landscaping; West Wood Lighting & Landscaping; and Streng Pond Maintenance Districts

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve eight Resolutions No. _____ through No. _____ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 18, 2019.

Adopted RESOLUTION NO. 7270, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2019/2020; RESOLUTION NO. 7271, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2019/2020; RESOLUTION NO. 7272, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2019/2020; RESOLUTION NO. 7273, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2019/2020; RESOLUTION NO. 7274, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2019/2020; RESOLUTION NO. 7275, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2019/2020; RESOLUTION NO. 7276, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2019/2020 and RESOLUTION NO. 7277, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2019/2020.

15. SUBJECT: Authorize Award of Professional Services Contracts for Citywide Landscape Maintenance to Dominguez Landscape, Inc. and Figueroa Landscaping

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____ and Resolution No. _____, authorizing the City Manager to award professional services contracts for citywide landscape maintenance to Dominguez Landscape, Inc. and Figueroa Landscaping.

Adopted RESOLUTION NO. 7278, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH DOMINGUEZ LANDSCAPE SERVICES, INC. FOR LANDSCAPE MAINTNEANCE SERVICES IN CITY MAINTNEANCE ZONES 1 AND 2 and RESOLUTION NO. 7279, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH FIGUEROA LANDSCAPE COMPANY FOR LANDSCAPE MAINTNEANCE SERVICES IN CITY MAINTNEANCE ZONE 3.

16. SUBJECT: Authorize an amendment to contract #000803 for the purchase of coagulants from Rosa Water Technology Associates for the Water Pollution Control Facility

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to amend the contract for the purchase of coagulants from Rosa Water Technology Associates in the amount of \$53,000 for FY19 and \$188,000.00 per year for FY20 and FY21.

Adopted RESOLUTION NO. 7280, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING AND APPROVING THE CITY MANAGER'S AMENDMENT TO CONTRACT #000803 WITH ROSA WATER TECHNOLOGY ASSOCIATES FOR COAGULANT IN THE AMOUNT OF \$53,000.00 FOR FY19 AND \$188,000 PER YEAR FOR FY20 AND FY21.

17. SUBJECT: Authorize an amendment to contract #000804 for the purchase of Magnesium Hydroxide (MgOH) with Hill Brothers Chemical Company for the Water Pollution Control Facility.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to amend the contract for purchase of MgOH from Hill Brothers Chemical Company for \$38,000.00 for FY19, and \$146,000 for FY20 and \$151,000 for FY21

Adopted RESOLUTION NO. 7281, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING AND APPROVING THE CITY MANAGER'S AMENDMENT TO CONTRACT #000804 WITH HILL BROTHERS CHEMICAL COMPANY FOR PURCHASE OF MAGNISIUUM HYDROXIDE IN THE AMOUNT OF \$38,000.00 FOR FY19 AND \$146,000 FOR FY20 AND \$151,000 FOR FY21.

18. SUBJECT: Approval of Finding of Satisfaction with the Provisions of the Affordable Housing Ordinance for Proposed Multifamily Rental Project

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No._____, approving a finding of satisfaction of the provisions of the City's affordable housing ordinance, Chapter 15.16 of the Woodland Municipal Code, for a multifamily rental development proposed at 310 West Main Street (northwest corner of West Main Street and Ashley Avenue) that will provide 17.5 percent of its units for low income households.

Adopted RESOLUTION NO. 7282, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A FINDING OF SATISFACTION OF THE PROVISIONS OF THE AFFORDABLE HOUSING ORDINANCE, CHAPTER 15.16 OF THE WOODLAND MUNICIPAL CODE, FOR A MULTIFAMILY RENTAL DEVELOPMENT PROPOSED AT 310 WEST MAIN STREET.

19. SUBJECT: Authorize Submittal of a Planning Grant Application to the State Department of Housing and Community Development

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to submit a grant application for SB 2 Planning Grants Program Funds from the State of California Department of Housing and Urban Development.

Adopted RESOLUTION NO. 7283, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING APPLICATION FOR, AND RECEIPT OF SB 2 PLANNING GRANT PROGRAM FUNDS.

On a motion by Council Member Stallard, seconded by Mayor Pro Tem Lansburgh and carried unanimously, Council Members approved Consent Calendar Items No. 9 - 19.

Council Member Stallard praised Council Member Barajas for acknowledging the Police Department. In the quarterly report submitted, all major felonies were down in Woodland. Mr. Stallard thanked staff for the tremendous progress and efforts.

Council Member Stallard also made mention of the resolution adopted approving the first multi-family market rate housing in Woodland in 17 years. Congratulated staff and developers for working on solution to make this project a real possibility in the near future.

Douglass Reed also spoke regarding Consent Calendar Item No. 16 related to Rosa Water Technology Associates. He mentioned that Rosa Water Technologies Associates LLC has been suspended by Secretary of State and Franchise Tax Board which means they do not have the authority to do business in the State of California or use that name. Mayor Rodriguez staff to look into this matter and bring item back to Council if required.

H. REPORTS OF THE CITY MANAGER

20. SUBJECT: General Plan Annual Progress Report for the Period of January 1, 2018 to December 31, 2018

RECOMMENDATION: Staff recommends that the City Council (1) Receive the report concerning the General Plan Annual Progress Report, required by the state of California; (2) Accept the General Plan Annual Progress Report and direct staff to transmit the report to the Governor's Office of Planning and Research (OPR), and Department of Housing and Community Development (HUD) for filing.

Adopted RESOLUTION NO. 7284, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ACCEPTING THE GENERAL PLAN ANNUAL PROGRESS REPORT FOR THE PERIOD OF JANUARY 1, 2018 TO DECEMBER 31, 2018 AND AUTHORIZING THE CITY MANAGER TO TRANSMIT THE REPORT TO THE GOVERNORS OFFICE OF PLANNING AND RESEARCH.

21. SUBJECT: Receive a Report on the Status of the City's Affordable Housing Initiatives, Programs and Related Actions for Calendar Year 2018

RECOMMENDATION FOR ACTION: Staff recommends that the City Council received a report on the status of the City's affordable housing initiatives, programs and related actions for calendar year 2018.

Received a report on the status of the City's affordable housing initiatives, programs and related actions for calendar year 2018.

22. SUBJECT: Consideration of Position on Selected State Legislation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council consider a formal position on selected state legislation related primarily to housing policy.

On a motion by Council Member Tom Stallard, seconded by Council Member Angel Barajas and carried on a 3-0-2 vote, Council Members took a formal position on selected State Legislation related primarily to housing policy

Ayes: Barajas, Rodriguez and Stallard

Noes: None

Abstain: Fernandez and Lansburgh

23. SUBJECT: Urgency Ordinance Establishing a Moratorium on Mini-Storage/Warehouse Facilities in the Industrial Zone

RECOMMENDATION FOR ACTION: Staff recommends that the City Council: 1) Receive information about the proposed Urgency Ordinance; and 2) Adopt an urgency ordinance prohibiting the processing and/or approval of any and all mini-storage/warehouse facilities in the Industrial Zone in the City of Woodland; and 3) Direct staff to prepare necessary zoning amendments to address mini-storage uses in the Industrial district.

Adopted URGENCY ORDINANCE NO. 1643, AN URGENCY INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND ESTABLISHING A MORATORIUM ON ANY AND ALL MINI-STORAGE/WAREHOUSE FACILITIES IN THE INDUSTRIAL DISTRICT OF THE CITY OF WOODLAND, TO TAKE EFFECT IMMEDIATELY, AND DECLARING THE URGENCY THEREOF.

24. SUBJECT: Presentation of FY2019/20 Budget

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation related to the FY2019/20 Proposed Budget funding recommendations.

Received presentation by City Manager Paul Navazio and Kimberly McKinney Finance Officer related to the FY 2019/20 Proposed Budget funding recommendations.

Motion was made at 9:00PM to extend the Council meeting for 10 minutes.

I. ADJOURN

Meeting adjourned at 9:06 PM.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: H.4.
SUBJECT: Planning Commission Meeting Minutes of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

Recommendation for Action: Staff recommends that the City Council of the City of Woodland adopt the minutes of the Planning Commission Meeting of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

Staff Contact:

Debbie Flemmer, Administrative Secretary , (530) 661-5818, debbie.flemmer@cityofwoodland.org

Attachments:

1. 1.17.2019 PC Minutes DRAFT
2. 2.7.2019 PC Minutes DRAFT
3. 3.21.2019 PC Minutes DRAFT
4. 5.16.19 PC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, January 17, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:30 PM

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin

Absent:

Excused: Planning Commission Vice-Chairperson Kirby Wells

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Chairperson Chris Holt.

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

None

F. COMMUNICATIONS FROM THE PUBLIC

None

G. APPROVAL OF MINUTES

None

H. PUBLIC HEARING

1. 604 Elm Street Tentative Parcel Map & Variance

1. Receive the staff report;

2. Conduct the public hearing;

3. Adopt Resolution No. PC 18- 0014 in support of the Tentative Parcel Map for the division of the property located at 604 Elm Street into two separate parcels consisting of .161 acres and 0.080 acres respectively. and related variance to allow non setback in order to maintain the existing historic structure on site at 604 Elm Street in the Neighborhood Preservation (NP) zone.

On a motion by Chairperson Chris Holt, seconded by Chairperson Elodia Ortega-Lampkin and carried unanimously; a motion to receive the staff report; conduct the public hearing adopting Resolution No. ~~PC 18- 0014~~ PC19-01 in support of the Tentative Parcel Map for the division of the property located at 604 Elm Street into two separate parcels consisting of .161 acres and 0.080 acres respectively; with the added condition of approval that at the point of sale there be a maintenance access easement be recorded the along length of the existing garage on the larger parcel (suggested 5', however at the staff/engineering discretion) to allow future landowners space to perform maintenance/repairs to their structures

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin

Noes: None

Absent:

I. BUSINESS ITEMS

None

J. STAFF OR COMMISSIONER COMMENTS

None

K. ADJOURNMENT

Meeting adjourned at 7:04 PM.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, February 7, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:31 PM

B. ROLL CALL

Planning Commission Member Chris Holt and Planning Commission Member Steve Harris arriving at 6:43 PM.

Absent: Planning Commission Member Elodia Ortega-Lampkin

Excused:

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Vice-Chairperson Kirby Wells

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commission Members/Staff.

F. COMMUNICATIONS FROM THE PUBLIC

Amy Wallace voiced concerns regarding the amount and location of 5G Cell Towers in Woodland. (CN Staff contact)

G. APPROVAL OF MINUTES

None.

H. PUBLIC HEARING

1. SUBJECT: Epic Bros Enterprises, Inc, Commercial Cannabis Manufacturing Facility. A proposed Conditional Use Permit to allow a non-volatile cannabis manufacturing facility at 1230 Harter Avenue, Suite J: PLNG 18-00103

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: (1) receive the staff report; (2) conduct a public hearing; (3) find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Quality Act (CEQA), and find that the exemptions reflect the independent judgement of the city as the lead agency under CEQA; and (4) Approve Planning Commission Resolution No. PC 19- 002 recommending that the City Council approve a Conditional Use Permit (CUP) amendment to allow a commercial cannabis non-volatile manufacturing facility at 1230 Harter Avenue, Suite J, conditioned upon approval of a cannabis business permit and appropriate conditions of approval.

On a motion by Vice-Chairperson Kirby Wells, seconded by Chairperson Fred Lopez and carried unanimously, a motion to receive the staff report; conduct a public hearing; find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Quality Act (CEQA), and find that the exemptions reflect the independent judgment of the city as the lead agency under CEQA; and (4) Approve Planning Commission Resolution No. PC 19- 002 recommending that the City Council approve a Conditional Use Permit (CUP) amendment to allow a commercial cannabis non-volatile manufacturing facility at 1230 Harter Avenue, Suite J, conditioned upon approval of a cannabis business permit and appropriate conditions of approval.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Absent: Planning Commission Member Elodia Ortega-Lampkin

I. BUSINESS ITEMS

None.

J. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 7:09 PM.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, March 21, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 06:29 PM

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy

Absent: Planning Commission Member Steve Harris, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

Excused:

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Chairperson John Murphy

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commission Members/Staff.

F. COMMUNICATIONS FROM THE PUBLIC

None

G. APPROVAL OF MINUTES

None

H. PUBLIC HEARING

None

I. BUSINESS ITEMS

1. SUBJECT: Design Review for Woodside Homes; The Pines at Spring Lake, Cal West Subdivision Phases Three and Four, Portion of Phase Two

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission review and approve the proposed conceptual residential designs for 81 lots as part of the Woodside Homes; The Pines at Spring Lake project subject to the conditions of approval.

On a motion by Chairperson John Murphy, seconded by Chairperson Fred Lopez and carried unanimously; a motion to review and approve the proposed conceptual residential designs for 81 lots as part of the Woodside Homes; The Pines at Spring Lake, Cal West Subdivision Phases Three and Four, Portion of Phase Two project subject to the conditions of approval,

Ayes: Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy

Noes: None

Absent: Planning Commission Member Steve Harris, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

J. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 06:53 PM.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, May 16, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:40 PM

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells
Absent: Planning Commission Member Fred Lopez
Excused:

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Vice-Chairperson Kirby Wells

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

None

F. COMMUNICATIONS FROM THE PUBLIC

Alice Taply (Old) Sheltered workshop (since 1968) @ Sixth & Cross streets RE: Small homes in their area start Phase 1 & Phase 2. Phase 2 would property that they occupy. Concerned that they are expected to move. (CN contact person)

Alice Taply spoke regarding a public notice received from Yolo County regarding a proposed development at 5th and Oak streets. The property currently occupied would be impacted by the Phase 2 of the proposed project. They are concerned because they provide services to the disabled population and they would have to move.

G. APPROVAL OF MINUTES

None

H. PUBLIC HEARING

1. SUBJECT: Tentative Parcel Map No. 5136 - 530 Quality Circle

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action on the following:

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC19-_____ approving Tentative Parcel Map No. 5136, subdividing one, 24.38 acre parcel located at 530 Quality Circle (APN 027-851-024), into four parcels of 4.02, 8.14, 6.20, and 6.02 acres, respectively.

On a motion by Kirby Wells, seconded by Chairperson Elodia Ortega-Lampkin and carried on a 5-0-1 vote; a motion to receive the staff report, conduct the a public hearing and adopt PC 19- 03 approving Tentative Parcel Map No. 5136, subdividing one, 24.38 acre parcel located at 530 Quality Circle (APN 027-851-024), into four parcels of 4.02, 8.14, 6.20, and 6.02 acres, respectively.

Ayes: Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Abstain: Chairperson Steve Harris

Absent: Planning Commission Member Fred Lopez

2. SUBJECT: Merritt Ranch (APN:042-580-001) Tentative Subdivision Map #5160; Spring Lake Specific Plan Amendment; EIR Addendum; and associated Development Agreement

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action on the following:

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC19-_____, recommending City Council: 1) approve the Merritt Ranch Tentative Subdivision Map No. 5160 (Exhibit 1-B) in accordance with the Conditions of Approval (Exhibit 1-C); and 2) adopt Ordinance No. _____, authorizing the Amendment to the Spring Lake Specific Plan (Exhibit 1-A) 3) approve associated Development Agreement (Attachment 2) and 4) approve CEQA addendum

On a motion by Kirby Wells, seconded by Steve Harris and carried unanimously; a motion to received the staff report, conduct a public hearing and adopt Resolution No. PC19-04, recommending City Council: 1) approve the Merritt Ranch Tentative Subdivision Map No. 5160 (Exhibit 1-B) in accordance with the Conditions of Approval (Exhibit 1-C); and 2) adopt Ordinance No. _____, authorizing the Amendment to the Spring Lake Specific Plan (Exhibit 1-A) 3) approve associated Development Agreement Merritt Ranch (APN:042-580-001) Tentative Subdivision Map #5160; Spring Lake Specific Plan Amendment; EIR Addendum; and associated Development Agreement.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Absent: Planning Commission Member Fred Lopez

I. BUSINESS ITEMS

3. SUBJECT: City of Woodland 2019/20-2022/23 Capital Improvement Program

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission 1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for 2019/20 - 2022/23 and 2.) Make a finding that the proposed CIP for 2019/20 - 2022-23 is in conformity with the General Plan

On a motion by Kirby Wells, seconded by Steve Harris and carried unanimously; a motion to review the proposed City of Woodland Capital Improvement Program (CIP) for 2019/20 - 2022/23 and find that the proposed CIP for 2019/20 - 2022-23 is in conformity with the General Plan City of Woodland 2018/29-2021/22 Capital Improvement Program

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Absent: Planning Commission Member Fred Lopez

J. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 7:39 PM.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: I.5.
SUBJECT: Public Works Quarterly Staff Report

Recommendation for Action: Staff recommends that the City Council accept the Public Works Quarterly Status Report for the period of March through May 2019.

Staff Contact:

Johanna Currie, Senior Management Analyst, 530-661-5902, johanna.currie@cityofwoodland.org

Fiscal Impact:

None.

Background:

This quarterly report covers the period of March through May 2019. The report presents a summary of Service Requests and Work Orders received, and also contains a narrative description of major work performed and/or notable department highlights.

Conclusion:

Staff recommends that the City Council accept the Public Works Quarterly Status Report for the period of March through May 2019.

Prepared By: Johanna Currie, Senior Management Analyst

Reviewed By: Craig Locke, Public Works Director


Paul Navazio
City Manager

Attachments:

1. Mar-May 19 PW Quarterly Report



Public Works Department

Quarterly Status Report

March through May 2019

Public Works

Service and Work Order Requests

For the Months of Mar-May 2019		
Division	Service Requests	Work Orders
Administration	515	-
Electrical	57	51
Environmental Services	-	602
Facilities	131	212
Fleet	-	427
Pretreatment	-	211
Sewer	76	416
Signs & Markings	4	192
Storm Drain	7	101
Streets	117	235
WPCF	-	89
Water	892	475
Grand Total	1,799	3,011

Service Requests – Every time a request for Public Works services is made by phone call, written request, emailed request, or an actual one-on-one request to a PW employee, a **‘Service Request’** is generated. This builds a computerized record of all requests made.

Work Orders – A **‘Work Order’** is created each time a work crew or individual is assigned a task as a result of either service requests, pre-planned maintenance projects, or by other situations as they arise. This produces a database of work accomplished and the time and materials it took to do the work.

Total for Calendar Year 2019

Through 05/31/19

Service Requests

3,150

Work Orders

4,936

65 Working Days This Quarter =

28 Requests for Service per Day

Environmental Services Division

- Solar project: Received third quarter Asset Management Report for the City’s solar photovoltaic (PV) system for fiscal year 2018-19. From the report: “An analysis of the PV system production shows that over the first three quarters, the City’s PV systems produced 93% of what would be expected in a typical weather adjusted year. This general underperformance was primarily due to soiled arrays during the first quarter. Production during the third quarter, from January through March 2019, was 103% of expected.
- Household Hazardous Waste: The California Product Stewardship Council (CPSC) hosted Yolo County’s first reusable 1 lb. Propane Cylinder Exchange Event where Yolo County residents were invited to receive a free reusable cylinder by bringing an empty single-use cylinder for proper disposal. At the event, CPSC gave out 93 reusable 1 lb. propane cylinders to residents and collected more than 100 single-use cylinders. The event is the first of several events sponsored by a CalRecycle

household hazardous waste (HHW) grant awarded to the City of Woodland as lead agency for the regional grant project. CPSC has successfully recruited three retailers to sell and refill the reusable 1 lb. propane cylinders and is continuing recruitment of additional retailers Countywide.

- Solid waste – Bulky Waste Event: This year, all Woodland residents received a voucher to take their load of bulky waste items directly to the Yolo County Central Landfill any time during the month of April. The event proved to be a success with an increase in participation and tonnage received for trash and recycling. There were 958 residents that brought 184 tons of materials, of which over 51% of it was recycled.
- Solid waste: Staff attended the annual Woodland Street Cruisers car show on May 11 to provide outreach information on proper used oil and filter recycling. Environmental Services teamed up with Fumoto, Inc. to provide 85 free oil drain valves to Woodland residents to help reduce spills during oil changes. Materials from this event are funded by CalRecycle's Oil Recycling Grant.
- Environmental Services staff has continued to work with Waste Management to identify and resolve issues related to rollout of "smart truck" technology to residential customers. The system uses streaming video feeds to provide documentation of truck and driver performance, as well as of the condition and content of carts being collected. This will allow Waste Management to identify carts in need of repair or replacement and to document cases of overfilled or contaminated carts. Additionally, staff has continued to work with Waste Management to educate residents on the coming program, including information on how to recycle properly and subscribing to the right size carts, and potential surcharges for contamination and overages.

Fleet & Facilities Division

- Fleet Services: Purchased 15 of 21 FY2018/19 vehicles. The new Police H.O.S.T truck should be delivered within a week or two and then will be sent to Elk Grove to be upfitted. Fleet Services is also pursuing a Sacramento Emergency Clean Air Transportation (SECAT) grant to purchase two all-electric work trucks for Utilities; this grant would also cover the costs of two dual-ported electric vehicle charging stations that will be installed inside the vehicle yard at the Municipal Services Center. A Council Resolution will be required to execute the SECAT Grant Contract; Fleet Services is in the process of gathering all the required paperwork for the grant process and should be prepared to have the Resolution ready for the Council to approve in July.
- Facilities Services – City Hall Fire Alarm Installation Project: City staff completed the design process to install smoke and carbon dioxide detection systems throughout the three floors at City Hall. The plans will also include a heat detection system in the basement to cover areas that contain critical documents. Key staff members would be notified by text, email, or phone if there were any alerts after hours and on the weekends during times when there are no staff members inside of the building. The estimated timeline for completion for this project is September 2019.

Right of Way Division

- Electrical - Surveillance Monitoring Equipment: The Electrical group has installed cameras at various parks, City Hall, and well sites, with several more park and City facility locations slated for Spring 2019. The intent is to deter crime and vandalism in order to protect the public, as well as City property. This will be an ongoing project as more problem areas are identified.
- Electrical - Control System Security: The Electrical and Technology Services (TS) groups are working in a joint effort to test the security and reliability of our Industrial and Traffic Control Systems. We are working in conjunction with Homeland Security to eliminate potential targeted attacks on the City's Water, Wastewater and Traffic infrastructure. This project is expected to take one to two years to complete.
- Electrical-Solar LED Street Light:
The Electrical Group is currently testing solar powered street lighting to see if this could be a viable replacement fixture for our old antiquated series light circuits. Being that these circuits are so old, replacement parts are becoming very difficult to find. To compound this issue, PG&E has exhausted many of their replacement parts that supply the power to this specialized system; once they're gone, PG&E won't be able to repair their end of the system.
So far we are seeing positive results. Our test units have motion sensors attached to them that allow them to drop to 40% power when there is no movement, and then jumping to 100% when a car or pedestrian is nearby. If we continue to have positive results, these could be a cost effective way of dealing with these older lighting circuits. We are expecting to have final results in by end of the summer 2019.
- Streets – Road Maintenance: Responded to, and proactively filled, numerous pot holes throughout the City. Focused primarily on Gibson Road and West Main Street. Streets also completed annual trip reduction project.
- Streets – Annual Road Maintenance: Started annual utility trench repair project. Also assisted with storm duty.

Utilities - Sewer and Storm Division

- The Collection Division has responded to more than 83 Service Requests with an average response time under 20 minutes.
- Collections crews performed routine inspection/maintenance on City Lift Stations and inspected 14 miles of Storm Ditch.
- We have worked with Community Development Department engineering on various capital projects like the renewing of infrastructure of W. Main & Court St., Matmor Rd. rehab, CR 102 Interchange, and Spring Lake Developments.
- Additionally, work being done with Capital Improvement Projects include 2018 Back of walk project, E. Main St pump station, 103 Lift station storm lining, North Regional Pond, Dog Gone Alley, and Spring Lake & Gibson Rd. Sewer repairs.
- County Probation crews have assisted the City Collections division in cleanup of multiple homeless camps & debris in various locations throughout the City.
- Collections staff have been performing weed abatement throughout the City as well as coordinating with Fire & Police to organize a controlled training burn in areas where vast amounts of vegetation grow.
- Within the last quarter, Collections Preventive Maintenance crews cleaned 97,690 feet of mainline pipe & inspected 69,818 feet. Crews have been dealing with CCTV equipment breakdown as well as being short 3 full time employees

- Additionally, crews inspected 659 feet of sewer laterals and rodded 388 feet of root intrusion in City owned sewer service laterals.
- Operation & Maintenance replaced 442 feet of sewer service laterals & 79 feet of sewer mainline. Staff also installed 12 new City sewer clean outs for maintenance.
- County Probation & Woodland PD Host program crews have worked closely with Collections group in the cleanup of multiple homeless camps & debris in various locations.
- Collection crews worked closely with Community Development Department on plan review & inspection for the new infrastructure within the Spring Lake Development performing final inspections on Cal-West and Oyang subdivisions.
- Collections O&M went out to bid to contract Sewer Gravity Main Inflow & Infiltration (I & I) issues, but received zero bidders. Due to the scope of work, and liability associated with it, this will need to be a near future CIP.

Utilities - Water Production and Distribution Division

- Wells: All groundwater wells are currently off or in the “standby” position.
- ASR: Aquifer Storage and Recovery (ASR) Wells 28, 29 & 30 are currently injecting 3.9 million gallons per day (MGD).
- Distribution Division: Crews continue working on system repairs and improvements. CIP 18-09 (Water Main Replacement Project) is moving along smoothly and is about 80% complete. Westucky is now complete.
- Preventive Maintenance: Crews continue to strive to meet the expectations of our valve exercising program.
- Water Main Breaks: 4
- Water Main Valves, Fire Hydrants Replaced: 18
- Water Main Valves Exercised: 969
- Water Meters Tested: 130
- Water Meters Replaced: 71
- Water Quality Calls: 12

Wastewater Operations Division

Laboratory

- The new laboratory certification was sent to us at the end of April and is now posted on the wall; we are still waiting for results of the audit conducted at the end of last year.
- Staff continued to test final effluent for coliform bacteria 7-days/week in support of the recycled water project.
- Laboratory staff have been attending training on The NELAC Institute (TNI) regulations that are expected to roll out at the end of 2019.
- Performed Toxicity Testing for the second quarter of 2019 and have the third quarter testing planned for September.
- Laboratory staff have applied to take their next laboratory analyst grade exam in September and are attending workshops to study for it.

Pretreatment

- Performed Local Limits Monitoring for the second quarter of 2019.

- Pretreatment Staff attended the annual California Water Environment Association (CWEA) Pretreatment, Pollution Prevention and Storm Water (P3S) Conference.
- Worked with Significant Industrial Users and Businesses of Concern to incorporate process modifications into their discharge permits.
- Placed public outreach messages for the Pollution Prevention Program (no trash down the toilet, proper disposal of fats, oils, and grease, only rain down the storm drain, etc.) on the City's new electronic billboard on Interstate 5.
- Performed Local Limits Monitoring for the second quarter of 2019.

Regulatory Compliance

- Prepared and submitted Annual and Monthly reports to the Regional Board in accordance with our National Pollutant Discharge Elimination System (NPDES) Permit.
- Continued participation in the Central Valley Clean Water Association (CVCWA) special studies on Methyl Mercury, Freshwater Mussels, and Low-Level Toxicity.
- Laboratory staff have attended California Water Environment Association (CWEA) sponsored training sessions on implementation of forthcoming Environmental Laboratory Accreditation Program (ELAP) regulations.
- Pretreatment staff distributed questionnaires and information packets to local dental practices in compliance with Environmental Protection Agency's (EPA) 2017 Dental Industrial User rule. The response rate has been encouraging.

Water Pollution Control Facility

- Plant Operations: The Treatment Plant staff continues to operate the upgraded facility. Learning how the plant responds to upsets, changes in operating procedures, and changing weather are being evaluated with careful attention to how it affects effluent quality. Operations and Maintenance has been working on preventative maintenance like replacing UV lamps, changing oil, repairing stuck or broken valves on clarifier #3 and ponds, cleaning and replacing high speed blower air filters, working with electrical & instrumentation replacing process meters, and adding some solids level monitoring meters to the clarifiers to help with operation and treatment of the system.
- Recycled Water Delivery: The City is delivering recycled water to the system's primary customer, Biomass. Staff from Wastewater Operations, Water Distribution/Production, and Utilities Engineering continue to work together to provide our customers with recycled water. Utilities Engineering is researching additional storage capacity, and operations is fine-tuning the system in order to better serve our customers, and to ensure a consistent and reliable recycled water supply. Water Production has been monitoring offsite infrastructure and maintaining surge tanks.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: I.6.
SUBJECT: Authorize the Purchase of a Replacement Truck for Water Systems

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase award of a replacement truck to Team Ford in the amount of \$64,900.22.

Fiscal Impact

The purchase will be made from the Vehicle Replacement budget that has already been adopted by the City Council in the Fiscal Year 2018/19 budget cycle.

Background

The older truck was scheduled for replacement in FY2018/2019 due to age and high maintenance costs. Fleet Services completed a competitive bidding process and received proposals from three different dealerships. Team Ford was the lowest bidder.

Discussion

Although the budget to replace the vehicle was already authorized by the City Council, the City's Purchasing Ordinance states that any vehicle over \$50,000 must also be approved by the City Council. Fleet Services will execute the purchase upon the City Council authorization. The estimated delivery date will be 16 weeks from the time Fleet Services sends the dealership the purchase order.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase award of a replacement truck to Team Ford in the amount of \$64,900.22.

Prepared by: Troy Thompson, Fleet & Facilities Manager

Reviewed by: Craig Locke, Public Works Director


Paul Navazio
City Manager

Attachments:

1. Team Ford Quote
2. Resolution



Elk Grove Ford
9645 Auto Center Drive, Elk Grove, California, 957578705
Office: 916-478-7000

Customer Proposal

Prepared for:

City of Woodland
655 N.Pioneer Ave
Woodland, CA 95776
Mobile: 530-661-5956
Ordering FIN Code: QC339

Prepared by:

Freddie Garcia
Office: 530-723-2059
Email: freddie@teamfordca.com

Date: 06/11/2019
Vehicle: 2019 F-550 Chassis XL
4x2 SD Super Cab 168" WB DRW
VIN #: 1FDUF5GT4KDA10244
STOCK #: 30262





Elk Grove Ford
9645 Auto Center Drive, Elk Grove, California,
957578705
Office: 916-478-7000

2019 F-550 Chassis, SD Super Cab
4x2 SD Super Cab 168" WB DRW XL(X5G)
Price Level: 950
VIN: 1FDUF5GT4KDA10244 STOCK: 30262

Pricing - Single Vehicle

MSRP

Vehicle Pricing

\$68,561.00

Discount Adjustments

Discount

-\$8,590.70

Total

\$59,970.30

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: City of Woodland
By: Freddie Garcia Date: 06/11/2019



Elk Grove Ford
964½ Auto Center Drive, Elk Grove, California, 957578705
Office: 916-478-7000

2019 F-550 Chassis, SD Super Cab
4x2 SD Super Cab 168" WB DRW XL(X5G)
Price Level: 950
VIN: 1FDUF5GT4KDA10244 STOCK: 30262

Major Equipment

(Based on selected options, shown at right)
Powerstroke 6.7L V-8 OHV w/diesel direct
injection 330hp

TorqShift 6 speed automatic w/OD

- * 4-wheel ABS
- * Traction control
- * Battery with run down protection
- * Air conditioning
- * AM/FM stereo with seek-scan, external memory control
- * Daytime running
- * Variable intermittent wipers
- * Dual front airbags w/passenger cancel
- * SecurLock immobilizer
- * Message Center
- * Reclining front split-bench seats
- * Vinyl seats
- * Audio control on steering wheel
- * Rear axle capacity: 14706 lbs.
- * Rear spring rating: 15000 lbs.
- * Frame Yield Strength 50000 psi
- * Axle to and of frame: 47.2"
- * Engine retarder

Fuel Economy

Exterior: Oxford White

Interior: Medium Earth Gray

- * Brake assistance
- * LT 225/70R19.5 G BSW AS S-rated tires
- * Firm suspension
- * Tinted glass
- * Bluetooth streaming audio
- * Dual power remote heated mirrors
- * 19.5 x 6 steel wheels
- * Driver and front passenger seat mounted side airbags
- * Tachometer
- * Underseat ducts
- * 60-40 folding rear split-bench
- * Side steps
- * Front axle capacity: 7000 lbs.
- * Front spring rating: 5600 lbs.
- * Frame section modulus: 17.2 cu.in.
- * Cab to axle: 60"
- * Transmission PTO Provision

Selected Options

STANDARD VEHICLE PRICE	MSRP
Order Code 860A	\$41,425.00
Tires: 225/70R19.5G BSW A/P	N/C
Wheels: 19.5" Argent Painted Steel	Included
HD Vinyl 40/20/40 Split Bench Seat	Included
Monotone Paint Application	Included
168" Wheelbase	\$TD
50-State Emissions System	\$TD
Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel E20	\$9,010.00
Transmission: TorqShift 6-Speed Automatic	N/C
Dual 73-AH 750 CCA Batteries	Included
220 Amp Extra Heavy Duty Alternator	Included
Limited Slip w/4.88 Axle Ratio	\$360.00
GVR: 19,500 lb Payload Plus Upgrade Package	\$1,155.00
Trailer Brake Controller	\$270.00
Power Equipment Group	\$915.00
Accessory Delay	Included
Advanced Security Pack	Included
Trailer Tow Mirrors w/Power Heated Glass	Included
MyKey	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: City of Woodland
By: Freddie Garcia Date: 06/11/2019



Elk Grove Ford
9645 Auto Center Drive, Elk Grove, California, 957578705
Office: 916-478-7000

2019 F-550 Chassis, SD Super Cab
4x2 SD Super Cab 168" WB DRW XL(X5G)
Price Level: 950
VIN: 1FDUF5GT4KDA10244 STOCK: 30262

City	Hwy	
N/A	N/A	
		
		Power Front & Rear Side Windows Included
		Power Locks Included
		Remote Keyless Entry Included
		XL Value Package \$1,030.00
		4.2" Center-Stack Screen Included
		Radio: AM/FM Stereo/MP3 Player Included
		SYNC Communications & Entertainment System Included
		Chrome Front Bumper Included
		Steering Wheel-Mounted Cruise Control Included
		Engine Block Heater \$100.00
		Platform Running Boards \$445.00
		High Capacity Trailer Tow Package \$530.00
		Transmission Power Take-Off Provision \$230.00
		Oxford White N/C
		Medium Earth Gray N/C
		SUBTOTAL \$55,540.00
		Destination Charge \$1,595.00
		TOTAL \$57,135.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: City of Woodland
By: Freddie Garcia Date: 06/11/2019



REMIT TO LOCKBOX:
MONROE TRUCK EQUIPMENT, INC.
2726 SOLUTION CENTER
CHICAGO, IL 60677-2007
WWW.MONROETRUCK.COM

INVOICE

230835

3/20/2019

Page 1 of 1

Customer Information

Customer: ELK GROVE FORD 2586400
9546 AUTO CENTER DR
ELK GROVE CA 95757

NJPA Member #:

Contact:

Phone: 888-450-8331

Fax:

Notes:

Job Information

Customer PO: SIGNED ORDER

Terms: NET 30

Quoted By: Tyler Smith

Sales Rep: CHAPMAN, DAVE

Quote ID: 7TJS008782

Store Location: MONROE TRUCK EQUIPMENT

2400 REO DRIVE, FLINT, MI 48507

Phone: 877-233-2030

Vehicle Information

Year: 2019

Vin #: 1FDUF5GT4KDA10244

Make: FORD

Factory Order #: 837319

Model: F-550

Serial #:

Description

- MTE-ZEE 11', MILD STEEL, 4-5 YD CAPACITY, FOLDING SIDE, DUMP BODY W/ COAL CHUTE
- 3/16" FLOOR, 12 GA. SIDES & 10 GA. ENDS, 16" H SIDES, 22" H TAILGATE
- 50,000 PSI YIELD STRENGTH STEEL CONSTRUCTION
- HEAVY DUTY FRONT BULKHEAD WITH INTEGRAL 12" TAPERED CAB SHIELD & TAPERED LASER CUT WINDOW
- ROTARY STYLE COAL CHUTE DOOR
- INTERNAL DIRT SHEDDING TOP RAILS & TAILGATE
- WESTERN-STYLE UNDERSTRUCTURE WITH 10 GAUGE LONG-MEMBERS
- SINGLE-LEVER RELEASE, QUICK DROP TAILGATE TAILGATE ***LIMIT TAILGATE TRAVEL SO IT DOES NOT HIT SPILL SHIELD***
- (2) UNDERBODY TIE LOOPS
- L.E.D. FMVSS108 LIGHTS & REFLECTORS
- RUBBER REAR FLAPS
- UNDERCOATED & 100% DURABLE POWDER COATED WHITE

DOUBLE ACTING ELECTRIC HOIST

2.5" REC. TUBE IN 1/2" PLATE (INCLUDES 2" REDUCER SLEEVE)

7-WAY RV STYLE TRAILER PLUG, FLAT PIN

6" x 3/16" SPILL SHIELD

2ND STAGE MSO & WEIGHT SLIP

97 DB BACKUP ALARM

US TARP: PULL-STYLE SPRING RETURN TARP SYSTEM w/BLACK MESH TARP

48" UNDERBODY TOOLBOX, WHITE - PASSENGER SIDE

30262

13100

Subtotal: \$11,426.00

Sales Tax: \$0.00

Discount:

Total Due: \$11,426.00

Finance charge of 1.5% (annual rate 18%) to the first \$1,000 and 1% per month (annual rate 12%) will apply to the balance after 30 days from purchase date.
Out-of-state municipal entities may be subject to Wisconsin sales tax.



TEAM-FI WAQ		Quote Worksheet - Purchase	silvab 3378
	Quote No.:	12661	14) Aftermarket (W):
1)	Contract Date:	06/11/19	15) Fee/Options (W): \$ 125.50
2)	Fin Inst:	FMCC	16) DMV Additional Fee:
3)	Cust Name:		17) Tax Rate/Amt: 8.0000% \$ 4,804.42
4)	Buyer Residence Info:		18) APR:
5)	Stock Number:	30262	19) Term:
6)	Cash Price:	\$ 59,970.30	20) DaysTo/1stPmtDate: 06/11/19
7)	Cash Down:		21) Payment: \$ 64,900.22
8)	DEFERRED DOWN PMTS:		
9)	Rebate:		Out the Door Price: \$ 64,900.22
10)	TRADES (W):		Sale Subtotal: \$ 59,970.30
	Total Down:		Total Financed: \$ 64,900.22
			Finance Charge:
11)	SERVICE CONT.:		Total Other Charges:
12)	GAP:		Total of Payments: \$ 64,900.22
13)	MAINTENANCE:		Deferred Price:
			Unpaid Balance: \$ 64,900.22
			Closed P.O.s
Command (?):			
Enter a command, a field number, or press a function key. Enter ? for help.			
F3=Sv/Ex F5=RRecall F6=Cust F7=Veh F8=Trd F10=Misc SF11=>			

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE PURCHASE OF ONE REPLACEMENT FORD F550 FOR WATER
SYSTEM DISTRIBUTION**

WHEREAS, the City Council acknowledges that the purchase will be for a replacement truck for Water System Distribution that was already approved by the City Council to be replaced in Fiscal Year 2018/19; and

WHEREAS, the City Council acknowledges that although the funding for the vehicle was adopted by the City Council in the Fiscal Year 2018/19 budget, any vehicle purchase over \$50,000 requires a separate authorization by the Council; and

WHEREAS, the City staff completed a competitive bidding process and received proposals from three different dealerships; and

WHEREAS, Team Ford of Woodland was the lowest bidder in the amount of \$64,900.22;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND: hereby authorizes the purchases of one replacement 2019 Ford F550 from Team Ford in the amount of \$64,900.22.

PASSED AND ADOPTED by the City Council on this 18th day of June 2019, by the following vote:
AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

ATTEST:

Ana Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: I.7.
SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP #09-15; Approve Contract Amendment #6 with MBK Engineers for Consulting Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #6 to the consultant services agreement with MBK Engineers (MBK) for the Lower Cache Creek Feasibility Study for an additional amount up to \$199,000, CIP #09-15.

Staff Contact

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

Fiscal Impact

MBK's contract involved a review of the City's flood protection efforts, evaluation of financial viability and possibilities for leveraging State and Federal fund sources, and development of a strategic plan for flood control along with managing the City's overall flood management program. Approval of amendment #6 for Project 09-15 will bring the total not to exceed cost for the Lower Cache Creek Feasibility Study (LCCFS) program management services to \$894,000. The amendment covers MBK's services through January 2021 and through completion of the LCCFS and the Urban Flood Risk Reduction (UFRR) grant.

This project is included in the Capital Budget approved by Council with \$3,550,000 in funding being advanced from the sewer enterprise fund with a future repayment from the storm drain enterprise fund. In addition, as part of the long-term financing plan for the project, the team will pursue cost-sharing, including project management services, with public agency and private property stakeholders with an interest in partnering on a flood solution for Lower Cache Creek.

Background

The Corps has reactivated the Lower Cache Creek Feasibility Study and has recently completed the Tentatively Selected Plan (TSP) milestone in February 2019. The next project milestone is the Agency Decision Milestone which requires completion of the environmental document under both the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). The environmental work requires significant coordination between both Corps staff and the non-federal sponsors to complete both environmental documents.

The recently completed TSP Milestone confirmed that the Corps and non-federal sponsors are in agreement on moving forward with Alternative 2A with local modifications. Alternative 2A collects floodwater that leaves Cache Creek, intercepts the water prior to entering Woodland, and directs the flood water to the Yolo Bypass. Alternative 2A conveys the flood water into the Cache Creek Settling Basin (CCSB) and partially into the City's storm drainage system. The study has shown that with certain modifications to the Corps Alternative 2A there is no increase in flooding depth to most structures north of the City and a reduction in the duration of flooding compared with the existing condition. Additionally, local modifications are necessary to enhance the Corps Alternative 2A to provide a 200-year level of flood protection as required by California SB-5.

In November of 2013, the City engaged MBK Engineers, under contract authority of the City Manager, to assume Program Management responsibilities for the Lower Cache Creek Feasibility Study. This Contract Amendment is now being presented to Council for the following reasons:

- This amendment provides for continuing program management services to complete the work under both the LCCFS and UFRR grant. Program management activities include coordination with project partners including the Corps and DWR, providing technical advice to the City, and directing the work of project consultants in coordination with City Staff.
- The scope of work includes coordination with the DWR and Corps for the Lower Cache Creek Feasibility Study (aka the 3x3x3 process), UFRR work tasks, and process in-kind credit submittals.
- The scope of work includes program management and coordinating for a joint City/DWR feasibility study under the UFRR Program. The work includes: pursuing preliminary evaluation of the benefits and costs to the City for both local enhancements to the Alternative 2A flood solution and a regional flood control project and completion of the feasibility study.
- The scope of work also includes preparation and implementation of a public outreach program to relay information developed as part of the feasibility study and will be used in discussions with all stakeholders. These stakeholders are State and Federal agencies, local government agencies, residents, businesses, and community organizations.

Discussion

Significant effort has gone into obtaining the reclassification of the LCCFS to active status and completing the Tentatively Selected Plan Milestone. The Corps has recently approved the waiver request to allow for additional time and budget to complete the study. The Corps has prepared a schedule that provides for completion of the LCCFS in approximately 18 months from approval of the TSP.

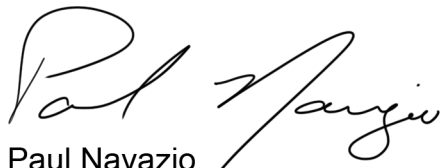
MBK will continue to provide program management and technical assistance to the City through completion of the LCCFS in a strategic manner to minimize the City's financial commitments, optimize potential crediting of in-kind contributions, and maintain flexibility to pursue whichever option produces the highest probability of success. MBK will also direct the team of consultants in preparation of the feasibility study in coordination with City Staff for the UFRR study.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #6 to the consultant services agreement with MBK Engineers (MBK) for the Lower Cache Creek Feasibility Study for an additional amount up to \$199,000, CIP #09-15.

Prepared by: Tim Busch, Principal Utilities Civil Engineer

Reviewed by: Brent Meyer, City Engineer
Ken Hiatt, Assistant City Manager/Community & Economic Development Director



Paul Navazio
City Manager

Attachments:

1. Resolution
2. Amendment

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AMENDMENT #6 WITH MBK FOR ENGINEERING CONSULTING
SERVICES**

WHEREAS, the City of Woodland wishes to enter into an engineering consulting services agreement with MBK for Engineering Services (“Agreement”); and

WHEREAS, MBK was selected through a quality based selection process; and

WHEREAS, MBK has been working on the Lower Cache Creek Feasibility Study and has assisted the City of Woodland in flood management since 2013; and

WHEREAS, MBK will continue providing engineering program management services, including coordination with Department of Water Resources and City consultants to advance the feasibility studies that are currently underway; and

WHEREAS, the contract amendment with MBK authorizes an additional contract amount of \$199,000 to cover the scope of work. The current contract amount is \$695,000 and with this amendment, the new contract amount is \$894,000; and

WHEREAS, the City Council 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 Amendment #6 with MBK in the amount of \$199,000 for a total contract amount of \$894,000. 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 so long as the total dollar amount authorized in the Agreement does not change.

Section 2. Copies of the Consultant Agreement 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 18th day of June 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

GILBERT COSIO, JR., P.E.
MARC VAN CAMP, P.E.
WALTER BOUREZ, III, P.E.
RIC REINHARDT, P.E.
DON TRIEU, P.E.
DARREN CORDOVA, P.E.
NATHAN HERSHEY, P.E., P.L.S.
LEE G. BERGFELD, P.E.
BEN TUSTISON, P.E.
THOMAS ENGLER, P.E., CFM
MICHAEL MONCRIEF, P.E.

ANGUS NORMAN MURRAY
1913-1985

CONSULTANTS:
JOSEPH I. BURNS, P.E.
DONALD E. KIENLEN, P.E.

May 31, 2019

Mr. Paul Navazio
Woodland City Manager
300 First Street
Woodland, CA 95695

**Subject: Amendment Number 6 to City of Woodland Professional Services
Agreement No. CM000301 – MBK Contract for Engineering and Project
Management Support Services through January 2021**

Dear Mr. Navazio:

Enclosed is a Scope of Work to support a contract amendment for MBK Engineers (MBK) to provide engineering services for the Lower Cache Creek Feasibility Study (LCCFS). We will continue to assist the City of Woodland (City) in achieving flood risk reduction in a manner that is supportive of community objectives; fiscally responsible; compatible with the federally authorized projects for flood management within the region; and supportive of the Central Valley Flood Protection Plan, adopted by the California Central Valley Flood Protection Board.

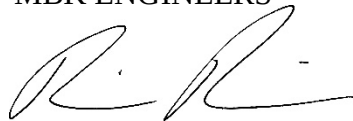
MBK's support to the City during the course of this effort has continued to evolve. MBK has supported securing the California Department of Water Resources (DWR) Urban Flood Risk Reduction (UFRR) Program grant funding; detailed evaluation of U.S. Army Corps of Engineers (USACE) alternatives, which took place during a pause in the federal feasibility study; continued review of USACE alternatives through completion of the USACE's tentatively selected plan milestone; investigated the potential impact of flood risk reduction alternatives on the long-term functionality of the Cache Creek Settling Basin; and integrated the City's flood risk reduction objectives into an evolving regional improvement plan, including identification of potential non-structural measures intended to supplement the USACE Project.

MBK anticipates continued assistance to the City through the completion of the USACE Chief's Report. Support will be provided through project management, planning, and technical support, along with recommendations for management of the cost, scope, and schedule for the LCCFS. In addition, MBK assistance will include support with the City's in-kind contributions

for the ongoing federal feasibility study, which is expected to proceed to the Alternative Formulation Briefing Milestone, later this year. MBK will also assisting the City with initiating opportunities for joint City/DWR studies, as part of the UFRR program, to augment the USACE efforts and to enhance the City's overall flood risk reduction program.

A budget that identifies MBK's anticipated level of effort for each task is provided as Exhibit 1; this budget incorporates MBK's 2019 Schedule of Fees (Exhibit 2). Although the intensity of our efforts is difficult to determine based on the nature of the work, we anticipate that an additional \$199,000 will be expended through January 2021. As a result, our contract will increase from \$695,000 to \$894,000.

Sincerely,
MBK ENGINEERS

A handwritten signature in black ink, appearing to read 'Ric Reinhardt', with a stylized flourish at the end.

Ric Reinhardt, P.E.

RR/oh

R:_Flood Control\AGRMTS\WOODLAND CONTRACT AMENDMENT NO. 6 2019-05-31

Enclosures: Scope of Work through January 2021
2019 MBK Schedule of Fees

MBK Engineers
Scope of Work through January 2021
Lower Cache Creek Flood Risk Reduction Study

AMENDMENT NUMBER 6

1.	Support of USACE Feasibility Study	
1.1	Program Management	\$43,000
1.2	Planning Technical Support	\$101,000
1.3	Nonstructural Features	\$10,000
1.4	UFRR Funding Agreement Support	\$45,000
		<u>Total \$199,000</u>

Exhibit 1

SCHEDULE OF FEES

1. Standard Fees:

	<u>Per Hour</u>
Principal/Principal Engineer	\$220–290
Supervising Engineer	180–260
Senior Project Manager	190–260
Project Manager	160–220
Senior Engineer	160–230
Engineer/Hydrologist	130–190
GIS Professional	120–190
Water Resources Associate	110–180
Assistant Engineer	100–160
Prevailing Rate Surveyor, Chief of Party	180
Prevailing Rate Surveyor, Rodman/Chainman	166
GIS Specialist	80–150
Technician/Drafter	80–150
Junior Engineer	75–120
Engineering Aide	50–90
Technical Editor	50–125
3-Person Survey Crew	285
2-Person Survey Crew	250

2. Time spent in appearances at courts or quasi-judicial State or Federal boards and commissions is billed at \$450 per hour for principals and supervising engineers, \$400 per hour for registered engineer staff, and \$250 per hour for other staff.
3. Automobile mileage is billed at the Federal reimbursement rate. Local mileage (less than 20 miles) will not be billed.
4. All other direct non-salary expense, including transportation and subsistence, long-distance telephone charges, commercial printing, reproduction costs, and similar out-of-pocket expenses are billed at actual cost plus a service charge of 10%. Use of GPS equipment is billed at \$50 per hour. Use of MBK owned boat will be billed at \$125/day. Use of MBK owned drones will be billed at \$135/day. Professional services provided by others billed through MBK at cost plus a service charge of 5%–15%.
5. Billings will be made monthly and payment will be due within 45 days. Accounts not paid within 90 days of presentation will bear interest at the rate of 1½% per month or fraction thereof from the billing date unless other arrangements are made in advance.
6. If accounts are not paid within 90 days of presentation, the firm may retain an attorney to obtain payment. In the event that it does so and payment of all or part of the account is thereafter obtained, reasonable attorney's fees and other costs incurred to obtain such payment shall also be paid, or if payment is obtained by Judgment, shall be awarded as part of the Judgment.

Exhibit 2



TO: THE HONORABLE MAYOR AND CITY COUNCIL
 AGENDA: City Council Regular Meeting
 DATE: June 18, 2019
 ITEM #: I.8.
 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 for the Spring Lake Lighting & Landscaping District;
- 2.) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments for the Spring Lake Lighting and Landscaping District;
- 3.) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on July 2, 2019 for the Spring Lake Lighting & Landscaping District;
- 4.) Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments for the Gateway Lighting & Landscaping District;
- 5.) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments for Gateway Lighting & Landscaping District;
- 6.) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on July 2, 2019 for the Gateway Lighting & Landscaping District.

Staff Contact

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

Fiscal Impact

If approved, the Spring Lake Lighting and Landscaping (L&L) District would generate \$2,253,265 in revenues to offset costs of District maintenance. The proposed assessment for the Gateway L&L District would generate \$195,603 in revenues to offset costs of District maintenance.

The following table shows a comparison, by zoning type, of the maximum assessment, the FY18/19 actual assessment, and the proposed FY19/20 assessment:

Zoning	Maximum Levy FY19/20 Proposed Levy FY18/19 Levy Difference					
SPRING LAKE L&L DISTRICT						
Single Family Developed Residential R3	\$	1,520.17	\$	915.68	\$	869.91 \$ 45.77
Single Family Developed Residential R4	\$	1,307.41	\$	832.04	\$	780.55 \$ 51.49
Single Family Developed Residential R5	\$	1,179.76	\$	781.85	\$	726.93 \$ 54.92
Single Family Developed Residential R8	\$	988.28	\$	706.58	\$	646.51 \$ 60.07
Single Family Developed Residential R15	\$	646.33	\$	473.31	\$	444.79 \$ 28.52
Single Family Developed Residential R20	\$	603.78		n/a		n/a n/a
Single Family Developed Residential R25	\$	578.25	\$	446.54	\$	416.19 \$ 30.35
Neighborhood Commercial Per Acre	\$	15,672.13	\$	5,579.77	\$	6,029.76 \$ (449.99)
GATEWAY L&L DISTRICT						
Per Acre	\$	4,035.39	\$	3,795.17	\$	3,357.97 \$ 437.20

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 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 below the maximum assessment amount. This District formation report included an allowance for an annual CPI adjustment, 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 allowance for an annual CPI adjustment, 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 for the upcoming fiscal year. 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 FY2018/19 and FY2019/20 for Spring Lake are due to the addition of landscaping installed in the District concurrent with new residential development. This new landscaping requires maintenance and irrigation costs beyond the budget for FY18/19. Additionally, the FY2019/20 budget recommends the addition of two new positions to provide the necessary maintenance for storm drainage facilities (channels and detention ponds) in the District. Costs associated with the storm drain maintenance were included as anticipated and eligible expenditures for the district. These additional costs were partially offset by increased development within Spring Lake.

The assessment increase between FY2018/19 and FY2019/20 for Gateway L&L is due to the additional maintenance costs associated with the new and improved landscaping being installed with the I5/CR102 Interchange landscape project, which is estimated to be completed in January 2020.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer’s Reports, and call for a public hearing. A public hearing is required to complete the levy process. This public hearing is scheduled for July 2, 2019. 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 for the Spring Lake Lighting & Landscaping District;
- 2.) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments for the Spring Lake Lighting and Landscaping District;
- 3.) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on July 2, 2019 for the Spring Lake Lighting & Landscaping District;
- 4.) Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments for the Gateway Lighting & Landscaping District;
- 5.) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments for Gateway Lighting & Landscaping District;
- 6.) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on July 2, 2019 for the Gateway Lighting & Landscaping District.

Prepared by: Adam Devlin, Senior Accountant

Reviewed by: Kimberly McKinney, Finance Officer/Treasurer



Paul Navazio
City Manager

Attachments:

1. Gateway Engineers Report FY1920 06_04_2019
2. Spring Lake Engineer's Report 19-20 June 4 2019
3. ROI Resos Gateway 2019
4. ROI Resos Spring Lake 2019



**CITY OF WOODLAND
GATEWAY LANDSCAPING AND LIGHTING
DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2019/2020**

JUNE 4, 2019

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

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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") Gateway Landscaping and Lighting District ("District") for fiscal year 2019/2020 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 XIID of the Constitution of the State of California ("Article XIID"), and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1972 Act, Article XIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2019 and ending June 30, 2020 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for fiscal year 2019/2020 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 2019/2020 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 2019/2020 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 2019/2020 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 July 2, 2019, the City Council will confirm the Engineer’s Report as submitted or amended and may order the collection of assessments for Fiscal Year 2019/2020.

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 2019/2020 budget.

DIRECT COST ITEMS	MAXIMUM BUDGET^[1]	PROPOSED FY 2019/2020 BUDGET
Landscaping Maintenance	\$101,879.14	\$126,899.00
Tree Maintenance	36,454.54	13,791.00
Street Lighting	8,144.81	15,136.00
Traffic Signals	32,717.28	15,610.00
Fence Repairs and Maintenance	2,050.01	2,500.00
Graffiti and Entry Way Maintenance	1,312.49	2,850.00
Bus Shelter Repair and Maintenance	2,261.22	1,413.00
Appurtenant Facility Maintenance	6,046.49	0.00
DIRECT COST SUBTOTAL	\$190,865.97	\$178,199.00
INCIDENTAL COSTS/EXPENSES		
City Administration	\$4,831.67	\$4,000.00
Consultant/County Administration	4,831.67	4,000.00
Reserve Fund Contingency	7,454.57	9,404.00
INCIDENTAL COSTS SUBTOTAL	\$17,117.90	\$17,404.00
TOTAL ASSESSMENT	\$207,983.87	\$195,603.00
 Total Assessors Parcels	12	12
Total Levied Acreage	51.54	51.54
Assessment Per Acre	\$4,035.39	\$3,795.17

^[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 provide 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 2019/2020.

No. of Parcels	Total Acreage	Maximum Acreage Rate	Proposed Fiscal Year 2019/2020 Acreage Rate
12	51.54	\$4,035.39 per acre or portion thereof	\$3,795.17 per acre or portion thereof

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

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

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

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

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

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

D. ASSESSMENT RANGE FORMULA

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

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2019/2020. 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 2018 to April 2019 is 1.73%.

V. ASSESSMENT ROLL

The assessment roll is a listing of the both Maximum Assessment and the Fiscal Year 2019/2020 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 2019/2020 Levy Amount (Rounded)
027-852-003-000	Target Corporation	10.060	\$40,596.00	\$38,179.38
027-852-004-000	Costco Wholesale Corporation	15.170	61,216.83	57,572.70
027-852-010-000	Woodland Development Co. LLC	4.680	18,885.61	17,761.38
027-852-011-000	Woodland Development Co. LLC	1.300	5,246.00	4,933.70
027-852-029-000	Woodland Development Co. LLC	2.220	8,958.56	8,425.26
027-852-030-000	Merrimac Development Co Llc	3.280	13,236.07	12,448.14
027-852-018-000	Woodland Development Co. LLC	1.590	6,416.27	6,034.30
027-852-019-000	Woodland Development Co. LLC	0.810	3,268.66	3,074.08
027-852-022-000	Woodland Development Co. LLC	7.420	29,942.57	28,160.14
027-852-023-000	In-N-Out Burgers	1.530	6,174.14	5,806.60
027-852-024-000	Kim Hong Seok & Flora T	0.970	3,914.33	3,681.30
027-852-025-000	Woodland Development Co. LLC	2.510	10,128.82	9,525.86
Total*		51.540	\$207,983.87	\$195,602.84

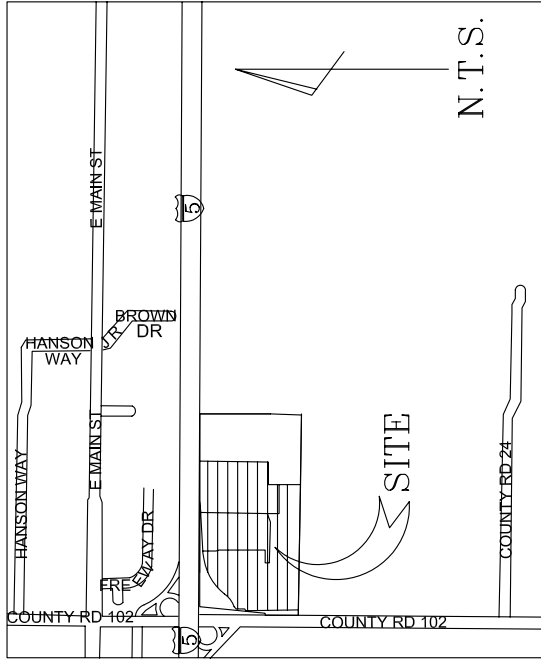
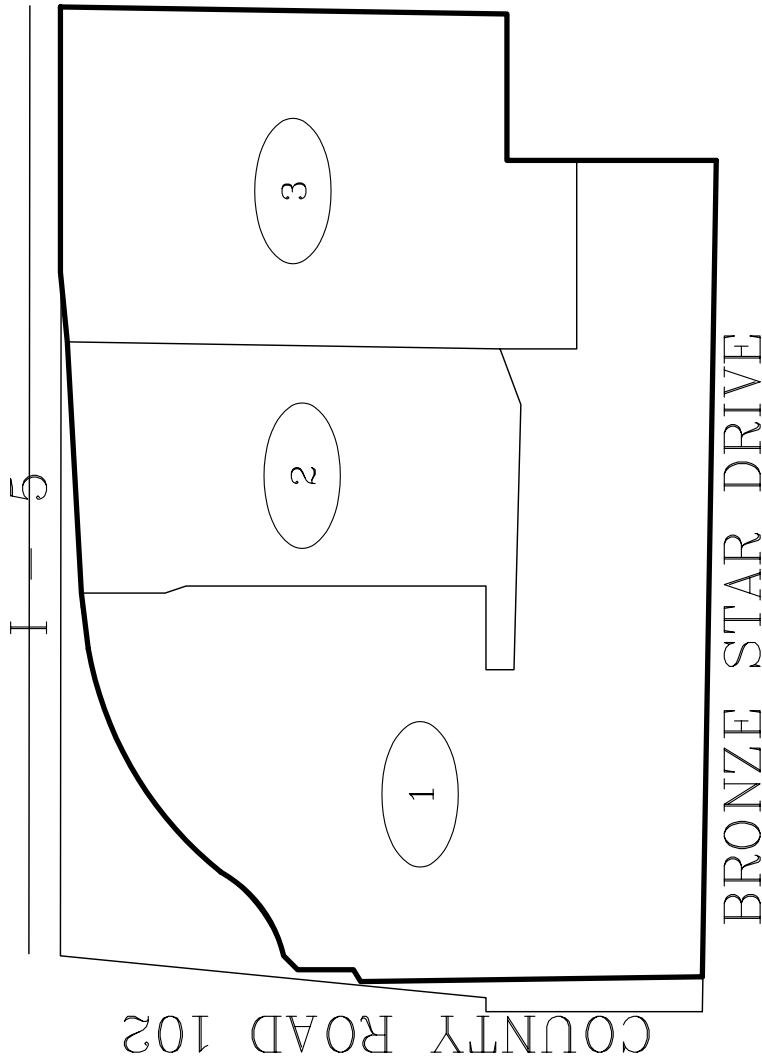
*Total levy amount may vary from figures listed into the Budget due to rounding.

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.

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

COUNTY OF YOLO
STATE OF CALIFORNIA



VICINITY MAP



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

CITY OF WOODLAND

GATEWAY LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report Fiscal Year 2019-2020

Report Submitted by:

Scott Koppel
Koppel & Gruber Public Finance

Registered Engineer



**CITY OF WOODLAND
SPRING LAKE LANDSCAPING AND LIGHTING
DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2019/2020**

MAY 4, 2019

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 2019/2020 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 XIII C and XIII D* ("Proposition 218") desires to levy and collect annual assessments against lots and parcels within the District beginning in the fiscal year commencing July 1, 2019 and ending June 30, 2020 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for 2019/2020 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 2019/2020 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 July 2, 2019, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for Fiscal Year 2019/2020.

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. Thirty one final subdivision maps were approved in 2005 through early 2018 covering portions of the Spring Lake Area representing 2,302 single family lots, 20 multi-family residential units and 218 apartment units. The assessments for all of the parcels within the District will be calculated based on 2019/2020 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 2019/2020.

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 2019/2020.

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 2019/2020 Estimated Costs			
	ZONE DENSITY TYPE COSTS¹	PRODUCT/FRONT FOOTAGE TYPE COSTS²	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	\$232,475	\$645,917	\$878,392
Greenbelts & Parks	0	793,892	793,892
Tree Maintenance	118,909	57,595	176,504
Street Lights	137,442	39,490	176,932
Traffic Signals	10,355	93,191	103,545
Graffiti & Wall/Fence Repairs	1,555	3,350	4,905
Capital Items	0	0	0
DIRECT COSTS SUBTOTAL	\$500,736	\$1,633,434	\$2,134,170
INCIDENTAL COSTS/EXPENSES			
City Administration	\$0	\$107,095	\$107,095
Consultant/County Administration	0	12,000	12,000
Reserve Fund/Contingency	0	0	0
OTHER COSTS SUBTOTAL	\$0	\$119,095	\$119,095
ESTIMATED MAXIMUM ASSESSMENT	\$500,736	\$1,752,529	\$2,253,265
Total Assessor Parcels FY 2019/2020			2,479
		Maximum Levy Amount Per EBU³	Fiscal Year 2019/2020 Levy Amount
Estimated Single Family Developed Residential R3 Per EBU		\$1,520.17	\$915.68
Estimated Single Family Developed Residential R4 Per EBU		\$1,307.41	\$832.04
Estimated Single Family Developed Residential R5 Per EBU		\$1,179.76	\$781.85
Estimated Single Family Developed Residential R8 Per EBU		\$988.28	\$706.58
Estimated Multi Family Developed Residential R15 Per EBU		\$646.33	\$473.31
Estimated Multi Family Developed Residential R20 Per EBU⁴		\$603.78	n/a
Estimated Multi Family Developed Residential R25 Per EBU		\$578.25	\$446.54
Estimated Neighborhood Commercial Per Acre		\$15,672.13	\$5,579.77

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 35.20% since district formation.

4. For Fiscal Year 2019/2020 there are not any developed lots with this zoning. These parcels will be subject to the Developed/Undeveloped Rate of \$119.36 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:**

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

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

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

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

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

5. Table of EBUs and Rate by Product Type

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

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

Allocation Method		*** ZONING TYPE *****										(X)	
Zoning	Land Use	EBU Per Zone Type	Total EBUS or Front Footage (Zone Type)	Developed Parcels Only (Farmers Central Rd 24C, Rd 101, Manor, Collector and Local Streets, Ag channels)	Front Footage (B)	(A)+(B)=(C)	(8)	(C)+(B)=(D)	(9)	(C)+(9)=(D)	(D)/(X)=(10)	(D)/(X)=(11)	(10)+(11)=(12)
						Zoning & Front Footage Total (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	Add'l Rate per Unit/Acre for Developed Property Only	Total Rate per Unit/Acre for Developed Property
Main Project (East of Highway 113)													
R-3	Single Family Residential	1.67	186.67	37,471.10	\$0	\$37,471	335	\$83,280	\$81,263	\$118,734	\$172.11	\$743.57	\$915.68
R-4	Single Family Residential	1.25	718.75	144,280	0	144,280	235,180	379,461	334,486	478,766	172.11	659.93	832.04
R-5	Single Family Residential	1.00	909.00	182,471	0	182,471	371,790	554,260	603,101	785,572	172.11	609.75	781.85
R-8	Single Family Residential	0.63	428.13	85,941	0	85,941	280,171	366,112	419,750	505,691	172.11	534.47	706.58
R-15	Multi-Family Residential	0.33	46.33	9,301	0	9,301	39,897	49,198	71,139	86,439	119.36	353.94	473.31
R-20	Multi-Family Residential	0.25	-	0	0	0	0	0	13,846	13,846	119.36	0.00	119.36
R-25	Multi-Family Residential	0.20	43.00	8,752	0	8,752	62,573	71,325	97,546	106,298	119.36	327.18	446.54
NC	Neighborhood Commercial	5.00	-	0	0	0	0	0	22,319	22,319	5,579.77	0.00	5,579.77
	Sub Total		2,332.48	\$468,216	\$0	\$468,216	\$1,035,421	\$1,503,637	\$1,649,449	\$2,117,666			
Project West of Highway 113													
R-5A	Single Family Residential	1.00	162.00	32,519.56	\$0	\$32,520	\$66,260	\$98,779	\$71,918	\$104,438	\$34.93	\$609.75	\$644.68
R-8A	Single Family Residential	0.63	0.00	0	0	0	0	0	1,188	1,188	34.93	0.00	34.93
R-15A	Multi-Family Residential	0.33	0.00	0	0	0	0	0	1,004	1,004	23.34	0.00	23.34
	Sub Total		162.00	\$32,520	\$0	\$32,520	\$66,260	\$98,779	\$74,110	\$106,629			
School & County Sites (Front Footage)													
FF	High School	n/a	4,830.00	\$0	\$10,338	\$10,338	\$0	\$10,338	\$0	\$10,338	\$0.00	\$206.77	\$206.77
FF	Woodland Community College	n/a	4,106.00	0	9,337	9,337	0	9,337	0	9,337	0.00	77.49	77.49
FF	Yolo County	n/a	3,627.00	0	9,296	9,296	0	9,296	0	9,296	0.00	299.86	299.86
	Sub Total		12,563.00	\$0	\$28,971	\$28,971	\$0	\$28,971	\$0	\$28,971			
	Total			\$500,736	\$28,971	\$529,707	\$1,101,680	\$1,631,387	\$1,723,559	\$2,253,266			

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 2018 to January 2019 is 1.023%.

V. ASSESSMENT ROLL

The assessment roll is a listing of the proposed Assessment for Fiscal Year 2019/2020 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 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
PARCELS NOT ON THE TAX ROLL - Government Owned		
042-580-020-000	Miscellaneous - Govt Owned	10,338.30
042-580-023-000	Miscellaneous - Govt Owned	1,249.41
042-580-024-000	Miscellaneous - Govt Owned	1,249.41
042-580-025-000	Miscellaneous - Govt Owned	1,799.15
042-580-026-000	Miscellaneous - Govt Owned	9,336.97
042-580-027-000	Miscellaneous - Govt Owned	4,997.64
6	Sub Total	28,970.88

PARCELS SUBMITTED ON THE COUNTY TAX ROLL (Sorted by APN)

041-070-063-000	Agricultural	27,547.93
041-231-002-000	Single Family Resid/R5	644.68
041-231-003-000	Single Family Resid/R5	644.68
041-231-004-000	Single Family Resid/R5	644.68
041-231-005-000	Single Family Resid/R5	644.68
041-231-006-000	Single Family Resid/R5	644.68
041-231-007-000	Single Family Resid/R5	644.68
041-231-008-000	Single Family Resid/R5	644.68
041-231-009-000	Single Family Resid/R5	644.68
041-231-010-000	Single Family Resid/R5	644.68
041-231-011-000	Single Family Resid/R5	644.68
041-231-012-000	Single Family Resid/R5	644.68
041-231-013-000	Single Family Resid/R5	644.68
041-231-014-000	Single Family Resid/R5	644.68
041-231-015-000	Single Family Resid/R5	644.68
041-231-016-000	Single Family Resid/R5	644.68
041-231-017-000	Single Family Resid/R5	644.68
041-231-018-000	Single Family Resid/R5	644.68
041-231-019-000	Single Family Resid/R5	644.68
041-231-020-000	Single Family Resid/R5	644.68
041-231-021-000	Single Family Resid/R5	644.68
041-231-022-000	Single Family Resid/R5	644.68
041-231-023-000	Single Family Resid/R5	644.68
041-231-024-000	Single Family Resid/R5	644.68
041-231-025-000	Single Family Resid/R5	644.68
041-231-026-000	Single Family Resid/R5	644.68
041-231-028-000	Vacant	1,187.69
041-231-029-000	Single Family Resid/R5	644.68
041-231-030-000	Single Family Resid/R5	644.68
041-231-031-000	Single Family Resid/R5	644.68
041-231-032-000	Single Family Resid/R5	644.68
041-231-033-000	Single Family Resid/R5	644.68
041-231-034-000	Single Family Resid/R5	644.68
041-231-035-000	Single Family Resid/R5	644.68
041-231-036-000	Single Family Resid/R5	644.68
041-231-037-000	Single Family Resid/R5	644.68
041-231-038-000	Single Family Resid/R5	644.68
041-232-001-000	Single Family Resid/R5	644.68
041-232-002-000	Single Family Resid/R5	644.68
041-232-003-000	Single Family Resid/R5	644.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
041-232-004-000	Single Family Resid/R5	644.68
041-232-005-000	Single Family Resid/R5	644.68
041-232-006-000	Single Family Resid/R5	644.68
041-232-007-000	Single Family Resid/R5	644.68
041-232-008-000	Single Family Resid/R5	644.68
041-232-009-000	Single Family Resid/R5	644.68
041-232-010-000	Single Family Resid/R5	644.68
041-232-011-000	Single Family Resid/R5	644.68
041-232-012-000	Single Family Resid/R5	644.68
041-232-013-000	Single Family Resid/R5	644.68
041-232-014-000	Single Family Resid/R5	644.68
041-232-015-000	Single Family Resid/R5	644.68
041-232-016-000	Single Family Resid/R5	644.68
041-232-017-000	Single Family Resid/R5	644.68
041-232-019-000	Single Family Resid/R5	644.68
041-232-020-000	Single Family Resid/R5	644.68
041-232-021-000	Single Family Resid/R5	644.68
041-232-022-000	Single Family Resid/R5	644.68
041-232-023-000	Single Family Resid/R5	644.68
041-232-024-000	Single Family Resid/R5	644.68
041-232-025-000	Single Family Resid/R5	644.68
041-232-026-000	Single Family Resid/R5	644.68
041-232-027-000	Single Family Resid/R5	644.68
041-233-002-000	Single Family Resid/R5	644.68
041-233-003-000	Single Family Resid/R5	644.68
041-233-004-000	Single Family Resid/R5	644.68
041-233-005-000	Single Family Resid/R5	644.68
041-233-006-000	Single Family Resid/R5	644.68
041-233-007-000	Single Family Resid/R5	644.68
041-233-008-000	Single Family Resid/R5	644.68
041-233-009-000	Single Family Resid/R5	644.68
041-233-010-000	Single Family Resid/R5	644.68
041-233-011-000	Single Family Resid/R5	644.68
041-233-012-000	Single Family Resid/R5	644.68
041-233-013-000	Single Family Resid/R5	644.68
041-233-014-000	Single Family Resid/R5	644.68
041-233-015-000	Single Family Resid/R5	644.68
041-233-016-000	Single Family Resid/R5	644.68
041-233-017-000	Single Family Resid/R5	644.68
041-233-018-000	Single Family Resid/R5	644.68
041-233-019-000	Single Family Resid/R5	644.68
041-233-020-000	Single Family Resid/R5	644.68
041-233-021-000	Single Family Resid/R5	644.68
041-233-022-000	Single Family Resid/R5	644.68
041-233-023-000	Single Family Resid/R5	644.68
041-233-024-000	Single Family Resid/R5	644.68
041-233-025-000	Single Family Resid/R5	644.68
041-233-026-000	Single Family Resid/R5	644.68
041-233-027-000	Single Family Resid/R5	644.68
041-241-003-000	Single Family Resid/R5	644.68
041-241-004-000	Single Family Resid/R5	644.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number	Format	2019/2020 Levy
County Land Use/Zoning	Amount	
041-241-005-000	Single Family Resid/R5	644.68
041-241-006-000	Single Family Resid/R5	644.68
041-241-007-000	Single Family Resid/R5	644.68
041-241-008-000	Single Family Resid/R5	644.68
041-241-009-000	Single Family Resid/R5	644.68
041-241-010-000	Single Family Resid/R5	644.68
041-241-011-000	Single Family Resid/R5	644.68
041-241-012-000	Single Family Resid/R5	644.68
041-241-013-000	Single Family Resid/R5	644.68
041-241-014-000	Single Family Resid/R5	644.68
041-241-015-000	Single Family Resid/R5	644.68
041-241-016-000	Single Family Resid/R5	644.68
041-241-017-000	Single Family Resid/R5	644.68
041-241-018-000	Single Family Resid/R5	644.68
041-242-002-000	Single Family Resid/R5	644.68
041-242-003-000	Single Family Resid/R5	644.68
041-242-004-000	Single Family Resid/R5	644.68
041-242-005-000	Single Family Resid/R5	644.68
041-242-006-000	Single Family Resid/R5	644.68
041-242-007-000	Single Family Resid/R5	644.68
041-242-008-000	Single Family Resid/R5	644.68
041-242-009-000	Single Family Resid/R5	644.68
041-242-010-000	Single Family Resid/R5	644.68
041-242-011-000	Single Family Resid/R5	644.68
041-242-012-000	Single Family Resid/R5	644.68
041-242-013-000	Single Family Resid/R5	644.68
041-242-014-000	Single Family Resid/R5	644.68
041-242-015-000	Single Family Resid/R5	644.68
041-242-016-000	Single Family Resid/R5	644.68
041-242-017-000	Single Family Resid/R5	644.68
041-242-018-000	Single Family Resid/R5	644.68
041-242-019-000	Single Family Resid/R5	644.68
041-242-020-000	Single Family Resid/R5	644.68
041-242-021-000	Single Family Resid/R5	644.68
041-242-022-000	Single Family Resid/R5	644.68
041-242-023-000	Single Family Resid/R5	644.68
041-242-024-000	Single Family Resid/R5	644.68
041-242-025-000	Single Family Resid/R5	644.68
041-242-026-000	Single Family Resid/R5	644.68
041-242-027-000	Single Family Resid/R5	644.68
041-242-028-000	Single Family Resid/R5	644.68
041-242-029-000	Single Family Resid/R5	644.68
041-242-030-000	Single Family Resid/R5	644.68
041-242-031-000	Single Family Resid/R5	644.68
041-242-032-000	Single Family Resid/R5	644.68
041-242-033-000	Single Family Resid/R5	644.68
041-242-034-000	Single Family Resid/R5	644.68
041-242-035-000	Single Family Resid/R5	644.68
041-242-036-000	Single Family Resid/R5	644.68
041-242-037-000	Single Family Resid/R5	644.68
041-242-038-000	Single Family Resid/R5	644.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
041-242-039-000	Single Family Resid/R5	644.68
041-242-040-000	Single Family Resid/R5	644.68
041-242-041-000	Single Family Resid/R5	644.68
041-242-042-000	Single Family Resid/R5	644.68
041-242-043-000	Single Family Resid/R5	644.68
041-242-044-000	Single Family Resid/R5	644.68
041-242-045-000	Single Family Resid/R5	644.68
041-243-002-000	Vacant	1,003.62
041-243-003-000	Single Family Resid/R5	644.68
041-243-004-000	Single Family Resid/R5	644.68
041-243-005-000	Single Family Resid/R5	644.68
041-243-006-000	Single Family Resid/R5	644.68
041-243-007-000	Single Family Resid/R5	644.68
041-243-008-000	Single Family Resid/R5	644.68
041-243-009-000	Single Family Resid/R5	644.68
041-243-010-000	Single Family Resid/R5	644.68
041-243-011-000	Single Family Resid/R5	644.68
041-243-012-000	Single Family Resid/R5	644.68
041-243-013-000	Single Family Resid/R5	644.68
041-243-014-000	Single Family Resid/R5	644.68
041-243-015-000	Single Family Resid/R5	644.68
041-243-016-000	Single Family Resid/R5	644.68
041-243-017-000	Single Family Resid/R5	644.68
041-251-002-000	Single Family Resid/R8	706.58
041-251-004-000	Single Family Resid/R8	706.58
041-251-006-000	Single Family Resid/R8	706.58
041-251-008-000	Single Family Resid/R8	706.58
041-251-010-000	Single Family Resid/R8	706.58
041-251-012-000	Single Family Resid/R8	706.58
041-251-014-000	Single Family Resid/R8	706.58
041-251-016-000	Single Family Resid/R8	706.58
041-251-018-000	Single Family Resid/R8	706.58
041-251-020-000	Single Family Resid/R8	706.58
041-251-022-000	Single Family Resid/R8	706.58
041-251-025-000	Single Family Resid/R8	706.58
041-251-027-000	Single Family Resid/R8	706.58
041-251-029-000	Single Family Resid/R8	706.58
041-251-031-000	Single Family Resid/R8	706.58
041-251-032-000	Single Family Resid/R8	706.58
041-251-033-000	Single Family Resid/R8	706.58
041-251-034-000	Single Family Resid/R8	706.58
041-251-035-000	Single Family Resid/R8	706.58
041-251-036-000	Single Family Resid/R8	706.58
041-251-037-000	Single Family Resid/R8	706.58
041-251-038-000	Single Family Resid/R8	706.58
041-251-039-000	Single Family Resid/R8	706.58
041-251-040-000	Single Family Resid/R8	706.58
041-251-041-000	Single Family Resid/R8	706.58
041-251-042-000	Single Family Resid/R8	706.58
041-251-044-000	Single Family Resid/R8	706.58
041-251-045-000	Single Family Resid/R8	706.58

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
041-251-046-000	Single Family Resid/R8	706.58
041-251-047-000	Single Family Resid/R8	706.58
041-252-001-000	Single Family Resid/R8	706.58
041-252-002-000	Single Family Resid/R8	706.58
041-252-003-000	Single Family Resid/R8	706.58
041-252-004-000	Single Family Resid/R8	706.58
041-252-005-000	Single Family Resid/R8	706.58
041-252-006-000	Single Family Resid/R8	706.58
041-252-007-000	Single Family Resid/R8	706.58
041-252-008-000	Single Family Resid/R8	706.58
041-252-009-000	Single Family Resid/R8	706.58
041-252-010-000	Single Family Resid/R8	706.58
041-252-011-000	Single Family Resid/R8	706.58
041-252-012-000	Single Family Resid/R8	706.58
041-252-013-000	Single Family Resid/R8	706.58
041-252-014-000	Single Family Resid/R8	706.58
041-252-015-000	Single Family Resid/R8	706.58
041-252-016-000	Single Family Resid/R8	706.58
041-252-017-000	Single Family Resid/R8	706.58
041-252-018-000	Single Family Resid/R8	706.58
041-252-019-000	Single Family Resid/R8	706.58
041-252-020-000	Single Family Resid/R8	706.58
041-252-021-000	Single Family Resid/R8	706.58
041-252-022-000	Single Family Resid/R8	706.58
041-252-024-000	Single Family Resid/R8	706.58
041-252-025-000	Single Family Resid/R8	706.58
041-252-026-000	Single Family Resid/R8	706.58
041-252-027-000	Single Family Resid/R8	706.58
041-252-028-000	Single Family Resid/R8	706.58
041-252-029-000	Single Family Resid/R8	706.58
041-252-030-000	Single Family Resid/R8	706.58
041-252-031-000	Single Family Resid/R8	706.58
041-253-001-000	Single Family Resid/R8	706.58
041-253-002-000	Single Family Resid/R8	706.58
041-253-003-000	Single Family Resid/R8	706.58
041-253-004-000	Single Family Resid/R8	706.58
041-253-005-000	Single Family Resid/R8	706.58
041-253-006-000	Single Family Resid/R8	706.58
041-253-007-000	Single Family Resid/R8	706.58
041-253-008-000	Single Family Resid/R8	706.58
041-253-009-000	Single Family Resid/R8	706.58
041-253-010-000	Single Family Resid/R8	706.58
041-253-011-000	Single Family Resid/R8	706.58
041-253-012-000	Single Family Resid/R8	706.58
041-253-013-000	Single Family Resid/R8	706.58
041-253-014-000	Single Family Resid/R8	706.58
041-260-001-000	Single Family Resid/R8	706.58
041-260-002-000	Single Family Resid/R8	706.58
041-260-003-000	Single Family Resid/R8	706.58
041-260-004-000	Single Family Resid/R8	706.58
041-260-005-000	Single Family Resid/R8	706.58

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
041-260-006-000	Single Family Resid/R8	706.58
041-260-007-000	Single Family Resid/R8	706.58
041-260-008-000	Single Family Resid/R8	706.58
041-260-009-000	Single Family Resid/R8	706.58
041-260-010-000	Single Family Resid/R8	706.58
041-260-011-000	Single Family Resid/R8	706.58
041-260-012-000	Single Family Resid/R8	706.58
041-260-013-000	Single Family Resid/R8	706.58
041-260-014-000	Single Family Resid/R8	706.58
041-260-015-000	Single Family Resid/R8	706.58
041-260-016-000	Single Family Resid/R8	706.58
041-260-017-000	Single Family Resid/R8	706.58
041-260-018-000	Single Family Resid/R8	706.58
041-260-019-000	Single Family Resid/R8	706.58
041-260-020-000	Single Family Resid/R8	706.58
041-260-021-000	Single Family Resid/R8	706.58
041-260-022-000	Single Family Resid/R8	706.58
041-260-023-000	Single Family Resid/R8	706.58
041-260-024-000	Single Family Resid/R8	706.58
041-260-025-000	Single Family Resid/R8	706.58
041-260-026-000	Single Family Resid/R8	706.58
041-260-027-000	Single Family Resid/R8	706.58
041-260-028-000	Single Family Resid/R8	706.58
041-260-029-000	Single Family Resid/R8	706.58
041-261-001-000	Single Family Resid/R8	706.58
041-261-002-000	Single Family Resid/R8	706.58
041-261-003-000	Single Family Resid/R8	706.58
041-261-004-000	Single Family Resid/R8	706.58
041-261-005-000	Single Family Resid/R8	706.58
041-261-006-000	Single Family Resid/R8	706.58
041-261-007-000	Single Family Resid/R8	706.58
041-261-008-000	Single Family Resid/R8	706.58
041-261-009-000	Single Family Resid/R8	706.58
041-261-010-000	Single Family Resid/R8	706.58
041-261-011-000	Single Family Resid/R8	706.58
041-261-012-000	Single Family Resid/R8	706.58
041-261-013-000	Single Family Resid/R8	706.58
041-261-014-000	Single Family Resid/R8	706.58
041-261-015-000	Single Family Resid/R8	706.58
041-261-016-000	Single Family Resid/R8	706.58
041-261-017-000	Single Family Resid/R8	706.58
041-261-018-000	Single Family Resid/R8	706.58
041-261-019-000	Single Family Resid/R8	706.58
041-261-020-000	Single Family Resid/R8	706.58
041-262-001-000	Single Family Resid/R8	706.58
041-262-002-000	Single Family Resid/R8	706.58
041-262-003-000	Single Family Resid/R8	706.58
041-262-004-000	Single Family Resid/R8	706.58
041-262-005-000	Single Family Resid/R8	706.58
041-262-006-000	Single Family Resid/R8	706.58
041-262-007-000	Single Family Resid/R8	706.58

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
041-262-008-000	Single Family Resid/R8	706.58
041-262-009-000	Single Family Resid/R8	706.58
041-262-010-000	Single Family Resid/R8	706.58
041-262-011-000	Single Family Resid/R8	706.58
041-262-012-000	Single Family Resid/R8	706.58
041-262-013-000	Single Family Resid/R8	706.58
041-262-014-000	Single Family Resid/R8	706.58
041-262-015-000	Single Family Resid/R8	706.58
041-262-016-000	Single Family Resid/R8	706.58
041-262-017-000	Single Family Resid/R8	706.58
041-262-018-000	Single Family Resid/R8	706.58
041-262-019-000	Single Family Resid/R8	706.58
041-262-020-000	Single Family Resid/R8	706.58
041-270-001-000	Single Family Resid/R8	706.58
041-270-002-000	Single Family Resid/R8	706.58
041-270-003-000	Single Family Resid/R8	706.58
041-270-004-000	Single Family Resid/R8	706.58
041-270-005-000	Single Family Resid/R8	706.58
041-270-006-000	Single Family Resid/R8	706.58
041-270-007-000	Single Family Resid/R8	706.58
041-270-008-000	Single Family Resid/R8	706.58
041-270-010-000	Single Family Resid/R8	706.58
041-270-011-000	Single Family Resid/R8	706.58
041-270-012-000	Single Family Resid/R8	706.58
041-270-013-000	Single Family Resid/R8	706.58
041-270-014-000	Single Family Resid/R8	706.58
041-270-015-000	Single Family Resid/R8	706.58
041-270-016-000	Single Family Resid/R8	706.58
041-270-017-000	Single Family Resid/R8	706.58
041-270-018-000	Single Family Resid/R8	706.58
041-270-019-000	Single Family Resid/R8	706.58
041-270-020-000	Single Family Resid/R8	706.58
041-270-021-000	Single Family Resid/R8	706.58
041-270-022-000	Single Family Resid/R8	706.58
041-270-023-000	Single Family Resid/R8	706.58
041-270-024-000	Single Family Resid/R8	706.58
041-270-025-000	Single Family Resid/R8	706.58
041-270-026-000	Single Family Resid/R8	706.58
041-270-027-000	Single Family Resid/R8	706.58
041-270-028-000	Single Family Resid/R8	706.58
041-270-029-000	Single Family Resid/R8	706.58
041-270-030-000	Single Family Resid/R8	706.58
041-270-031-000	Single Family Resid/R8	706.58
041-270-032-000	Single Family Resid/R8	706.58
041-270-033-000	Single Family Resid/R8	706.58
041-281-001-000	Single Family Resid/R8	706.58
041-281-002-000	Single Family Resid/R8	706.58
041-281-003-000	Single Family Resid/R8	706.58
041-281-004-000	Single Family Resid/R8	706.58
041-281-005-000	Single Family Resid/R8	706.58
041-281-006-000	Single Family Resid/R8	706.58

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
041-281-007-000	Single Family Resid/R8	706.58
041-281-009-000	Single Family Resid/R8	706.58
041-281-010-000	Single Family Resid/R8	706.58
041-281-011-000	Single Family Resid/R8	706.58
041-281-012-000	Single Family Resid/R8	706.58
041-281-013-000	Single Family Resid/R8	706.58
041-281-014-000	Single Family Resid/R8	706.58
041-281-015-000	Single Family Resid/R8	706.58
041-281-016-000	Single Family Resid/R8	706.58
041-281-017-000	Single Family Resid/R8	706.58
041-281-018-000	Single Family Resid/R8	706.58
041-281-019-000	Single Family Resid/R8	706.58
041-281-020-000	Single Family Resid/R8	706.58
041-281-021-000	Single Family Resid/R8	706.58
041-281-022-000	Single Family Resid/R8	706.58
041-281-023-000	Single Family Resid/R8	706.58
041-281-024-000	Single Family Resid/R8	706.58
041-281-025-000	Single Family Resid/R8	706.58
041-282-001-000	Single Family Resid/R8	706.58
041-282-002-000	Single Family Resid/R8	706.58
041-282-003-000	Single Family Resid/R8	706.58
041-282-004-000	Single Family Resid/R8	706.58
041-282-005-000	Single Family Resid/R8	706.58
041-282-007-000	Single Family Resid/R8	706.58
041-282-008-000	Single Family Resid/R8	706.58
041-282-009-000	Single Family Resid/R8	706.58
041-282-010-000	Single Family Resid/R8	706.58
041-282-011-000	Single Family Resid/R8	706.58
041-283-001-000	Single Family Resid/R8	706.58
041-283-002-000	Single Family Resid/R8	706.58
041-283-003-000	Single Family Resid/R8	706.58
041-283-004-000	Single Family Resid/R8	706.58
041-283-005-000	Single Family Resid/R8	706.58
041-283-006-000	Single Family Resid/R8	706.58
041-283-007-000	Single Family Resid/R8	706.58
041-284-001-000	Single Family Resid/R8	706.58
041-284-002-000	Single Family Resid/R8	706.58
041-284-003-000	Single Family Resid/R8	706.58
041-284-004-000	Single Family Resid/R8	706.58
041-284-005-000	Single Family Resid/R8	706.58
041-284-006-000	Single Family Resid/R8	706.58
041-284-007-000	Single Family Resid/R8	706.58
041-284-008-000	Single Family Resid/R8	706.58
041-284-009-000	Single Family Resid/R8	706.58
041-284-010-000	Single Family Resid/R8	706.58
042-030-054-000	Vacant	10,651.35
042-030-061-000	Vacant	7,233.98
042-030-062-000	Vacant	13,765.66
042-351-002-000	Single Family Resid/R3	915.68
042-351-003-000	Single Family Resid/R3	915.68
042-351-004-000	Single Family Resid/R3	915.68

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-351-005-000	Single Family Resid/R3	915.68
042-351-006-000	Single Family Resid/R3	915.68
042-351-007-000	Single Family Resid/R3	915.68
042-351-008-000	Single Family Resid/R3	915.68
042-351-009-000	Single Family Resid/R3	915.68
042-351-010-000	Single Family Resid/R3	915.68
042-351-011-000	Single Family Resid/R3	915.68
042-351-012-000	Single Family Resid/R3	915.68
042-351-013-000	Single Family Resid/R3	915.68
042-351-014-000	Single Family Resid/R3	915.68
042-351-015-000	Single Family Resid/R3	915.68
042-352-002-000	Single Family Resid/R3	915.68
042-352-003-000	Single Family Resid/R3	915.68
042-352-004-000	Single Family Resid/R3	915.68
042-352-005-000	Single Family Resid/R3	915.68
042-352-006-000	Single Family Resid/R3	915.68
042-352-007-000	Single Family Resid/R3	915.68
042-352-008-000	Single Family Resid/R3	915.68
042-352-009-000	Single Family Resid/R3	915.68
042-353-003-000	Single Family Resid/R3	915.68
042-353-004-000	Single Family Resid/R3	915.68
042-353-005-000	Single Family Resid/R3	915.68
042-353-006-000	Single Family Resid/R3	915.68
042-353-007-000	Single Family Resid/R3	915.68
042-361-001-000	Single Family Resid/R3	915.68
042-361-002-000	Single Family Resid/R3	915.68
042-361-003-000	Single Family Resid/R3	915.68
042-361-004-000	Single Family Resid/R3	915.68
042-361-005-000	Single Family Resid/R3	915.68
042-361-006-000	Single Family Resid/R3	915.68
042-361-007-000	Single Family Resid/R3	915.68
042-361-008-000	Single Family Resid/R3	915.68
042-361-009-000	Single Family Resid/R3	915.68
042-361-010-000	Single Family Resid/R3	915.68
042-362-001-000	Single Family Resid/R3	915.68
042-362-002-000	Single Family Resid/R3	915.68
042-362-003-000	Single Family Resid/R3	915.68
042-362-004-000	Single Family Resid/R3	915.68
042-362-005-000	Single Family Resid/R3	915.68
042-362-006-000	Single Family Resid/R3	915.68
042-362-007-000	Single Family Resid/R3	915.68
042-362-009-000	Single Family Resid/R3	915.68
042-362-010-000	Single Family Resid/R3	915.68
042-363-001-000	Single Family Resid/R3	915.68
042-363-002-000	Single Family Resid/R3	915.68
042-363-003-000	Single Family Resid/R3	915.68
042-363-004-000	Single Family Resid/R3	915.68
042-363-005-000	Single Family Resid/R3	915.68
042-371-001-000	Single Family Resid/R4	832.04
042-371-002-000	Single Family Resid/R4	832.04
042-371-003-000	Single Family Resid/R4	832.04

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Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-371-004-000	Single Family Resid/R4	832.04
042-371-005-000	Single Family Resid/R4	832.04
042-371-006-000	Single Family Resid/R4	832.04
042-371-007-000	Single Family Resid/R4	832.04
042-371-008-000	Single Family Resid/R4	832.04
042-371-009-000	Single Family Resid/R4	832.04
042-371-010-000	Single Family Resid/R4	832.04
042-371-011-000	Single Family Resid/R4	832.04
042-371-012-000	Single Family Resid/R4	832.04
042-371-013-000	Single Family Resid/R4	832.04
042-371-014-000	Single Family Resid/R4	832.04
042-371-015-000	Single Family Resid/R4	832.04
042-372-001-000	Single Family Resid/R4	832.04
042-372-002-000	Single Family Resid/R4	832.04
042-372-003-000	Single Family Resid/R4	832.04
042-372-004-000	Single Family Resid/R4	832.04
042-372-005-000	Single Family Resid/R4	832.04
042-372-006-000	Single Family Resid/R4	832.04
042-372-007-000	Single Family Resid/R4	832.04
042-372-008-000	Single Family Resid/R4	832.04
042-372-009-000	Single Family Resid/R4	832.04
042-372-010-000	Single Family Resid/R4	832.04
042-372-011-000	Single Family Resid/R4	832.04
042-372-012-000	Single Family Resid/R4	832.04
042-373-001-000	Single Family Resid/R4	832.04
042-373-002-000	Single Family Resid/R4	832.04
042-373-004-000	Single Family Resid/R4	832.04
042-373-005-000	Single Family Resid/R4	832.04
042-373-006-000	Single Family Resid/R4	832.04
042-373-007-000	Single Family Resid/R4	832.04
042-373-008-000	Single Family Resid/R4	832.04
042-373-011-000	Single Family Resid/R4	832.04
042-373-012-000	Single Family Resid/R4	832.04
042-373-013-000	Single Family Resid/R4	832.04
042-373-014-000	Single Family Resid/R4	832.04
042-373-015-000	Single Family Resid/R4	832.04
042-373-016-000	Single Family Resid/R4	832.04
042-373-018-000	Single Family Resid/R4	832.04
042-380-001-000	Single Family Resid/R15	473.31
042-380-002-000	Single Family Resid/R15	473.31
042-380-003-000	Single Family Resid/R15	473.31
042-380-005-000	Single Family Resid/R15	473.31
042-380-006-000	Single Family Resid/R15	473.31
042-380-007-000	Single Family Resid/R15	473.31
042-380-008-000	Single Family Resid/R15	473.31
042-380-009-000	Single Family Resid/R15	473.31
042-380-010-000	Single Family Resid/R15	473.31
042-380-011-000	Single Family Resid/R15	473.31
042-391-001-000	Single Family Resid/R3	915.68
042-391-002-000	Single Family Resid/R3	915.68
042-391-003-000	Single Family Resid/R3	915.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-391-004-000	Single Family Resid/R3	915.68
042-391-005-000	Single Family Resid/R3	915.68
042-391-006-000	Single Family Resid/R3	915.68
042-391-007-000	Single Family Resid/R3	915.68
042-391-008-000	Single Family Resid/R3	915.68
042-392-001-000	Single Family Resid/R3	915.68
042-392-002-000	Single Family Resid/R3	915.68
042-392-003-000	Single Family Resid/R3	915.68
042-392-004-000	Single Family Resid/R3	915.68
042-392-005-000	Single Family Resid/R3	915.68
042-392-006-000	Single Family Resid/R3	915.68
042-392-007-000	Single Family Resid/R3	915.68
042-392-008-000	Single Family Resid/R3	915.68
042-400-001-000	Single Family Resid/R15	473.31
042-400-002-000	Single Family Resid/R15	473.31
042-400-003-000	Single Family Resid/R15	473.31
042-400-004-000	Single Family Resid/R15	473.31
042-400-005-000	Single Family Resid/R15	473.31
042-400-006-000	Single Family Resid/R15	473.31
042-400-007-000	Single Family Resid/R15	473.31
042-400-008-000	Single Family Resid/R15	473.31
042-400-010-000	Single Family Resid/R15	473.31
042-400-011-000	Single Family Resid/R15	473.31
042-410-003-000	Single Family Resid/R5	781.85
042-410-004-000	Single Family Resid/R5	781.85
042-410-005-000	Single Family Resid/R5	781.85
042-410-006-000	Single Family Resid/R5	781.85
042-410-007-000	Single Family Resid/R5	781.85
042-410-008-000	Single Family Resid/R5	781.85
042-410-009-000	Single Family Resid/R5	781.85
042-410-010-000	Single Family Resid/R5	781.85
042-410-011-000	Single Family Resid/R5	781.85
042-410-012-000	Single Family Resid/R5	781.85
042-410-013-000	Single Family Resid/R5	781.85
042-410-014-000	Single Family Resid/R5	781.85
042-410-015-000	Single Family Resid/R5	781.85
042-410-016-000	Single Family Resid/R5	781.85
042-410-017-000	Single Family Resid/R5	781.85
042-410-018-000	Single Family Resid/R5	781.85
042-410-019-000	Single Family Resid/R5	781.85
042-410-020-000	Single Family Resid/R5	781.85
042-410-023-000	Single Family Resid/R5	781.85
042-410-024-000	Single Family Resid/R5	781.85
042-410-025-000	Single Family Resid/R5	781.85
042-410-026-000	Single Family Resid/R5	781.85
042-410-027-000	Single Family Resid/R5	781.85
042-410-028-000	Single Family Resid/R5	781.85
042-410-029-000	Single Family Resid/R5	781.85
042-410-030-000	Single Family Resid/R5	781.85
042-410-031-000	Single Family Resid/R5	781.85
042-410-032-000	Single Family Resid/R5	781.85

CITY OF WOODLAND
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-410-033-000	Single Family Resid/R5	781.85
042-410-034-000	Single Family Resid/R5	781.85
042-410-035-000	Single Family Resid/R5	781.85
042-410-036-000	Single Family Resid/R5	781.85
042-410-037-000	Single Family Resid/R5	781.85
042-410-038-000	Single Family Resid/R5	781.85
042-410-039-000	Single Family Resid/R5	781.85
042-410-040-000	Single Family Resid/R5	781.85
042-410-041-000	Single Family Resid/R5	781.85
042-410-042-000	Single Family Resid/R5	781.85
042-410-043-000	Single Family Resid/R5	781.85
042-410-044-000	Single Family Resid/R5	781.85
042-410-045-000	Single Family Resid/R5	781.85
042-410-046-000	Single Family Resid/R5	781.85
042-410-047-000	Single Family Resid/R5	781.85
042-410-048-000	Single Family Resid/R5	781.85
042-410-049-000	Single Family Resid/R5	781.85
042-410-050-000	Single Family Resid/R5	781.85
042-410-051-000	Single Family Resid/R5	781.85
042-410-052-000	Single Family Resid/R5	781.85
042-410-053-000	Single Family Resid/R5	781.85
042-410-054-000	Single Family Resid/R5	781.85
042-410-055-000	Single Family Resid/R5	781.85
042-410-056-000	Single Family Resid/R5	781.85
042-410-058-000	Single Family Resid/R5	781.85
042-410-059-000	Single Family Resid/R5	781.85
042-410-061-000	Single Family Resid/R5	781.85
042-420-001-000	Single Family Resid/R5	781.85
042-420-002-000	Single Family Resid/R5	781.85
042-420-005-000	Single Family Resid/R5	781.85
042-420-006-000	Single Family Resid/R5	781.85
042-420-007-000	Single Family Resid/R5	781.85
042-420-008-000	Single Family Resid/R5	781.85
042-420-009-000	Single Family Resid/R5	781.85
042-420-010-000	Single Family Resid/R5	781.85
042-420-011-000	Single Family Resid/R5	781.85
042-420-012-000	Single Family Resid/R5	781.85
042-420-013-000	Single Family Resid/R5	781.85
042-420-014-000	Single Family Resid/R5	781.85
042-420-015-000	Single Family Resid/R5	781.85
042-420-016-000	Single Family Resid/R5	781.85
042-420-017-000	Single Family Resid/R5	781.85
042-420-018-000	Single Family Resid/R5	781.85
042-420-019-000	Single Family Resid/R5	781.85
042-420-020-000	Single Family Resid/R5	781.85
042-420-021-000	Single Family Resid/R5	781.85
042-420-024-000	Single Family Resid/R5	781.85
042-420-025-000	Single Family Resid/R5	781.85
042-420-026-000	Single Family Resid/R5	781.85
042-420-027-000	Single Family Resid/R5	781.85
042-420-028-000	Single Family Resid/R5	781.85

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-420-029-000	Single Family Resid/R5	781.85
042-420-030-000	Single Family Resid/R5	781.85
042-420-031-000	Single Family Resid/R5	781.85
042-420-032-000	Single Family Resid/R5	781.85
042-420-033-000	Single Family Resid/R5	781.85
042-420-034-000	Single Family Resid/R5	781.85
042-420-035-000	Single Family Resid/R5	781.85
042-420-036-000	Single Family Resid/R5	781.85
042-420-037-000	Single Family Resid/R5	781.85
042-420-038-000	Single Family Resid/R5	781.85
042-420-039-000	Single Family Resid/R5	781.85
042-420-040-000	Single Family Resid/R5	781.85
042-420-041-000	Single Family Resid/R5	781.85
042-420-042-000	Single Family Resid/R5	781.85
042-420-044-000	Single Family Resid/R5	781.85
042-420-045-000	Single Family Resid/R5	781.85
042-420-047-000	Single Family Resid/R5	781.85
042-430-001-000	Single Family Resid/R5	781.85
042-430-002-000	Single Family Resid/R5	781.85
042-430-003-000	Single Family Resid/R5	781.85
042-430-004-000	Single Family Resid/R5	781.85
042-430-005-000	Single Family Resid/R5	781.85
042-430-006-000	Single Family Resid/R5	781.85
042-430-007-000	Single Family Resid/R5	781.85
042-430-008-000	Single Family Resid/R5	781.85
042-430-009-000	Single Family Resid/R5	781.85
042-430-010-000	Single Family Resid/R5	781.85
042-430-011-000	Single Family Resid/R5	781.85
042-430-012-000	Single Family Resid/R5	781.85
042-430-013-000	Single Family Resid/R5	781.85
042-430-014-000	Single Family Resid/R5	781.85
042-430-015-000	Single Family Resid/R5	781.85
042-430-016-000	Single Family Resid/R5	781.85
042-430-017-000	Single Family Resid/R5	781.85
042-430-018-000	Single Family Resid/R5	781.85
042-430-019-000	Single Family Resid/R5	781.85
042-430-020-000	Single Family Resid/R5	781.85
042-430-021-000	Single Family Resid/R5	781.85
042-430-022-000	Single Family Resid/R5	781.85
042-430-023-000	Single Family Resid/R5	781.85
042-430-024-000	Single Family Resid/R5	781.85
042-430-025-000	Single Family Resid/R5	781.85
042-430-026-000	Single Family Resid/R5	781.85
042-430-027-000	Single Family Resid/R5	781.85
042-430-028-000	Single Family Resid/R5	781.85
042-430-029-000	Single Family Resid/R5	781.85
042-430-030-000	Single Family Resid/R5	781.85
042-430-031-000	Single Family Resid/R5	781.85
042-430-032-000	Single Family Resid/R5	781.85
042-430-033-000	Single Family Resid/R5	781.85
042-430-034-000	Single Family Resid/R5	781.85

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-430-035-000	Single Family Resid/R5	781.85
042-430-036-000	Single Family Resid/R5	781.85
042-430-037-000	Single Family Resid/R5	781.85
042-430-038-000	Single Family Resid/R5	781.85
042-430-039-000	Single Family Resid/R5	781.85
042-430-040-000	Single Family Resid/R5	781.85
042-430-041-000	Single Family Resid/R5	781.85
042-430-042-000	Single Family Resid/R5	781.85
042-430-043-000	Single Family Resid/R5	781.85
042-430-044-000	Single Family Resid/R5	781.85
042-430-045-000	Single Family Resid/R5	781.85
042-430-046-000	Single Family Resid/R5	781.85
042-430-047-000	Single Family Resid/R5	781.85
042-430-048-000	Single Family Resid/R5	781.85
042-430-049-000	Single Family Resid/R5	781.85
042-441-001-000	Single Family Resid/R8	706.58
042-441-002-000	Single Family Resid/R8	706.58
042-441-003-000	Single Family Resid/R8	706.58
042-441-004-000	Single Family Resid/R8	706.58
042-441-005-000	Single Family Resid/R8	706.58
042-441-006-000	Single Family Resid/R8	706.58
042-441-007-000	Single Family Resid/R8	706.58
042-441-008-000	Single Family Resid/R8	706.58
042-441-009-000	Single Family Resid/R8	706.58
042-441-010-000	Single Family Resid/R8	706.58
042-441-011-000	Single Family Resid/R8	706.58
042-441-012-000	Single Family Resid/R8	706.58
042-441-013-000	Single Family Resid/R8	706.58
042-441-014-000	Single Family Resid/R8	706.58
042-441-016-000	Single Family Resid/R8	706.58
042-441-017-000	Single Family Resid/R8	706.58
042-441-018-000	Single Family Resid/R8	706.58
042-441-019-000	Single Family Resid/R8	706.58
042-441-020-000	Single Family Resid/R8	706.58
042-441-021-000	Single Family Resid/R8	706.58
042-441-022-000	Single Family Resid/R8	706.58
042-441-023-000	Single Family Resid/R8	706.58
042-441-024-000	Single Family Resid/R8	706.58
042-441-025-000	Single Family Resid/R8	706.58
042-441-026-000	Single Family Resid/R8	706.58
042-442-001-000	Single Family Resid/R8	706.58
042-442-002-000	Single Family Resid/R8	706.58
042-442-003-000	Single Family Resid/R8	706.58
042-442-004-000	Single Family Resid/R8	706.58
042-442-005-000	Single Family Resid/R8	706.58
042-442-006-000	Single Family Resid/R8	706.58
042-442-007-000	Single Family Resid/R8	706.58
042-442-008-000	Single Family Resid/R8	706.58
042-442-009-000	Single Family Resid/R8	706.58
042-443-001-000	Single Family Resid/R8	706.58
042-443-002-000	Single Family Resid/R8	706.58

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-443-003-000	Single Family Resid/R8	706.58
042-443-004-000	Single Family Resid/R8	706.58
042-443-005-000	Single Family Resid/R8	706.58
042-443-006-000	Single Family Resid/R8	706.58
042-443-007-000	Single Family Resid/R8	706.58
042-443-008-000	Single Family Resid/R8	706.58
042-443-009-000	Single Family Resid/R8	706.58
042-443-012-000	Single Family Resid/R8	706.58
042-443-013-000	Single Family Resid/R8	706.58
042-443-014-000	Single Family Resid/R8	706.58
042-443-015-000	Single Family Resid/R8	706.58
042-443-016-000	Single Family Resid/R8	706.58
042-443-017-000	Single Family Resid/R8	706.58
042-443-018-000	Single Family Resid/R8	706.58
042-443-019-000	Single Family Resid/R8	706.58
042-443-020-000	Single Family Resid/R8	706.58
042-443-021-000	Single Family Resid/R8	706.58
042-443-022-000	Single Family Resid/R8	706.58
042-443-024-000	Single Family Resid/R8	706.58
042-443-025-000	Single Family Resid/R8	706.58
042-451-001-000	Single Family Resid/R8	706.58
042-451-002-000	Single Family Resid/R8	706.58
042-451-003-000	Single Family Resid/R8	706.58
042-451-004-000	Single Family Resid/R8	706.58
042-451-005-000	Single Family Resid/R8	706.58
042-451-006-000	Single Family Resid/R8	706.58
042-451-007-000	Single Family Resid/R8	706.58
042-451-008-000	Single Family Resid/R8	706.58
042-451-009-000	Single Family Resid/R8	706.58
042-451-010-000	Single Family Resid/R8	706.58
042-451-011-000	Single Family Resid/R8	706.58
042-451-012-000	Single Family Resid/R8	706.58
042-451-013-000	Single Family Resid/R8	706.58
042-451-014-000	Single Family Resid/R8	706.58
042-451-016-000	Single Family Resid/R8	706.58
042-451-017-000	Single Family Resid/R8	706.58
042-451-018-000	Single Family Resid/R8	706.58
042-451-019-000	Single Family Resid/R8	706.58
042-451-020-000	Single Family Resid/R8	706.58
042-451-021-000	Single Family Resid/R8	706.58
042-451-022-000	Single Family Resid/R8	706.58
042-451-023-000	Single Family Resid/R8	706.58
042-451-024-000	Single Family Resid/R8	706.58
042-451-025-000	Single Family Resid/R8	706.58
042-451-026-000	Single Family Resid/R8	706.58
042-452-001-000	Single Family Resid/R8	706.58
042-452-002-000	Single Family Resid/R8	706.58
042-452-003-000	Single Family Resid/R8	706.58
042-452-004-000	Single Family Resid/R8	706.58
042-452-005-000	Single Family Resid/R8	706.58
042-452-006-000	Single Family Resid/R8	706.58

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-452-007-000	Single Family Resid/R8	706.58
042-452-008-000	Single Family Resid/R8	706.58
042-452-009-000	Single Family Resid/R8	706.58
042-453-001-000	Single Family Resid/R8	706.58
042-453-002-000	Single Family Resid/R8	706.58
042-453-003-000	Single Family Resid/R8	706.58
042-453-004-000	Single Family Resid/R8	706.58
042-453-005-000	Single Family Resid/R8	706.58
042-453-006-000	Single Family Resid/R8	706.58
042-453-007-000	Single Family Resid/R8	706.58
042-453-008-000	Single Family Resid/R8	706.58
042-453-009-000	Single Family Resid/R8	706.58
042-453-010-000	Single Family Resid/R8	706.58
042-453-011-000	Single Family Resid/R8	706.58
042-453-014-000	Single Family Resid/R8	706.58
042-453-015-000	Single Family Resid/R8	706.58
042-453-016-000	Single Family Resid/R8	706.58
042-453-017-000	Single Family Resid/R8	706.58
042-453-018-000	Single Family Resid/R8	706.58
042-453-019-000	Single Family Resid/R8	706.58
042-453-020-000	Single Family Resid/R8	706.58
042-453-021-000	Single Family Resid/R8	706.58
042-453-022-000	Single Family Resid/R8	706.58
042-453-024-000	Single Family Resid/R8	706.58
042-453-025-000	Single Family Resid/R8	706.58
042-461-001-000	Single Family Resid/R5	781.85
042-461-002-000	Single Family Resid/R5	781.85
042-461-003-000	Single Family Resid/R5	781.85
042-461-004-000	Single Family Resid/R5	781.85
042-461-005-000	Single Family Resid/R5	781.85
042-461-006-000	Single Family Resid/R5	781.85
042-461-007-000	Single Family Resid/R5	781.85
042-461-008-000	Single Family Resid/R5	781.85
042-461-009-000	Single Family Resid/R5	781.85
042-461-010-000	Single Family Resid/R5	781.85
042-462-002-000	Single Family Resid/R5	781.85
042-462-003-000	Single Family Resid/R5	781.85
042-462-004-000	Single Family Resid/R5	781.85
042-462-005-000	Single Family Resid/R5	781.85
042-462-006-000	Single Family Resid/R5	781.85
042-462-007-000	Single Family Resid/R5	781.85
042-462-008-000	Single Family Resid/R5	781.85
042-462-009-000	Single Family Resid/R5	781.85
042-462-010-000	Single Family Resid/R5	781.85
042-462-011-000	Single Family Resid/R5	781.85
042-462-012-000	Single Family Resid/R5	781.85
042-462-015-000	Single Family Resid/R5	781.85
042-462-016-000	Single Family Resid/R5	781.85
042-462-017-000	Single Family Resid/R5	781.85
042-462-018-000	Single Family Resid/R5	781.85
042-462-019-000	Single Family Resid/R5	781.85

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-462-020-000	Single Family Resid/R5	781.85
042-462-021-000	Single Family Resid/R5	781.85
042-462-022-000	Single Family Resid/R5	781.85
042-462-023-000	Single Family Resid/R5	781.85
042-462-024-000	Single Family Resid/R5	781.85
042-462-025-000	Single Family Resid/R5	781.85
042-462-026-000	Single Family Resid/R5	781.85
042-462-027-000	Single Family Resid/R5	781.85
042-462-028-000	Single Family Resid/R5	781.85
042-462-029-000	Single Family Resid/R5	781.85
042-462-030-000	Single Family Resid/R5	781.85
042-462-031-000	Single Family Resid/R5	781.85
042-462-032-000	Single Family Resid/R5	781.85
042-462-035-000	Single Family Resid/R5	781.85
042-462-036-000	Single Family Resid/R5	781.85
042-462-037-000	Single Family Resid/R5	781.85
042-462-038-000	Single Family Resid/R5	781.85
042-462-039-000	Single Family Resid/R5	781.85
042-462-040-000	Single Family Resid/R5	781.85
042-462-041-000	Single Family Resid/R5	781.85
042-462-042-000	Single Family Resid/R5	781.85
042-462-059-000	Single Family Resid/R5	781.85
042-462-060-000	Single Family Resid/R5	781.85
042-462-061-000	Single Family Resid/R5	781.85
042-462-063-000	Single Family Resid/R5	781.85
042-470-002-000	Single Family Resid/R5	781.85
042-470-003-000	Single Family Resid/R5	781.85
042-470-004-000	Single Family Resid/R5	781.85
042-470-005-000	Single Family Resid/R5	781.85
042-470-006-000	Single Family Resid/R5	781.85
042-470-007-000	Single Family Resid/R5	781.85
042-470-008-000	Single Family Resid/R5	781.85
042-470-009-000	Single Family Resid/R5	781.85
042-470-012-000	Single Family Resid/R5	781.85
042-470-013-000	Single Family Resid/R5	781.85
042-470-014-000	Single Family Resid/R5	781.85
042-470-015-000	Single Family Resid/R5	781.85
042-470-016-000	Single Family Resid/R5	781.85
042-470-017-000	Single Family Resid/R8	781.85
042-470-018-000	Single Family Resid/R8	781.85
042-470-019-000	Single Family Resid/R8	781.85
042-470-020-000	Single Family Resid/R8	781.85
042-470-021-000	Single Family Resid/R8	781.85
042-470-022-000	Single Family Resid/R8	781.85
042-470-023-000	Single Family Resid/R8	781.85
042-470-024-000	Single Family Resid/R8	781.85
042-470-025-000	Single Family Resid/R8	781.85
042-470-026-000	Single Family Resid/R8	781.85
042-470-027-000	Single Family Resid/R8	781.85
042-470-028-000	Single Family Resid/R8	781.85
042-470-029-000	Single Family Resid/R8	781.85

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-470-030-000	Single Family Resid/R8	781.85
042-470-031-000	Single Family Resid/R8	781.85
042-470-034-000	Single Family Resid/R8	781.85
042-470-035-000	Single Family Resid/R5	781.85
042-470-036-000	Single Family Resid/R5	781.85
042-470-037-000	Single Family Resid/R5	781.85
042-470-038-000	Single Family Resid/R5	781.85
042-470-039-000	Single Family Resid/R5	781.85
042-470-040-000	Single Family Resid/R5	781.85
042-470-041-000	Single Family Resid/R5	781.85
042-470-043-000	Single Family Resid/R5	781.85
042-470-044-000	Single Family Resid/R5	781.85
042-470-049-000	Single Family Resid/R5	781.85
042-470-050-000	Single Family Resid/R5	781.85
042-481-001-000	Single Family Resid/R5	781.85
042-481-002-000	Single Family Resid/R5	781.85
042-481-003-000	Single Family Resid/R5	781.85
042-481-004-000	Single Family Resid/R5	781.85
042-481-005-000	Single Family Resid/R5	781.85
042-481-007-000	Single Family Resid/R5	781.85
042-481-008-000	Single Family Resid/R5	781.85
042-481-009-000	Single Family Resid/R5	781.85
042-481-010-000	Single Family Resid/R5	781.85
042-481-011-000	Single Family Resid/R5	781.85
042-481-012-000	Single Family Resid/R5	781.85
042-481-013-000	Single Family Resid/R5	781.85
042-481-014-000	Single Family Resid/R5	781.85
042-481-015-000	Single Family Resid/R5	781.85
042-481-016-000	Single Family Resid/R5	781.85
042-481-017-000	Single Family Resid/R5	781.85
042-481-018-000	Single Family Resid/R5	781.85
042-481-019-000	Single Family Resid/R5	781.85
042-481-020-000	Single Family Resid/R5	781.85
042-481-021-000	Single Family Resid/R5	781.85
042-481-022-000	Single Family Resid/R5	781.85
042-481-023-000	Single Family Resid/R5	781.85
042-481-024-000	Single Family Resid/R5	781.85
042-481-027-000	Single Family Resid/R5	781.85
042-481-028-000	Single Family Resid/R5	781.85
042-481-029-000	Single Family Resid/R5	781.85
042-481-030-000	Single Family Resid/R5	781.85
042-481-031-000	Single Family Resid/R5	781.85
042-481-032-000	Single Family Resid/R5	781.85
042-481-033-000	Single Family Resid/R5	781.85
042-481-034-000	Single Family Resid/R5	781.85
042-481-035-000	Single Family Resid/R5	781.85
042-481-036-000	Single Family Resid/R5	781.85
042-481-038-000	Single Family Resid/R5	781.85
042-481-039-000	Single Family Resid/R5	781.85
042-482-001-000	Single Family Resid/R5	781.85
042-482-002-000	Single Family Resid/R5	781.85

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-482-003-000	Single Family Resid/R5	781.85
042-482-004-000	Single Family Resid/R5	781.85
042-482-005-000	Single Family Resid/R5	781.85
042-482-010-000	Single Family Resid/R5	781.85
042-482-011-000	Single Family Resid/R5	781.85
042-482-012-000	Single Family Resid/R5	781.85
042-482-013-000	Single Family Resid/R5	781.85
042-482-014-000	Single Family Resid/R5	781.85
042-482-016-000	Single Family Resid/R5	781.85
042-482-017-000	Single Family Resid/R5	781.85
042-482-019-000	Single Family Resid/R5	781.85
042-482-020-000	Single Family Resid/R5	781.85
042-491-001-000	Single Family Resid/R8	706.58
042-491-002-000	Single Family Resid/R8	706.58
042-491-003-000	Single Family Resid/R8	706.58
042-491-004-000	Single Family Resid/R8	706.58
042-491-005-000	Single Family Resid/R8	706.58
042-491-006-000	Single Family Resid/R8	706.58
042-491-007-000	Single Family Resid/R8	706.58
042-491-008-000	Single Family Resid/R8	706.58
042-491-009-000	Single Family Resid/R8	706.58
042-491-011-000	Single Family Resid/R8	706.58
042-491-012-000	Single Family Resid/R8	706.58
042-491-013-000	Single Family Resid/R8	706.58
042-491-014-000	Single Family Resid/R8	706.58
042-491-015-000	Single Family Resid/R8	706.58
042-491-016-000	Single Family Resid/R8	706.58
042-491-017-000	Single Family Resid/R8	706.58
042-491-018-000	Single Family Resid/R8	706.58
042-491-019-000	Single Family Resid/R8	706.58
042-492-001-000	Single Family Resid/R8	706.58
042-492-002-000	Single Family Resid/R8	706.58
042-492-003-000	Single Family Resid/R8	706.58
042-492-004-000	Single Family Resid/R8	706.58
042-492-005-000	Single Family Resid/R8	706.58
042-492-006-000	Single Family Resid/R8	706.58
042-492-008-000	Single Family Resid/R8	706.58
042-492-009-000	Single Family Resid/R8	706.58
042-492-010-000	Single Family Resid/R8	706.58
042-492-011-000	Single Family Resid/R8	706.58
042-492-012-000	Single Family Resid/R8	706.58
042-492-013-000	Single Family Resid/R8	706.58
042-493-003-000	Single Family Resid/R8	706.58
042-493-004-000	Single Family Resid/R8	706.58
042-493-005-000	Single Family Resid/R8	706.58
042-493-006-000	Single Family Resid/R8	706.58
042-493-007-000	Single Family Resid/R8	706.58
042-493-008-000	Single Family Resid/R8	706.58
042-493-010-000	Single Family Resid/R8	706.58
042-493-011-000	Single Family Resid/R8	706.58
042-493-012-000	Single Family Resid/R8	706.58

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-493-013-000	Single Family Resid/R8	706.58
042-493-014-000	Single Family Resid/R8	706.58
042-493-015-000	Single Family Resid/R8	706.58
042-493-016-000	Single Family Resid/R8	706.58
042-493-019-000	Single Family Resid/R8	706.58
042-493-020-000	Single Family Resid/R8	706.58
042-493-021-000	Single Family Resid/R8	706.58
042-493-022-000	Single Family Resid/R8	706.58
042-493-023-000	Single Family Resid/R8	706.58
042-493-024-000	Single Family Resid/R8	706.58
042-493-025-000	Single Family Resid/R8	706.58
042-493-026-000	Single Family Resid/R8	706.58
042-493-027-000	Single Family Resid/R8	706.58
042-493-028-000	Single Family Resid/R8	706.58
042-493-029-000	Single Family Resid/R8	706.58
042-493-030-000	Single Family Resid/R8	706.58
042-493-031-000	Single Family Resid/R8	706.58
042-493-033-000	Single Family Resid/R8	706.58
042-493-034-000	Single Family Resid/R8	706.58
042-493-036-000	Single Family Resid/R8	706.58
042-493-037-000	Single Family Resid/R8	706.58
042-494-001-000	Single Family Resid/R8	706.58
042-494-002-000	Single Family Resid/R8	706.58
042-494-003-000	Single Family Resid/R8	706.58
042-494-004-000	Single Family Resid/R8	706.58
042-494-005-000	Single Family Resid/R8	706.58
042-494-006-000	Single Family Resid/R8	706.58
042-494-007-000	Single Family Resid/R8	706.58
042-494-009-000	Single Family Resid/R8	706.58
042-494-010-000	Single Family Resid/R8	706.58
042-494-011-000	Single Family Resid/R8	706.58
042-494-012-000	Single Family Resid/R8	706.58
042-494-013-000	Single Family Resid/R8	706.58
042-494-014-000	Single Family Resid/R8	706.58
042-494-015-000	Single Family Resid/R8	706.58
042-494-016-000	Single Family Resid/R8	706.58
042-494-017-000	Single Family Resid/R8	706.58
042-494-018-000	Single Family Resid/R8	706.58
042-494-019-000	Single Family Resid/R8	706.58
042-494-020-000	Single Family Resid/R8	706.58
042-494-021-000	Single Family Resid/R8	706.58
042-494-022-000	Single Family Resid/R8	706.58
042-494-023-000	Single Family Resid/R8	706.58
042-494-024-000	Single Family Resid/R8	706.58
042-494-025-000	Single Family Resid/R8	706.58
042-494-026-000	Single Family Resid/R8	706.58
042-494-027-000	Single Family Resid/R8	706.58
042-494-028-000	Single Family Resid/R8	706.58
042-501-002-000	Single Family Resid/R5	781.85
042-501-003-000	Single Family Resid/R5	781.85
042-501-004-000	Single Family Resid/R5	781.85

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Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-501-005-000	Single Family Resid/R5	781.85
042-501-006-000	Single Family Resid/R5	781.85
042-501-007-000	Single Family Resid/R5	781.85
042-501-008-000	Single Family Resid/R5	781.85
042-501-009-000	Single Family Resid/R5	781.85
042-501-010-000	Single Family Resid/R5	781.85
042-501-011-000	Single Family Resid/R5	781.85
042-501-012-000	Single Family Resid/R5	781.85
042-502-001-000	Single Family Resid/R5	781.85
042-502-002-000	Single Family Resid/R5	781.85
042-502-003-000	Single Family Resid/R5	781.85
042-502-004-000	Single Family Resid/R5	781.85
042-502-005-000	Single Family Resid/R5	781.85
042-502-006-000	Single Family Resid/R5	781.85
042-502-007-000	Single Family Resid/R5	781.85
042-502-008-000	Single Family Resid/R5	781.85
042-502-009-000	Single Family Resid/R5	781.85
042-502-010-000	Single Family Resid/R5	781.85
042-502-011-000	Single Family Resid/R5	781.85
042-502-012-000	Single Family Resid/R5	781.85
042-502-013-000	Single Family Resid/R5	781.85
042-502-014-000	Single Family Resid/R5	781.85
042-502-015-000	Single Family Resid/R5	781.85
042-502-016-000	Single Family Resid/R5	781.85
042-502-017-000	Single Family Resid/R5	781.85
042-502-018-000	Single Family Resid/R5	781.85
042-502-019-000	Single Family Resid/R5	781.85
042-502-020-000	Single Family Resid/R5	781.85
042-504-001-000	Single Family Resid/R5	781.85
042-504-002-000	Single Family Resid/R5	781.85
042-504-003-000	Single Family Resid/R5	781.85
042-504-004-000	Single Family Resid/R5	781.85
042-504-005-000	Single Family Resid/R5	781.85
042-504-006-000	Single Family Resid/R5	781.85
042-504-007-000	Single Family Resid/R5	781.85
042-504-008-000	Single Family Resid/R5	781.85
042-504-009-000	Single Family Resid/R5	781.85
042-504-010-000	Single Family Resid/R5	781.85
042-504-011-000	Single Family Resid/R5	781.85
042-504-012-000	Single Family Resid/R5	781.85
042-504-013-000	Single Family Resid/R5	781.85
042-504-014-000	Single Family Resid/R5	781.85
042-504-015-000	Single Family Resid/R5	781.85
042-504-016-000	Single Family Resid/R5	781.85
042-504-017-000	Single Family Resid/R5	781.85
042-504-018-000	Single Family Resid/R5	781.85
042-504-019-000	Single Family Resid/R5	781.85
042-504-020-000	Single Family Resid/R5	781.85
042-510-001-000	Single Family Resid/R5	781.85
042-510-002-000	Single Family Resid/R5	781.85
042-510-003-000	Single Family Resid/R5	781.85

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-510-004-000	Single Family Resid/R5	781.85
042-510-005-000	Single Family Resid/R5	781.85
042-510-006-000	Single Family Resid/R5	781.85
042-510-007-000	Single Family Resid/R5	781.85
042-510-008-000	Single Family Resid/R5	781.85
042-510-009-000	Single Family Resid/R5	781.85
042-510-010-000	Single Family Resid/R5	781.85
042-510-011-000	Single Family Resid/R5	781.85
042-510-012-000	Single Family Resid/R5	781.85
042-510-013-000	Single Family Resid/R5	781.85
042-510-014-000	Single Family Resid/R5	781.85
042-510-015-000	Single Family Resid/R5	781.85
042-510-016-000	Single Family Resid/R5	781.85
042-510-017-000	Single Family Resid/R5	781.85
042-510-018-000	Single Family Resid/R5	781.85
042-510-019-000	Single Family Resid/R5	781.85
042-510-021-000	Single Family Resid/R5	781.85
042-510-022-000	Single Family Resid/R5	781.85
042-510-023-000	Single Family Resid/R5	781.85
042-510-024-000	Single Family Resid/R5	781.85
042-510-025-000	Single Family Resid/R5	781.85
042-510-026-000	Single Family Resid/R5	781.85
042-510-027-000	Single Family Resid/R5	781.85
042-510-028-000	Single Family Resid/R5	781.85
042-510-029-000	Single Family Resid/R5	781.85
042-510-030-000	Single Family Resid/R5	781.85
042-510-031-000	Single Family Resid/R5	781.85
042-510-032-000	Single Family Resid/R5	781.85
042-510-033-000	Single Family Resid/R5	781.85
042-510-034-000	Single Family Resid/R5	781.85
042-510-035-000	Single Family Resid/R5	781.85
042-510-036-000	Single Family Resid/R5	781.85
042-510-037-000	Single Family Resid/R5	781.85
042-510-038-000	Single Family Resid/R5	781.85
042-510-039-000	Single Family Resid/R5	781.85
042-510-040-000	Single Family Resid/R5	781.85
042-510-041-000	Single Family Resid/R5	781.85
042-510-042-000	Single Family Resid/R5	781.85
042-510-043-000	Single Family Resid/R5	781.85
042-510-044-000	Single Family Resid/R5	781.85
042-510-045-000	Single Family Resid/R5	781.85
042-510-046-000	Single Family Resid/R5	781.85
042-510-047-000	Single Family Resid/R5	781.85
042-520-001-000	Single Family Resid/R5	781.85
042-520-002-000	Single Family Resid/R5	781.85
042-520-003-000	Single Family Resid/R5	781.85
042-520-004-000	Single Family Resid/R5	781.85
042-520-005-000	Single Family Resid/R5	781.85
042-520-006-000	Single Family Resid/R5	781.85
042-520-007-000	Single Family Resid/R5	781.85
042-520-008-000	Single Family Resid/R5	781.85

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-520-009-000	Single Family Resid/R5	781.85
042-520-010-000	Single Family Resid/R5	781.85
042-520-011-000	Single Family Resid/R5	781.85
042-520-012-000	Single Family Resid/R5	781.85
042-520-013-000	Single Family Resid/R5	781.85
042-520-014-000	Single Family Resid/R5	781.85
042-520-015-000	Single Family Resid/R5	781.85
042-520-016-000	Single Family Resid/R5	781.85
042-520-017-000	Single Family Resid/R5	781.85
042-520-018-000	Single Family Resid/R5	781.85
042-520-019-000	Single Family Resid/R5	781.85
042-520-020-000	Single Family Resid/R5	781.85
042-520-021-000	Single Family Resid/R5	781.85
042-520-022-000	Single Family Resid/R5	781.85
042-520-023-000	Single Family Resid/R5	781.85
042-520-024-000	Single Family Resid/R5	781.85
042-520-025-000	Single Family Resid/R5	781.85
042-520-026-000	Single Family Resid/R5	781.85
042-520-027-000	Single Family Resid/R5	781.85
042-520-029-000	Single Family Resid/R5	781.85
042-520-030-000	Single Family Resid/R5	781.85
042-520-031-000	Single Family Resid/R5	781.85
042-520-032-000	Single Family Resid/R5	781.85
042-520-033-000	Single Family Resid/R5	781.85
042-520-034-000	Single Family Resid/R5	781.85
042-520-035-000	Single Family Resid/R5	781.85
042-520-036-000	Single Family Resid/R5	781.85
042-520-037-000	Single Family Resid/R5	781.85
042-520-038-000	Single Family Resid/R5	781.85
042-532-001-000	Single Family Resid/R5	781.85
042-532-002-000	Single Family Resid/R5	781.85
042-532-003-000	Single Family Resid/R5	781.85
042-532-004-000	Single Family Resid/R5	781.85
042-532-005-000	Single Family Resid/R5	781.85
042-532-006-000	Single Family Resid/R5	781.85
042-532-007-000	Single Family Resid/R5	781.85
042-532-008-000	Single Family Resid/R5	781.85
042-532-009-000	Single Family Resid/R5	781.85
042-532-010-000	Single Family Resid/R5	781.85
042-532-011-000	Single Family Resid/R5	781.85
042-532-012-000	Single Family Resid/R5	781.85
042-532-013-000	Single Family Resid/R5	781.85
042-532-014-000	Single Family Resid/R5	781.85
042-532-015-000	Single Family Resid/R5	781.85
042-532-016-000	Single Family Resid/R5	781.85
042-533-001-000	Apartments	27,685.61
042-533-002-000	Single Family Resid/R5	781.85
042-533-003-000	Single Family Resid/R5	781.85
042-533-004-000	Single Family Resid/R5	781.85
042-533-005-000	Single Family Resid/R5	781.85
042-533-006-000	Single Family Resid/R5	781.85

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-533-007-000	Single Family Resid/R5	781.85
042-533-008-000	Single Family Resid/R5	781.85
042-533-009-000	Single Family Resid/R5	781.85
042-533-010-000	Single Family Resid/R5	781.85
042-534-001-000	Single Family Resid/R5	781.85
042-534-002-000	Single Family Resid/R5	781.85
042-534-003-000	Single Family Resid/R5	781.85
042-534-004-000	Single Family Resid/R5	781.85
042-534-005-000	Single Family Resid/R5	781.85
042-534-006-000	Single Family Resid/R5	781.85
042-534-007-000	Single Family Resid/R5	781.85
042-534-008-000	Single Family Resid/R5	781.85
042-534-009-000	Single Family Resid/R5	781.85
042-535-001-000	Single Family Resid/R5	781.85
042-535-002-000	Single Family Resid/R5	781.85
042-535-003-000	Single Family Resid/R5	781.85
042-535-004-000	Single Family Resid/R5	781.85
042-535-005-000	Single Family Resid/R5	781.85
042-535-006-000	Single Family Resid/R5	781.85
042-535-007-000	Single Family Resid/R5	781.85
042-535-008-000	Single Family Resid/R5	781.85
042-535-009-000	Single Family Resid/R5	781.85
042-535-010-000	Single Family Resid/R5	781.85
042-535-011-000	Single Family Resid/R5	781.85
042-535-012-000	Single Family Resid/R5	781.85
042-535-013-000	Single Family Resid/R5	781.85
042-535-014-000	Single Family Resid/R5	781.85
042-536-004-000	Single Family Resid/R5	781.85
042-536-005-000	Single Family Resid/R5	781.85
042-536-006-000	Single Family Resid/R5	781.85
042-536-007-000	Single Family Resid/R5	781.85
042-536-008-000	Single Family Resid/R5	781.85
042-536-009-000	Single Family Resid/R5	781.85
042-536-010-000	Single Family Resid/R5	781.85
042-536-011-000	Single Family Resid/R5	781.85
042-536-014-000	Single Family Resid/R5	781.85
042-536-016-000	Single Family Resid/R5	781.85
042-536-017-000	Single Family Resid/R5	781.85
042-541-001-000	Single Family Resid/R5	781.85
042-541-002-000	Single Family Resid/R5	781.85
042-541-003-000	Single Family Resid/R5	781.85
042-541-004-000	Single Family Resid/R5	781.85
042-541-005-000	Single Family Resid/R5	781.85
042-541-006-000	Single Family Resid/R5	781.85
042-541-007-000	Single Family Resid/R5	781.85
042-541-008-000	Single Family Resid/R5	781.85
042-541-009-000	Single Family Resid/R5	781.85
042-541-010-000	Single Family Resid/R4	832.04
042-541-011-000	Single Family Resid/R4	832.04
042-541-012-000	Single Family Resid/R4	832.04
042-541-013-000	Single Family Resid/R4	832.04

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number	Format	2019/2020 Levy
County Land Use/Zoning	Amount	
042-541-014-000	Single Family Resid/R4	832.04
042-541-015-000	Single Family Resid/R4	832.04
042-541-016-000	Single Family Resid/R4	832.04
042-541-017-000	Single Family Resid/R5	781.85
042-541-018-000	Single Family Resid/R5	781.85
042-541-019-000	Single Family Resid/R5	781.85
042-541-020-000	Single Family Resid/R5	781.85
042-541-021-000	Single Family Resid/R5	781.85
042-541-022-000	Single Family Resid/R5	781.85
042-541-023-000	Single Family Resid/R5	781.85
042-541-024-000	Single Family Resid/R5	781.85
042-541-025-000	Single Family Resid/R5	781.85
042-541-026-000	Single Family Resid/R5	781.85
042-541-027-000	Single Family Resid/R5	781.85
042-541-028-000	Single Family Resid/R5	781.85
042-541-029-000	Single Family Resid/R5	781.85
042-541-030-000	Single Family Resid/R5	781.85
042-541-031-000	Single Family Resid/R5	781.85
042-541-032-000	Single Family Resid/R5	781.85
042-541-033-000	Single Family Resid/R5	781.85
042-541-034-000	Single Family Resid/R5	781.85
042-541-035-000	Single Family Resid/R5	781.85
042-542-001-000	Single Family Resid/R4	832.04
042-542-002-000	Single Family Resid/R4	832.04
042-542-003-000	Single Family Resid/R4	832.04
042-542-004-000	Single Family Resid/R4	832.04
042-542-005-000	Single Family Resid/R4	832.04
042-542-006-000	Single Family Resid/R4	832.04
042-542-007-000	Single Family Resid/R4	832.04
042-542-008-000	Single Family Resid/R4	832.04
042-542-009-000	Single Family Resid/R4	832.04
042-542-010-000	Single Family Resid/R4	832.04
042-542-011-000	Single Family Resid/R4	832.04
042-542-012-000	Single Family Resid/R4	832.04
042-542-013-000	Single Family Resid/R4	832.04
042-542-014-000	Single Family Resid/R4	832.04
042-542-015-000	Single Family Resid/R4	832.04
042-542-017-000	Single Family Resid/R4	832.04
042-542-018-000	Single Family Resid/R4	832.04
042-542-019-000	Single Family Resid/R4	832.04
042-542-020-000	Single Family Resid/R4	832.04
042-542-021-000	Single Family Resid/R4	832.04
042-542-022-000	Single Family Resid/R4	832.04
042-542-023-000	Single Family Resid/R4	832.04
042-542-024-000	Single Family Resid/R4	832.04
042-542-025-000	Single Family Resid/R4	832.04
042-542-026-000	Single Family Resid/R4	832.04
042-542-027-000	Single Family Resid/R4	832.04
042-542-028-000	Single Family Resid/R4	832.04
042-542-029-000	Single Family Resid/R4	832.04
042-542-030-000	Single Family Resid/R4	832.04

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-542-031-000	Single Family Resid/R4	832.04
042-551-001-000	Single Family Resid/R5	781.85
042-551-002-000	Single Family Resid/R5	781.85
042-551-003-000	Single Family Resid/R5	781.85
042-551-004-000	Single Family Resid/R5	781.85
042-551-005-000	Single Family Resid/R5	781.85
042-551-006-000	Single Family Resid/R5	781.85
042-551-007-000	Single Family Resid/R5	781.85
042-551-008-000	Single Family Resid/R5	781.85
042-551-009-000	Single Family Resid/R4	832.04
042-551-010-000	Single Family Resid/R4	832.04
042-551-011-000	Single Family Resid/R4	832.04
042-551-012-000	Single Family Resid/R4	832.04
042-551-013-000	Single Family Resid/R4	832.04
042-552-001-000	Single Family Resid/R5	781.85
042-552-002-000	Single Family Resid/R5	781.85
042-552-003-000	Single Family Resid/R5	781.85
042-552-004-000	Single Family Resid/R5	781.85
042-552-005-000	Single Family Resid/R5	781.85
042-552-006-000	Single Family Resid/R5	781.85
042-552-007-000	Single Family Resid/R5	781.85
042-552-008-000	Single Family Resid/R4	832.04
042-552-009-000	Single Family Resid/R4	832.04
042-552-010-000	Single Family Resid/R4	832.04
042-552-011-000	Single Family Resid/R5	781.85
042-552-012-000	Single Family Resid/R5	781.85
042-552-013-000	Single Family Resid/R5	781.85
042-552-014-000	Single Family Resid/R5	781.85
042-552-015-000	Single Family Resid/R5	781.85
042-552-016-000	Single Family Resid/R5	781.85
042-552-017-000	Single Family Resid/R5	781.85
042-553-001-000	Single Family Resid/R4	832.04
042-553-002-000	Single Family Resid/R4	832.04
042-553-003-000	Single Family Resid/R4	832.04
042-553-004-000	Single Family Resid/R4	832.04
042-553-005-000	Single Family Resid/R4	832.04
042-553-006-000	Single Family Resid/R4	832.04
042-553-007-000	Single Family Resid/R4	832.04
042-553-008-000	Single Family Resid/R4	832.04
042-553-009-000	Single Family Resid/R4	832.04
042-553-010-000	Single Family Resid/R4	832.04
042-553-011-000	Single Family Resid/R4	832.04
042-553-012-000	Single Family Resid/R4	832.04
042-553-013-000	Single Family Resid/R4	832.04
042-553-014-000	Single Family Resid/R4	832.04
042-554-001-000	Single Family Resid/R4	832.04
042-554-002-000	Single Family Resid/R4	832.04
042-554-003-000	Single Family Resid/R4	832.04
042-554-004-000	Single Family Resid/R4	832.04
042-554-005-000	Single Family Resid/R4	832.04
042-554-006-000	Single Family Resid/R4	832.04

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Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-554-007-000	Single Family Resid/R4	832.04
042-554-009-000	Single Family Resid/R4	832.04
042-554-010-000	Single Family Resid/R4	832.04
042-554-011-000	Single Family Resid/R4	832.04
042-554-012-000	Single Family Resid/R4	832.04
042-554-013-000	Single Family Resid/R4	832.04
042-554-014-000	Single Family Resid/R4	832.04
042-554-015-000	Single Family Resid/R4	832.04
042-554-016-000	Single Family Resid/R4	832.04
042-554-017-000	Single Family Resid/R4	832.04
042-554-018-000	Single Family Resid/R4	832.04
042-554-019-000	Single Family Resid/R4	832.04
042-554-020-000	Single Family Resid/R4	832.04
042-554-021-000	Single Family Resid/R4	832.04
042-554-022-000	Single Family Resid/R4	832.04
042-554-023-000	Single Family Resid/R4	832.04
042-561-001-000	Single Family Resid/R5	781.85
042-561-002-000	Single Family Resid/R5	781.85
042-561-003-000	Single Family Resid/R5	781.85
042-561-005-000	Single Family Resid/R5	781.85
042-561-006-000	Single Family Resid/R5	781.85
042-561-007-000	Single Family Resid/R5	781.85
042-561-008-000	Single Family Resid/R5	781.85
042-561-009-000	Single Family Resid/R5	781.85
042-561-010-000	Single Family Resid/R5	781.85
042-561-011-000	Single Family Resid/R5	781.85
042-561-012-000	Single Family Resid/R5	781.85
042-561-013-000	Single Family Resid/R5	781.85
042-561-014-000	Single Family Resid/R5	781.85
042-562-001-000	Single Family Resid/R5	781.85
042-562-002-000	Single Family Resid/R5	781.85
042-562-003-000	Single Family Resid/R5	781.85
042-562-004-000	Single Family Resid/R5	781.85
042-562-005-000	Single Family Resid/R5	781.85
042-562-006-000	Single Family Resid/R5	781.85
042-562-007-000	Single Family Resid/R5	781.85
042-562-008-000	Single Family Resid/R5	781.85
042-562-009-000	Single Family Resid/R5	781.85
042-562-010-000	Single Family Resid/R5	781.85
042-562-011-000	Single Family Resid/R5	781.85
042-562-012-000	Single Family Resid/R5	781.85
042-562-013-000	Single Family Resid/R5	781.85
042-562-014-000	Single Family Resid/R5	781.85
042-562-015-000	Single Family Resid/R5	781.85
042-562-016-000	Single Family Resid/R5	781.85
042-562-017-000	Single Family Resid/R5	781.85
042-562-018-000	Single Family Resid/R5	781.85
042-562-019-000	Single Family Resid/R5	781.85
042-562-020-000	Single Family Resid/R5	781.85
042-562-021-000	Single Family Resid/R5	781.85
042-563-001-000	Single Family Resid/R5	781.85

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-563-002-000	Single Family Resid/R5	781.85
042-563-003-000	Single Family Resid/R5	781.85
042-563-004-000	Single Family Resid/R5	781.85
042-563-005-000	Single Family Resid/R5	781.85
042-563-006-000	Single Family Resid/R5	781.85
042-563-007-000	Single Family Resid/R5	781.85
042-563-008-000	Single Family Resid/R5	781.85
042-563-009-000	Single Family Resid/R5	781.85
042-571-001-000	Single Family Resid/R5	781.85
042-571-002-000	Single Family Resid/R5	781.85
042-571-003-000	Single Family Resid/R5	781.85
042-571-004-000	Single Family Resid/R5	781.85
042-571-005-000	Single Family Resid/R5	781.85
042-571-006-000	Single Family Resid/R5	781.85
042-571-007-000	Single Family Resid/R5	781.85
042-571-008-000	Single Family Resid/R5	781.85
042-571-009-000	Single Family Resid/R5	781.85
042-572-001-000	Single Family Resid/R5	781.85
042-572-002-000	Single Family Resid/R5	781.85
042-572-003-000	Single Family Resid/R5	781.85
042-572-004-000	Single Family Resid/R5	781.85
042-572-005-000	Single Family Resid/R5	781.85
042-572-006-000	Single Family Resid/R5	781.85
042-572-007-000	Single Family Resid/R5	781.85
042-572-008-000	Single Family Resid/R5	781.85
042-572-009-000	Single Family Resid/R5	781.85
042-572-010-000	Single Family Resid/R5	781.85
042-572-011-000	Single Family Resid/R5	781.85
042-572-012-000	Single Family Resid/R5	781.85
042-572-013-000	Single Family Resid/R5	781.85
042-572-014-000	Single Family Resid/R5	781.85
042-572-015-000	Single Family Resid/R5	781.85
042-572-016-000	Single Family Resid/R5	781.85
042-572-017-000	Single Family Resid/R5	781.85
042-572-018-000	Single Family Resid/R5	781.85
042-573-001-000	Single Family Resid/R5	781.85
042-573-002-000	Single Family Resid/R5	781.85
042-573-003-000	Single Family Resid/R5	781.85
042-573-004-000	Single Family Resid/R5	781.85
042-573-005-000	Single Family Resid/R5	781.85
042-573-006-000	Single Family Resid/R5	781.85
042-573-007-000	Single Family Resid/R5	781.85
042-573-008-000	Single Family Resid/R5	781.85
042-573-009-000	Single Family Resid/R5	781.85
042-573-010-000	Single Family Resid/R5	781.85
042-573-011-000	Single Family Resid/R5	781.85
042-573-012-000	Single Family Resid/R5	781.85
042-573-013-000	Single Family Resid/R5	781.85
042-573-014-000	Single Family Resid/R5	781.85
042-573-015-000	Single Family Resid/R5	781.85
042-573-016-000	Single Family Resid/R5	781.85

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
042-573-017-000	Single Family Resid/R5	781.85
042-573-018-000	Single Family Resid/R5	781.85
042-574-001-000	Vacant	39,030.93
042-580-001-000	Agricultural	9,121.65
042-580-009-000	Residential Apartments	20,825.52
042-580-017-000	Vacant	11,159.54
042-580-018-000	Residential Apartments	69,660.57
042-580-068-000	Vacant	49,000.26
042-580-073-000	Vacant	19,820.12
042-580-083-000	Vacant	30,540.49
042-591-002-000	Single Family Resid/R4	832.04
042-591-003-000	Single Family Resid/R4	832.04
042-591-005-000	Single Family Resid/R4	832.04
042-591-008-000	Single Family Resid/R4	832.04
042-591-011-000	Single Family Resid/R4	832.04
042-591-013-000	Single Family Resid/R4	832.04
042-591-014-000	Single Family Resid/R4	832.04
042-591-015-000	Single Family Resid/R4	832.04
042-591-016-000	Single Family Resid/R4	832.04
042-591-017-000	Single Family Resid/R4	832.04
042-591-018-000	Single Family Resid/R4	832.04
042-591-019-000	Single Family Resid/R4	832.04
042-591-020-000	Single Family Resid/R4	832.04
042-591-021-000	Single Family Resid/R4	832.04
042-591-022-000	Single Family Resid/R4	832.04
042-592-002-000	Single Family Resid/R4	832.04
042-592-003-000	Single Family Resid/R4	832.04
042-592-004-000	Single Family Resid/R4	832.04
042-592-005-000	Single Family Resid/R4	832.04
042-592-006-000	Single Family Resid/R4	832.04
042-592-007-000	Single Family Resid/R4	832.04
042-592-008-000	Single Family Resid/R4	832.04
042-592-009-000	Single Family Resid/R4	832.04
042-592-013-000	Single Family Resid/R4	832.04
042-592-014-000	Single Family Resid/R4	832.04
042-592-015-000	Single Family Resid/R4	832.04
042-592-016-000	Single Family Resid/R4	832.04
042-592-017-000	Single Family Resid/R4	832.04
042-592-018-000	Single Family Resid/R4	832.04
042-592-019-000	Single Family Resid/R4	832.04
042-592-020-000	Single Family Resid/R4	832.04
042-592-021-000	Single Family Resid/R4	832.04
042-592-022-000	Single Family Resid/R4	832.04
042-592-026-000	Single Family Resid/R4	832.04
042-592-027-000	Single Family Resid/R4	832.04
042-592-028-000	Single Family Resid/R4	832.04
042-592-029-000	Single Family Resid/R4	832.04
042-592-030-000	Single Family Resid/R4	832.04
042-593-002-000	Single Family Resid/R4	832.04
042-593-003-000	Single Family Resid/R4	832.04
042-593-004-000	Single Family Resid/R4	832.04

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-593-005-000	Single Family Resid/R4	832.04
042-593-006-000	Single Family Resid/R4	832.04
042-593-007-000	Single Family Resid/R4	832.04
042-593-008-000	Single Family Resid/R4	832.04
042-593-009-000	Single Family Resid/R4	832.04
042-593-010-000	Single Family Resid/R4	832.04
042-593-012-000	Single Family Resid/R4	832.04
042-593-013-000	Single Family Resid/R4	832.04
042-593-014-000	Single Family Resid/R4	832.04
042-593-015-000	Single Family Resid/R4	832.04
042-593-016-000	Single Family Resid/R4	832.04
042-593-017-000	Single Family Resid/R4	832.04
042-593-018-000	Single Family Resid/R4	832.04
042-593-019-000	Single Family Resid/R4	832.04
042-593-020-000	Single Family Resid/R4	832.04
042-594-001-000	Single Family Resid/R4	832.04
042-594-002-000	Single Family Resid/R4	832.04
042-594-003-000	Single Family Resid/R4	832.04
042-594-004-000	Single Family Resid/R4	832.04
042-594-005-000	Single Family Resid/R4	832.04
042-594-006-000	Single Family Resid/R4	832.04
042-594-007-000	Single Family Resid/R4	832.04
042-594-008-000	Single Family Resid/R4	832.04
042-594-009-000	Single Family Resid/R4	832.04
042-594-010-000	Single Family Resid/R4	832.04
042-600-001-000	Single Family Resid/R4	706.58
042-600-002-000	Single Family Resid/R4	706.58
042-600-003-000	Single Family Resid/R8	706.58
042-600-004-000	Single Family Resid/R8	706.58
042-600-005-000	Single Family Resid/R8	706.58
042-600-006-000	Single Family Resid/R8	706.58
042-600-007-000	Single Family Resid/R8	706.58
042-600-008-000	Single Family Resid/R8	706.58
042-600-010-000	Single Family Resid/R8	706.58
042-600-011-000	Single Family Resid/R8	706.58
042-600-012-000	Single Family Resid/R8	706.58
042-600-013-000	Single Family Resid/R8	706.58
042-600-014-000	Single Family Resid/R8	706.58
042-600-015-000	Single Family Resid/R8	706.58
042-600-016-000	Single Family Resid/R8	706.58
042-600-017-000	Single Family Resid/R8	706.58
042-600-019-000	Single Family Resid/R8	706.58
042-600-020-000	Single Family Resid/R8	706.58
042-600-022-000	Single Family Resid/R8	706.58
042-600-023-000	Single Family Resid/R8	706.58
042-600-024-000	Single Family Resid/R8	706.58
042-600-025-000	Single Family Resid/R8	706.58
042-600-026-000	Single Family Resid/R8	706.58
042-600-027-000	Single Family Resid/R8	706.58
042-600-028-000	Single Family Resid/R8	706.58
042-600-029-000	Single Family Resid/R8	706.58

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-600-030-000	Single Family Resid/R8	706.58
042-600-031-000	Single Family Resid/R8	706.58
042-600-032-000	Single Family Resid/R8	706.58
042-600-033-000	Single Family Resid/R8	706.58
042-600-034-000	Single Family Resid/R8	706.58
042-600-035-000	Single Family Resid/R8	706.58
042-600-036-000	Single Family Resid/R8	706.58
042-600-037-000	Single Family Resid/R8	706.58
042-600-038-000	Single Family Resid/R8	706.58
042-600-039-000	Single Family Resid/R8	706.58
042-600-040-000	Single Family Resid/R8	706.58
042-600-041-000	Single Family Resid/R8	706.58
042-600-042-000	Single Family Resid/R8	706.58
042-600-043-000	Single Family Resid/R8	706.58
042-600-044-000	Single Family Resid/R8	706.58
042-600-045-000	Single Family Resid/R8	706.58
042-600-046-000	Single Family Resid/R8	706.58
042-600-048-000	Single Family Resid/R8	706.58
042-600-049-000	Single Family Resid/R8	706.58
042-600-050-000	Single Family Resid/R8	706.58
042-600-051-000	Single Family Resid/R8	706.58
042-600-052-000	Single Family Resid/R8	706.58
042-600-053-000	Single Family Resid/R8	706.58
042-600-054-000	Single Family Resid/R8	706.58
042-600-055-000	Single Family Resid/R8	706.58
042-600-056-000	Single Family Resid/R8	706.58
042-600-057-000	Single Family Resid/R8	706.58
042-600-058-000	Single Family Resid/R8	706.58
042-600-059-000	Single Family Resid/R8	706.58
042-600-060-000	Single Family Resid/R8	706.58
042-600-061-000	Single Family Resid/R8	706.58
042-600-062-000	Single Family Resid/R8	706.58
042-600-063-000	Single Family Resid/R8	706.58
042-600-064-000	Single Family Resid/R8	706.58
042-600-065-000	Single Family Resid/R8	706.58
042-600-066-000	Single Family Resid/R8	706.58
042-600-067-000	Single Family Resid/R8	706.58
042-600-068-000	Single Family Resid/R8	706.58
042-600-069-000	Single Family Resid/R8	706.58
042-600-070-000	Single Family Resid/R8	706.58
042-600-071-000	Single Family Resid/R8	706.58
042-610-001-000	Single Family Resid/R8	706.58
042-610-002-000	Single Family Resid/R8	706.58
042-610-003-000	Single Family Resid/R8	706.58
042-610-004-000	Single Family Resid/R8	706.58
042-610-005-000	Single Family Resid/R8	706.58
042-610-006-000	Single Family Resid/R8	706.58
042-610-007-000	Single Family Resid/R8	706.58
042-610-008-000	Single Family Resid/R8	706.58
042-610-010-000	Single Family Resid/R8	706.58
042-610-011-000	Single Family Resid/R8	706.58

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-610-012-000	Single Family Resid/R8	706.58
042-610-013-000	Single Family Resid/R8	706.58
042-610-014-000	Single Family Resid/R8	706.58
042-610-015-000	Single Family Resid/R8	706.58
042-610-016-000	Single Family Resid/R8	706.58
042-610-017-000	Single Family Resid/R8	706.58
042-610-018-000	Single Family Resid/R8	706.58
042-610-019-000	Single Family Resid/R8	706.58
042-610-020-000	Single Family Resid/R8	706.58
042-610-021-000	Single Family Resid/R8	706.58
042-610-022-000	Single Family Resid/R8	706.58
042-610-023-000	Single Family Resid/R8	706.58
042-610-024-000	Single Family Resid/R8	706.58
042-610-025-000	Single Family Resid/R8	706.58
042-610-026-000	Single Family Resid/R8	706.58
042-610-027-000	Single Family Resid/R8	706.58
042-610-028-000	Single Family Resid/R8	706.58
042-610-029-000	Single Family Resid/R8	706.58
042-610-030-000	Single Family Resid/R8	706.58
042-610-031-000	Single Family Resid/R8	706.58
042-610-032-000	Single Family Resid/R8	706.58
042-610-033-000	Single Family Resid/R8	706.58
042-610-034-000	Single Family Resid/R8	706.58
042-610-035-000	Single Family Resid/R8	706.58
042-610-036-000	Single Family Resid/R8	706.58
042-610-037-000	Single Family Resid/R8	706.58
042-610-038-000	Single Family Resid/R8	706.58
042-610-039-000	Single Family Resid/R8	706.58
042-610-040-000	Single Family Resid/R8	706.58
042-610-041-000	Single Family Resid/R8	706.58
042-610-042-000	Single Family Resid/R8	706.58
042-621-001-000	Single Family Resid/R8	832.04
042-621-002-000	Single Family Resid/R8	832.04
042-621-003-000	Single Family Resid/R4	832.04
042-621-004-000	Single Family Resid/R4	832.04
042-621-005-000	Single Family Resid/R4	832.04
042-621-006-000	Single Family Resid/R4	832.04
042-621-007-000	Single Family Resid/R4	832.04
042-621-008-000	Single Family Resid/R4	832.04
042-621-009-000	Single Family Resid/R4	832.04
042-621-011-000	Single Family Resid/R4	832.04
042-621-012-000	Single Family Resid/R4	832.04
042-621-013-000	Single Family Resid/R4	832.04
042-621-014-000	Single Family Resid/R4	832.04
042-621-015-000	Single Family Resid/R4	832.04
042-621-016-000	Single Family Resid/R4	832.04
042-621-017-000	Single Family Resid/R4	832.04
042-621-018-000	Single Family Resid/R4	832.04
042-621-019-000	Single Family Resid/R4	832.04
042-621-020-000	Single Family Resid/R4	832.04
042-621-021-000	Single Family Resid/R4	832.04

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-621-022-000	Single Family Resid/R4	832.04
042-621-023-000	Single Family Resid/R4	832.04
042-621-024-000	Single Family Resid/R4	832.04
042-621-025-000	Single Family Resid/R4	832.04
042-621-026-000	Single Family Resid/R4	832.04
042-621-027-000	Single Family Resid/R4	832.04
042-621-028-000	Single Family Resid/R4	832.04
042-621-029-000	Single Family Resid/R4	832.04
042-621-030-000	Single Family Resid/R4	832.04
042-621-031-000	Single Family Resid/R4	832.04
042-621-032-000	Single Family Resid/R4	832.04
042-621-033-000	Single Family Resid/R4	832.04
042-631-001-000	Single Family Resid/R4	781.85
042-631-002-000	Single Family Resid/R4	781.85
042-631-003-000	Single Family Resid/R5	781.85
042-631-004-000	Single Family Resid/R5	781.85
042-632-001-000	Single Family Resid/R5	781.85
042-632-002-000	Single Family Resid/R5	781.85
042-632-003-000	Single Family Resid/R5	781.85
042-632-004-000	Single Family Resid/R5	781.85
042-632-005-000	Single Family Resid/R5	781.85
042-632-006-000	Single Family Resid/R5	781.85
042-632-007-000	Single Family Resid/R5	781.85
042-632-008-000	Single Family Resid/R5	781.85
042-632-009-000	Single Family Resid/R5	781.85
042-632-011-000	Single Family Resid/R5	781.85
042-632-012-000	Single Family Resid/R5	781.85
042-632-013-000	Single Family Resid/R5	781.85
042-632-014-000	Single Family Resid/R5	781.85
042-632-015-000	Single Family Resid/R5	781.85
042-632-016-000	Single Family Resid/R5	781.85
042-632-017-000	Single Family Resid/R5	781.85
042-632-018-000	Single Family Resid/R5	781.85
042-632-019-000	Single Family Resid/R5	781.85
042-632-020-000	Single Family Resid/R5	781.85
042-632-021-000	Single Family Resid/R5	781.85
042-632-022-000	Single Family Resid/R5	781.85
042-632-023-000	Single Family Resid/R5	781.85
042-632-024-000	Single Family Resid/R5	781.85
042-632-025-000	Single Family Resid/R5	781.85
042-632-026-000	Single Family Resid/R5	781.85
042-632-027-000	Single Family Resid/R5	781.85
042-632-028-000	Single Family Resid/R5	781.85
042-632-029-000	Single Family Resid/R5	781.85
042-632-030-000	Single Family Resid/R5	781.85
042-632-031-000	Single Family Resid/R5	781.85
042-632-032-000	Single Family Resid/R5	781.85
042-632-033-000	Single Family Resid/R5	781.85
042-632-034-000	Single Family Resid/R5	781.85
042-632-035-000	Single Family Resid/R5	781.85
042-632-036-000	Single Family Resid/R5	781.85

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Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-632-037-000	Single Family Resid/R5	781.85
042-632-038-000	Single Family Resid/R5	781.85
042-632-039-000	Single Family Resid/R5	781.85
042-632-040-000	Single Family Resid/R5	781.85
042-632-041-000	Single Family Resid/R5	781.85
042-634-001-000	Single Family Resid/R5	781.85
042-634-002-000	Single Family Resid/R5	781.85
042-634-003-000	Single Family Resid/R5	781.85
042-634-004-000	Single Family Resid/R5	781.85
042-634-005-000	Single Family Resid/R5	781.85
042-634-006-000	Single Family Resid/R5	781.85
042-634-007-000	Single Family Resid/R5	781.85
042-634-008-000	Single Family Resid/R5	781.85
042-634-009-000	Single Family Resid/R5	781.85
042-634-010-000	Single Family Resid/R5	781.85
042-634-011-000	Single Family Resid/R5	781.85
042-634-012-000	Single Family Resid/R5	781.85
042-634-013-000	Single Family Resid/R5	781.85
042-634-014-000	Single Family Resid/R5	781.85
042-634-015-000	Single Family Resid/R5	781.85
042-634-016-000	Single Family Resid/R5	781.85
042-634-017-000	Single Family Resid/R5	781.85
042-634-018-000	Single Family Resid/R5	781.85
042-634-019-000	Single Family Resid/R5	781.85
042-634-020-000	Single Family Resid/R5	781.85
042-634-021-000	Single Family Resid/R5	781.85
042-634-022-000	Single Family Resid/R5	781.85
042-634-023-000	Single Family Resid/R5	781.85
042-634-024-000	Single Family Resid/R5	781.85
042-634-025-000	Single Family Resid/R5	781.85
042-634-026-000	Single Family Resid/R5	781.85
042-634-027-000	Single Family Resid/R5	781.85
042-634-028-000	Single Family Resid/R5	781.85
042-634-029-000	Single Family Resid/R5	781.85
042-634-030-000	Single Family Resid/R5	781.85
042-634-031-000	Single Family Resid/R5	781.85
042-634-032-000	Single Family Resid/R5	781.85
042-634-033-000	Single Family Resid/R5	781.85
042-634-034-000	Single Family Resid/R5	781.85
042-634-035-000	Single Family Resid/R5	781.85
042-634-036-000	Single Family Resid/R5	781.85
042-634-037-000	Single Family Resid/R5	781.85
042-634-038-000	Single Family Resid/R5	781.85
042-634-039-000	Single Family Resid/R5	781.85
042-634-040-000	Single Family Resid/R5	781.85
042-634-041-000	Single Family Resid/R5	781.85
042-635-001-000	Single Family Resid/R5	781.85
042-635-002-000	Single Family Resid/R5	781.85
042-635-003-000	Single Family Resid/R5	781.85
042-635-004-000	Single Family Resid/R5	781.85
042-635-005-000	Single Family Resid/R5	781.85

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-635-006-000	Single Family Resid/R5	781.85
042-635-007-000	Single Family Resid/R5	781.85
042-635-008-000	Single Family Resid/R5	781.85
042-635-009-000	Single Family Resid/R5	781.85
042-641-001-000	Single Family Resid/R4	832.04
042-641-002-000	Single Family Resid/R4	832.04
042-641-003-000	Single Family Resid/R4	832.04
042-641-004-000	Single Family Resid/R4	832.04
042-641-005-000	Single Family Resid/R4	832.04
042-641-006-000	Single Family Resid/R4	832.04
042-641-007-000	Single Family Resid/R4	832.04
042-641-008-000	Single Family Resid/R4	832.04
042-641-009-000	Single Family Resid/R4	832.04
042-641-010-000	Single Family Resid/R4	832.04
042-641-011-000	Single Family Resid/R4	832.04
042-641-012-000	Single Family Resid/R4	832.04
042-642-001-000	Single Family Resid/R4	832.04
042-642-002-000	Single Family Resid/R4	832.04
042-642-003-000	Single Family Resid/R4	832.04
042-642-004-000	Single Family Resid/R4	832.04
042-642-005-000	Single Family Resid/R4	832.04
042-642-006-000	Single Family Resid/R4	832.04
042-642-007-000	Single Family Resid/R4	832.04
042-642-008-000	Single Family Resid/R4	832.04
042-642-009-000	Single Family Resid/R4	832.04
042-642-010-000	Single Family Resid/R4	832.04
042-642-011-000	Single Family Resid/R4	832.04
042-642-012-000	Single Family Resid/R4	832.04
042-642-013-000	Single Family Resid/R4	832.04
042-643-001-000	Single Family Resid/R4	832.04
042-643-002-000	Single Family Resid/R4	832.04
042-643-003-000	Single Family Resid/R4	832.04
042-643-004-000	Single Family Resid/R4	832.04
042-643-005-000	Single Family Resid/R4	832.04
042-643-006-000	Single Family Resid/R4	832.04
042-643-007-000	Single Family Resid/R4	832.04
042-643-008-000	Single Family Resid/R4	832.04
042-643-009-000	Single Family Resid/R4	832.04
042-643-010-000	Single Family Resid/R4	832.04
042-643-011-000	Single Family Resid/R4	832.04
042-643-012-000	Single Family Resid/R4	832.04
042-643-013-000	Single Family Resid/R4	832.04
042-643-014-000	Single Family Resid/R4	832.04
042-643-015-000	Single Family Resid/R4	832.04
042-643-016-000	Single Family Resid/R4	832.04
042-644-001-000	Single Family Resid/R4	832.04
042-644-002-000	Single Family Resid/R4	832.04
042-644-003-000	Single Family Resid/R4	832.04
042-644-004-000	Single Family Resid/R4	832.04
042-644-005-000	Single Family Resid/R4	832.04
042-644-006-000	Single Family Resid/R4	832.04

CITY OF WOODLAND
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-644-007-000	Single Family Resid/R4	832.04
042-644-008-000	Single Family Resid/R4	832.04
042-644-009-000	Single Family Resid/R4	832.04
042-645-001-000	Single Family Resid/R4	832.04
042-645-002-000	Single Family Resid/R4	832.04
042-645-003-000	Single Family Resid/R4	832.04
042-645-004-000	Single Family Resid/R4	832.04
042-645-005-000	Single Family Resid/R4	832.04
042-645-006-000	Single Family Resid/R4	832.04
042-645-007-000	Single Family Resid/R4	832.04
042-645-008-000	Single Family Resid/R4	832.04
042-645-009-000	Single Family Resid/R4	832.04
042-645-010-000	Single Family Resid/R4	832.04
042-645-011-000	Single Family Resid/R4	832.04
042-645-012-000	Single Family Resid/R4	832.04
042-645-013-000	Single Family Resid/R4	832.04
042-651-001-000	Single Family Resid/R4	832.04
042-651-002-000	Single Family Resid/R4	832.04
042-651-003-000	Single Family Resid/R4	832.04
042-651-004-000	Single Family Resid/R4	832.04
042-651-005-000	Single Family Resid/R4	832.04
042-651-006-000	Single Family Resid/R4	832.04
042-651-007-000	Single Family Resid/R4	832.04
042-651-008-000	Single Family Resid/R4	832.04
042-652-001-000	Single Family Resid/R4	832.04
042-652-002-000	Single Family Resid/R4	832.04
042-652-003-000	Single Family Resid/R4	832.04
042-652-004-000	Single Family Resid/R4	832.04
042-652-005-000	Single Family Resid/R4	832.04
042-652-006-000	Single Family Resid/R4	832.04
042-652-007-000	Single Family Resid/R4	832.04
042-652-008-000	Single Family Resid/R4	832.04
042-653-001-000	Single Family Resid/R4	832.04
042-653-002-000	Single Family Resid/R4	832.04
042-653-003-000	Single Family Resid/R4	832.04
042-653-004-000	Single Family Resid/R4	832.04
042-653-005-000	Single Family Resid/R4	832.04
042-653-006-000	Single Family Resid/R4	832.04
042-653-007-000	Single Family Resid/R4	832.04
042-653-008-000	Single Family Resid/R4	832.04
042-653-009-000	Single Family Resid/R4	832.04
042-653-011-000	Single Family Resid/R4	832.04
042-653-012-000	Single Family Resid/R4	832.04
042-653-013-000	Single Family Resid/R4	832.04
042-653-014-000	Single Family Resid/R4	832.04
042-653-015-000	Single Family Resid/R4	832.04
042-653-016-000	Single Family Resid/R4	832.04
042-653-017-000	Single Family Resid/R4	832.04
042-653-018-000	Single Family Resid/R4	832.04
042-653-019-000	Single Family Resid/R4	832.04
042-653-020-000	Single Family Resid/R4	832.04

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-654-001-000	Single Family Resid/R4	832.04
042-654-002-000	Single Family Resid/R4	832.04
042-654-003-000	Single Family Resid/R4	832.04
042-654-004-000	Single Family Resid/R4	832.04
042-654-005-000	Single Family Resid/R4	832.04
042-654-006-000	Single Family Resid/R4	832.04
042-654-007-000	Single Family Resid/R4	832.04
042-654-008-000	Single Family Resid/R4	832.04
042-654-009-000	Single Family Resid/R4	832.04
042-654-010-000	Single Family Resid/R4	832.04
042-654-011-000	Single Family Resid/R4	832.04
042-661-001-000	Single Family Resid/R4	832.04
042-661-002-000	Single Family Resid/R4	832.04
042-661-003-000	Single Family Resid/R4	832.04
042-661-004-000	Single Family Resid/R4	832.04
042-661-005-000	Single Family Resid/R4	832.04
042-661-006-000	Single Family Resid/R4	832.04
042-661-007-000	Single Family Resid/R4	832.04
042-661-008-000	Single Family Resid/R4	832.04
042-661-009-000	Single Family Resid/R4	832.04
042-661-010-000	Single Family Resid/R4	832.04
042-661-011-000	Single Family Resid/R4	832.04
042-661-012-000	Single Family Resid/R4	832.04
042-662-001-000	Single Family Resid/R4	832.04
042-662-002-000	Single Family Resid/R4	832.04
042-662-003-000	Single Family Resid/R4	832.04
042-662-004-000	Single Family Resid/R4	832.04
042-662-005-000	Single Family Resid/R4	832.04
042-662-006-000	Single Family Resid/R4	832.04
042-662-007-000	Single Family Resid/R4	832.04
042-662-008-000	Single Family Resid/R4	832.04
042-662-009-000	Single Family Resid/R4	832.04
042-662-010-000	Single Family Resid/R4	832.04
042-662-011-000	Single Family Resid/R4	832.04
042-662-012-000	Single Family Resid/R4	832.04
042-671-001-000	Single Family Resid/R5	781.85
042-671-002-000	Single Family Resid/R5	781.85
042-671-003-000	Single Family Resid/R5	781.85
042-671-004-000	Single Family Resid/R5	781.85
042-671-005-000	Single Family Resid/R5	781.85
042-671-006-000	Single Family Resid/R5	781.85
042-671-007-000	Single Family Resid/R5	781.85
042-671-008-000	Single Family Resid/R5	781.85
042-671-009-000	Single Family Resid/R5	781.85
042-671-010-000	Single Family Resid/R5	781.85
042-671-011-000	Single Family Resid/R5	781.85
042-671-012-000	Single Family Resid/R5	781.85
042-671-013-000	Single Family Resid/R5	781.85
042-671-014-000	Single Family Resid/R5	781.85
042-671-015-000	Single Family Resid/R5	781.85
042-671-016-000	Single Family Resid/R5	781.85

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-671-017-000	Single Family Resid/R5	781.85
042-671-019-000	Single Family Resid/R5	781.85
042-671-020-000	Single Family Resid/R5	781.85
042-671-021-000	Single Family Resid/R5	781.85
042-671-022-000	Single Family Resid/R5	781.85
042-671-023-000	Single Family Resid/R5	781.85
042-671-024-000	Single Family Resid/R5	781.85
042-671-025-000	Single Family Resid/R5	781.85
042-671-026-000	Single Family Resid/R5	781.85
042-671-027-000	Single Family Resid/R5	781.85
042-671-028-000	Single Family Resid/R5	781.85
042-671-029-000	Single Family Resid/R5	781.85
042-671-030-000	Single Family Resid/R5	781.85
042-672-001-000	Single Family Resid/R5	781.85
042-672-002-000	Single Family Resid/R5	781.85
042-672-003-000	Single Family Resid/R5	781.85
042-672-004-000	Single Family Resid/R5	781.85
042-673-001-000	Single Family Resid/R5	781.85
042-673-002-000	Single Family Resid/R5	781.85
042-673-003-000	Single Family Resid/R5	781.85
042-673-004-000	Single Family Resid/R5	781.85
042-673-005-000	Single Family Resid/R5	781.85
042-673-006-000	Single Family Resid/R5	781.85
042-673-007-000	Single Family Resid/R5	781.85
042-673-008-000	Single Family Resid/R5	781.85
042-673-009-000	Single Family Resid/R5	781.85
042-673-010-000	Single Family Resid/R5	781.85
042-673-011-000	Single Family Resid/R5	781.85
042-673-012-000	Single Family Resid/R5	781.85
042-674-001-000	Single Family Resid/R5	781.85
042-674-002-000	Single Family Resid/R5	781.85
042-674-003-000	Single Family Resid/R5	781.85
042-674-004-000	Single Family Resid/R5	781.85
042-674-005-000	Single Family Resid/R5	781.85
042-674-006-000	Single Family Resid/R5	781.85
042-674-007-000	Single Family Resid/R5	781.85
042-674-008-000	Single Family Resid/R5	781.85
042-674-009-000	Single Family Resid/R5	781.85
042-674-010-000	Single Family Resid/R5	781.85
042-674-011-000	Single Family Resid/R5	781.85
042-674-012-000	Single Family Resid/R5	781.85
042-675-001-000	Single Family Resid/R5	781.85
042-675-002-000	Single Family Resid/R5	781.85
042-675-003-000	Single Family Resid/R5	781.85
042-675-004-000	Single Family Resid/R5	781.85
042-675-005-000	Single Family Resid/R5	781.85
042-675-006-000	Single Family Resid/R5	781.85
042-681-001-000	Single Family Resid/R5	781.85
042-681-002-000	Single Family Resid/R5	781.85
042-681-003-000	Single Family Resid/R5	781.85
042-681-004-000	Single Family Resid/R5	781.85

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-681-005-000	Single Family Resid/R5	781.85
042-681-006-000	Single Family Resid/R5	781.85
042-681-007-000	Single Family Resid/R5	781.85
042-681-008-000	Single Family Resid/R5	781.85
042-682-001-000	Single Family Resid/R5	781.85
042-682-002-000	Single Family Resid/R5	781.85
042-682-003-000	Single Family Resid/R5	781.85
042-682-004-000	Single Family Resid/R5	781.85
042-682-005-000	Single Family Resid/R5	781.85
042-682-006-000	Single Family Resid/R5	781.85
042-682-007-000	Single Family Resid/R5	781.85
042-682-008-000	Single Family Resid/R5	781.85
042-683-001-000	Single Family Resid/R5	781.85
042-683-002-000	Single Family Resid/R5	781.85
042-683-003-000	Single Family Resid/R5	781.85
042-683-004-000	Single Family Resid/R5	781.85
042-684-001-000	Single Family Resid/R5	781.85
042-684-002-000	Single Family Resid/R5	781.85
042-684-003-000	Vacant	781.85
042-684-004-000	Vacant	781.85
042-684-005-000	Single Family Resid/R5	781.85
042-684-006-000	Single Family Resid/R5	781.85
042-684-007-000	Single Family Resid/R5	781.85
042-684-008-000	Single Family Resid/R5	781.85
042-684-009-000	Single Family Resid/R5	781.85
042-684-010-000	Single Family Resid/R5	781.85
042-684-011-000	Single Family Resid/R5	781.85
042-684-012-000	Single Family Resid/R5	781.85
042-684-013-000	Single Family Resid/R5	781.85
042-684-014-000	Single Family Resid/R5	781.85
042-684-015-000	Single Family Resid/R5	781.85
042-684-016-000	Single Family Resid/R5	781.85
042-691-001-000	Single Family Resid/R4	832.04
042-691-002-000	Single Family Resid/R4	832.04
042-691-003-000	Single Family Resid/R4	832.04
042-691-004-000	Single Family Resid/R4	832.04
042-691-005-000	Single Family Resid/R4	832.04
042-691-006-000	Single Family Resid/R4	832.04
042-691-007-000	Single Family Resid/R4	832.04
042-691-008-000	Single Family Resid/R4	832.04
042-692-001-000	Single Family Resid/R4	832.04
042-692-002-000	Single Family Resid/R4	832.04
042-692-003-000	Single Family Resid/R4	832.04
042-692-004-000	Single Family Resid/R4	832.04
042-692-005-000	Single Family Resid/R4	832.04
042-692-006-000	Single Family Resid/R4	832.04
042-692-007-000	Single Family Resid/R4	832.04
042-692-008-000	Single Family Resid/R4	832.04
042-692-010-000	Single Family Resid/R4	832.04
042-692-011-000	Single Family Resid/R4	832.04
042-692-012-000	Single Family Resid/R4	832.04

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-692-013-000	Single Family Resid/R4	832.04
042-692-014-000	Single Family Resid/R4	832.04
042-692-015-000	Single Family Resid/R4	832.04
042-692-016-000	Single Family Resid/R4	832.04
042-692-017-000	Single Family Resid/R4	832.04
042-693-001-000	Single Family Resid/R4	832.04
042-693-002-000	Single Family Resid/R4	832.04
042-693-003-000	Single Family Resid/R4	832.04
042-693-004-000	Single Family Resid/R4	832.04
042-693-005-000	Single Family Resid/R4	832.04
042-693-006-000	Single Family Resid/R4	832.04
042-693-007-000	Single Family Resid/R4	832.04
042-693-008-000	Single Family Resid/R4	832.04
042-694-001-000	Single Family Resid/R4	832.04
042-694-002-000	Single Family Resid/R4	832.04
042-694-003-000	Single Family Resid/R4	832.04
042-694-004-000	Single Family Resid/R4	832.04
042-694-005-000	Single Family Resid/R4	832.04
042-695-001-000	Single Family Resid/R4	832.04
042-695-002-000	Single Family Resid/R4	832.04
042-695-003-000	Single Family Resid/R4	832.04
042-695-004-000	Single Family Resid/R4	832.04
042-695-005-000	Single Family Resid/R4	832.04
042-695-006-000	Single Family Resid/R4	832.04
042-695-007-000	Single Family Resid/R4	832.04
042-695-008-000	Single Family Resid/R4	832.04
042-695-009-000	Single Family Resid/R4	832.04
042-695-010-000	Single Family Resid/R4	832.04
042-696-001-000	Single Family Resid/R4	832.04
042-696-002-000	Single Family Resid/R4	832.04
042-696-003-000	Single Family Resid/R4	832.04
042-696-004-000	Single Family Resid/R4	832.04
042-696-005-000	Single Family Resid/R4	832.04
042-701-001-000	Single Family Resid/R4	832.04
042-701-002-000	Single Family Resid/R4	832.04
042-701-003-000	Single Family Resid/R4	832.04
042-701-004-000	Single Family Resid/R4	832.04
042-702-001-000	Single Family Resid/R4	832.04
042-702-002-000	Single Family Resid/R4	832.04
042-702-003-000	Single Family Resid/R4	832.04
042-702-004-000	Single Family Resid/R4	832.04
042-702-005-000	Single Family Resid/R4	832.04
042-702-006-000	Single Family Resid/R4	832.04
042-702-007-000	Single Family Resid/R4	832.04
042-702-008-000	Single Family Resid/R4	832.04
042-703-001-000	Single Family Resid/R4	832.04
042-703-002-000	Single Family Resid/R4	832.04
042-703-003-000	Single Family Resid/R4	832.04
042-703-004-000	Single Family Resid/R4	832.04
042-704-001-000	Single Family Resid/R4	832.04
042-704-002-000	Single Family Resid/R4	832.04

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-704-003-000	Single Family Resid/R4	832.04
042-704-004-000	Single Family Resid/R4	832.04
042-704-005-000	Single Family Resid/R4	832.04
042-704-006-000	Single Family Resid/R4	832.04
042-704-007-000	Single Family Resid/R4	832.04
042-704-008-000	Single Family Resid/R4	832.04
042-704-009-000	Single Family Resid/R4	832.04
042-704-010-000	Single Family Resid/R4	832.04
042-704-011-000	Single Family Resid/R4	832.04
042-704-012-000	Single Family Resid/R4	832.04
042-704-013-000	Single Family Resid/R4	832.04
042-704-014-000	Single Family Resid/R4	832.04
042-704-015-000	Single Family Resid/R4	832.04
042-704-016-000	Single Family Resid/R4	832.04
042-704-017-000	Single Family Resid/R4	832.04
042-704-018-000	Single Family Resid/R4	832.04
042-704-019-000	Single Family Resid/R4	832.04
042-704-020-000	Single Family Resid/R4	832.04
042-704-021-000	Single Family Resid/R4	832.04
042-705-001-000	Single Family Resid/R4	832.04
042-705-002-000	Single Family Resid/R4	832.04
042-705-003-000	Single Family Resid/R4	832.04
042-705-004-000	Single Family Resid/R4	832.04
042-705-005-000	Single Family Resid/R4	832.04
042-705-006-000	Single Family Resid/R4	832.04
042-705-007-000	Single Family Resid/R4	832.04
042-705-008-000	Single Family Resid/R4	832.04
042-705-009-000	Single Family Resid/R4	832.04
042-705-010-000	Single Family Resid/R4	832.04
042-705-011-000	Single Family Resid/R4	832.04
042-705-012-000	Single Family Resid/R4	832.04
042-705-013-000	Single Family Resid/R4	832.04
042-705-014-000	Single Family Resid/R4	832.04
042-710-001-000	Single Family Resid/R5	781.85
042-710-002-000	Single Family Resid/R5	781.85
042-710-003-000	Single Family Resid/R5	781.85
042-710-004-000	Single Family Resid/R5	781.85
042-710-005-000	Single Family Resid/R5	781.85
042-710-006-000	Single Family Resid/R5	781.85
042-710-007-000	Single Family Resid/R5	781.85
042-710-008-000	Single Family Resid/R5	781.85
042-710-009-000	Single Family Resid/R5	781.85
042-710-010-000	Single Family Resid/R5	781.85
042-710-011-000	Single Family Resid/R5	781.85
042-710-012-000	Single Family Resid/R5	781.85
042-710-013-000	Single Family Resid/R5	781.85
042-710-014-000	Single Family Resid/R5	781.85
042-710-015-000	Single Family Resid/R5	781.85
042-710-016-000	Single Family Resid/R5	781.85
042-710-017-000	Single Family Resid/R5	781.85
042-710-018-000	Single Family Resid/R5	781.85

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-710-019-000	Single Family Resid/R5	781.85
042-710-020-000	Single Family Resid/R5	781.85
042-710-021-000	Single Family Resid/R5	781.85
042-710-022-000	Single Family Resid/R5	781.85
042-710-023-000	Single Family Resid/R5	781.85
042-710-024-000	Single Family Resid/R5	781.85
042-710-025-000	Single Family Resid/R5	781.85
042-710-026-000	Single Family Resid/R5	781.85
042-710-027-000	Single Family Resid/R5	781.85
042-710-028-000	Single Family Resid/R5	781.85
042-710-029-000	Single Family Resid/R5	781.85
042-710-030-000	Single Family Resid/R5	781.85
042-710-031-000	Single Family Resid/R5	781.85
042-710-032-000	Single Family Resid/R5	781.85
042-710-033-000	Single Family Resid/R5	781.85
042-710-034-000	Single Family Resid/R5	781.85
042-710-035-000	Single Family Resid/R5	781.85
042-710-036-000	Single Family Resid/R5	781.85
042-710-037-000	Single Family Resid/R5	781.85
042-710-038-000	Single Family Resid/R5	781.85
042-710-039-000	Single Family Resid/R5	781.85
042-710-040-000	Single Family Resid/R5	781.85
042-710-041-000	Single Family Resid/R5	781.85
042-710-042-000	Single Family Resid/R5	781.85
042-710-043-000	Single Family Resid/R5	781.85
042-710-044-000	Single Family Resid/R5	781.85
042-710-045-000	Single Family Resid/R5	781.85
042-710-046-000	Single Family Resid/R5	781.85
042-710-047-000	Single Family Resid/R5	781.85
042-710-048-000	Single Family Resid/R5	781.85
042-710-049-000	Single Family Resid/R5	781.85
042-710-050-000	Single Family Resid/R5	781.85
042-710-051-000	Single Family Resid/R5	781.85
042-710-052-000	Single Family Resid/R5	781.85
042-710-053-000	Single Family Resid/R5	781.85
042-710-054-000	Single Family Resid/R5	781.85
042-710-055-000	Single Family Resid/R5	781.85
042-720-001-000	Single Family Resid/R5	781.85
042-720-002-000	Single Family Resid/R5	781.85
042-720-003-000	Single Family Resid/R5	781.85
042-720-004-000	Single Family Resid/R5	781.85
042-720-005-000	Single Family Resid/R5	781.85
042-720-006-000	Single Family Resid/R5	781.85
042-720-007-000	Single Family Resid/R5	781.85
042-720-008-000	Single Family Resid/R5	781.85
042-720-009-000	Single Family Resid/R5	781.85
042-720-010-000	Single Family Resid/R5	781.85
042-720-011-000	Single Family Resid/R5	781.85
042-720-012-000	Single Family Resid/R5	781.85
042-720-013-000	Single Family Resid/R5	781.85
042-720-014-000	Single Family Resid/R5	781.85

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-720-015-000	Single Family Resid/R5	781.85
042-720-016-000	Single Family Resid/R5	781.85
042-720-017-000	Single Family Resid/R5	781.85
042-720-018-000	Single Family Resid/R5	781.85
042-720-019-000	Single Family Resid/R5	781.85
042-720-020-000	Single Family Resid/R5	781.85
042-720-021-000	Single Family Resid/R5	781.85
042-720-022-000	Single Family Resid/R5	781.85
042-720-023-000	Single Family Resid/R5	781.85
042-720-024-000	Single Family Resid/R5	781.85
042-720-025-000	Single Family Resid/R5	781.85
042-720-026-000	Single Family Resid/R5	781.85
042-720-027-000	Single Family Resid/R5	781.85
042-720-028-000	Single Family Resid/R5	781.85
042-720-029-000	Single Family Resid/R5	781.85
042-720-030-000	Single Family Resid/R5	781.85
042-720-031-000	Single Family Resid/R5	781.85
042-720-032-000	Single Family Resid/R5	781.85
042-720-033-000	Single Family Resid/R5	781.85
042-720-034-000	Single Family Resid/R5	781.85
042-720-035-000	Single Family Resid/R5	781.85
042-720-036-000	Single Family Resid/R5	781.85
042-720-037-000	Single Family Resid/R5	781.85
042-720-038-000	Single Family Resid/R5	781.85
042-720-039-000	Single Family Resid/R5	781.85
042-720-040-000	Single Family Resid/R5	781.85
042-720-041-000	Single Family Resid/R5	781.85
042-720-042-000	Single Family Resid/R5	781.85
042-720-043-000	Single Family Resid/R5	781.85
042-720-044-000	Single Family Resid/R5	781.85
042-720-045-000	Single Family Resid/R5	781.85
042-730-001-000	Single Family Resid/R4	832.04
042-730-002-000	Single Family Resid/R4	832.04
042-730-003-000	Single Family Resid/R4	832.04
042-730-004-000	Single Family Resid/R4	832.04
042-730-005-000	Single Family Resid/R4	832.04
042-730-006-000	Single Family Resid/R4	832.04
042-730-007-000	Single Family Resid/R4	832.04
042-730-008-000	Single Family Resid/R4	832.04
042-730-009-000	Single Family Resid/R4	832.04
042-730-010-000	Single Family Resid/R4	832.04
042-730-011-000	Single Family Resid/R4	832.04
042-730-012-000	Single Family Resid/R4	832.04
042-730-013-000	Single Family Resid/R4	832.04
042-730-014-000	Single Family Resid/R4	832.04
042-730-015-000	Single Family Resid/R4	832.04
042-730-016-000	Single Family Resid/R4	832.04
042-730-017-000	Single Family Resid/R4	832.04
042-731-001-000	Single Family Resid/R4	832.04
042-731-002-000	Single Family Resid/R4	832.04
042-731-003-000	Single Family Resid/R4	832.04

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-731-004-000	Single Family Resid/R4	832.04
042-731-005-000	Single Family Resid/R4	832.04
042-731-006-000	Single Family Resid/R4	832.04
042-731-007-000	Single Family Resid/R4	832.04
042-731-008-000	Single Family Resid/R4	832.04
042-731-009-000	Single Family Resid/R4	832.04
042-731-010-000	Single Family Resid/R4	832.04
042-731-011-000	Single Family Resid/R4	832.04
042-731-012-000	Single Family Resid/R4	832.04
042-731-013-000	Single Family Resid/R4	832.04
042-731-014-000	Single Family Resid/R4	832.04
042-732-001-000	Single Family Resid/R4	832.04
042-732-002-000	Single Family Resid/R4	832.04
042-732-003-000	Single Family Resid/R4	832.04
042-732-005-000	Single Family Resid/R4	832.04
042-732-006-000	Single Family Resid/R4	832.04
042-732-007-000	Single Family Resid/R4	832.04
042-732-008-000	Single Family Resid/R4	832.04
042-732-009-000	Single Family Resid/R4	832.04
042-732-010-000	Single Family Resid/R4	832.04
042-732-011-000	Single Family Resid/R4	832.04
042-732-012-000	Single Family Resid/R4	832.04
042-732-013-000	Single Family Resid/R4	832.04
042-732-014-000	Single Family Resid/R4	832.04
042-741-001-000	Single Family Resid/R8	706.58
042-741-002-000	Single Family Resid/R8	706.58
042-741-003-000	Single Family Resid/R8	706.58
042-741-004-000	Single Family Resid/R8	706.58
042-741-005-000	Single Family Resid/R8	706.58
042-742-001-000	Single Family Resid/R8	706.58
042-742-002-000	Single Family Resid/R8	706.58
042-742-003-000	Single Family Resid/R8	706.58
042-742-004-000	Single Family Resid/R8	706.58
042-742-005-000	Single Family Resid/R8	706.58
042-742-006-000	Single Family Resid/R8	706.58
042-742-007-000	Single Family Resid/R8	706.58
042-742-008-000	Single Family Resid/R8	706.58
042-742-009-000	Single Family Resid/R8	706.58
042-742-010-000	Single Family Resid/R8	706.58
042-742-011-000	Single Family Resid/R8	706.58
042-742-012-000	Single Family Resid/R8	706.58
042-742-013-000	Single Family Resid/R8	706.58
042-742-014-000	Single Family Resid/R8	706.58
042-743-001-000	Single Family Resid/R8	706.58
042-743-002-000	Single Family Resid/R8	706.58
042-743-003-000	Single Family Resid/R8	706.58
042-743-004-000	Single Family Resid/R8	706.58
042-743-005-000	Single Family Resid/R8	706.58
042-743-006-000	Single Family Resid/R8	706.58
042-743-007-000	Single Family Resid/R8	706.58
042-743-008-000	Single Family Resid/R8	706.58

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-743-009-000	Single Family Resid/R8	706.58
042-743-010-000	Single Family Resid/R8	706.58
042-744-001-000	Single Family Resid/R8	706.58
042-744-002-000	Single Family Resid/R8	706.58
042-744-003-000	Single Family Resid/R8	706.58
042-744-004-000	Single Family Resid/R8	706.58
042-744-005-000	Single Family Resid/R8	706.58
042-744-006-000	Single Family Resid/R8	706.58
042-744-007-000	Single Family Resid/R8	706.58
042-744-008-000	Single Family Resid/R8	706.58
042-744-009-000	Single Family Resid/R8	706.58
042-744-010-000	Single Family Resid/R8	706.58
042-744-011-000	Single Family Resid/R8	706.58
042-751-001-000	Single Family Resid/R8	706.58
042-751-002-000	Single Family Resid/R8	706.58
042-751-003-000	Single Family Resid/R8	706.58
042-751-004-000	Single Family Resid/R8	706.58
042-751-005-000	Single Family Resid/R8	706.58
042-751-006-000	Single Family Resid/R8	706.58
042-751-007-000	Single Family Resid/R8	706.58
042-751-008-000	Single Family Resid/R8	706.58
042-751-009-000	Single Family Resid/R8	706.58
042-751-010-000	Single Family Resid/R8	706.58
042-751-011-000	Single Family Resid/R8	706.58
042-751-012-000	Single Family Resid/R8	706.58
042-751-013-000	Single Family Resid/R8	706.58
042-751-014-000	Single Family Resid/R8	706.58
042-751-015-000	Single Family Resid/R8	706.58
042-751-016-000	Single Family Resid/R8	706.58
042-752-001-000	Single Family Resid/R8	706.58
042-752-002-000	Single Family Resid/R8	706.58
042-752-003-000	Single Family Resid/R8	706.58
042-752-004-000	Single Family Resid/R8	706.58
042-752-005-000	Single Family Resid/R8	706.58
042-752-006-000	Single Family Resid/R8	706.58
042-752-007-000	Single Family Resid/R8	706.58
042-752-008-000	Single Family Resid/R8	706.58
042-752-009-000	Single Family Resid/R8	706.58
042-752-010-000	Single Family Resid/R8	706.58
042-753-001-000	Single Family Resid/R8	706.58
042-753-002-000	Single Family Resid/R8	706.58
042-753-003-000	Single Family Resid/R8	706.58
042-753-004-000	Single Family Resid/R8	706.58
042-753-005-000	Single Family Resid/R8	706.58
042-753-006-000	Single Family Resid/R8	706.58
042-753-007-000	Single Family Resid/R8	706.58
042-753-008-000	Single Family Resid/R8	706.58
042-753-009-000	Single Family Resid/R8	706.58
042-753-010-000	Single Family Resid/R8	706.58
042-753-011-000	Single Family Resid/R8	706.58
042-761-001-000	Single Family Resid/R8	706.58

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-761-002-000	Single Family Resid/R8	706.58
042-761-003-000	Single Family Resid/R8	706.58
042-761-004-000	Single Family Resid/R8	706.58
042-761-005-000	Single Family Resid/R8	706.58
042-761-006-000	Single Family Resid/R8	706.58
042-761-007-000	Single Family Resid/R8	706.58
042-762-001-000	Single Family Resid/R8	706.58
042-762-002-000	Single Family Resid/R8	706.58
042-762-003-000	Single Family Resid/R8	706.58
042-762-004-000	Single Family Resid/R8	706.58
042-762-005-000	Single Family Resid/R8	706.58
042-762-006-000	Single Family Resid/R8	706.58
042-762-007-000	Single Family Resid/R8	706.58
042-762-008-000	Single Family Resid/R8	706.58
042-762-009-000	Single Family Resid/R8	706.58
042-762-010-000	Single Family Resid/R8	706.58
042-763-001-000	Single Family Resid/R8	706.58
042-763-002-000	Single Family Resid/R8	706.58
042-763-003-000	Single Family Resid/R8	706.58
042-763-004-000	Single Family Resid/R8	706.58
042-763-005-000	Single Family Resid/R8	706.58
042-763-006-000	Single Family Resid/R8	706.58
042-763-007-000	Single Family Resid/R8	706.58
042-763-008-000	Single Family Resid/R8	706.58
042-763-009-000	Single Family Resid/R8	706.58
042-763-010-000	Single Family Resid/R8	706.58
042-763-011-000	Single Family Resid/R8	706.58
042-763-012-000	Single Family Resid/R8	706.58
042-763-013-000	Single Family Resid/R8	706.58
042-764-001-000	Single Family Resid/R8	706.58
042-764-002-000	Single Family Resid/R8	706.58
042-764-003-000	Single Family Resid/R8	706.58
042-764-004-000	Single Family Resid/R8	706.58
042-764-005-000	Single Family Resid/R8	706.58
042-764-006-000	Single Family Resid/R8	706.58
042-764-007-000	Single Family Resid/R8	706.58
042-764-008-000	Single Family Resid/R8	706.58
042-764-009-000	Single Family Resid/R8	706.58
042-764-010-000	Single Family Resid/R8	706.58
042-764-011-000	Single Family Resid/R8	706.58
042-764-012-000	Single Family Resid/R8	706.58
042-764-013-000	Single Family Resid/R8	706.58
042-764-014-000	Single Family Resid/R8	706.58
042-764-015-000	Single Family Resid/R8	706.58
042-764-016-000	Single Family Resid/R8	706.58
042-764-017-000	Single Family Resid/R8	706.58
042-764-018-000	Single Family Resid/R8	706.58
042-764-019-000	Single Family Resid/R8	706.58
042-764-020-000	Single Family Resid/R8	706.58
042-765-001-000	Single Family Resid/R8	706.58
042-765-002-000	Single Family Resid/R8	706.58

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-765-003-000	Single Family Resid/R8	706.58
042-765-004-000	Single Family Resid/R8	706.58
042-765-005-000	Single Family Resid/R8	706.58
042-765-006-000	Single Family Resid/R8	706.58
042-765-007-000	Single Family Resid/R8	706.58
042-765-008-000	Single Family Resid/R8	706.58
042-765-009-000	Single Family Resid/R8	706.58
042-765-010-000	Single Family Resid/R8	706.58
042-765-011-000	Single Family Resid/R8	706.58
042-765-012-000	Single Family Resid/R8	706.58
042-765-013-000	Single Family Resid/R8	706.58
042-765-014-000	Single Family Resid/R8	706.58
042-765-015-000	Single Family Resid/R8	706.58
042-765-016-000	Single Family Resid/R8	706.58
042-765-017-000	Single Family Resid/R8	706.58
042-765-018-000	Single Family Resid/R8	706.58
042-765-019-000	Single Family Resid/R8	706.58
042-765-020-000	Single Family Resid/R8	706.58
042-771-001-000	Single Family Resid/R4	832.04
042-771-002-000	Single Family Resid/R4	832.04
042-771-003-000	Single Family Resid/R4	832.04
042-772-001-000	Single Family Resid/R4	832.04
042-772-002-000	Single Family Resid/R4	832.04
042-772-003-000	Single Family Resid/R4	832.04
042-772-004-000	Single Family Resid/R4	832.04
042-772-005-000	Single Family Resid/R4	832.04
042-772-006-000	Single Family Resid/R4	832.04
042-772-007-000	Single Family Resid/R4	832.04
042-772-008-000	Single Family Resid/R4	832.04
042-772-009-000	Single Family Resid/R4	832.04
042-772-010-000	Single Family Resid/R4	832.04
042-772-011-000	Single Family Resid/R4	832.04
042-773-001-000	Single Family Resid/R4	832.04
042-773-002-000	Single Family Resid/R4	832.04
042-773-003-000	Single Family Resid/R4	832.04
042-773-004-000	Single Family Resid/R4	832.04
042-773-005-000	Single Family Resid/R4	832.04
042-773-006-000	Single Family Resid/R4	832.04
042-773-007-000	Single Family Resid/R4	832.04
042-773-008-000	Single Family Resid/R4	832.04
042-773-009-000	Single Family Resid/R4	832.04
042-773-010-000	Single Family Resid/R4	832.04
042-774-001-000	Single Family Resid/R4	832.04
042-774-002-000	Single Family Resid/R4	832.04
042-774-003-000	Single Family Resid/R4	832.04
042-774-004-000	Single Family Resid/R4	832.04
042-774-005-000	Single Family Resid/R4	832.04
042-774-006-000	Single Family Resid/R4	832.04
042-774-007-000	Single Family Resid/R4	832.04
042-774-008-000	Single Family Resid/R4	832.04
042-775-001-000	Single Family Resid/R4	832.04

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-775-002-000	Single Family Resid/R4	832.04
042-775-003-000	Single Family Resid/R4	832.04
042-775-004-000	Single Family Resid/R4	832.04
042-775-005-000	Single Family Resid/R4	832.04
042-776-001-000	Single Family Resid/R4	832.04
042-776-002-000	Single Family Resid/R4	832.04
042-776-003-000	Single Family Resid/R4	832.04
042-776-004-000	Single Family Resid/R4	832.04
042-776-005-000	Single Family Resid/R4	832.04
042-776-006-000	Single Family Resid/R4	832.04
042-776-007-000	Single Family Resid/R4	832.04
042-776-008-000	Single Family Resid/R4	832.04
042-776-009-000	Single Family Resid/R4	832.04
042-776-010-000	Single Family Resid/R4	832.04
042-776-011-000	Single Family Resid/R4	832.04
042-776-012-000	Single Family Resid/R4	832.04
042-776-013-000	Single Family Resid/R4	832.04
042-776-014-000	Single Family Resid/R4	832.04
042-776-015-000	Single Family Resid/R4	832.04
042-776-016-000	Single Family Resid/R4	832.04
042-776-017-000	Single Family Resid/R4	832.04
042-776-018-000	Single Family Resid/R4	832.04
042-776-019-000	Single Family Resid/R4	832.04
042-777-001-000	Single Family Resid/R4	832.04
042-778-001-000	Single Family Resid/R4	832.04
042-778-002-000	Single Family Resid/R4	832.04
042-778-003-000	Single Family Resid/R4	832.04
042-778-004-000	Single Family Resid/R4	832.04
042-781-001-000	Single Family Resid/R4	832.04
042-781-002-000	Single Family Resid/R4	832.04
042-781-003-000	Single Family Resid/R4	832.04
042-781-004-000	Single Family Resid/R4	832.04
042-781-005-000	Single Family Resid/R4	832.04
042-781-006-000	Single Family Resid/R4	832.04
042-781-007-000	Single Family Resid/R4	832.04
042-781-008-000	Single Family Resid/R4	832.04
042-781-009-000	Single Family Resid/R3	915.68
042-781-010-000	Single Family Resid/R3	915.68
042-781-011-000	Single Family Resid/R3	915.68
042-781-012-000	Single Family Resid/R3	915.68
042-781-013-000	Single Family Resid/R3	915.68
042-781-014-000	Single Family Resid/R3	915.68
042-781-015-000	Single Family Resid/R3	915.68
042-781-016-000	Single Family Resid/R3	915.68
042-781-017-000	Single Family Resid/R3	915.68
042-781-018-000	Single Family Resid/R3	915.68
042-781-019-000	Single Family Resid/R3	915.68
042-781-020-000	Single Family Resid/R3	915.68
042-781-021-000	Single Family Resid/R3	915.68
042-781-022-000	Single Family Resid/R3	915.68
042-781-023-000	Single Family Resid/R3	915.68

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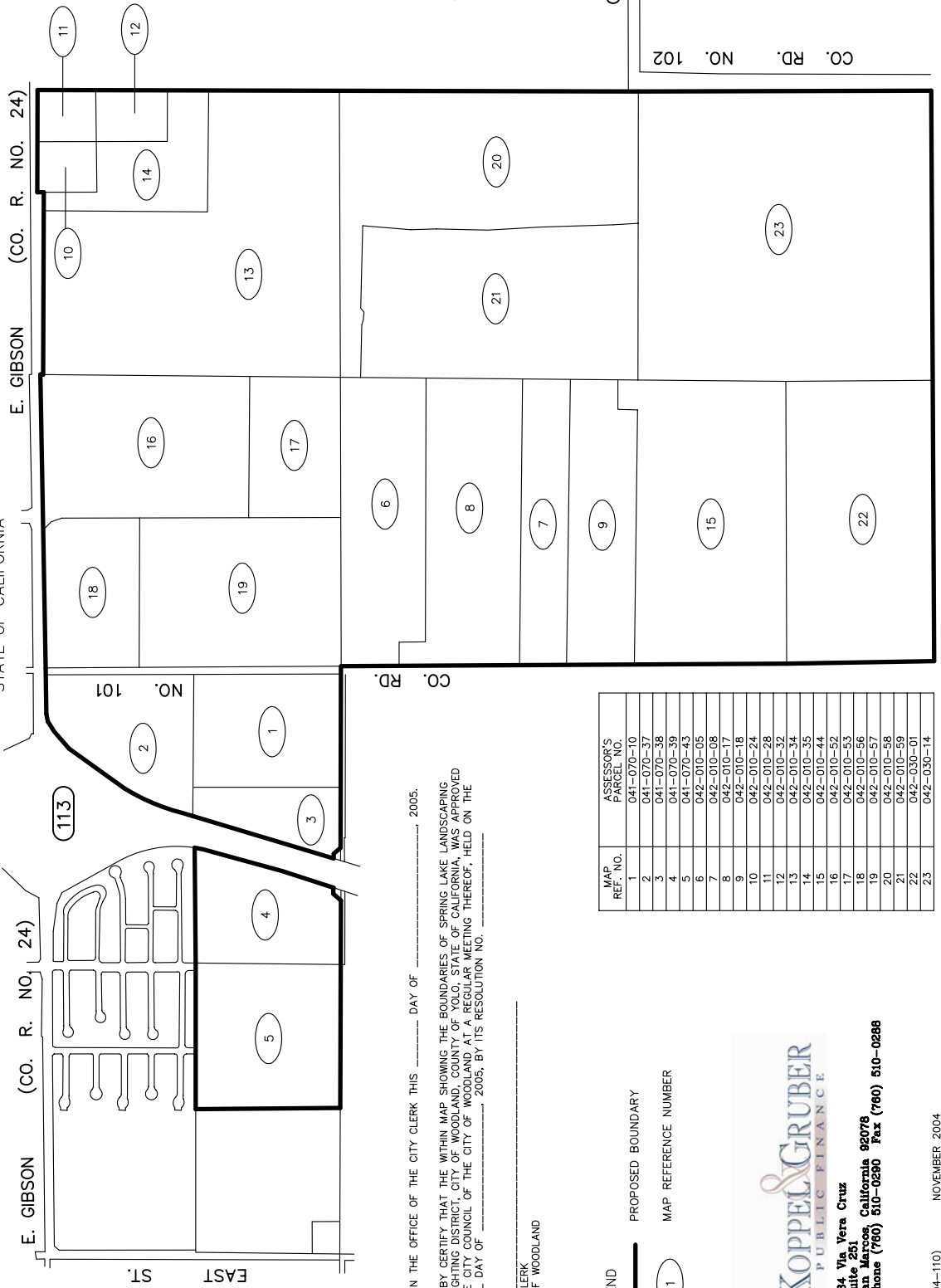
Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-781-024-000	Single Family Resid/R3	915.68
042-781-025-000	Single Family Resid/R3	915.68
042-781-026-000	Single Family Resid/R3	915.68
042-781-027-000	Single Family Resid/R3	915.68
042-781-028-000	Single Family Resid/R3	915.68
042-781-029-000	Single Family Resid/R3	915.68
042-781-030-000	Single Family Resid/R3	915.68
042-781-031-000	Single Family Resid/R3	915.68
042-781-032-000	Single Family Resid/R3	915.68
042-781-033-000	Single Family Resid/R3	915.68
042-781-034-000	Single Family Resid/R3	915.68
042-781-035-000	Single Family Resid/R3	915.68
042-781-036-000	Single Family Resid/R3	915.68
042-781-037-000	Single Family Resid/R3	915.68
042-781-038-000	Single Family Resid/R3	915.68
042-781-039-000	Single Family Resid/R3	915.68
042-781-040-000	Single Family Resid/R3	915.68
042-781-041-000	Single Family Resid/R3	915.68
042-781-042-000	Single Family Resid/R3	915.68
042-781-043-000	Single Family Resid/R3	915.68
042-781-044-000	Single Family Resid/R3	915.68
042-781-045-000	Single Family Resid/R3	915.68
042-782-001-000	Single Family Resid/R4	832.04
042-782-002-000	Single Family Resid/R4	832.04
042-782-003-000	Single Family Resid/R4	832.04
042-782-004-000	Single Family Resid/R4	832.04
042-782-005-000	Single Family Resid/R4	832.04
042-782-006-000	Single Family Resid/R4	832.04
042-783-001-000	Single Family Resid/R4	915.68
042-783-002-000	Single Family Resid/R4	915.68
042-783-003-000	Single Family Resid/R4	915.68
042-783-004-000	Single Family Resid/R4	915.68
042-783-005-000	Single Family Resid/R4	915.68
042-783-006-000	Single Family Resid/R4	915.68
042-783-007-000	Single Family Resid/R4	915.68
042-783-008-000	Single Family Resid/R4	915.68
2,470	Sub Total	2,224,295.14
2,476	GRAND TOTAL	2,253,266.02

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, 24-28 and Book 042 pages 03, 06, 35-78. A boundary map of the area is attached.

PROPOSED BOUNDARY OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2005.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF SPRING LAKE LANDSCAPING AND LIGHTING 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 _____ DAY OF _____, 2005, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF WOODLAND

LEGEND

PROPOSED BOUNDARY

MAP REFERENCE NUMBER

1

MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	041-070-10
2	041-070-37
3	041-070-38
4	041-070-39
5	041-070-43
6	042-010-05
7	042-010-08
8	042-010-17
9	042-010-18
10	042-010-24
11	042-010-28
12	042-010-32
13	042-010-34
14	042-010-35
15	042-010-44
16	042-010-52
17	042-010-53
18	042-010-56
19	042-010-57
20	042-010-58
21	042-010-59
22	042-030-01
23	042-030-14

KOPPEL & GRUBER
PUBLIC FINANCE

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

(04-110) NOVEMBER 2004

CITY OF WOODLAND

SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report Fiscal Year 2019/2020

Report Submitted by:

Scott Koppel
Koppel & Gruber Public Finance

Registered Engineer

APPENDIX

SEGMENT	AREA	ALLOCATION METHOD	APPR. LENGTH (ft)	APPR. WIDTH (ft)	PARKS (costs in 2006 dollars)						PUBLIC WORKS (costs in 2006 dollars)						LINE ITEM TOTAL	PUBLIC AGENCY COST [†]									
					LANDSCAPING (\$0.18/sq.ft.)			GREENBELTS & PARKS (\$15,000/ac.)			WALLS & FENCING (\$1.00/ft.)			CAPITAL					LANDSCAPING			TREES (\$60/ea @ maturity) (\$1.499/ea)			SIGNALIZED INTERSECTIONS (\$1.499/ea)		
					Quantity	Cost	Level of effort (%)	Quantity	Cost	Lump Sum	Quantity	Cost	Lump Sum	Quantity	Cost	Lump Sum			Quantity	Cost	Quantity	Cost	Quantity	Cost			
A1	Pioneer Avenue	PRODUCT TYPE - Dev/Undev (Base)	7825	Varies (41-53)	82,866	\$34,994	1.145		\$409				207	\$6,259	61	\$9,410	3	\$31,064		\$82,134							
A2	Pioneer Avenue (Fronting High School Property)	PRODUCT TYPE - Dev/Undev (Base) & Front Fodag	1315	16	56,378	\$23,780	0	0	\$0				36	\$1,088	23	\$3,546	2	\$30,709		\$40,125		\$5,585.15					
B	Highway Drive	PRODUCT TYPE - Dev/Undev (Base)	5181	53	274,867	\$115,931	4.703	84	\$30	\$1,680			577	\$17,446	38	\$5,892	0	\$0		\$140,947							
C1	Road 102	PRODUCT TYPE - Dev/Undev (Base)	5300	37	202,894	\$85,020	3.927		\$1,260				320	\$9,075	45	\$6,942	1	\$10,395		\$113,851							
C2	Road 102 (Fronting College Property)	PRODUCT TYPE - Dev/Undev (Base) & Front Fodag	1186	37	47,859	\$20,228	0	0	\$0				76	\$2,298	12	\$1,851	0	\$0		\$24,377		\$4,702.42					
C3	Road 102 (Fronting Yolo County Property)	PRODUCT TYPE - Dev/Undev (Base) & Front Fodag	1433	37	58,259	\$24,573	0	0	\$0				87	\$2,630	13	\$2,005	0	\$0		\$20,208		\$4,897.23					
D1	East Gibson Road (Includes total 1/2 median st = 26566)	PRODUCT TYPE - Dev/Undev (Base)	1400	24.5	0	\$0	0	0	\$0				0	\$0	10	\$1,543	0	\$0		\$1,543							
D2	East Gibson Road (Fronting High School)	PRODUCT TYPE - Dev/Undev (Base) & Front Fodag	1200	24.5	56,487	\$23,825	0	0	\$0				27	\$816	14	\$2,160	0	\$0		\$26,801		\$4,634.55					
D3	East Gibson Road (Fronting College)	PRODUCT TYPE - Dev/Undev (Base) & Front Fodag	1460	24.5	24,807	\$10,463	0	0	\$0				46	\$1,381	17	\$2,622	1	\$10,395		\$24,831		\$4,634.55					
D4	East Gibson Road (Fronting Yolo County Property)	PRODUCT TYPE - Dev/Undev (Base) & Front Fodag	1097	24.5	19,249	\$8,119	0	0	\$0				54	\$1,633	13	\$2,005	1	\$10,395		\$22,111		\$4,398.37					
E	Road 26A	PRODUCT TYPE - Dev/Undev (Base)	5250	33	2,186	\$922	0	0	\$0				74	\$2,237	7	\$1,080	0	\$0		\$4,239		\$6,029					
F1	Farmers Central Road	ZONING - Dev Only	6604	varies (13-37)	9,776	\$4,123	0	0	\$369				10	\$302	8	\$1,234	0	\$0		\$6,029							
F2	Farmers Central Road (Fronting School "A")	ZONING - Dev Only	696	8	0	\$0	0	1	\$18,635	0	\$0		0	\$0	0	\$0	0	\$0		\$18,635							
G	Mixed Use Channel*	PRODUCT TYPE - Dev/Undev (Drainage)	3560		0	\$0	0	0	\$0				401	\$12,124	3	\$463	0	\$0		\$12,586							
H	Road 24C	ZONING - Dev Only	2000		901	\$211	1,059		\$376	0	\$0		21	\$695	6	\$926	1	\$10,395		\$12,502							
I1	Road 101	ZONING - Dev Only	5817	Varies (5-16)	6,196	\$2,613	0	0	\$0				34	\$1,028	9	\$1,388	0	\$0		\$5,030							
I2	Road 101 (Fronting School "A")	ZONING - Dev Only	647	8	112	\$47	0	0	\$0				0	\$0	0	\$0	0	\$0		\$47							
J1	Manor Road (West Side Only)	ZONING - Dev Only	1280		47,794	\$20,159	0	0	\$0				91	\$2,751	8	\$1,234	0	\$0		\$24,144							
J2	Manor Road (Fronting Private School - East Side Only)	ZONING - Dev Only	1280	8	5,513	\$2,225	0	0	\$0				18	\$544	8	\$1,234	0	\$0		\$4,104							
K1	Collector One	ZONING - Dev Only	5200	varies	10,747	\$4,533	0	0	\$4,269	0	\$0		141	\$4,263	38	\$5,892	0	\$0		\$18,946							
K2	Collector One (Fronting School "B")	ZONING - Dev Only	625	8	0	\$0	0	0	\$0				19	\$574	10	\$1,543	0	\$0		\$2,117							
K3	Collector One (Fronting School "C")	ZONING - Dev Only	490	8	10,428	\$4,398	0	0	\$0				47	\$1,421	8	\$1,234	0	\$0		\$7,054							
L	Collector Two	ZONING - Dev Only	3200		17,387	\$7,333				0	\$0		34	\$1,028	12	\$1,851	0	\$0		\$10,212							
M	Collector Four	ZONING - Dev Only	1300		468	\$184	0	0	\$0				0	\$0	0	\$0	0	\$0		\$184							
N	Collector "A" Street	ZONING - Dev Only	5200	varies	22,378	\$9,439	143		\$51				160	\$4,837	54	\$9,330	0	\$0		\$22,657							
	Subdivision Trail Corridor	PRODUCT TYPE - Dev only (Parks)													\$0			\$0		\$0							
	Greenbelts	PRODUCT TYPE - Dev only (Parks)													\$0			\$0		\$793,893							
	Highway 113 Buffer	PRODUCT TYPE - Dev only (Base)													\$0			\$0		\$0							
	Central Park	PRODUCT TYPE - Dev only (Base)													\$0			\$0		\$0							
	Park "A" (Landscaping Strips Included in Road 101 & Local Streets)	PRODUCT TYPE - Dev only (Parks)													\$0			\$0		\$0							
	Park "B" (Landscaping Strips Included in Coll. 1 & Local Streets)	PRODUCT TYPE - Dev only (Parks)													\$0			\$0		\$0							
	Park "C" (Landscaping Strips Included in Coll. 1 & Local Streets)	PRODUCT TYPE - Dev only (Parks)													\$0			\$0		\$0							
	Mini-Park	PRODUCT TYPE - Dev only (Parks)													\$0			\$0		\$0							
	Gateway Entries (\$0.70/sq. ft.)	PRODUCT TYPE - Dev only (Base)													\$0			\$0		\$0							
O	Local Streets	ZONING - Dev Only			267,218	\$112,709			\$1,504	4,210			3,868	\$101,925	730	\$112,607	0	\$0		\$328,344							
	Local Streets (Fronting School "B")	ZONING - Dev Only	680	6		\$0			\$0						\$0			\$0		\$40,731							
	Local Streets (Fronting School "C")	ZONING - Dev Only	630	6		\$0			\$0						\$0			\$0		\$0							
	Off-Site Inlet Channel (South Area)*	PRODUCT TYPE - Dev Only (Drainage)													\$0			\$0		\$0							
	Off-Site Inlet Channel (North Area)*	PRODUCT TYPE - Dev Only (Drainage)													\$0			\$0		\$0							
	Off-Site Interceptor/Conveyance Facility (East Area Agricultural Interceptor)*	ZONING - Dev Only													\$0			\$0		\$0							
	Off-Site Interceptor/Conveyance Facility (West Area Agricultural Interceptor)*	ZONING - Dev Only													\$0			\$0		\$0							
	Off-Site Outlet Channel*	PRODUCT TYPE - Dev Only (Drainage)													\$0			\$0		\$0							
	Off-Site East Regional Pond (East Area)*	PRODUCT TYPE - Dev Only (Drainage)													\$0			\$0		\$0							
	Off-Site East Regional Pond (West Area)*	PRODUCT TYPE - Dev Only (Drainage)													\$0			\$0		\$0							
	Off-Site Regional Pond Park	PRODUCT TYPE - Dev Only (Drainage)			0	\$0		0	\$0				0	\$0	0	\$0		\$10,395		\$307,788							
	On-Site Temporary Agricultural Interceptor*	ZONING - Dev Only																	\$0								
	Administration Costs	PRODUCT TYPE - Dev/Undev (Base)			1,224,628	\$516,530		116,187	\$189,322	13,727	\$4,905								\$119,095		\$119,095						
	TOTALS																										

Segments refer to map (SLSP On-site Exhibit)
*Cost estimated as a lump sum basis.
**Public Works phasing capital costs are shown in attached memo.
†Public Agency Formula = (12 of Landscaping's 1.91 + Tree Total(2) - Lighting Total(2))
‡Developers Cost = Total Area Cost - Public Agency Cost

(1) TOTAL ADMIN COST = \$119,095
TOTAL PARKS = \$1,379,757
**TOTAL PUBLIC WORKS = \$754,414
SUBTOTAL = \$2,253,266
TOTAL PUBLIC AGENCY = -\$28,971
OVERALL TOTAL DEVELOPERS' COST = \$2,134,171

(8) TOTAL ADMIN COST = \$119,095
TOTAL PARKS = \$1,379,757
**TOTAL PUBLIC WORKS = \$754,414
SUBTOTAL = \$2,253,266
TOTAL PUBLIC AGENCY = -\$28,971
OVERALL TOTAL DEVELOPERS' COST = \$2,134,171

CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2019/2020 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 2008/2009														
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 Mieke Lois 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							
For Fiscal Year 2017/2018														
4986	Lennar Homes of CA Inc	Cal West Phase 1		74				74						
For Fiscal Year 2018/2019														
5107	Lennar Homes of CA Inc	Heritage Rem Area Phase 2		103	103									
5101	Lennar Homes of CA Inc	Cal West Phase 2		69				69						
For Fiscal Year 2019/2020														
5120	Lennar Homes of CA Inc	Cal West Phases 3 & 4		83				83						
5027	Taylor Morrison of CA LLC	Spring Lake Central Phase 1		100			100							
5103	Taylor Morrison of CA LLC	Spring Lake Central Phase 2		70				70						
5111	Western Pacific Housing Inc	Spring Lake Central Phase 5		77				77						
5110	Taylor Morrison of CA LLC	Spring Lake Central Phase 4		44		44								
5092	Lennar Homes of CA Inc	Oyang South Phase 1		120	45	75								
TOTAL				2,540	112	442	1,068	680	20	0	218			

1. Update based on parcel changes and new parcel maps obtained from County Assessor May, 2019.
2. Subdivided into 6 lettered lots with Developed Apartments on one of the lots
3. Includes 7 large lots that ultimately subdivided into Subdivision 5029 and 5030. Also includes 1 large lot scheduled for a park site and commercial acreage.

\\kgfserver\ClientFiles\Woodland\Spring_Lake\Admin\2019\LLD\Tables\Subdivision Info from 2019.xlsx|Sheet1

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 2019/2020 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 2019/2020 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 2019/2020, 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 2019/2020; and
- d) An exhibit showing the boundaries of the District

RESOLUTION NO: _____

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

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

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

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

RESOLUTION NO: _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2019.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2019, by the following vote:

AYES: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Xochitl Rodriguez

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 2019/2020**

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2019/2020 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, 2019, and ending June 30, 2020, 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 2019/2020" (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 2019/2020; 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 _____, 2019.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2019, by the following vote:

AYES: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Xochitl Rodriguez

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 2019/2020 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 2019/2020 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, 2019, and ending June 30, 2020, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public’s best interest requires such levy and collection.

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

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

RESOLUTION NO: _____

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

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2019/2020 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, July 2, 2019**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2019/2020, 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 _____, 2019.

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 _____, 2019, by the following vote:

AYES: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Xochitl Rodriguez

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 2019/2020 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 2019/2020 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 2019/2020, 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 2019/2020; and
- d) An exhibit showing the boundaries of the District.

RESOLUTION NO: _____

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

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

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

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

RESOLUTION NO: _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2019.

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 _____, 2019, by the following vote:

AYES: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Xochitl Rodriguez

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 2019/2020**

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2019/2020 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, 2019 and ending June 30, 2020, 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 2019/2020" (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 2019/2020; 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 _____, 2019.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2019, by the following vote:

AYES: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Xochitl Rodriguez

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 2019/2020 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 2019/2020 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (“Act”).

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

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

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

Section 1 The above recitals are all true and correct.

Section 2 The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the District for the Fiscal Year commencing July 1, 2019, and ending June 30, 2020, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public’s best interest requires such levy and collection.

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

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

RESOLUTION NO: _____

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

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2019/2020 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, July 2nd, 2019**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2019/2020, 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 _____, 2019.

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 _____, 2019, by the following vote:

AYES: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Xochitl Rodriguez

Attest:

_____,
City Clerk, Ana Gonzalez



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: I.9.
SUBJECT: Waste Management Delinquent Garbage/Refuse Accounts - Call for a Public Hearing

Recommendation for Action: Staff recommends that the City Council set a Public Hearing for July 16, 2019 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

Staff Contact:

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

Fiscal Impact:

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

Report in Brief:

This action requests that the City Council set a date for the annual adoption of a Resolution to lien local properties for failure to pay for their Waste Management services. Staff recommends that the City Council set a Public Hearing for July 16, 2019 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

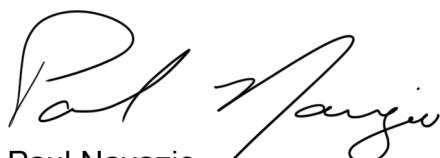
Background:

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

Conclusion:

Staff recommends that the City Council set a Public Hearing for July 16, 2019 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

Prepared By: Ana B. Gonzalez, City Clerk


Paul Navazio
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: J.10.
SUBJECT: OPEN AND CONTINUE TO JULY 2, 2019 - Extension of an Urgency Interim Ordinance Establishing a Moratorium on Mini-Storage/Warehouse Facilities in the Industrial District

Recommendation for Action: Staff recommends that the City Council: 1) Hold a public hearing to receive a staff report regarding the Interim Urgency Ordinance adopted by the City Council on May 21, 2019 and to take public comment; 2) Issue a Report on the Measures Taken to Study Mini-Storage/Warehouse Uses and Appropriate Zoning for Such Uses; and 3) Adopt Ordinance No. _____, by a Four- Fifths Vote Extending Ordinance No.1643 which imposed a 45-day Moratorium on the Establishment of Mini-Storage/Warehouse Facilities in the Industrial Zone within the City of Woodland.

Staff Contact:

Cindy Norris, Principal Planner (530) 661-5911, cindy.norris@cityofwoodland.org

Fiscal Impact:

There is no fiscal impact as a result of the Moratorium Extension

Background:

On May 21, 2019, the Woodland City Council adopted an Interim Urgency Ordinance establishing a moratorium in the Industrial zoning district on the establishment of new or the expansion of existing mini-storage/warehouse facilities. Pursuant to Government Code Section 65858, the Ordinance is effective for forty-five days, or until July 6, 2019, unless the City Council further extends it. The City Council is permitted to extend Ordinance No.1643 for an additional ten months and fifteen days (One year). The maximum time allowed for a moratorium is 2-years with extensions.

The City's existing Zoning Code regulates the location of mini-storage/warehouse facilities, which have been allowed to operate in the Industrial district as a permitted use.

Existing Conditions

The City currently has eighteen existing and operational mini-storage/warehouse facilities. Ten of the existing facilities are located within the Industrial or Industrial/Light Industrial Overlay districts with five in the Corridor Mixed Use area, two in the Regional Commercial district. Two of those facilities were constructed in the last year, on Cannery Road and Tide Court. More recently, a new mini-storage facility has purchased and has submitted building permits for an existing property and building in the Industrial District at the corner of northeast corner of Tide Court and Pioneer Avenue. Added to that is a new mini-storage facility which is currently under construction within Yolo County, in the City's Urban Limit Line, on County Road 102. Further, the City is currently processing an application that was previously submitted for a new mini-storage facility in the Community Commercial District at the southeast of Main Street and Matmor Road. This application would be subject to the regulations concerning mini-storage (Personal Storage) facilities approved in Interim Zoning Ordinance.

Mini-storage facilities in the Industrial Zone are currently allowed as a by right use only subject to design review. However, there is now increasing concern about the over-saturation of mini-storage/warehouse facilities and about the increasing interest in locating even more mini-storage/warehouse facilities on land and in existing buildings in the Industrial Zone. There are multiple concerns regarding mini-storage facilities. The City already has a large concentration of such facilities. These facilities take up large amounts of valuable land in areas that have higher base tax rate. This use generally has very low employment and generates no sales tax. Therefore, it is felt that such use does not promote the City's goals of achieving improved aesthetic design, fiscal health, or economic growth in the community. Large land areas are required for these types of uses that might be better developed following principles of complete neighborhoods, active living, or economic development.

The proliferation of mini-storage uses in Woodland, particularly in the Industrial Zone, poses a threat to the public health, safety and welfare in that expansion of such uses depreciates the potential tax base, presents a negative image to existing and prospective desirable business, and damages the vitality and synergistic opportunities in the industrial district thereby harming the overall development potential in the community.

The City did not anticipate the large influx of applications proposed to be submitted in the Industrial Zone for mini-storage/warehouse facilities or the conversion of existing buildings into mini-storage facilities, and the City Council finds that there are new circumstances previously unanticipated by the City during the development of the Interim Zoning Ordinance and that this Interim Urgency Ordinance is necessary to protect the public health, safety, and welfare from an event separate and distinct from the circumstances that give rise to the interim zoning ordinance imposing a moratorium on all mini-storage facilities Citywide.

Staff is recommending that the City Council consider extending the moratorium in the form of an urgency ordinance that prohibits mini-storage/warehouse facilities from locating in the Industrial District of the City of Woodland to prevent over-saturation and the location of such facilities in a manner that is not consistent with General Plan goals and policies, until staff is able to modify the Zoning Ordinance for the Industrial Zone to limit or prohibit mini-storage facilities.

Discussion:

Ordinance 1643 imposed an immediate moratorium on the establishment of new mini-storage/warehouse facilities in the Industrial Zone in City of Woodland. It set forth the reasons for the urgent need for the ordinance. It specifically stated that no application for a building permit, business permit, conditional use permit, or any entitlement for the establishment or expansion of a mini-storage/warehouse facility shall be approved during the term of the moratorium established by the Ordinance.

The City Council may adopt an urgency ordinance, which goes into effect immediately and remains in effect for 45 days unless extended within those 45 days. An interim urgency ordinance requires a 4/5 vote for adoption and requires the City Council to make findings that the interim ordinance is being adopted for the immediate protection of the public health, safety, and welfare. The intent of such an urgency ordinance would be for it to remain in effect only until the City Council adopts an ordinance to regulate mini-storage/warehouse facilities within the City of Woodland to prevent further over-saturation of mini-storage/warehouse facilities

The proposed ordinance extension would go into effect immediately and would remain in effect until May 20, 2020.

Environmental Review

The City Council determined that the Urgency Interim Zoning Ordinance is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act (“CEQA”) Guidelines because it has no potential for resulting in physical change in the environment, directly or indirectly. Additionally, pursuant to CEQA Section 15061(b)(3), the City Council determined that the Ordinance is exempt from CEQA because the activity is covered by the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The City Council therefore directs that a Notice of Exemption be filed with the County Clerk of the County of Yolo in accordance with CEQA Guidelines.

Conclusion:

Staff recommends that the City Council:

- 1) Hold a public hearing to receive a staff report regarding the Interim Urgency Ordinance adopted by the City Council on May 21, 2019 and to take public comment;
- 2) Issue a Report on the Measures Taken to Study Mini-Storage/Warehouse Uses and Appropriate Zoning for Such Uses; and
- 3) Adopt Ordinance No. _____, by a Four- Fifths Vote Extending Ordinance No. 1643, which Imposed a 45-day Moratorium on the Establishment of Mini-Storage/Warehouse Facilities in the Industrial Zone within the City of Woodland.

Prepared By: Cindy Norris, Principal Planner

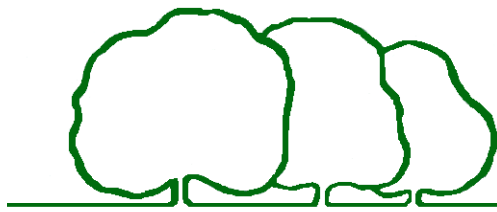
Reviewed By: Ken Hiatt, Assistant City Manager/Community & Economic Development Director



Paul Navazio
City Manager

Attachments:

1. ATT 1 - CC Report on measures taken during 45 Day Expiration of Urgency Moratorium Ordinance
2. ATT 2 - Ordinance to Extend Moratorium Mini-Storage
3. ATT 3 - Ord_1643 Moratorium Mini-Storage and Warehouse



City of Woodland

Community Development Department 300 First Street, Woodland CA 95695

DATE: June 7, 2019

FROM: Woodland City Council

SUBJECT: Report on Measures Taken to Alleviate the Conditions that led to the Adoption of Ordinance No. 1643, an Urgency Interim Zoning Ordinance Establishing a Moratorium on Any and All Mini-Storage/Warehouse Facilities in the Industrial Zone in the City of Woodland.

On May 21, 2019, the Woodland City Council adopted Ordinance No. 1643, an interim urgency zoning ordinance that imposed a moratorium on the establishment of mini-storage/warehouse facilities in the Industrial zone in the City of Woodland. Ordinance No. 1643 was adopted pursuant to Government Code Section 65858, which provides that an interim moratorium expires 45 days from the date of its adoption, unless the ordinance is extended by the Woodland City Council after additional notice and public hearing. The moratorium is set to expire on July 6, 2019.

Government Code Section 65858(d) requires that at least ten (10) days prior to the expiration of the moratorium, the Woodland City Council must issue a written report describing the measures taken to alleviate the condition that led to adoption of the Ordinance. The conditions that led to adoption of the interim moratorium were listed in Ordinance No. 1643, and are still in existence as of the date of this report. The following is a report of the measures and actions that have been taken by the City and other governmental agencies since May 21, 2019, to alleviate the conditions set forth in Ordinance No. 1643:

- During the course of the moratorium, City staff has continued to study the issue of regulation of mini-storage/warehouse facilities. These efforts have included studying how other cities have opted to regulate mini-storage, evaluating goals and policies in the 2035 General Plan.
- The City continues to work on a Comprehensive Zoning Ordinance, through which consideration of appropriate permitted, conditionally permitted and prohibited uses in Industrial zone is being analyzed with completion this effort anticipated on or before May 20, 2020.

ORDNANCE NO. __

**AN URGENCY INTERIM ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF WOODLAND PURSUANT TO GOVERNMENT CODE
SECTION 65858 EXTENDING INTERIM URGENCY ORDINANCE NO.
1643 FOR AN ADDITIONAL TEN MONTHS AND FIFTEEN DAYS TO
CONTINUE DURING THIS PERIOD THE TEMPORARY
MORATORIUM ON THE ESTABLISHMENT OF NEW, OR EXPANSION
OF, EXISTING MINI-STORAGE/WAREHOUSE FACILITIES IN THE
INDUSTRIAL DISTRICT**

WHEREAS, on , pursuant to section 65858 of the California Government Code, the City Council of the City of Woodland adopted Ordinance No. 1643, an Urgency Interim Zoning Ordinance Establishing a Moratorium in the Industrial Zoning District on Mini-Storage/Warehouse Facilities; and

WHEREAS, Government Code 65858 also provides that prior to expiration of Ordinance 1643, the City Council may extend Ordinance 1643 for up to an additional ten (10) months and fifteen (15) days after giving notice pursuant to Government Code 65090 and conducting a public hearing; and

WHEREAS, on May 21, 2019, the City Council authorized the issuance of a written report describing the measures and actions taken by the City to alleviate the circumstances and conditions that led to the adoption of Ordinance 1643, since its adoption on May 21, 2019, as required by Government Code Section 65858 (d) (“Council Report”); and

WHEREAS, based on the Council Report, the City Council has determined that the circumstances and conditions that led to the adoption of Ordinance No. 1643, which are set forth in the recitals of Ordinance No. 1643 and are fully incorporated herein by reference, have not been alleviated as of the date of this Ordinance and continue to create the concerns described in Ordinance 1643; and

WHEREAS, the City Council now seeks to extend the temporary moratorium on the establishment of new, or expansion of, existing mini-storage facilities, as currently authorized by Ordinance No. 1643, to continue studying possible amendments to the City’s zoning regulations to help ensure that mini-storage/warehouse facilities are located in a manner consistent with the goals and policies of the General Plan; and

WHEREAS, the City Council has determined that the scope of the moratorium on mini-storage/warehouse facilities should extend to all projects in the Industrial Zoning district of the City; and

WHEREAS, the purpose of extending Ordinance No. 1643 is to avoid the potentially significant adverse impacts to the public’s health, safety, and welfare described in Ordinance No 1643; and

WHEREAS, the City Council has determined that there is a need to extend Ordinance No. 1617 for ten (10) months and fifteen (15) days as authorized under Government Code section 65858, until 12:00 a.m. on May 20, 2020; and

WHEREAS, the notice and public hearing required by Government Code section 65858 for the extension of Ordinance 1643 has been provided in accordance with applicable law.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Adoption of this Urgency Interim Ordinance (“Ordinance”) shall constitute an extension of Ordinance No. 1643 pursuant to Government Code Section 65858.

Section 2. During the time this Ordinance is in effect, the City shall not approve or issue land use approvals or permits, including but not limited to, use permits, building permits, variances, zoning code amendments, tentative subdivision or parcel maps, site plan approvals, design review approvals, or other permits or entitlements, whether administrative or discretionary, for mini-storage/warehouse facilities unless the mini-storage/warehouse facility had received all applicable entitlements from the City but had not received a building permit as of May 21, 2019.

Section 3. Mini-Storage/Warehouse Facility, Defined.

A “mini-storage/warehouse facility” has the same definition in this Ordinance as set forth in Section 25-3-10 of the Woodland Municipal Code, which defines “mini-storage/warehouse facility” as “a building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of customer’s goods or wares.”

Section 4. The City Council hereby enacts this Interim Urgency Ordinance by not less than a four-fifths vote, and in light of the findings set forth in Ordinance No. 1643, under the authority granted to it by Article XI, Section 7 of the California Constitution and Government Code Section 65858, which allows the City to adopt an interim urgency ordinance, in order to protect the public safety, health, and welfare, prohibiting any uses that may be in conflict with a zoning proposal that the City Council, Planning Commission, or Community Development Department is considering or studying or intends to study within a reasonable time.

Section 5. The City Council hereby finds and determines that the recitals set forth above are hereby adopted and incorporated herein as a portion of the City Council’s findings in support of the adoption of this Ordinance and that the adoption of this Ordinance and the extension of Ordinance No. 1643 is necessary for the current and immediate protection of the public health, safety, and welfare of the City and its residents for all the reasons set forth in the recitals above, the recitals of Ordinance 1643, the Council Report, and the agenda report prepared in connection with this Ordinance, which are hereby expressly incorporated as though fully set forth herein, and for the following additional reasons:

- The City continues to study the issue of regulation of mini-storage/warehouse facilities, which includes studying how other cities have opted to regulate mini-storage, evaluating goals and policies in the 2035 General Plan.
- The City continues to work on development of the Comprehensive Zoning Ordinance, through which consideration of appropriate permitted, conditionally permitted, and prohibited uses in the Industrial zone is being analyzed, with completion of this effort anticipated on or before May 20, 2020.

Section 6. The City Council hereby directs the Community Development Department to continue considering and studying possible means of regulating or prohibiting mini-storage/warehouse facilities.

Section 7. Ten days prior to the expiration of this Ordinance, the City Council shall issue a written report describing the measures that the City has taken to alleviate the conditions that led to the adoption of this Ordinance.

Section 8. This Ordinance is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act (“CEQA”) Guidelines because it has no potential for resulting in physical change in the environment, directly or indirectly. The Ordinance will maintain current levels of development and will not permit any mini-storage/warehouse facility that may have a significant impact on aesthetics or traffic levels. The City Council further finds, under Title 14 of the California Code of Regulations, Section 15061 (b)(3), that this Ordinance is nonetheless exempt from the requirements of CEQA, in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The City Council therefore directs that a Notice of Exemption be filed with the County Clerk of the County of Yolo in accordance with CEQA Guidelines.

Section 9. 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 this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

Section 10. The City Clerk shall certify to the passage of this Ordinance and cause the same or a summary thereof to be published within fifteen (15) days after adoption in a newspaper of general circulation, printed and published in Woodland, California.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Woodland City Council
this 18th day of June, 2019.

ATTEST:

Ana B. Gonzalez, City Clerk

Xochitl Rodriguez, Mayor

Approved as to Form

Kara K. Ueda
City Attorney

URGENCY ORDINANCE NO. 1643

AN URGENCY INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND ESTABLISHING A MORATORIUM ON ANY AND ALL MINI-STORAGE/WAREHOUSE FACILITIES IN THE INDUSTRIAL DISTRICT OF THE CITY OF WOODLAND, TO TAKE EFFECT IMMEDIATELY, AND DECLARING THE URGENCY THEREOF

WHEREAS, the City of Woodland has been experiencing a proliferation of mini-storage/warehouse facility construction both within the City and immediately adjacent to the City; and

WHEREAS, the City Council of the City of Woodland adopted an interim urgency ordinance (Ordinance No. 1617) on June 6, 2017, and extended the interim ordinance on July 18, 2017 by Ordinance No. 1628 under the authority of Government Code section 65858. These Ordinances imposed a moratorium on land use approvals for mini-storage/warehouse facilities in all zones of the City of Woodland; and

WHEREAS, during the pendency of that moratorium, the City drafted an interim urgency zoning ordinance to be consistent with the City Council's then recent approval of the 2035 City of Woodland General Plan; and

WHEREAS, the City Council adopted the Interim Zoning Ordinance on May 1, 2018 (Ordinance No. 1634), in which new mini-storage/warehouse facilities were either restricted or require a conditional use permit in most zoning districts of the City; and

WHEREAS, the Interim Zoning Ordinance permits mini-storage/warehouse facilities in the Industrial Zone as the City did not address development of these types of facilities within this zone; and

WHEREAS, the City now anticipates receiving applications for new mini-storage facilities proposed to be located within the Industrial Zone, an area in which the City would like used for traditional industrial purposes such as manufacturing and other mass production uses; and

WHEREAS, mini-storage facilities in the Industrial Zone do not further the purpose and intent of the Industrial Zone, create a negative aesthetic image, and use valuable land that hinders vital and synergistic development within the Industrial Zone; and

WHEREAS, the City did not anticipate the large influx of applications proposed to be submitted in the Industrial Zone for mini-storage/warehouse facilities or the conversion of existing buildings into mini-storage facilities, and the City Council finds that there are new circumstances previously unanticipated by the City during the development of the Interim Zoning Ordinance and that this Interim Urgency Ordinance is necessary to protect the public health, safety, and welfare from an event separate and distinct from the circumstances that give rise to the interim zoning ordinance imposing a moratorium on all mini-storage facilities Citywide. The City Council further finds that this Interim Urgency Ordinance is appropriate under Government Code section 65858(f) due to these changed circumstances; and

WHEREAS, the anticipated proliferation of mini-storage uses in Woodland in the Industrial Zone, through conversion of limited valuable existing facilities or construction of new mini-storage uses, poses a threat to the public health, safety and welfare in that expansion of such uses depreciates the potential tax base, presents a negative image to existing and prospective desirable business, and damages the vitality and synergistic opportunities in the industrial district thereby harming the overall development potential in the community; and

WHEREAS, mini-storage/warehouse facilities in the Industrial Zone do not promote the City's goals of achieving either aesthetic or fiscal health of the community, do not foster economic growth, do not promote the City's agricultural heritage or an environmentally sustainable community, and the City is becoming increasingly concerned about the over-saturation of mini-storage/warehouse facilities in the City and the increased interest in locating even more mini-storage/warehouse facilities within the City's Industrial Zone in existing buildings; and

WHEREAS, the City needs additional time to draft appropriate Zoning regulations for mini-storage uses in the Industrial Zone and will do so while this Interim Urgency Ordinance is in effect; and

WHEREAS, the City Council now desires to adopt a moratorium that prohibits mini-storage/warehouse facilities from locating in the Industrial Zone of the City of Woodland; and

WHEREAS, during the pendency of this moratorium, the City Council directs City staff to prepare a proposal to regulate mini-storage/warehouse facilities within the Industrial Zone of the City of Woodland to prevent further over-saturation of mini-storage/warehouse facilities; and

WHEREAS, this urgency ordinance is adopted pursuant to the requirements of Government Code section 65858 and shall be in effect for 45 days unless further extended by the City Council of the City of Woodland.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Mini-Storage/Warehouse Facility, Defined in the Existing Zoning Code:

A "mini-storage/warehouse facility" has the same definition in this Ordinance as set forth in Section 25-3-10 of the Woodland Municipal Code, which defines "mini-storage/warehouse facility" as "a building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of customer's goods or wares."

Section 2. Findings.

The City Council of the City of Woodland hereby makes the following findings in support of the immediate adoption and application of this urgency interim Ordinance regulating mini-storage/warehouse facilities in the Industrial Zone in the City of Woodland:

A. The City currently has an over-concentration of mini-storage/warehouse facilities within its borders and has recently seen an increase in applications and inquiries to locate even

more mini-storage/warehouse facilities within the Industrial Zones. The interim Woodland Zoning Code recently adopted by the City Council permits mini-storage/warehouse facilities in the Industrial Zone as it was not anticipated the Industrial Zone would be a desirable place for this type of use to locate. This Interim Urgency Ordinance imposing a moratorium on mini-storage/warehouse facilities in the Industrial Zone is authorized pursuant to Government Code section 65858(f) because of the changed circumstances of the unanticipated proposals to convert existing buildings into mini-storage facilities and the anticipated new applications for mini-storage facilities in the Industrial Zone.

B. The Land Use Element of the City's 2035 General Plan includes specific goals and policies that aim to minimize land use conflicts and develop a logical pattern of land use as well as to upgrade the City's appearance and establish a strong economic base. Specifically, Goal 2.A of the City's General Plan provides that the City will support sustainable growth through orderly, well planned development that provides for economic growth, strong social ties, protection of the environment, an enhanced quality of life, and preservation of Woodland's community character and agricultural heritage. The General Plan includes a policy that the City should maintain high expectations for development as land is a finite resource, especially given the City's Urban Limit Line. The City Council finds that construction of new storage/warehouse facilities within the Industrial Zone is inconsistent with the General Plan's goals of economic growth and high expectations for development.

C. The City of Woodland is a small city with a focus on industrial and agricultural uses. The potential proliferation of mini-storage/warehouse facilities in the Industrial Zone has the potential to adversely affect the City's economy as well as its aesthetic environment by oversaturating the City with mini-storage/warehouse facilities for storage purposes rather than with traditional industrial uses that the City is endeavoring to promote.

D. The potentially large number of mini-storage/warehouse facilities within the Industrial Zone would contribute to an overall negative aesthetic image, and by removing land that could be used for industrial uses does not promote economic development.

E. Adoption of a moratorium on mini-storage/warehouse facilities in the Industrial Zone will provide the City with an opportunity to review and revise its Zoning Ordinance in order to adequately address the siting of mini-storage/warehouse facilities in the Industrial Zone.

F. Due to the City's need to update its Zoning Ordinance, it is urgent that the City study and evaluate the options available to it regarding regulation of mini-storage/warehouse facilities in the Industrial Zone to prevent the adverse impacts that may result from continued approvals and conditional approvals of mini-storage/warehouse facilities in the Industrial Zone of the City.

G. Based on the above findings and all evidence in the record, there is a need to enact an urgency interim ordinance establishing a moratorium on all new mini-storage/warehouse facilities within the Industrial Zone in the City of Woodland. This Ordinance is necessary for the preservation of the public health, safety, and welfare. It is the intent of the City Council that this Ordinance take effect immediately pursuant to Section 65858 of the Government Code.

Section 3. Moratorium. Based on the facts and findings set forth in the recitals and Section 2 of this Ordinance, the City of Woodland hereby establishes a moratorium on the establishment of new mini-storage/warehouse facilities in the Industrial Zone of the City of Woodland. No new application for a building permit, business permit, conditional use permit, or any entitlement for the establishment or expansion of a mini-storage/warehouse facility shall be processed or approved in the Industrial Zone during the term of the moratorium established by this Ordinance received after May 21, 2019, unless already in review.

Section 4. Moratorium Term. This Ordinance shall expire, and the moratorium established herein shall terminate, 45 days after the date of its adoption unless extended by the City Council, at a regularly noticed public hearing, pursuant to California Government Code section 65858.

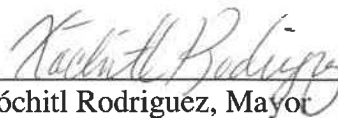
Section 5. Planning Study. The Community Development Director shall promptly commence the review of the Zoning Ordinance and shall prepare all items necessary and appropriate in order to recommend to the City Council the appropriate Zoning Ordinance amendments and criteria for further regulation of mini-storage/warehouse facilities in the Industrial Zone.

Section 6. CEQA Finding. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance and establishment of a moratorium on mini-storage/warehouse facilities in the Industrial Zone will have a significant effect on the environment because the Ordinance will maintain current levels of development and will not permit any mini-storage/warehouse facility that may have a significant impact on aesthetics or traffic levels. It is therefore exempt from any California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

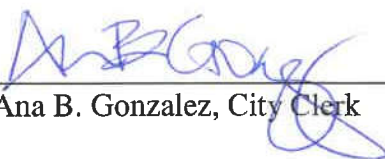
Section 7. Certification and Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in an adjudicated newspaper in the City of Woodland.

PASSED AND ADOPTED by the City Council this 21st day of May, 2019, by the following vote:

AYES:	Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES:	None
ABSENT:	None
ABSTAIN:	None


Xóchitl Rodríguez, Mayor

ATTEST:


Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:


Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: J.11.
SUBJECT: Merritt Ranch (APN:042-580-001) Tentative Subdivision Map #5160

Recommendation For Action

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

- 1) Conduct a public hearing;
- 2) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1);
- 3) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) (Attachment 2);
- 4) Adopt the attached Resolution No. _____, approving Tentative Subdivision Map #5160 in accordance with the Conditions of Approval (Attachment 3);and
- 5) Introduce and waive the first reading of Ordinance No. _____, approving the Development Agreement between the City of Woodland and Darkhorse Estates, LLC to use and develop the Merritt Ranch project area located within the Spring Lake Specific Plan Area (Attachment 4).

Staff Contact:

Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Project Site Description

The Merritt Ranch project site encompasses an approximately 23.6 acre parcel located on Gibson Road between Pioneer Avenue and Harry Lorenzo Avenue. Gibson Road north, vacant land south, pioneer High School East and future KB Homes to the east. The site is largely used for agricultural purposes, and has one single-family home currently existing on the West side of the parcel. There are 20 trees that have been identified on the site mostly clustered around the existing single family home and along Harry Lorenzo Avenue. The property extends south approximately 764 ft along Harry Lorenzo Avenue. 11.74 acres of the site is currently zoned R-8; the remaining 11.33 acres is zoned R-5. The site is located in the Spring Lake Specific Plan Area.

Fiscal Impact

All application processing costs have been paid for by the applicant. The proposed Tentative Subdivision Map includes 159 single-family lots. The Spring Lake Infrastructure Fee (SLIF) equivalent is currently \$47,826 per single-family unit, for a total of \$7,604,334. In addition to paying SLIF, this project will also pay the citywide Development Impact Fees (DIF), which are currently \$29,011 per single-family unit, for a total of \$4,612,749.

Background and Project Summary

The entire Spring Lake Specific Plan Area was rezoned under Ordinance No. 1346 adopted on July 2, 2002. The Merritt Ranch property is a proposed new single family residential subdivision located south of Gibson Road in between Harry Lorenzo Avenue & Pioneer Avenue within the Spring Lake Specific Plan (SLSP) area in the City of Woodland. The subject site is currently used primarily for agricultural purposes and is largely

undeveloped other than an existing single-family home on the northwest corner of the property and temporary path along Gibson Road installed by the development to the west. The applicant wishes to increase the density for the site identified in the SLSP, which triggers the need for a Spring Lake Specific Plan Amendment. Specifically, the applicant requests the rezone of the southern portion of the site from R-5 single family to R-8 single family as follows:

Specific Plan Amendment

1. Rezone of 11.33 acre, R-5/Single Family (4-5 du/acre) site to R-8 /Single Family (6-8 du/acre) outlined in the following table

EXISTING LAND USE			PROPOSED LAND USE DESIGNATION			NET CHANGE		
LAND USE SUMMARY	AREA	PERMITTED UNITS	MAX. NET DENSITY	AREA	TOTAL UNITS	NET DENSITY	AREA	TOTAL UNITS
R-5	SINGLE-FAMILY RESIDENTIAL (4-5 du/ac)	*11.33 ac.	45-56	*4.94 du/ac	0 ac.	0	<11.33 ac.>	0
R-8	SINGLE-FAMILY RESIDENTIAL (6-8du/ac)	*11.74 ac.	70-93	*7.92du/ac	*23.03 ac.	159	*6.90du/ac	*+11.29
COLLECTOR	HARRY LORENZO AVENUE	.053 ac.	0		0.59	0	+0.06	0
RIGHT-OF-WAY ADJUSTMENTS	PIONEER AVENUE	0 ac.	0		<0.02 ac.>	0	<0.02 ac.>	0
		23.60 ac.	115-149		23.60 ac.	138-184	0 ac.	159
*NET ACREAGE AND DENSITY EXCLUDES HARRY LORENZO AVE RIGHT-OF-WAY.								

Tentative Subdivision Map

As stated, the development proposes 159, R-8 lots with lot widths ranging from 45 to 68 feet with an average 55-foot lot width. This meets the minimum requirements of Table 2.4, Spring Lake Specific Plan Area Requirements for R-8 Lots. Lot depths range from 74 to 100 feet with an average 83 foot lot depth. The lot sizes range from 3,375 square feet to 6,000 square feet with an average of 4,500 square feet.

The Lot configuration provides homes that front on to primarily gridded local streets and is generally consistent with neo-traditional qualities required in the Plan layout. The proposed development's "A" Street is longer than the Spring Lake design requirements because the inclusion of bike/pedestrian paths to break up the long block are located in a manner that allows for the continuation/extension of adjacent pathways.

Infrastructure:

Project access will be primarily from the collectors Harry Lorenzo Avenue and Pioneer Avenue to future local streets "I" and "H". The development will provide for the partial improvement of the perimeter collector street, Harry Lorenzo Avenue. The existing 80 foot right-of-way, will be expanded to 91.5-foot right-of-way with curb, gutter sidewalk provided on both sides with landscaping on the east side except at PG&E facilities. The project will construct the south west street section and landscape on the east side. Oyang North currently completing the roadway to the east curb line. The development will fully construct the new signalized intersection at Gibson Road and Harry Lorenzo Avenue opening the intersection to four way through traffic.

A dedicated 35 foot wide landscaped bicycle/ pedestrian path will be provided along Gibson Road on the north side of the project area connecting to the larger Spring Lake perimeter path. Additionally, a Spring Lake

Gateway Entry Monument will be constructed at the southwest corner of the East Gibson Road and Pioneer Avenue intersection.

The project is conditioned to construct a 8-foot high sound wall along Gibson, to connect with the Spring Lake perimeter wall. A 6-foot high sound wall will be along Harry Lorenzo and Pioneer, with the exception of the southern property boundary that is shared with the Merritt Five Eighths parcel (Pioneer Village). Merritt Ranch will connect with Merritt Five Eighths via D Street with a landscaped roundabout connection at the intersection of “D” and “I” Street. Two 25 foot wide landscaped subdivision trails will also be provided at the north east corner where G” intersects “A” connecting Merritt Ranch with area shopping and schools. Since Merritt Ranch is not a phased build out the entire soundwall with adjacent landscaping will be installed within a year of final map.

The property has one Heritage Oak Tree located on site located just to the north of Lot 101. Attempts are being made to preserve the oak tree, along with two other mature trees, as part of the pedestrian/bicycle pathway design, a carve out set aside is proposed to provide more space for the tree preservation. Prior to issuance of the grading permit which impacts each oak tree, the applicant shall submit a tree protection plan to be included in the improvement plans to indicate measures that will be taken to protect the trees during construction.

Development Agreement

Resolution No. 3542 adopted May 15, 1990 establishes procedures for the consideration of Development Agreements (DA) in Woodland, These procedures essentially parallel the requirements of Section 65864 et.seq. of the Government Code. The SLSP requires that each developer enter into a Development Agreement with the City. Development agreements allow the City to negotiate the vesting of certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer. The City Attorney and staff have prepared a Development Agreement template for the City to use with all SLSP developers. The draft DA is provided at attachment #2. The City Council will take action to approve the DA concurrent with review/action of the proposed Specific Plan Amendment and Tentative Subdivision Map.

As part of the Development Agreement between the project applicant and the City of Woodland, the project is required to include the removal of an existing median as well as installation of a new traffic signal at the intersection of East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue. The required improvements at the foregoing intersection would provide left turn movement in all directions. The improvements are intended to decrease trip lengths by providing better access to all proposed and existing SLSP development, including the proposed project, located along Harry Lorenzo Avenue.

DA Project Specific Fees:

- General Purpose Fee calculated using \$5,000 (will increase for inflation) per unit payable at final map towards improved Spring Lake bicycle and pedestrian connectivity and other neighborhood enhancement project(s) such as, but not limited to, the HWY 113 Bike/Pedestrian Over-crossing.
- Community Benefit Fee of \$1,572 (will increase for inflation) per single family unit
- Spring Lake Offsite Affordable Housing Fee of \$1,100 per single family unit, prior to recordation of the applicant's Final Map.
- Fair Share Cost of public facilities, services and improvements as determined by the City of Woodland nexus study.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development

Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat on or before June 8, 2019.
- Notices were mailed to all property owners within 1,000 feet of the project site.

Copies of the staff report for the proposed project have been on file at City Hall since June 14, 2019.

Environmental Assessment Status

On August 15, 2000, the City Council certified the Turn of the Century Final EIR (State Clearinghouse Number 1199022069; Resolution No. 4215 adopted August 15, 2000). The City Council subsequently adopted several CEQA Addenda to the Turn of the Century EIR.

Proposed Addendum

Proposed Addendum #16 has been prepared for the purposes of amending the General Plan and Spring Lake Specific Plan to rezone of 11.33 acres of R-5 to R-8, resulting in an increase of 10 single family dwelling units.

Section 15182(a) of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The proposed project revisions would result in a similar number of residential units as contemplated in the original EIR and would result in environmental impacts similar to those identified in the previous EIR. Infrastructure improvements beyond those previously anticipated in the EIR would not be required. In addition, the daily trip generation would not be significantly different than that anticipated in the SLSP, Turn of the Century EIR, as described in the CEQA EIR Addendum (Attachment 3).

Technical Analyses

The SLSP requires that each development application include certain project-level and property-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan. All technical reports were prepared as required and are outlined further in the Attached Planning Commission Staff Report. Key analysis focused on Biological, Noise and an Arborist reports.

City staff has reviewed each of these studies and reached the following conclusions: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the study have been included as Conditions of Approval for this project; c) the studies identify no environmental circumstances specific to the site or the proposed project that were not previously anticipated and addressed in the original EIR and addendum.

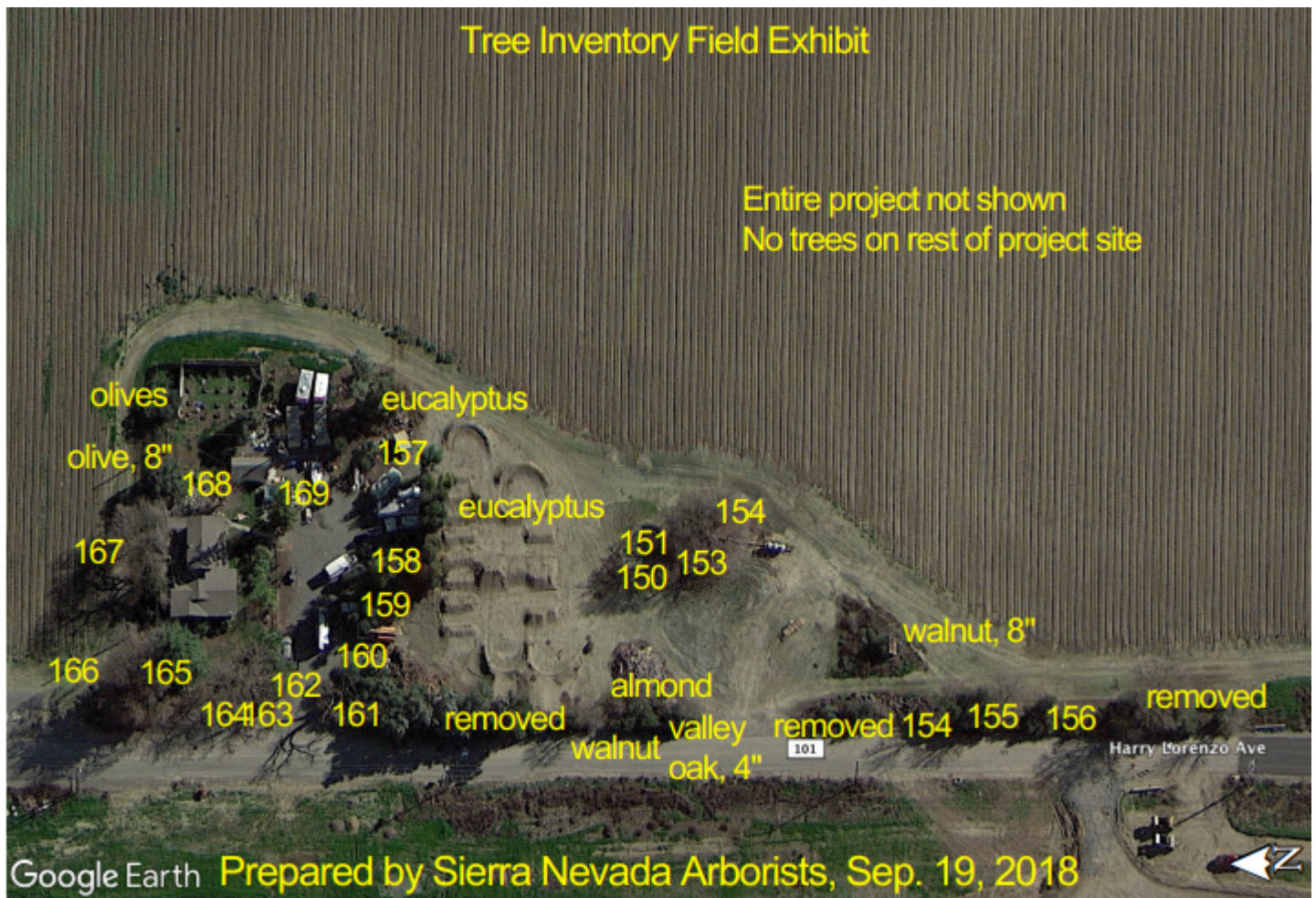
Additionally, the SLSP requires all projects to adhere to the recently approved Yolo Habitat Conservation Plan (HCP/NCCP) along with associated Avoidance and Minimization Measures specific to the project site. Project required mitigation shall comply with the newly adopted HCP/NCCP resulting in the payment of approximately \$305,926. in in-lieu fees. This replaces the requirement for the applicant to obtain mitigation easement land.

Specific conditions have been added to the project with regard to tree preservation, the existing home, noise and HCP/NCCP :

Tree Preservation

An Arborist report for the site was prepared on September 25, 2018. The City regulates impacts to or removal of trees under Section 12.48.100 of the Municipal Code. Trees are defined as any woody plant with a trunk of 6 inches or more in diameter at breast height (54 inches above grade). Applications for new development must include a program for the preservation of the street trees, heritage, specimen and landmark trees and trees with aesthetic value. Replacement planting is required for each heritage, specimen and landmark tree removed at a rate of four 15-gallon trees for each six-inches, or fraction thereof, of trunk diameter removed.

The report identified a total of twenty (20) trees, five of the trees on site were recommended for removal as outlined in the attached arborist report.



A condition (COA #26) has been placed on the project with regard to preservation of the Heritage Oak Tree and the two additional trees as follows:

CITY's Tree Preservation Ordinance requires preservation of Heritage Trees to the extent possible. The existing Heritage Oak tree (#167) shall be preserved. Prior to issuance of a grading permit that impacts each Tree slated for preservation, OWNER shall submit a tree protection plan to be included in the improvement plans that shall indicate measures to be taken to protect the trees during construction.

§ The Heritage Oak tree located north of Lot 101, shall be preserved in place, unless it cannot be preserved in

place due to infrastructure and map requirements and then must be mitigated for per City Tree Preservation Ordinance requirements.

§ The Owner shall work with City staff and arborist to preserve to the extent possible tree Nos. #165 & 166 located near lot 101. The Owner's Design Professional(s) shall modify, subject to approval by the City Engineer, the soundwall to accommodate the preservation of these trees to minimize root disturbance through either the modification of lot lines and/or change in materials and/or design. Alternatively if the Owner requests tree removal, a mitigation will be required through a cash payment to the City's tree fund and/or planting additional trees.

Home Preservation

The site does have an arts and crafts home on site dating from the 1920's. Although this home is not a state or federal listed historic building it still is over 50 years old and has the potential for being a historic resource. As part of the CEQA project clearance the home was assessed for architectural value and deemed to be not historically significant in the Cultural Resources Assessment. Although the home was not called out in the Cultural Resources Assessment as having "significant" architectural arts and crafts detail, the City is aware that it is difficult to find the craftsmanship and materials (on interior and exterior) found in these older homes and the applicant has worked with the City to offer the home to the community for the price of removal (minus the potential demo costs that would have been incurred).

A condition (COA #40) has been placed on the project with regard to possible relocation of the 1920's home as follows:

The applicant/owner is required to (make a good faith effort to) find a new location for the existing 1920's arts and crafts single family structure located at 1425 Harry Lorenzo Avenue. The following performance criteria for the proposed relocation effort shall be satisfied. Evidence of this effort shall be required prior to issuance of building permits

a. The applicant/owner before or from the date of approval of the project by the Planning Commission shall within 120 days make a good faith effort satisfactory to the Community Development Department to identify an acceptable site and secure an agreement with the owner of the receiving property for the appropriate relocation of the structure prior to building permit issuance for the new structures.

b. The applicant shall advertise the 120 day availability of the structure in two different papers of local circulation.

c. The applicant shall obtain an estimate from a licensed demolition contractor to determine the anticipated cost to demolish the existing structure. This amount shall be included as an incentive to offset the cost of relocation of the structure.

To the extent possible, the new location shall be within Yolo County.

d. The exterior character defining features of the structure shall be maintained.

e. The applicant shall notify CDD of the public notice advertisement date and the start of the 120 day availability of the structure.

f. If at the end of the 120-day period, the applicant is unable to find a suitable site on which to relocate the structure, then the applicant may proceed with the structure being salvaged and/or demolished. Compliance with conditions is required to demonstrate a good faith effort

Noise

A noise analysis for the site was conducted in two locations on the project site on August 23, 2018, to evaluate the potential future noise impacts associated with East Gibson Road and Pioneer Avenue. The findings were compared to the City's required General Plan Noise standards, which provide for a maximum 70 dB Ldn/CNEL within outdoor activity areas (backyards). A level of 75 dB Ldn/CNEL may be allowed assuming that all reasonable/feasible noise-mitigating construction (sound wall) has been included, and interior noise exposure criterion are met. Noise barriers measuring 6 to 8-feet in height relative to backyard lot elevation would reduce future Pioneer Avenue and East Gibson Road traffic noise levels to 60 dBLdn or less, satisfying the City of Woodland noise level standard.

HCP/NCCP

A condition (COA #42 & #43) have been placed on the project with regard HCP/NCCP as follows:

COA #42: Yolo HCP/NCCP. The project applicant shall comply with all Avoidance and Minimization Measures (AMM's) outlined by the Yolo Conservancy per the HCP/NCCP's requirements specific to the project location and shall pay all applicable fees.

COA #43: AMM Verification. Complete the Yolo HCP/NCCP Application Form No.3 and provide verification that this form has been submitted to the Yolo Habitat Conservancy to the Community Development Department prior to any site or grading work, or concurrent with an application for grading, drainage, and/or building permit. This form verifies that the required Avoidance and Minimization Measures (AMMs) have been completed.

Review Agency Comments

The application was circulated for review by agencies of jurisdiction. All comments received have been incorporated as Conditions of Approval.

Staff Analysis

Staff supports this project subject to the recommended conditions of approval. The following analysis addresses key areas of the Spring Lake Specific Plan's policies and regulations as well as General Plan consistency review.

GENERAL PLAN CONSISTENCY

The Spring Lake Specific Plan (SLSP) has been determined by the City Council to be consistent with the General Plan. This consistency is maintained at the project-level via a determination of consistency with the SLSP. The project, with the proposed conditions of approval, Development Agreement and tentative subdivision map, have been determined by staff to be consistent with the SLSP and General Plan. a. The Project is consistent with the goals and policies of the General Plan in that the proposed modification does not alter the land use designation for single family residential densities.

SPRING LAKE SPECIFIC PLAN CONSISTENCY

In order to assess project consistency with the SLSP, a detailed analysis was performed comparing the project proposal to each section of the SLSP (including text, development regulations, figures, tables, and the Illustrative Lotting Plan to the extent applicable) and to the various implementing documents of the SLSP including: Building Unit Allocation Program, Agricultural Land Mitigation Program, Affordable Housing Plan, Design Standards, and Mitigation Monitoring Program. Despite proposed modifications of the Land Use

Section of the Spring Lake Specific Plan, the project is substantially consistent with the aforementioned documents.

Key areas of development and subdivision review include the following:

Density – The SLSP density range for the R-5 category is four to five dwelling units per acre (du/ac) and for R-8 is six to eight dwelling units per acre (du/ac). The net density for the project is 7.64 dwelling units per acre.

Affordable Housing – The Spring Lake Affordable Housing Plan requires that all residential projects provide 10% of units as affordable to low-income households. As proposed, 159 single family homes are proposed, of which 16, or 10-percent, will be required as affordable to low-income households. The Spring Lake Affordable Housing Plan also contains a provision for the developer to provide a monetary in-lieu fee that is leveraged to use on larger low and very low-income housing developments throughout Woodland.

It is the City's preference that the methodology to best meet the for-sale affordability requirement is through the payment of in-lieu fees.

2. The payment of fees provides greater certainty to the city and applicant in defining the affordability obligation;
3. Allows the City to focus resources on individuals and households with the greatest need;
4. Allows the City the ability to support housing needs independent of State and Federal subsidies and to reduce program administration burdens; and
5. Allows the City to support those projects that best meet compact development goals, that use land and resources most efficiently, concentrates activity close to infrastructure, amenities and other community resources.

Fees collected in-lieu of providing the required ten percent (10%) low-income single family units may be utilized at the City's discretion to support eligible affordable housing projects city-wide as determined by the City Council. The fee has been set at \$64,144 per required affordable low-income unit.

This Project requires sixteen (16) single family affordable units, based on a total unit count of 159 single family proposed lots. Based on 16 units, this results in a total fee amount of \$1,026,304. The Owner has agreed to pay a proportional share of the cost with each building permit in the amount of \$6,454.74 dollars per unit, spread over 159 units for payment in-lieu of construction of the affordable units, or the fee in effect at the time of building permit issuance. This agreement is memorialized in the the Development Agreement (Attachment 2, Exhibit 2-D) (May increase based on CCI).

Energy Efficiency – The project shall comply with minimum energy efficiency standards as outlined in the Spring Lake Specific Plan (SLSP) along with Woodlands 2035 Climate Action Plan and California Title 24 building efficiency requirements. Under the SLSP Development Standard 2.25 requires that five (5%) percent of all units to have roof photovoltaic energy systems or other alternative energy system. In general, all Spring Lake Developments are conditioned such that all homes shall be photovoltaic ready and have electric vehicle charging outlets in every garage on a dedicated circuit.

Water Conservation Ordinance – The project shall comply with the State Water Conservation Ordinance. This applies to all yard and public landscaping.

Agricultural - Mitigation for loss of agricultural land in the form of land set asides shall be fully executed and in place prior to final map approval or commencement of development activity, consistent with Development Regulation 4.3 related to the 1:1 mitigation requirement.

CLIMATE ACTION PLAN CONSISTENCY

The City of Woodland's 2035 Climate Action Plan (CAP) presents a set of community-generated strategies to guide the City of Woodland, its residents and local businesses in reducing greenhouse gas (GHG) emissions consistent with State goals for addressing California's contributions to climate change.

The proposed project complies with various strategies as outlined in the CAP. In addition to meeting SLSP and California Title 24 building efficiency requirements, a few notable elements in the project include:

1. T/LU-1 Complete Streets Program (multimodal street buildout)
2. T/LU-5 Increased Mass Transit Use, Walking, and Bicycling (pedestrian and bicycle paths to offsite amenities)
3. UF-2 Increased Tree Planting (extensive tree planting in landscape areas)
4. UF-3 Maintenance of Existing Trees (proposed tree preservation)
5. W/W-1 Increased Water Conservation (recycled water infrastructure in portion of project)
6. MO-3 Increased Energy Efficiency and Use of Renewable Energy (solar ready homes and Title 24 energy efficiency requirements)
7. MO-4 Increased Use of Alternative-Fuel and Fuel-Efficient Vehicles (Each residential unit will have a dedicated circuit for electric vehicle charging in the garage)

ZONING ORDINANCE CONSISTENCY

The proposed project as conditioned is consistent with the City's Zoning Ordinance.

SUBDIVISION ORDINANCE CONSISTENCY

Phasing - At this time, the owner is not proposing to phase the development.

Lot Development - Lots with lot widths ranging from 45 to 68 feet with an average 55-foot lot width. This meets the minimum requirements of Table 2.4, which requires a 40-foot minimum lot width. Spring Lake Specific Plan Area Requirements for R-8 Lots. The lot sizes range from 3,375 square feet to 6,000 square feet with an average of 4,500 square feet.

Circulation - The proposed circulation pattern consists of two Collector Streets: Harry Lorenzo and Pioneer Avenue, which are north/south collectors, connecting Farmers Central Road to the south and Gibson at the north of the property.

Planning Commission Action

At its meeting held May 16, 2019, the City of Woodland Planning Commission voted unanimously (6-0) to recommend City Council approve the projects as stated above. _

Recommendation

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

- 1) Conduct a public hearing;
- 2) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the

previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1);

3) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) (Attachment 2);

4) Adopt the attached Resolution No. _____, approving Tentative Subdivision Map #5160 in accordance with the Conditions of Approval (Attachment 3);and

5) Introduce and waive the first reading of Ordinance No. _____, approving the Development Agreement between the City of Woodland and Darkhorse Estates, LLC to use and develop the Merritt Ranch project area located within the Spring Lake Specific Plan Area (Attachment 4).

Attachments:

1. Attachment 1- Resolution CEQA Addendum
2. Exhibit 1-A_ Merritt Ranch Addendum_ with Appendix
3. Attachment 2 - Resolution Amending Specific Plan
4. Attachment 3 - Resolution_ Merritt Ranch Map 5160
5. Attachment 4 - Merritt Ranch DA Ordinance
6. Attachment 5 Merritt Ranch - Spring Lake Draft DA-fnl
7. Exhibit 5-A_ Legal Description
8. Exhibit 5-B_ Property Location Map
9. Exhibit 5-C_ Conditions of Approval
10. Exhibit 5-D_ Project Fees
11. Attachment 6 - Application & Project Narrative
12. Attachment 7 - Project Information Summary Sheet
13. Attachment 8 - Tree Inventory 09-25-18
14. Attachment 9 - Planning Commission Report

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND ADOPTING CEQA EIR ADDENDUM #16 TO THE TURN
OF THE CENTURY EIR**

WHEREAS, on August 12, 2000, the City Council adopted Resolution No. 4215 Certifying the Environmental Impact Report (EIR)(SCH#99022069) for the Spring Lake Specific Plan (SLSP); and

WHEREAS, on December 18, 2001, the City Council adopted Resolution No. 4330 adopting EIR Addendum #1 to the Certified EIR and approving the Spring Lake Specific Plan; and

WHEREAS, on November 19, 2002, the City Council adopted Resolution No. 4399 adopting EIR Addendum #2 to the Certified EIR and approving Amendment #1 to the Spring Lake Specific Plan; and

WHEREAS, on December 17, 2002, the City Council adopted Resolution No. 4406 adopting EIR Addendum #3 to the Certified EIR and approving Amendment #2 to the Spring Lake Specific Plan; and

WHEREAS, on April 15, 2003, the City Council adopted EIR Addendum #4 for the proposed Williamson Act Rescission Agreement for the Russell Property; and

WHEREAS, on August 19, 2003, the City Council adopted Resolution No. 4467 adopting the Final Supplemental EIR to the Certified EIR and approving the Spring Lake Specific Plan Off-Site Infrastructure Facilities; and

WHEREAS, on May 4, 2004, the City Council adopted Resolution No. 4537 adopting EIR Addendum #1 to the Supplement to the Turn of the Century Specific Plan EIR to address offsite infrastructure facilities; and

WHEREAS, on October 19, 2004, the City Council held a noticed public hearing to consider EIR Addendum #5 and Spring Lake Specific Plan Amendment #3; and

WHEREAS, on February 27, 2007, the City Council held a noticed public hearing to consider EIR Addendum #6 and Spring Lake Specific Plan Amendment #4, for the purposes of amending the plan based on a request by Reynen and Bardis for the Spring Lake Central project; and

WHEREAS, on November 16, 2010, the City Council held a noticed public hearing to consider EIR Addendum #7 and Spring Lake Specific Plan Amendment # 5 for the purposes of amending the plan based on a request by Gibson Ogden Investors, LLC to remove a bike overcrossing on Gibson Road and a bike path east of the High School; and

WHEREAS, on December 14, 2010, the City Council held a noticed public hearing to consider EIR Addendum #8 and Spring Lake Specific Plan Amendment #6 for the purposes of amending the plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site; and

WHEREAS, on March 5, 2013, the City Council held a noticed public hearing to consider EIR Addendum #9 and Spring Lake Specific Plan Amendment #7 for the purposes of amending the plan based on a request by ALC IV Woodland Spring Lake, LLC to modify land use designations and rezone a school site; and

WHEREAS, on June 17, 2014, the City Council held a noticed public hearing to consider EIR Addendum #10 and Spring Lake Specific Plan Amendment #8 for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit); and

WHEREAS, on February 3, 2015, the City Council held a noticed public hearing to consider EIR Addendum #11 for the purposes of amending the Spring Lake Specific Plan based on a request by Cal West Investors, LLC, and Optimistic Partners, LLC to rezone portions of the Cal West project site; and

WHEREAS, on May 5, 2015, the City Council held a noticed public hearing to consider EIR Addendum #12 for the purposes of amending the Spring Lake Specific Plan based on a request by Woodland Spring Lake Partnership to rezone portions of the Spring Lake Central project site; and

WHEREAS, on September 1, 2015, the City Council held a noticed public hearing to consider the proposed EIR Addendum #13 for the purposes of amending the Spring Lake Specific Plan based on a request by Turn of the Century, LLC, to rezone portions of the Heritage Remainder Area Project Site; and

WHEREAS, on November 15, 2016, the City Council held a noticed public hearing to consider the proposed EIR Addendum #15 for the purposes of amending the Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone portions of the Oyang South project site; and

WHEREAS, on June 18, 2019, the City Council held a noticed public hearing to consider the proposed EIR Addendum #16 for the purposes of amending the Spring Lake Specific Plan based on a request by Darkhorse Estates, LLC, to rezone portions of the of the Merritt 3/8 Project Site.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

1. Affirms that EIR Addendum #16 is hereby included (Exhibit “ ”) in or attached to the Certified EIR as required by Section 15164 of the State CEQA Guidelines.

2. Affirms that EIR Addendum #16 has been considered with the Certified EIR as required by Section 15164 of the State CEQA Guidelines.

3. Adopts EIR Addendum #16 dated May 2019, as attached.

PASSED AND ADOPTED by the City Council on June 18, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated: _____

Exhibit - CEQA EIR Addendum

CEQA ADDENDUM

TO THE TURN OF THE CENTURY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

CERTIFIED AUGUST 15, 2000
(SCH# 1999022069)

FOR THE MERRITT RANCH PROJECT

PREPARED FOR
THE CITY OF WOODLAND



MAY 2019

PREPARED BY



1501 SPORTS DRIVE, SUITE A, • SACRAMENTO • CA • 95834
OFFICE 916.372.6100 • FAX 916.419.610

ADDENDUM TO THE TURN OF THE CENTURY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT FOR THE MERRITT RANCH PROJECT

CEQA Requirements

This document has been prepared as an Addendum to the Turn of the Century Specific Plan Environmental Impact Report (TOCSP EIR) (SCH# 1999022069) in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15164. CEQA Guidelines Section 15164(a) states “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15164(e) a brief explanation is provided herein documenting the City’s decision that preparation of a subsequent EIR is not required. Furthermore, a detailed discussion of the criteria set forward in Section 15162 is provided within this document to further substantiate the finding that a subsequent EIR is not required.

The CEQA Guidelines Sections 15164(c) and (d) state that an addendum need not be circulated for public review, but can be included or attached to the Final EIR or adopted negative declaration and the decision-making body shall consider the addendum with the Final EIR or adopted negative declaration prior to making a decision on the project.

Section 15164 was created in response to Public Resources Code Section 21166, which provides that subsequent or supplemental EIR shall not be required unless “substantial changes” in the project or the circumstances under which the project is being undertaken will necessitate, “major revisions” of the EIR, or “new information” which was not known and could have not been known at the time the EIR was certified, becomes available.

The requirements of the CEQA Guidelines are described in more detail in the matrix below.

This addendum demonstrates that the circumstances, impacts, and mitigation measures identified in the TOCSP EIR remain substantively unchanged by the project described herein, and supports the finding that the proposed modification does not raise any new environmental issues unique to the proposed project and does not cause the level of impacts identified in the previous EIR to be exceeded.

Background

The City of Woodland is seeking to appropriately document the changes that have been proposed for the Spring Lake Specific Plan (SLSP) and General Plan for the Merritt Ranch Project (proposed project) as the proposed project relates to the TOCSP EIR. The SLSP, which was originally titled the TOCSP, combines elements of the General Plan and Zoning Ordinance into a single document tailored to the SLSP area and establishes specific development policies, land use designations,

development regulations, and design standards for development of the SLSP area. The TOCSP EIR included the evaluation of buildout of the SLSP, which would consist of 1,097 acres located primarily south of Gibson Road and east of State Route (SR) 113. Buildout of the SLSP as approved would include approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, 34 acres of parkland, and over 100 acres of major streets and roads.

The SLSP sets forth specific goals, policies and objectives for achieving, to the best extent possible, a balance between the market demand for residential growth and the need for corresponding commercial development, and the ability of the City of Woodland to absorb residential and commercial development over a 15-year planning horizon. The SLSP has been amended multiple times to accommodate specific changes in proposed developments. Examples of such amendments include changes to land use designations and reducing the number of school sites required for the SLSP area.

The TOCSP EIR requires that each development application include project-level and property-specific technical analysis to demonstrate consistency with the performance thresholds in the SLSP and SLSP Mitigation and Monitoring Plan. Consistent with the requirements of the TOCSP EIR, the following studies have been submitted with this CEQA Addendum:

- Arborist Report and Tree Inventory Summary, prepared by Sierra Nevada Arborists, September 25, 2018.
- Due Diligence Memorandum, prepared by Madrone Ecological Consulting, September 26, 2018.
- Cultural Resources Assessment, prepared by Peak & Associates, Inc., October 2018.
- Geotechnical Investigation, prepared by GeoCon, October 2018.
- Phase I Environmental Site Assessment Report. GeoCon, October 2018.
- Environmental Noise Analysis, prepared by Bollard Acoustical Consultants, Inc., September 24, 2018

The technical analysis of the proposed project is largely based on information contained in the foregoing studies, as well as information included in the SLSP and TOCSP EIR.

Project Description

The project site is located south of Gibson Road in between Harry Lorenzo Avenue to the west and Pioneer Avenue to the east. The proposed project includes a General Plan Amendment from Low Density Residential to Medium Density Residential. In addition, the applicant is requesting a SLSP Amendment to change the SLSP land use designation of the site from Single Family Residential R-5 (four to five dwelling units per acre) and R-8 (six to eight dwelling units per acre) to solely Single Family Residential R-8. The proposed project includes a tentative map that subdivides the site into 161 lots, with 2 subdivision trail lots, and a potential maximum of 159 residential lots, which would result in a density of 6.91 dwelling units per acre. Each of the 159 residential lots could be developed with a single-family home; however, as further discussed below, three of the residential lots may instead be used for stormwater control purposes.

As shown in Table 1, the SLSP buildout of the site anticipated 11.33 acres of Single-Family R-5, and 11.74 acres of Single-Family R-8, which would have accommodated a total of 114-148 units

on the project site. In addition, the proposed project would include a minor change in the area designated for public right-of-way (RW)/collector streets within the project site. The proposed project would result in development of a maximum of 159 units within the project site, which would be 11 more units than the maximum allowed unit number under existing land use designations for the project site. As discussed throughout this addendum, the increase of 11 units within the project site would not be expected to lead to a significant increase in any environmental impacts.

Table 1 Merritt Ranch Specific Plan Designation Comparison				
Designation	Existing		Proposed	
	Area (Acres)	# of Units	Area (Acres)	# of Units
R-5	11.33	46-58	0.00	0.00
R-8	11.74	68-90	23.04	159
RW	2.13	N/A	2.16	N/A
Total	25.20	114-148	25.20	159
<i>Source: Merritt Ranch Site Plans City of Woodland. Spring Lake Specific Plan. Adopted December 18, 2001.</i>				

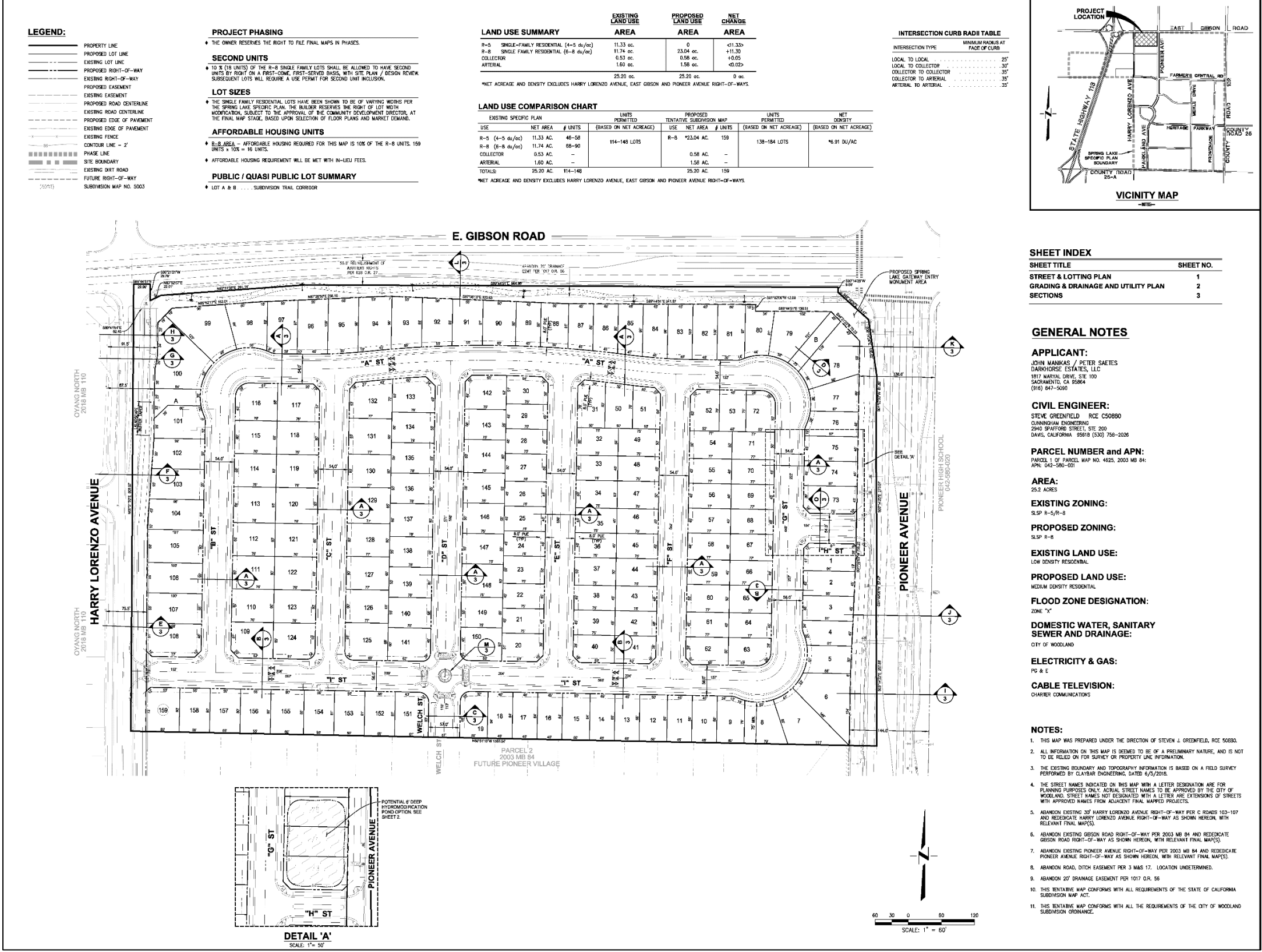
Although the proposed project includes re-designation of a portion of the project site, the proposed project would not include new types of land uses, such as commercial or industrial uses, which could result in more severe impacts than the various residential densities anticipated in the SLSP or analyzed in the TOCSP EIR. Therefore, although the project would slightly change the density of housing anticipated for the project site, the type of land uses would still be in keeping with the land uses anticipated by the SLSP.

The majority of the project site is currently under agricultural production. A single-family residence and associated improvements exist along the western boundary of the project site. Development of the proposed project would include demolition of the existing single-family residence as well as removal of the existing trees and vegetation associated with the residential use.

Site Design

The proposed tentative map includes 159 residential lots and two subdivision trail lots for a total of 161 parcels within the site. Three vehicle access points are proposed, one from Pioneer Avenue, one from Harry Lorenzo Avenue, and the third would provide a connection to the future Pioneer Village development to the south of the project site. The two trail lots, Lots A and B, would provide pedestrian connections between the proposed internal roadway and a proposed sidewalk along the southern side of East Gibson Road. An eight-foot sound wall is proposed along the north, east, and western sides of the project site, to provide sound attenuation for traffic noise along Pioneer Avenue and Harry Lorenzo Avenue (see Figure 1).

Figure 1
Merritt Ranch Tentative Map



Utilities

Water service to the proposed residences would be provided through connections to eight-inch water lines placed throughout the project site. The internal network of eight-inch water lines would connect to an existing 12-inch water main located in Pioneer Avenue, as well as a future water line in Harry Lorenzo Avenue and a future eight-inch water line anticipated for the Pioneer Village development to the south, in Welch Street. Eight-inch sewer lines connecting to proposed residences would direct wastewater to an existing 15-inch sewer main in Pioneer Avenue.

Stormwater runoff from proposed impervious surfaces would be collected by 16, 18, and 24-inch storm drain lines within the project site. The project applicant is exploring two options for the disposition of stormwater following on-site collection. As shown in Figure 1, the proposed project may be designed to include a hydromodification pond in place of the residences on lots 73 through 75. Should the project be implemented with the inclusion of the hydromodification pond, stormwater collected within the project site would be directed to the hydromodification pond, before being discharged to the existing 24-inch storm drain within Pioneer Avenue.

If the project is designed without the hydromodification pond, collected stormwater would be routed directly to the 24-inch storm drain within Pioneer Avenue. Stormwater flowing into the Pioneer Avenue storm drain would eventually outfall to the East Regional Detention Pond, which provides stormwater quality control for the northern portion of the SLSP.

Roadway Improvements

As part of the Development Agreement between the project applicant and the City of Woodland, the project is required to include the removal of an existing median as well as installation of a new traffic signal at the intersection of East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue. The required improvements at the foregoing intersection would provide left turn movement in all directions. The improvements are intended to decrease trip lengths by providing better access to all proposed and existing SLSP development, including the proposed project, located along Harry Lorenzo Avenue.

Project Permitting and Entitlements

The proposed project includes a request for approval of a Tree Plan in accordance with Chapter 20A of the City of Woodland's Municipal Code. An Arborist Report and Tree Inventory Summary has been prepared for the proposed project, which included identification of the location, size, species, and condition of all existing trees on-site.

The proposed project requires consideration for approval of the following discretionary actions by the City:

- General Plan Amendment;
- Spring Lake Specific Plan Amendment;
- Tentative Subdivision Map Approval; and
- Design Review.

Determination

According to the SLSP, and the TOCSP EIR, implementation of the SLSP is anticipated to result in significant impacts in the areas of land use, agricultural resources, hydrology, biological resources, traffic and circulation, air quality, noise, visual resources, cultural resources, affordable housing, public health, public services, and community services. The EIR has concluded that SLSP impacts can likely be fully mitigated except in the following areas:

- Loss of farmland;
- Cumulative loss of farmland;
- Impacts to groundwater;
- Loss of Swainson's Hawk foraging habitat;
- Cumulative impacts to wildlife habitat;
- Project air quality emissions;
- Increased ambient noise;
- Cumulative traffic noise;
- Project nuisance impact from black gnats; and
- Cumulative nuisance impacts from black gnats.

In order to assess whether additional CEQA review is required for the proposed project, an analysis of CEQA Guidelines Section 15162 has been prepared. The matrix below provides verbatim wording from the CEQA Guidelines Section 15162 and a corresponding analysis of the applicability of each section to the proposed project.

In review of the proposed project, staff has concluded that the project does not represent a substantive change in the approval of the SLSP as analyzed under the TOCSP EIR. Similarly, all impacts and standards of significance described in the TOCSP EIR are applicable to the proposed project. Mitigation measures adopted with the TOCSP EIR would likewise apply. None of the significant environmental impacts identified above and in the TOCSP EIR are worsened due to the land use changes which would be part of the proposed project.

As discussed in further depth in the table below, an additional mitigation measure has been incorporated into this document based on results of recent site surveys. The mitigation measure is not unique to the proposed project, but would be implemented to reduce impacts that could otherwise occur under implementation of the land uses previously approved for the site through the SLSP. Furthermore, the additional mitigation measure would be sufficient to fully mitigate potential impacts and, as a result, the proposed project would not result in any new or significantly more severe impacts than would occur under implementation of the SLSP.

It should further be noted that subsequent to the certification of the TOCSP EIR, the Yolo Habitat Conservation Plan (Yolo HCP) was adopted. In light of the adoption of the Yolo HCP and, as further discussed in the table below, the implementation of Yolo HCP standard Avoidance and Minimization Measures (AMMs) would satisfy the requirements of certain mitigation measures that were included in the TOCSP EIR. Such measures are specified in the table below.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:	In conjunction with the approval of requested entitlements, the proposed project includes a request for certification of an Addendum to the TOCSP EIR. The TOCSP EIR evaluated buildout of the project site with a total of 114-148 residential units. Although, the project includes re-designation of the site for higher densities and would result in the development of a maximum of 159 single-family residential units, the increase of 11 total units would not result in substantial changes or new information requiring a subsequent EIR. The information below summarizes the substantial evidence in support of the City's determination that the preparation of a Subsequent EIR is not required.
(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;	The proposed land use changes to the SLSP would include changes to the residential density of a single parcel within the SLSP area. Proposed changes would include re-designation of the project parcel from R-5 to R-8. The project includes a maximum of 159 total units, which is 11 more units than the maximum allowable unit number per the existing R-5 designation of the site. Thus, the project includes more units than anticipated by the SLSP and previously analyzed in the TOCSP EIR for the project site. The increase in residential density associated with the proposed project could potentially result in impacts to air quality, greenhouse gas (GHG) emissions, biological resources, and cultural resources. In addition, implementation of the proposed project could result in an increased demand for public services such as sewer, schools, water supply, and parks. Such potential impacts are analyzed in the following sections. Air Quality The City of Woodland is located within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Yolo-Solano Air Quality Management District (YSAQMD). To analyze proposed projects within the YSAQMD's jurisdiction, the YSAQMD has adopted emissions thresholds for particulate matter particulate matter 10 microns in diameter (PM₁₀) as well as reactive organic gases (ROG) and nitrogen oxides (NO_x). YSAQMD thresholds have been adopted for both construction and operations of development projects.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	Considering that the proposed project would include the same land uses and the same project construction area as was previously approved for the project site in the SLSP, construction induced impacts to air quality would remain consistent with what was analyzed in the TOCSP EIR. In addition, buildout of the project site under existing SLSP land use designations would be similarly conditioned to include improvements to the East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue intersection. Such improvements would involve relatively minor construction activity associated with removal of the median, roadway striping, and infrastructure improvements associated with installation of the proposed traffic signal. Thus, construction emissions related to the intersection improvements would not be substantial and would occur with or without approval of the proposed project. While construction-related emissions would likely remain similar, the increased amount of maximum units within the project site would have the potential to slightly increase operational emissions of the proposed project, as compared to the emissions that were anticipated for the project site under the SLSP. To assess the proposed project's potential impacts related to operational air pollutant emissions relative to the impacts of buildout of the site under the previously approved SLSP land use designations, operational emissions were estimated using the California Emissions Estimator Model (CalEEMod) for the proposed project and buildout of the project site under the SLSP designations for the site. CalEEMod is a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. Where project-specific information is available, such information should be applied in the model. In the case of the proposed project and buildout of the existing SLSP site designations, the site's location in proximity to existing bicycle and pedestrian infrastructure was accounted for, as well as the proximity of the site to existing transit infrastructure. It should be noted that, historically, electricity and natural gas supplies to the City of Woodland have been supplied by PG&E. However, on April 18, 2017, the Woodland CCE Technical Advisory Committee approved the Joint Exercise of Powers Agreement with Yolo County to form the Valley Clean Energy Alliance, now referred to as Valley Clean Energy (VCE). The resolution led to the formation of the VCE Joint Powers Authority. Beginning in June 2018, the VCE began serving the electricity needs of the cities of Woodland and Davis, as well as unincorporated areas of Yolo County. Customers within the participating areas have the

Comparison of 15162 CEQA Requirements and Project

CEQA Requirement (Section 15162)	Relationship to Request																														
	opportunity to continue receiving service from PG&E or to receive energy from VCE. VCE plans to provide energy with a higher renewable content and lower associated GHG emissions than PG&E. While VCE supplies the energy for customers enrolled in the VCE program, VCE electricity is transmitted through PG&E owned and operated distribution and power lines. PG&E will continue to provide natural gas supplies to the City. As such, the project emissions modeling for this Addendum relies on RPS calculations from PG&E to calculate total project emissions. Under the previously approved SLSP land use designations for the project site, a maximum of 148 residences would operate within the project site, while the proposed project would allow a maximum of 159 residences. The operational emissions of the proposed project and buildout of the previously approved SLSP land use designations for the site are presented in comparison to the YSAQMD’s thresholds in Table 2 below. As shown in the table, operational emissions under the proposed project or the previously approved SLSP land use designations for the site would result in operational emissions below the applicable YSAQMD thresholds of significance. <table><tr><th colspan="3">Table 2 Operational Emissions Comparison</th></tr><tr><th>Pollutant</th><th>YSAQMD Thresholds</th><th>Operational Emissions</th></tr><tr><th colspan="3">Previously Approved SLSP Designation</th></tr><tr><td>ROG</td><td>10 tons/yr</td><td>3.12 tons/yr</td></tr><tr><td>NO_x</td><td>10 tons/yr</td><td>3.27 tons/yr</td></tr><tr><td>PM₁₀</td><td>80 lbs/day</td><td>15.35 lbs/day</td></tr><tr><th colspan="3">Operations Under the Proposed Project</th></tr><tr><td>ROG</td><td>10 tons/yr</td><td>3.35 tons/yr</td></tr><tr><td>NO_x</td><td>10 tons/yr</td><td>3.51 tons/yr</td></tr><tr><td>PM₁₀</td><td>80 lbs/day</td><td>16.50 lbs/day</td></tr></table> <i>Source: YSAQMD. CalEEMod, April 2019 (See Appendix)</i> Although the proposed project would result in a slight increase in operational emissions, the increase in emissions would be relatively minor, and operations of the proposed project would remain well below the YSAQMD’s thresholds for operational emissions. Consequently, the proposed project would not create new or significantly more severe environmental impacts	Table 2 Operational Emissions Comparison			Pollutant	YSAQMD Thresholds	Operational Emissions	Previously Approved SLSP Designation			ROG	10 tons/yr	3.12 tons/yr	NO _x	10 tons/yr	3.27 tons/yr	PM ₁₀	80 lbs/day	15.35 lbs/day	Operations Under the Proposed Project			ROG	10 tons/yr	3.35 tons/yr	NO _x	10 tons/yr	3.51 tons/yr	PM ₁₀	80 lbs/day	16.50 lbs/day
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Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	related to Air Quality. As a result, the proposed project would not be considered a substantial change to the SLSP or the TOCSP EIR, and would not create new or significantly more severe environmental impacts. Biological Resources An analysis of potential biological and regulatory constraints was conducted for the Merritt Ranch project site by Madrone Ecological Consulting on September 26, 2018. The analysis included a query of the California Natural Diversity Database (CNDDB), review of aerial photographs, and a September 11, 2018 site survey in order to assess the site's suitability to provide habitat for special-status plant and wildlife species and the presence of any aquatic resources. In addition, an Arborist Report and Tree Inventory Summary was prepared for the project site by Sierra Nevada Arborists on September 25, 2018. The following sections present a discussion of the findings of the analysis performed by Madrone Ecological Consulting for the project site, the proposed project's compliance with the Yolo HCP, and the recommendations of the Arborist Report. <u>Aquatic Resources</u> During the September 11 field survey, aquatic resources were not observed within the project site. Although an area within the project site appears to be a topographic depression, wetland species or any other plant species, with the exception of upland sunflowers, were not observed in the area. In addition, hydric soil indicators or indicators of wetland hydrology were not observed on the dirt clods within the project site. It should be noted that, although the site survey was conducted in late summer after the on-site soils had been heavily disturbed and planted, hydric soils and/or wetland hydrology may have been present prior to disturbance; however, potential aquatic resources were not identified during the project site survey. Consequently, the proposed project would not result in impacts to aquatic resources. <u>Special-Status Species</u> The CNDDB query indicated that the project site may provide high quality foraging habitat for Swainson's hawk and northern harrier, depending on what crop is planted on the project site. Nesting Swainson's hawks have been documented in a tree located just south of the

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	project site. Although few ground squirrel burrows were observed during the site survey, scattered debris throughout the project site could provide suitable burrows for burrowing owls. Thus, the project site represents suitable habitat for burrowing-owl. In addition, the project site represents suitable winter foraging habitat for mountain plover and merlin and the existing structures and trees along the western portion of the site could provide suitable roosting habitat for pallid bat, silver haired bat, and hoary bat. Although the project site provides suitable foraging habitat for mountain plover and merlin, the site is not considered nesting habitat, and implementation of the proposed project, or buildout of the existing SLSP land use designations for the site, would not have the potential to result in impacts to nesting habitat for mountain plover or merlin. Based on the analysis performed by Madrone Ecological Consulting and a CNDDDB query, the project site could contain suitable habitat for the following special-status wildlife species: Swainson's hawk, northern harrier, burrowing owl, mountain plover, merlin, pallid bat, silver-haired bat, and hoary bat. Mitigation Measures 4.5-3 and 4.5-4 from the TOCSP EIR, which requires pre-construction surveys, and avoidance measures, would be sufficient to mitigate any potential impacts to the species. Furthermore, the project site was previously identified for development within the SLSP. The addition of up to 11 more units would not have the potential to substantially increase impacts related to development of the project site, as the entire project was previously anticipated for development under the SLSP. Further information related to special-status plant species is located below, in section (2) of this table. <u>Yolo Habitat Conservation Plan Consistency</u> The project site is located within the Yolo HCP area. Participation with the Yolo HCP consists of the payment of a flat Land Conversion Fee of \$12,952/acre for all undeveloped portions of the property as well as compliance with the AMMs for covered species with the potential to occur within the project site. Yolo HCP covered species with the potential to occur on the project site include the Swainson's hawk, white-tailed kite, and burrowing owl. As such, the proposed project would be required to comply with AMM 16 (minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite) and AMM 18 (Minimize Take and Adverse Effects on Western Burrowing Owl). Compliance with the Yolo HCP would be required should development of the project site occur under existing land use designations or the proposed designation; thus, the requirement that the proposed project comply with the

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	AMMs in the Yolo HCP is not unique to the proposed project and would be equally applicable to development of the site under the existing SLSP land use designations. Compliance with AMM 16 and AMM 18 would be sufficient to satisfy the requirements of Mitigation Measures 4.5-3 and 4.5-4 of the TOCSP EIR. As discussed further in Section (2) of this table, the adoption of the Yolo HCP is considered a new circumstance that occurred subsequent to the certification of the TOCSP EIR. Considering the requirements of the Yolo HCP, and the substantive similarities between AMM 16 and AMM 18, Mitigation Measures 4.5-3 and 4.5-4 are hereby replaced with AMM 16 and AMM 18. Because AMM 16 and AMM 18 fulfill the requirements of Mitigation Measures 4.5-3 and 4.5-4 from the TOCSP EIR, the replacement of the foregoing mitigation measures would not result in any new or significantly more severe impacts as compared to the impacts previously analyzed under the TOCSP EIR for the project site. <u>Conclusion for Biological Resources</u> The proposed project would include development of the project site at a slightly higher density than was previously planned in the SLSP and analyzed in the TOCSP EIR. Nevertheless, because the TOCSP EIR anticipated development of the entire project site, the proposed project would involve development of the same area as previously anticipated, and the slightly higher residential density included in the proposed project would not have the potential to result in increased impacts to biological resources. Considering the fulfillment of mitigation measures in the TOCSP EIR through application of the AMMs included in the Yolo HCP, the proposed project would not be considered a substantial change to the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to Biological Resources. Cultural & Tribal Cultural Resources The project site has been previously surveyed by Holman Associates in 1990. During the 1990 survey of the project site, buildings were identified as existing on the site and the surveyor noted various cultural items dating to the late 19th century. None of the foregoing items or buildings were formally recorded during the 1990 survey. In October 2018, Peak &

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	Associates, Inc. prepared a formal <i>Cultural Resources Assessment</i> for the project site.¹ Peak & Associates performed a records search of the California Historical Resources Information System's (CHRIS) Northwest Information Center (NWIC) to identify any previously recorded cultural resources, and conducted a field survey on September 21, 2018. The field surveyor conducted parallel transects averaging ten meters across the project site for complete, intensive survey coverage. At the time of the survey, the project site was planted in sunflowers; however, because some harvesting had occurred and plowed rows were spaced at regular intervals, good surface visibility was available during the survey. The field survey of the project site identified the existing buildings for further evaluation against the criteria of the California Register of Historical Resources (CRHR). The existing on-site buildings are located adjacent to Harry Lorenzo Avenue and consist of a single-family residential structure, likely construction after 1926, and several associated outbuildings. Per the CRHR criteria A and B, the existing structures are not associated with important events or people in the history of California or Yolo County. The existing single-family residential structure is a two-story Cross Gable subtype airplane bungalow, which is not considered a particularly rare or distinctive type of residential structure. Furthermore, the existing single-family residential structure does not possess any outstanding exterior architectural embellishments, and does not meet the CRHR criteria. Similarly, in the professional opinion of Peak & Associates, Inc., the accessory structures and existing irrigation pump do not qualify as significant resources in terms of architectural merit, or association with important events or people in the history of California, Yolo County, or Woodland. Consequently, the existing structures within the project site do not qualify as historic resources, and demolition of the existing structures during implementation of the proposed project would not result in any new or significantly more severe impacts to historic resources. It should be noted that in June 2018 a cultural record was submitted to the NWIC to identify the project site, and a large area surrounding the site, as "Lorenzo Farm." Lorenzo Farm was assigned a primary number by the NWIC. However, in the professional opinion of Peak & Associates, Inc., the identification of the project area as Lorenzo Farm is erroneous, as the namesake, Harry Lorenzo, primarily resided in Guinda, and the history of ownership of the project site by the Merritt family is clear. The NWIC does not assess submissions for accuracy,

¹ Peak & Associates, Inc. *Cultural Resources Assessment*. October 2018.

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	and Peak & Associates, Inc. do not consider the record for Lorenzo Farm to be supported by sufficient facts or evidence. Thus, the listing of a cultural record encompassing the project site appears to be erroneous, and does not constitute a change in circumstances as discussed in further depth below. The research conducted by Peak & Associates, Inc. indicated that the project site does not contain any unique archaeological or paleontological resources. Although Native Americans inhabited the region, the project site is not located in proximity to a reliable water source or drainage, and the project site is unlikely to have been used as a campsite or village. The project site may have been used for collection of plants or animals, but such activities leave little physical evidence. Intensive use of the project area for agricultural purposes and development of the existing structures would likely have disturbed or destroyed any artifacts existing prior to settlement of the project site. Because the project site was included in the SLSP and the TOCSP EIR, and the proposed project would result in similar anticipated site disturbance through development of the project site as anticipated in the SLSP, any impacts to Cultural Resources resulting from the proposed project would have been included in the TOCSP EIR. In addition, the recent work by Peak & Associates, Inc. has determined that the project site does not contain any accurately recorded historic, cultural, or tribal cultural resources. As a result, the proposed project would not be considered a substantial change to the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to Cultural and Tribal Cultural Resources. Hazards and Hazardous Materials In October 2018, Geocon Consultants, Inc. prepared a Phase I Environmental Site Assessment Report (ESA) for the project site.² The ESA determined that the project site is not likely to have been contaminated by any activities or development occurring in the area surrounding the project site. Although the use of fertilizers and pesticides on the project site is not considered to pose a substantial hazard for the majority of the site, fertilizers and pesticides may have been mixed or stored on portions of the site, particularly in proximity to the existing residential structures and accessory buildings. Mixing or storing fertilizers and pesticides

² Geocon Consultants, Inc. *Phase I Environmental Site Assessment Report*. October 2018.

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	within the project site could result in elevated concentrations of such chemicals. Therefore, Geocon Consultants, Inc. recommended further investigation of the soil in the area where chemicals may have been mixed or stored. While further investigation may be needed, the proposed project was previously approved for development under the SLSP, and development of the site for residential uses was analyzed within the TOCSP EIR. Per Mitigation Measure 4.12-1 of the TOCSP EIR, a Phase II ESA must be prepared for sites where contamination is suspected, and, if needed, measures must be implemented to manage or remediate risks posed by identified soil contamination. Development of the project site, whether at the residential densities approved in the SLSP or under the currently proposed project would be subject to the requirements of Mitigation Measure 4.12-1, which would ensure that development of the project site would not result in impacts related to hazardous chemicals. As a result, the proposed project would not be considered a substantial change to the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to Hazards and Hazardous Materials. Water, Sewer, and Drainage The SLSP, identifies the need for at least three new wells to be constructed to meet buildout demand of the entire SLSP project area. The project site would be served by connections to the existing 12-inch water main located in Pioneer Avenue, as well as a future water line in Harry Lorenzo Avenue and a future eight-inch water line anticipated for the Pioneer Village development to the south, in Welch Street. Development of the project site with up to 148 single-family residential units, and the resultant increase in water demand, was included as part of the total SLSP demand and such demand was analyzed in the TOCSP EIR. The proposed project would include the development of a maximum of 11 additional units within the project site, beyond the maximum of 148 units anticipated by the TOCSP EIR. Since adoption of the SLSP and the analysis prepared for the TOCSP EIR, requirements for the incorporation of water efficient designs in new development have increased in California. All development in California is now required to adhere to the requirements of California's Model Water Efficient Landscape Ordinance (MWELo) as well as the water efficiency requirements in the California Green Building Code (CalGreen). The requirements of the MWELo and CalGreen would ensure that all proposed residences and all

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	landscaping within the project site are designed to minimize water consumption to the extent feasible. Consequently, while the proposed project would result in the development of more units within the project site than was previously approved under the SLSP, operation of each individual unit would result in water consumption at a lower rate than what was anticipated under the TOCSP EIR. The CalEEMod emissions estimations prepared for the proposed project included an estimation of water consumption under the existing SLSP land use designations as well as the water consumption that would occur under the proposed project. Based on the CalEEMod outputs, the proposed project would result in an estimated maximum increase in annual water consumption of 3.59 acre-feet per year. As noted in the City's 2015 Urban Water Management Plan, the City is anticipated to experience significant water surpluses even during multiple dry years, with surpluses between 1,773 acre-feet per year and 5,588 acre-feet per year.³ Thus, the increase in anticipated water use of 3.59 acre-feet per year would be well within the anticipated annual surpluses of the City's water supply and could be accommodated without the need for new water entitlements. Accordingly, water consumption within the project site would be minimized to the extent feasible, and could be served by the City's existing and anticipated water supply without the need for the development of additional water supply infrastructure beyond what was analyzed in the TOCSP EIR. As a result, the proposed project would not be considered a substantial change to the SLSP or the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to water supplies. Sewer collection for the project site is planned to include eight-inch sewer lines throughout the proposed internal street network. The eight-inch sewer lines would direct wastewater to a single connection point with the existing 15-inch sewer main in Pioneer Avenue. The SLSP anticipated buildout of the project site with a maximum of 148 single-family residences and the TOCSP EIR determined that implementation of Mitigation Measure 4.13-9, which requires applicants to demonstrate that WWTP treatment capacity is adequate to serve the flows generated by new development covered by the tentative map prior to approval of each tentative map, would ensure that wastewater treatment capacity is adequate. The proposed project would be required to implement all mitigation measures from the TOCSP EIR and the increase of a maximum of 11 units associated with the proposed project would not exceed the capacity

³ City of Woodland. 2015 Urban Water Management Plan. June 2016.

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	of the existing sewer infrastructure. The proposed project is not anticipated to require upsizing of any sewer pipes or sewer treatment facilities beyond those anticipated in the SLSP and TOCSP EIR, and would not create new or significantly more severe environmental impacts. Furthermore, Section 13.12.060 of the City's Municipal Code requires that all plans for the proposed wastewater system be submitted for review and approval by the City Engineer. Under the City's Municipal Code, the City Engineer can prescribe terms and conditions based on the submitted plans to ensure that proposed infrastructure is adequately sized to serve project demand. Stormwater runoff from proposed impervious surfaces would be collected by 16, 18, and 24-inch storm drain lines within the project site. As discussed previously, collected stormwater would either be discharged directly to the 24-inch storm drain within Pioneer Avenue, or stormwater would be directed to a hydromodification pond prior to discharge to the 24-inch storm drain within Pioneer Avenue. Following discharge to the existing 24-inch storm drain within Pioneer Avenue, stormwater would eventually outfall to the East Regional Detention Pond, which provides stormwater quality control for the northern portion of the SLSP. The proposed project involves development within the SLSP area with similar residential land uses as analyzed in the TOCSP EIR. Therefore, the proposed project would include development of impervious surfaces over a similar area as approved in the SLSP, which would result in amounts of runoff equal to what was anticipated by the TOCSP EIR. The proposed project will connect to the existing Spring Lake drainage infrastructure and pay their fair share of fees for the installation of the Spring Lake storm drainage system, consistent with Section 4.4-1 of the TOCSP EIR. Because the proposed project would generate similar amounts of runoff as anticipated by the TOCSP EIR, the proposed project would not be expected create new or significantly more severe environmental impacts related to drainage. Schools As noted above, the project would introduce a maximum of 159 residential units to the project area. The 159 new residential units would introduce new students into the area. Public facility needs, including schools, were addressed in the SLSP through the designation of land for elementary schools, one middle school and one high school. School facilities needs were estimated using buildout projections for the entire project area, which included a maximum of 148 residences at the project site. Based on the student generation rates used in the TOCSP

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	EIR, the addition of 11 additional residences would result in approximately eight to nine new K-12 students. The addition of eight to nine new students to the surrounding K-12 school districts would not be considered a substantial increase in student enrollment and the anticipated additional students would not require the construction of physical alteration of existing school facilities. As a result, the proposed project would not be considered a substantial change to the SLSP or the TOCSP EIR, and would not create new or significantly more severe environmental impacts. Parks The SLSP included public parks as an integral component of the plan. Parks were provided on a ratio of 5 acres per 1,000 population, and were meant to be the focus of the communities. The proposed project would include 11 additional housing units beyond the maximum allowable number of units included in the SLSP, which would increase the demand for parks beyond what was previously anticipated for development of the project site. Per Chapter 16.48, Dedication of Park Land and Facilities, of the City's Municipal Code, the addition of a maximum of 11 units would result in 33 new residents, which would require the dedication of 0.495 acres of additional parkland. The City of Woodland allows for developers to pay in-lieu fees instead of providing on-site parkland. Consequently, the proposed project would be required to pay in-lieu fees to ensure that adequate parkland is provided to accommodate the increased demand resulting from the additional residents at the project site. Given the payment of park development fees, the proposed project would not result in any new or significantly more severe impacts to public parks or recreational facilities. Traffic The TOCSP EIR included an analysis of the potential traffic impacts resulting from the SLSP. The TOCSP EIR's analysis used level of service (LOS) standards to assess the significance of potential impacts. LOS allows for studied intersections to be graded on how efficiently traffic moves through the intersection, primarily during the busiest times of day known as the Peak Hours. Because the TOCSP EIR relied on LOS standards, the proposed project would result in an impact if the project degraded the LOS of nearby intersections in a new or significantly more severe way than anticipated in the TOCSP EIR.

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	To determine whether the proposed project would result in new or significantly more severe impacts related to traffic, the Institute of Traffic Engineers (ITE) <i>Trip Generation Handbook – 9th Edition</i> was used to estimate the trip generation associated with buildout of the project site under the existing SLSP land use designations and the proposed project. As shown in Table 3, the proposed project would result in an increase in daily and peak hour trips. However, assuming that the proposed project would include 159 total residential units, the proposed project would only increase total daily trips by 115 trips and peak hour trips would increase by a total of 11 trips.																			
	<table><tr><th colspan="3">Table 3</th></tr><tr><th colspan="3">Traffic Generation Comparison</th></tr><tr><th></th><th>Average Daily Trips</th><th>Total Peak Hour Trips</th></tr><tr><td>Existing SLSP</td><td>1,409</td><td>259</td></tr><tr><td>Proposed</td><td>1,514</td><td>278</td></tr><tr><td>Difference</td><td>+115</td><td>+11</td></tr></table>		Table 3			Traffic Generation Comparison				Average Daily Trips	Total Peak Hour Trips	Existing SLSP	1,409	259	Proposed	1,514	278	Difference	+115	+11
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	<i>Source: Institute of Traffic Engineers. Trip Generation Handbook – 9th Edition. 2012.</i>																			
	As previously discussed, traffic impacts in the TOCSP EIR are based off of LOS standards. The LOS of an intersection is determined using peak hour traffic counts; therefore, although the proposed project would result in an increase in average daily trips and peak hour trips, because peak hour trips would only increase by 11 total trips, the proposed project would not result in any new or significantly more severe impacts to LOS as compared to development of the project site under the existing SLSP land use designations.																			
Per the Development Agreement between the City and the project applicant, the proposed project would include improvements to the East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue intersection. The improvements include removal of the existing median, installation of a traffic signal, and associated improvements related to restriping and provision of pedestrian cross walks. Such improvements would allow for left-turn movements at the intersection, which is currently restricted to right turn only movement patterns. The improvements to the specified intersection are a City initiated condition, and would be applicable to buildout of the project site under the existing SLSP land use designations or the proposed land use designations. Therefore, such improvements are not unique to the proposed project. Furthermore, the City of Woodland has analyzed the potential for improvements to																				

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	the East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue intersection to result in impacts related to vehicle, transit, and pedestrian circulation, and the City has determined that the proposed improvements would reduce vehicle travel trip lengths, while encouraging pedestrian and transit use in the area.⁴ Considering the applicability of such requirements to buildout of the existing SLSP land use designations or the proposed project and the analysis of the changes conducted by the City, the proposed improvements to the East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue intersection would not be considered a substantial change to the proposed project. Consequently, the proposed project would not be considered a substantial change to the SLSP or the TOCSP EIR, and would not create new or significantly more severe environmental impacts relating to traffic. Noise A project specific Environmental Noise Analysis was prepared by Bollard Acoustical Consultants, Inc. on September 24, 2018. The Environmental Noise Analysis performed noise calibration and monitoring at locations in the project site adjacent to Gibson Road in the northern portion of the project site and adjacent to Pioneer Avenue, in the eastern portion of the project site. Additionally, noise related impacts to developments along transportation corridors, such as Gibson Road and Pioneer Avenue were considered in the SLSP, and the TOCSP EIR. Although the SLSP discouraged walled neighborhoods, the plan did acknowledge the necessity of noise walls or barriers near areas subject to transportation noise from certain roadways, including Gibson Road and Pioneer Avenue. The SLSP provided for an eight-foot wall or wall/berm combination with general design guidelines in Development Regulation 2.32. The Environmental Noise Analysis confirmed the need for a noise barrier along Harry Lorenzo Avenue, Gibson Road, and Pioneer Avenue. The proposed sound wall would be a minimum of six-feet tall near Harry Lorenzo Avenue, and is recommended to be six feet tall along Pioneer Avenue, with transitions to seven- and eight-foot walls in proximity to Gibson Road. With the construction of a noise barrier, the Environmental Noise Analysis concluded that the project would comply with the City of Woodland exterior and interior noise

⁴ Meyer, Brent, PE, SE, TE, City Engineer, City of Woodland, Community Development Department. Personal communication [email] with Megan Meier, Associate Planner, City of Woodland, Community Development Department.

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	level standards. Because the SLSP identifies the need for sound walls in certain areas of the City, the proposed project would not be considered a substantial change to the SLSP or the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to noise. Remaining CEQA Sections In addition to the impacts discussed above, the TOCSP EIR also included analyses of impacts related to Land Use and Planning; Agricultural Resources; Visual Resources and Aesthetics; and Population, Employment and Housing; Hydrology, Drainage, and Water Quality; Public Health and Safety; and Geology and Soils. Due to the proposed project's similarity to what was anticipated for the project site by the SLSP, and the TOCSP EIR, impacts related to the listed resources are not considered to be substantially different from what was previously analyzed for development of the project site and the proposed project would not create any new or significantly more severe environmental impacts in any such resource areas. Conclusion The proposed project would develop the project site for residential uses, similar to what was anticipated by the SLSP, and analyzed in the TOCSP EIR. However, the proposed project includes a request to re-designate the project site to R-8, which would allow for the development of up to 11 additional units within the project site. The general similarity of land uses and site acreage would ensure that any potential impacts created by the proposed project are less than or equal to the impacts identified in the TOCSP EIR. Therefore, the proposed project does not include any changes which would create new or significantly more severe impacts than what was anticipated by the SLSP and analyzed in the TOCSP EIR. As a result, major revisions to the TOCSP EIR would not be necessary.
(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial	In regard to the SLSP, because the proposed land uses are of a similar residential nature to the existing SLSP, and significant changes to the SLSP have not occurred, the land use related circumstances under which the project is undertaken has not changed substantially, and would not require major revisions to the TOCSP EIR. Indeed, the most substantial change which has occurred in the project area is the continuing development activity associated with implementation of the SLSP. However, no changes have occurred on the proposed project site since the adoption of the SLSP and TOCSP EIR.

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increase in the severity of previously identified significant effects; or	As noted in the discussion of Biological Resources in Section (1) of this table, since the certification of the TOCSP EIR, the Yolo HCP, which the City of Woodland participates in, has been adopted and gone into effect. The Yolo HCP provides programmatic protection for special-status species within Yolo County, including within the City of Woodland's planning area. With regard to the project site, the Yolo HCP provides for mitigation of habitat conversion from agricultural uses to residential uses, as well as protection of individual Swainson's hawk and burrowing owls. The TOCSP EIR included consideration of habitat loss and potential impacts to special-status species, and required development within the SLSP area to comply with mitigation measures designed to reduce such impacts to less-than-significant levels. The Yolo HCP accomplishes mitigation of potential impacts to special-status species and habitat through the payment of fees and the implementation of AMMs. Implementation of Yolo HCP AMM 16 and AMM 18 would fulfill the requirements of the applicable TOCSP EIR mitigation measures related to biological resources. Thus, considering the above, Mitigation Measures 4.5-3 and 4.5-4 have been replaced with Yolo HCP AMM 16 and AMM 18. The foregoing replacement would not result in any new or significantly more severe impacts as AMM 16 and AMM 18 would effectively implement Mitigation Measures 4.5-3 and 4.5-4, which would be sufficient to ensure that impacts to biological resources remain less than significant. Thus, new circumstances which would create new environmental impacts have not arisen. Furthermore, as described above, the proposed changes would not create new or significant environmental effects beyond those analyzed in the TOCSP EIR.
(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:	All previously identified impacts in the TOCSP EIR would occur with implementation of the proposed project. As noted previously, the SLSP and the TOCSP EIR require that each development application include project-level and property-specific technical analysis to demonstrate consistency with the performance thresholds in the SLSP and SLSP Mitigation and Monitoring Plan. The following studies have been submitted with this CEQA Addendum: • Arborist Report and Tree Inventory Summary; • Cultural Resources Assessment; • Geotechnical Investigation; • Phase I Environmental Site Assessment Report; and • Environmental Noise Analysis.

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	The studies above do not contain any new information of substantial importance, which could have affected the determination of impacts in the TOCSP EIR. In addition to the above studies, Madrone Ecological Consulting prepared a Due Diligence Memo on September 26, 2018. The due diligence memo noted the potential presence of several special-status species that were not previously analyzed in the TOCSP EIR. Therefore, potential impacts to biological resources are further discussed in the following section. Biological Resources At the time of publication of the TOCSP EIR, pallid bats, silver-haired bats, and hoary bats were not identified as special-status species that could potentially be impacted by implementation of the SLSP. However, Madrone Ecological Consulting concluded that the foregoing species could occur on-site; thus, development of the project site could result in impacts to such species. Potential impacts would occur whether the proposed project was developed under the existing SLSP land use designations for the site or under the proposed project. Nevertheless, because the TOCSP EIR did not identify the foregoing species specifically as being potentially impacted by development of the project site, the potential presence of such species represents new information under which the project is being implemented. Although the presence of pallid bats, silver-haired bats, and hoary bats represents new information, mitigation is available to avoid or reduce potential impacts to less-than-significant levels. Accordingly, Mitigation Measure BIO-1 is implemented through this addendum to ensure that development of the project site does not result in impacts to special-status bat species. It should be noted that the presence of special-status bat species and the potential for development of the proposed project to result in impacts to special-status bats is not unique to the proposed project or made more severe by any components of the project. In fact, development of the project site under the existing SLSP land use designations would have an identical potential to result in impacts to special-status bat species. Consequently, changes included in the proposed project do not have the potential to result in new or significantly more severe impacts than would occur with development under the existing SLSP land use designations. Although impacts to special-status bat species could occur with development of the site under the existing or proposed land use designations, because Mitigation Measure BIO-1 would be capable of reducing potential impacts to a less-than-significant level,

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	development of the project site would not result in any new impacts that would be unique to the proposed project. <i>BIO-1 Before ground disturbance is initiated, a qualified biologist shall conduct a habitat assessment survey to determine whether the removal of trees greater than 10 inches in diameter at breast height (DBH) or any on-site structures support bat roosts. Trees and on-site structures shall be surveyed within 14 days before the onset of construction. Surveys shall consist of daytime pedestrian surveys looking for potential roosting habitat such as branch and bole hollows, exfoliating bark and other crevices and cavities, and may include an evening emergence survey with acoustic equipment to note the presence or absence of bats. The emergence survey is necessary to survey for foliage-roosting bat species (hoary bat). The special-status bat species potentially occurring on the site should be identifiable using acoustic equipment.</i> <i>If bats are not acoustically detected and potential roosting habitat is not identified, then further study and mitigation is not required. If evidence of bat use is detected, the biologist shall determine the approximate number and species of bats using the roost, and roost type (i.e., individual or maternity roost). A 100-foot buffer shall be created around the roost and project-related activities shall not occur within the buffer until after one of the steps below is performed:</i> <i>• A qualified biologist has determined that the roost is no longer in use.</i> <i>• A qualified biologist determines that bat exclusion is feasible and confirms that all bats have been excluded from the daytime roost. Bat exclusion shall not occur between April 1 and September 15 (depending on type of roost and location), which coincides with the maternity season in California.</i> <i>• Trees or structures that potentially support active roosts have been removed. However, if bat roosts are detected on the project site, trees shall not be removed from April 1 to September 15 in order to avoid the maternity season. Subject to monitoring by a qualified biologist, trees that potentially support active roosts may be removed outside of the</i>

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	<i>maternity season using procedures that create noise and cause vibration, which are designed to cause bats to leave potential roosts.</i> <i>Results of the habitat assessment survey shall be submitted to the City of Woodland Community Development Department for review.</i> Greenhouse Gas (GHG) Emissions GHG emissions were not directly addressed in the SLSP, or the TOCSP EIR. However, potential impacts related to GHG emissions do not constitute “new information” as defined by CEQA, as GHG emissions were known as potential environmental issues before 1999.⁵ Since adoption of the TOCSP EIR, the City has adopted a Climate Action Plan (CAP).⁶ The City’s CAP is intended to ensure that continued development and operations within the City adhere to the existing State regulations related to climate change and greenhouse gas emissions reductions. A project may be deemed in compliance with the CAP would not result in impacts related to GHG emissions. Development of the project site for residential uses was planned for in the SLSP, and would have been considered in the growth estimates prepared for the City’s CAP. The overall area of disturbance anticipated for buildout of the project site by the SLSP would not be modified by the proposed project. Therefore, construction related GHG emissions would be consistent with emissions induced by the SLSP. Furthermore, the proposed increase in residential densities would be relatively modest, resulting in a maximum of only 11 more units on the project site than was previously anticipated. Although the proposed project would result in development of the site at a greater density than previously anticipated, residential development at higher densities is generally supported by CAP Strategy Transportation and Land Use (T/LU) 2. Furthermore, the proposed project would comply with the City’s standard complete streets requirements and would include pedestrian and bicycle infrastructure and connections to facilitate alternative transportation. The project site is located less than 0.10 mile from an existing transit stop. The inclusion of greater residential densities and alternative

⁵ As explained in a series of cases, most recently in *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal. App. 4th 1301. Also see, *Citizens of Responsible Equitable Development v. City of San Diego* (2011) 196 Cal.App.4th 515.

⁶ City of Woodland. *Final 2035 Climate Action Plan*. May 2017.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	transportation infrastructure within the project site, as well as the proximity of the site to existing transit infrastructure would support the use of alternative transportation, which would comply with T/LU-1, 3, and 5. Furthermore, the requirement of the Development Agreement that the proposed project include improvement of the East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue intersection, would increase pedestrian connectivity within the project area, provide for improved transit access to the western portion of Spring Lake, and reduce vehicle trip lengths,⁷ all of which would reduce GHG emissions related to vehicle use. Since the SLSP was approved, a number of regulations with the purpose of, or with an underlying goal of, reducing GHG emissions, such as the California Green Building Standards Code (CALGreen Code) and the California Building Energy Efficiency Standards Code have been enacted. The result of the foregoing building standards is that residential buildings constructed under current standards are significantly more energy efficient than those built under previous standards, including those in place at the time that the SLSP was adopted. The proposed project would be required to comply with all currently applicable regulations associated with GHG emissions, including the CALGreen Code and California Building Energy Efficiency Standards Code. Considering the above, buildout of the project site was previously considered by the CAP, and although the proposed project would include slightly higher residential densities than was approved in the SLSP, the CAP encourages higher density residential developments, especially where such development may result in reduced vehicle use. Additionally, the proposed project would be developed in compliance with the existing CALGreen Code and California Building Energy Efficiency Standards Code; compliance with the foregoing building codes would ensure that the proposed residences would be energy efficient. As a result, new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time that the previous EIR was certified is not currently known, and the proposed project would result in no new or more severe impacts than previously analyzed in the TOCSP EIR.

⁷ Meyer, Brent, PE, SE, TE, City Engineer, City of Woodland, Community Development Department. Personal communication [email] with Megan Meier, Associate Planner, City of Woodland, Community Development Department.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;	See response under (1) and (2) above. Mitigation Measure BIO-1 has been included in this addendum to ensure that significant impacts to special-status bat species not previously analyzed in the TOCSP EIR would not occur. Thus, new significant effects would not occur.
(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;	See response under (1) above. Significant effects will not be more severe than identified in the TOCSP EIR.
(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or	The status of mitigation measures in the SLSP, and the TOCSP EIR would not change as a result of the proposed land uses changes. Madrone Ecological Consulting identified the potential of special status species, specifically Swainson's hawks, white-tailed kites, northern harriers, and burrowing owls, to use the site as foraging and nesting habitat. Impacts to raptors was considered in the TOCSP EIR, and determined to be potentially significant. Because special-status raptor species have the potential to use the site as foraging and nesting habitat Mitigation Measures 4.5-3 and 4.5-4 would be brought forward and applied to the current project to reduce any potential impacts to a less than significant level. As discussed earlier in this document, relevant sections of Mitigation Measure 4.12-1 have been applied through preliminary site testing. The results of the Phase I ESA indicated that a Phase II ESA should be prepared, and soil remediation conducted in compliance with Mitigation Measure 4.12-1. Any further portions of the mitigation measure including but not limited to identifying contingency measures in the event previously unidentified hazards are encountered during site development, and obtaining any necessary agency approvals prior to implementing any identified measures in a risk management plan would be brought forward and applied to the proposed project. Considering that all relevant mitigation measures would be applied to the proposed project, and no new mitigation measures are now feasible that would substantially reduce any previously identified significant impacts, the proposed project would not be considered a substantial change to the previously approved TOCSP EIR.
(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project	With the exception of Mitigation Measures 4.5-3 and 4.5-4, mitigation measures analyzed in the TOCSP EIR would remain unchanged, and would substantially reduce significant effects on the environment. As discussed above, Mitigation Measures 4.5-3 and 4.5-4 have been updated due to the recent adoption of the Yolo HCP. Although Mitigation Measures 4.5-3 and 4.5-4 have been updated, the updated mitigation measures are substantively similar to the mitigation measures that were originally included in the TOCSP EIR, and the updated mitigation measures would continue to reduce identified impacts to less-than-significant

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
proponents decline to adopt the mitigation measure or alternative.	levels. Furthermore, the project applicant will be required to implement Mitigation Measure BIO-1 within this Addendum, which would ensure that development of the project site would not result in impacts to special-status bat species. The update to Mitigation Measures 4.5-3 and 4.5-4, as well as the implementation of Mitigation Measure BIO-1, would likely be required for development of the project site under existing SLSP land use designations, and would not be unique to implementation of the proposed project. Considering the above, all impacts will remain at similar levels of significance as identified in the TOCSP EIR.
(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.	The City of Woodland, as the lead agency, determined the project would not result in substantial changes or circumstances after adoption of the TOCSP EIR that would require the preparation of a subsequent EIR. As a result, the City of Woodland, as the lead agency, has determined that an Addendum to the TOCSP EIR is the appropriate documentation prepared for the project.
(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.	The SLSP was approved December 18, 2001. As discussed previously in this document the proposed project would not require a major revision of the previous EIR due to new or substantially more severe impacts. Additionally, changes in circumstances which would cause substantially more severe or new significant impacts have not occurred and new information which would change the severity of previously identified impacts is not known. As such, a new EIR would not be required.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.	A subsequent EIR or Negative Declaration is not required and therefore, an additional public review period pursuant to CEQA Guidelines sections 15087 and 15072 would not be necessary.

Appendix

Air Quality Modeling Results

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

Merritt Ranch (as proposed)
Yolo/Solano AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	159.00	Dwelling Unit	25.20	286,200.00	455

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	281.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on PG&E RPS Calculator

Land Use - Lot Acreage per applicant provided information

Construction Phase - Construction Not Modeled

Off-road Equipment - Construction not modeled

Trips and VMT - Construction no modeled

Grading - Applicant Provided Information (Parkside 3 Project)

Road Dust - *

Energy Use -

Mobile Land Use Mitigation -

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	51.62	25.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	281.31
tblRoadDust	RoadPercentPave	94	100

2.0 Emissions Summary

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.8837	0.0427	3.5617	5.1100e-003		0.3524	0.3524		0.3524	0.3524	36.3913	1.9285	38.3198	0.0796	1.7400e-003	40.8292
Energy	0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	399.5798	399.5798	0.0226	7.8600e-003	402.4859
Mobile	0.4671	3.4614	4.9256	0.0209	1.4879	0.0176	1.5055	0.4006	0.0166	0.4171	0.0000	1,933.1701	1,933.1701	0.0973	0.0000	1,935.6020
Waste						0.0000	0.0000		0.0000	0.0000	36.0208	0.0000	36.0208	2.1288	0.0000	89.2399
Water						0.0000	0.0000		0.0000	0.0000	3.2866	10.0694	13.3560	0.3386	8.1900e-003	24.2603
Total	3.3732	3.6957	8.5688	0.0273	1.4879	0.3855	1.8734	0.4006	0.3845	0.7850	75.6987	2,344.7477	2,420.4464	2.6668	0.0178	2,492.4172

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.8837	0.0427	3.5617	5.1100e-003		0.3524	0.3524		0.3524	0.3524	36.3913	1.9285	38.3198	0.0796	1.7400e-003	40.8292
Energy	0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	399.5798	399.5798	0.0226	7.8600e-003	402.4859
Mobile	0.4448	3.2788	4.4908	0.0187	1.3123	0.0158	1.3282	0.3533	0.0149	0.3682	0.0000	1,731.3541	1,731.3541	0.0913	0.0000	1,733.6354
Waste						0.0000	0.0000		0.0000	0.0000	36.0208	0.0000	36.0208	2.1288	0.0000	89.2399
Water						0.0000	0.0000		0.0000	0.0000	3.2866	10.0694	13.3560	0.3386	8.1900e-003	24.2603
Total	3.3510	3.5131	8.1340	0.0251	1.3123	0.3837	1.6961	0.3533	0.3828	0.7361	75.6987	2,142.9318	2,218.6305	2.6608	0.0178	2,290.4506

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.66	4.94	5.07	8.04	11.80	0.47	9.47	11.80	0.44	6.24	0.00	8.61	8.34	0.23	0.00	8.10

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/1/2020	4/28/2020	5	20	

Acres of Grading (Site Preparation Phase): 0

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

Acres of Grading (Grading Phase): 0**Acres of Paving: 0****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	10.00	7.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

3.2 Site Preparation - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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3.2 Site Preparation - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4448	3.2788	4.4908	0.0187	1.3123	0.0158	1.3282	0.3533	0.0149	0.3682	0.0000	1,731.354 1	1,731.354 1	0.0913	0.0000	1,733.635 4
Unmitigated	0.4671	3.4614	4.9256	0.0209	1.4879	0.0176	1.5055	0.4006	0.0166	0.4171	0.0000	1,933.170 1	1,933.170 1	0.0973	0.0000	1,935.602 0

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,513.68	1,575.69	1370.58	3,941,887	3,476,744
Total	1,513.68	1,575.69	1,370.58	3,941,887	3,476,744

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

4.4 Fleet Mix

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.523474	0.037926	0.194068	0.114815	0.021291	0.005457	0.036110	0.054974	0.001332	0.002002	0.006933	0.000689	0.000929

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	177.7415	177.7415	0.0183	3.7900e-003	179.3293
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	177.7415	177.7415	0.0183	3.7900e-003	179.3293
NaturalGas Mitigated	0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	221.8383	221.8383	4.2500e-003	4.0700e-003	223.1566
NaturalGas Unmitigated	0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	221.8383	221.8383	4.2500e-003	4.0700e-003	223.1566

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	4.15709e+006	0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	221.8383	221.8383	4.2500e-003	4.0700e-003	223.1566
Total		0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	221.8383	221.8383	4.2500e-003	4.0700e-003	223.1566

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	4.15709e+006	0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	221.8383	221.8383	4.2500e-003	4.0700e-003	223.1566
Total		0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	221.8383	221.8383	4.2500e-003	4.0700e-003	223.1566

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.39296e+006	177.7415	0.0183	3.7900e-003	179.3293
Total		177.7415	0.0183	3.7900e-003	179.3293

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.39296e+006	177.7415	0.0183	3.7900e-003	179.3293
Total		177.7415	0.0183	3.7900e-003	179.3293

6.0 Area Detail**6.1 Mitigation Measures Area**

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.8837	0.0427	3.5617	5.1100e-003		0.3524	0.3524		0.3524	0.3524	36.3913	1.9285	38.3198	0.0796	1.7400e-003	40.8292
Unmitigated	2.8837	0.0427	3.5617	5.1100e-003		0.3524	0.3524		0.3524	0.3524	36.3913	1.9285	38.3198	0.0796	1.7400e-003	40.8292

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1791					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1178					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.5512	0.0291	2.3798	5.0500e-003		0.3459	0.3459		0.3459	0.3459	36.3913	0.0000	36.3913	0.0777	1.7400e-003	38.8542
Landscaping	0.0357	0.0136	1.1819	6.0000e-005		6.5300e-003	6.5300e-003		6.5300e-003	6.5300e-003	0.0000	1.9285	1.9285	1.8600e-003	0.0000	1.9750
Total	2.8837	0.0427	3.5616	5.1100e-003		0.3524	0.3524		0.3524	0.3524	36.3913	1.9285	38.3198	0.0796	1.7400e-003	40.8292

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1791					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1178					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.5512	0.0291	2.3798	5.0500e-003		0.3459	0.3459		0.3459	0.3459	36.3913	0.0000	36.3913	0.0777	1.7400e-003	38.8542
Landscaping	0.0357	0.0136	1.1819	6.0000e-005		6.5300e-003	6.5300e-003		6.5300e-003	6.5300e-003	0.0000	1.9285	1.9285	1.8600e-003	0.0000	1.9750
Total	2.8837	0.0427	3.5616	5.1100e-003		0.3524	0.3524		0.3524	0.3524	36.3913	1.9285	38.3198	0.0796	1.7400e-003	40.8292

7.0 Water Detail**7.1 Mitigation Measures Water**

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	13.3560	0.3386	8.1900e-003	24.2603
Unmitigated	13.3560	0.3386	8.1900e-003	24.2603

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	10.3595 / 6.53098	13.3560	0.3386	8.1900e-003	24.2603
Total		13.3560	0.3386	8.1900e-003	24.2603

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	10.3595 / 6.53098	13.3560	0.3386	8.1900e-003	24.2603
Total		13.3560	0.3386	8.1900e-003	24.2603

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	36.0208	2.1288	0.0000	89.2399
Unmitigated	36.0208	2.1288	0.0000	89.2399

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	177.45	36.0208	2.1288	0.0000	89.2399
Total		36.0208	2.1288	0.0000	89.2399

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	177.45	36.0208	2.1288	0.0000	89.2399
Total		36.0208	2.1288	0.0000	89.2399

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

Merritt Ranch (as proposed)
Yolo/Solano AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	159.00	Dwelling Unit	25.20	286,200.00	455

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	281.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on PG&E RPS Calculator

Land Use - Lot Acreage per applicant provided information

Construction Phase - Construction Not Modeled

Off-road Equipment - Construction not modeled

Trips and VMT - Construction no modeled

Grading - Applicant Provided Information (Parkside 3 Project)

Road Dust - *

Energy Use -

Mobile Land Use Mitigation -

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	51.62	25.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	281.31
tblRoadDust	RoadPercentPave	94	100

2.0 Emissions Summary

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101
Energy	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Mobile	3.2246	19.4508	30.7812	0.1284	8.8587	0.1008	8.9595	2.3781	0.0948	2.4728		13,060.0891	13,060.0891	0.6155		13,075.4753
Total	48.6837	21.3610	102.4031	0.2588	8.8587	8.6944	17.5531	2.3781	8.6883	11.0664	978.4038	14,423.6262	15,402.0300	2.7537	0.0715	15,492.1650

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101
Energy	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Mobile	3.0926	18.4716	27.8418	0.1149	7.8134	0.0904	7.9038	2.0975	0.0850	2.1824		11,694.6473	11,694.6473	0.5751		11,709.0242
Total	48.5518	20.3819	99.4638	0.2454	7.8134	8.6840	16.4974	2.0975	8.6785	10.7760	978.4038	13,058.1844	14,036.5882	2.7133	0.0715	14,125.7140

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.27	4.58	2.87	5.20	11.80	0.12	6.01	11.80	0.11	2.62	0.00	9.47	8.87	1.47	0.00	8.82

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/1/2020	4/28/2020	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	10.00	7.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

3.2 Site Preparation - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

3.2 Site Preparation - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.0 Operational Detail - Mobile

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.0926	18.4716	27.8418	0.1149	7.8134	0.0904	7.9038	2.0975	0.0850	2.1824		11,694.6473	11,694.6473	0.5751		11,709.0242
Unmitigated	3.2246	19.4508	30.7812	0.1284	8.8587	0.1008	8.9595	2.3781	0.0948	2.4728		13,060.0891	13,060.0891	0.6155		13,075.4753

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,513.68	1,575.69	1370.58	3,941,887	3,476,744
Total	1,513.68	1,575.69	1,370.58	3,941,887	3,476,744

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

4.4 Fleet Mix

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.523474	0.037926	0.194068	0.114815	0.021291	0.005457	0.036110	0.054974	0.001332	0.002002	0.006933	0.000689	0.000929

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
NaturalGas Unmitigated	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	11389.3	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Total		0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	11.3893	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Total		0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797

6.0 Area Detail**6.1 Mitigation Measures Area**

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101
Unmitigated	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9813					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.1247					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	37.8337	0.7092	58.0435	0.1231		8.4362	8.4362		8.4362	8.4362	978.4038	0.0000	978.4038	2.0898	0.0469	1,044.6205
Landscaping	0.3966	0.1515	13.1318	6.9000e-004		0.0726	0.0726		0.0726	0.0726		23.6198	23.6198	0.0228		24.1895
Total	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9813					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.1247					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	37.8337	0.7092	58.0435	0.1231		8.4362	8.4362		8.4362	8.4362	978.4038	0.0000	978.4038	2.0898	0.0469	1,044.6205
Landscaping	0.3966	0.1515	13.1318	6.9000e-004		0.0726	0.0726		0.0726	0.0726		23.6198	23.6198	0.0228		24.1895
Total	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

Merritt Ranch (as proposed)
Yolo/Solano AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	159.00	Dwelling Unit	25.20	286,200.00	455

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	281.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on PG&E RPS Calculator

Land Use - Lot Acreage per applicant provided information

Construction Phase - Construction Not Modeled

Off-road Equipment - Construction not modeled

Trips and VMT - Construction no modeled

Grading - Applicant Provided Information (Parkside 3 Project)

Road Dust - *

Energy Use -

Mobile Land Use Mitigation -

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	51.62	25.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	281.31
tblRoadDust	RoadPercentPave	94	100

2.0 Emissions Summary

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101
Energy	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Mobile	2.6037	20.2052	30.0158	0.1180	8.8587	0.1029	8.9616	2.3781	0.0968	2.4748		12,021.8144	12,021.8144	0.6443		12,037.9209
Total	48.0629	22.1154	101.6378	0.2485	8.8587	8.6965	17.5552	2.3781	8.6903	11.0684	978.4038	13,385.3515	14,363.7553	2.7825	0.0715	14,454.6106

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101
Energy	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Mobile	2.4740	19.1071	27.5263	0.1056	7.8134	0.0925	7.9059	2.0975	0.0870	2.1844		10,758.9703	10,758.9703	0.6061		10,774.1234
Total	47.9332	21.0174	99.1483	0.2361	7.8134	8.6861	16.4994	2.0975	8.6805	10.7780	978.4038	12,122.5074	13,100.9112	2.7444	0.0715	13,190.8131

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.27	4.96	2.45	5.00	11.80	0.12	6.01	11.80	0.11	2.62	0.00	9.43	8.79	1.37	0.00	8.74

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/1/2020	4/28/2020	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	10.00	7.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

3.2 Site Preparation - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

3.2 Site Preparation - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.0 Operational Detail - Mobile

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4740	19.1071	27.5263	0.1056	7.8134	0.0925	7.9059	2.0975	0.0870	2.1844		10,758.9703	10,758.9703	0.6061		10,774.1234
Unmitigated	2.6037	20.2052	30.0158	0.1180	8.8587	0.1029	8.9616	2.3781	0.0968	2.4748		12,021.8144	12,021.8144	0.6443		12,037.9209

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,513.68	1,575.69	1370.58	3,941,887	3,476,744
Total	1,513.68	1,575.69	1,370.58	3,941,887	3,476,744

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

4.4 Fleet Mix

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.523474	0.037926	0.194068	0.114815	0.021291	0.005457	0.036110	0.054974	0.001332	0.002002	0.006933	0.000689	0.000929

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
NaturalGas Unmitigated	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	11389.3	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Total		0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	11.3893	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Total		0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797

6.0 Area Detail**6.1 Mitigation Measures Area**

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101
Unmitigated	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9813					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.1247					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	37.8337	0.7092	58.0435	0.1231		8.4362	8.4362		8.4362	8.4362	978.4038	0.0000	978.4038	2.0898	0.0469	1,044.6205
Landscaping	0.3966	0.1515	13.1318	6.9000e-004		0.0726	0.0726		0.0726	0.0726		23.6198	23.6198	0.0228		24.1895
Total	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9813					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.1247					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	37.8337	0.7092	58.0435	0.1231		8.4362	8.4362		8.4362	8.4362	978.4038	0.0000	978.4038	2.0898	0.0469	1,044.6205
Landscaping	0.3966	0.1515	13.1318	6.9000e-004		0.0726	0.0726		0.0726	0.0726		23.6198	23.6198	0.0228		24.1895
Total	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Merritt Ranch (as proposed)
Yolo/Solano AQMD Air District, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Rubber Tired Dozers	Diesel	No Change	0	0	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	0	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Unmitigated tons/yr							Unmitigated mt/yr					
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated tons/yr							Mitigated mt/yr					
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input	Mitigation Input	Mitigation Input
No	Soil Stabilizer for unpaved Roads	PM10 Reduction	PM2.5 Reduction	
No	Replace Ground Cover of Area Disturbed	PM10 Reduction	PM2.5 Reduction	
No	Water Exposed Area	PM10 Reduction	PM2.5 Reduction	Frequency (per day)
No	Unpaved Road Mitigation	Moisture Content %	Vehicle Speed (mph)	0.00
No	Clean Paved Road	% PM Reduction	0.00	

Phase	Source	Unmitigated		Mitigated		Percent Reduction	
		PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Site Preparation	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	4.76	5.28	8.83	10.47	10.27	10.26	0.00	10.44	10.44	6.20	0.00	10.43
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting: Suburban Center

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value 3
No	Land Use	Increase Density	0.00		0.00	
No	Land Use	Increase Diversity	-0.01	0.13		
No	Land Use	Improve Walkability Design	0.00	0.00		
No	Land Use	Improve Destination Accessibility	0.00	0.00		
Yes	Land Use	Increase Transit Accessibility	0.22	0.08		
No	Land Use	Integrate Below Market Rate Housing	0.00	0.00		
	Land Use	Land Use SubTotal	0.10			

Yes	Neighborhood Enhancements	Improve Pedestrian Network	2.00	Project Site and Connecting Off-Site		
No	Neighborhood Enhancements	Provide Traffic Calming Measures				
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.02			
No	Parking Policy Pricing	Limit Parking Supply	0.00	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00	0.00		
No	Transit Improvements	Expand Transit Network	0.00	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		0.00	
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.12			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"	4.50			
No	Commute	Workplace Parking Charge		0.00		
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			
No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	
No	Commute	Provide Ride Sharing Program	10.00			
	Commute	Commute Subtotal	0.00			

No	School Trip	Implement School Bus Program	0.00		
		Total VMT Reduction	0.12		

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	100.00
No	Use Low VOC Paint (Non-residential Interior)	150.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	Use Low VOC Paint (Parking)	150.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Exceed Title 24		
No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00
DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy		
No	Use Reclaimed Water		
No	Use Grey Water		
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction		
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape		

Solid Waste Mitigation

Mitigation Measures	Input Value
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Institute Recycling and Composting Services Percent Reduction in Waste Disposed	
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SLSP - Yolo/Solano AQMD Air District, Annual

SLSP**Yolo/Solano AQMD Air District, Annual****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	148.00	Dwelling Unit	25.20	266,400.00	423

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	281.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on PG&E RPS Calculator

Land Use - Lot Acreage per applicant provided information

Construction Phase - Construction Not Modeled

Off-road Equipment - Construction not modeled

Trips and VMT - Construction no modeled

Grading - Applicant Provided Information (Parkside 3 Project)

Road Dust - *

Energy Use -

Mobile Land Use Mitigation -

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Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	PhaseEndDate	5/17/2019	4/22/2019
tblLandUse	LotAcreage	48.05	25.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	281.31
tblRoadDust	RoadPercentPave	94	100

2.0 Emissions Summary

SLSP - Yolo/Solano AQMD Air District, Annual

2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.6841	0.0397	3.3144	4.7500e-003		0.3279	0.3279		0.3279	0.3279	33.8542	1.7951	35.6493	0.0740	1.6200e-003	37.9828
Energy	0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	371.9359	371.9359	0.0210	7.3100e-003	374.6410
Mobile	0.4347	3.2219	4.5849	0.0195	1.3850	0.0164	1.4014	0.3728	0.0154	0.3883	0.0000	1,799.4287	1,799.4287	0.0906	0.0000	1,801.6924
Waste						0.0000	0.0000		0.0000	0.0000	33.4874	0.0000	33.4874	1.9791	0.0000	82.9637
Water						0.0000	0.0000		0.0000	0.0000	3.0592	9.3728	12.4320	0.3152	7.6200e-003	22.5819
Total	3.1397	3.4400	7.9751	0.0254	1.3850	0.3587	1.7437	0.3728	0.3577	0.7306	70.4009	2,182.5325	2,252.9334	2.4798	0.0166	2,319.8618

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2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.6841	0.0397	3.3144	4.7500e-003		0.3279	0.3279		0.3279	0.3279	33.8542	1.7951	35.6493	0.0740	1.6200e-003	37.9828
Energy	0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	371.9359	371.9359	0.0210	7.3100e-003	374.6410
Mobile	0.4140	3.0520	4.1801	0.0174	1.2215	0.0147	1.2363	0.3288	0.0138	0.3427	0.0000	1,611.5749	1,611.5749	0.0849	0.0000	1,613.6983
Waste						0.0000	0.0000		0.0000	0.0000	33.4874	0.0000	33.4874	1.9791	0.0000	82.9637
Water						0.0000	0.0000		0.0000	0.0000	3.0592	9.3728	12.4320	0.3152	7.6200e-003	22.5819
Total	3.1190	3.2700	7.5703	0.0233	1.2215	0.3570	1.5786	0.3288	0.3562	0.6850	70.4009	1,994.6787	2,065.0795	2.4742	0.0166	2,131.8677

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.66	4.94	5.08	8.00	11.80	0.47	9.47	11.80	0.44	6.24	0.00	8.61	8.34	0.23	0.00	8.10

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/22/2019	4/22/2019	5	1	

Acres of Grading (Site Preparation Phase): 0

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Acres of Grading (Grading Phase): 0**Acres of Paving: 0****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	10.00	7.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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3.2 Site Preparation - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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3.2 Site Preparation - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile

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4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4140	3.0520	4.1801	0.0174	1.2215	0.0147	1.2363	0.3288	0.0138	0.3427	0.0000	1,611.5749	1,611.5749	0.0849	0.0000	1,613.6983
Unmitigated	0.4347	3.2219	4.5849	0.0195	1.3850	0.0164	1.4014	0.3728	0.0154	0.3883	0.0000	1,799.4287	1,799.4287	0.0906	0.0000	1,801.6924

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,408.96	1,466.68	1275.76	3,669,178	3,236,215
Total	1,408.96	1,466.68	1,275.76	3,669,178	3,236,215

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

4.4 Fleet Mix

SLSP - Yolo/Solano AQMD Air District, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.523474	0.037926	0.194068	0.114815	0.021291	0.005457	0.036110	0.054974	0.001332	0.002002	0.006933	0.000689	0.000929

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	165.4449	165.4449	0.0171	3.5300e-003	166.9229
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	165.4449	165.4449	0.0171	3.5300e-003	166.9229
NaturalGas Mitigated	0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	206.4910	206.4910	3.9600e-003	3.7900e-003	207.7181
NaturalGas Unmitigated	0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	206.4910	206.4910	3.9600e-003	3.7900e-003	207.7181

SLSP - Yolo/Solano AQMD Air District, Annual

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	3.8695e+006	0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	206.4910	206.4910	3.9600e-003	3.7900e-003	207.7181
Total		0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	206.4910	206.4910	3.9600e-003	3.7900e-003	207.7181

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	3.8695e+006	0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	206.4910	206.4910	3.9600e-003	3.7900e-003	207.7181
Total		0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	206.4910	206.4910	3.9600e-003	3.7900e-003	207.7181

SLSP - Yolo/Solano AQMD Air District, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.29659e+006	165.4449	0.0171	3.5300e-003	166.9229
Total		165.4449	0.0171	3.5300e-003	166.9229

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.29659e+006	165.4449	0.0171	3.5300e-003	166.9229
Total		165.4449	0.0171	3.5300e-003	166.9229

6.0 Area Detail**6.1 Mitigation Measures Area**

SLSP - Yolo/Solano AQMD Air District, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.6841	0.0397	3.3144	4.7500e-003		0.3279	0.3279		0.3279	0.3279	33.8542	1.7951	35.6493	0.0740	1.6200e-003	37.9828
Unmitigated	2.6841	0.0397	3.3144	4.7500e-003		0.3279	0.3279		0.3279	0.3279	33.8542	1.7951	35.6493	0.0740	1.6200e-003	37.9828

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1667					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.0404					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.4438	0.0271	2.2143	4.6900e-003		0.3218	0.3218		0.3218	0.3218	33.8542	0.0000	33.8542	0.0723	1.6200e-003	36.1445
Landscaping	0.0332	0.0127	1.1001	6.0000e-005		6.0800e-003	6.0800e-003		6.0800e-003	6.0800e-003	0.0000	1.7951	1.7951	1.7300e-003	0.0000	1.8384
Total	2.6841	0.0397	3.3144	4.7500e-003		0.3279	0.3279		0.3279	0.3279	33.8542	1.7951	35.6493	0.0740	1.6200e-003	37.9828

SLSP - Yolo/Solano AQMD Air District, Annual

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1667					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.0404					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.4438	0.0271	2.2143	4.6900e-003		0.3218	0.3218		0.3218	0.3218	33.8542	0.0000	33.8542	0.0723	1.6200e-003	36.1445
Landscaping	0.0332	0.0127	1.1001	6.0000e-005		6.0800e-003	6.0800e-003		6.0800e-003	6.0800e-003	0.0000	1.7951	1.7951	1.7300e-003	0.0000	1.8384
Total	2.6841	0.0397	3.3144	4.7500e-003		0.3279	0.3279		0.3279	0.3279	33.8542	1.7951	35.6493	0.0740	1.6200e-003	37.9828

7.0 Water Detail**7.1 Mitigation Measures Water**

SLSP - Yolo/Solano AQMD Air District, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	12.4320	0.3152	7.6200e-003	22.5819
Unmitigated	12.4320	0.3152	7.6200e-003	22.5819

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	9.6428 / 6.07915	12.4320	0.3152	7.6200e-003	22.5819
Total		12.4320	0.3152	7.6200e-003	22.5819

SLSP - Yolo/Solano AQMD Air District, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	9.6428 / 6.07915	12.4320	0.3152	7.6200e-003	22.5819
Total		12.4320	0.3152	7.6200e-003	22.5819

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	33.4874	1.9791	0.0000	82.9637
Unmitigated	33.4874	1.9791	0.0000	82.9637

SLSP - Yolo/Solano AQMD Air District, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	164.97	33.4874	1.9791	0.0000	82.9637
Total		33.4874	1.9791	0.0000	82.9637

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	164.97	33.4874	1.9791	0.0000	82.9637
Total		33.4874	1.9791	0.0000	82.9637

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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SLSP - Yolo/Solano AQMD Air District, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

SLSP - Yolo/Solano AQMD Air District, Summer

SLSP**Yolo/Solano AQMD Air District, Summer****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	148.00	Dwelling Unit	25.20	266,400.00	423

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	281.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on PG&E RPS Calculator

Land Use - Lot Acreage per applicant provided information

Construction Phase - Construction Not Modeled

Off-road Equipment - Construction not modeled

Trips and VMT - Construction no modeled

Grading - Applicant Provided Information (Parkside 3 Project)

Road Dust - *

Energy Use -

Mobile Land Use Mitigation -

SLSP - Yolo/Solano AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	PhaseEndDate	5/17/2019	4/22/2019
tblLandUse	LotAcreage	48.05	25.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	281.31
tblRoadDust	RoadPercentPave	94	100

2.0 Emissions Summary

SLSP - Yolo/Solano AQMD Air District, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

SLSP - Yolo/Solano AQMD Air District, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834
Energy	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Mobile	3.0015	18.1051	28.6517	0.1195	8.2458	0.0939	8.3397	2.2136	0.0882	2.3017		12,156.5609	12,156.5609	0.5729		12,170.8827
Total	45.3133	19.8829	95.2969	0.2409	8.2458	8.0894	16.3352	2.2136	8.0837	10.2973	910.1928	13,425.7652	14,335.9580	2.5608	0.0665	14,419.7962

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834
Energy	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Mobile	2.8787	17.1937	25.9157	0.1070	7.2728	0.0842	7.3570	1.9524	0.0791	2.0314		10,885.5837	10,885.5837	0.5353		10,898.9660
Total	45.1904	18.9714	92.5609	0.2283	7.2728	8.0797	15.3525	1.9524	8.0746	10.0270	910.1928	12,154.7880	13,064.9808	2.5232	0.0665	13,147.8795

SLSP - Yolo/Solano AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.27	4.58	2.87	5.20	11.80	0.12	6.02	11.80	0.11	2.62	0.00	9.47	8.87	1.47	0.00	8.82

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/22/2019	4/22/2019	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	10.00	7.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

SLSP - Yolo/Solano AQMD Air District, Summer

3.2 Site Preparation - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

SLSP - Yolo/Solano AQMD Air District, Summer

3.2 Site Preparation - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.0 Operational Detail - Mobile

SLSP - Yolo/Solano AQMD Air District, Summer

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.8787	17.1937	25.9157	0.1070	7.2728	0.0842	7.3570	1.9524	0.0791	2.0314		10,885.5837	10,885.5837	0.5353		10,898.9660
Unmitigated	3.0015	18.1051	28.6517	0.1195	8.2458	0.0939	8.3397	2.2136	0.0882	2.3017		12,156.5609	12,156.5609	0.5729		12,170.8827

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,408.96	1,466.68	1275.76	3,669,178	3,236,215
Total	1,408.96	1,466.68	1,275.76	3,669,178	3,236,215

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

4.4 Fleet Mix

SLSP - Yolo/Solano AQMD Air District, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.523474	0.037926	0.194068	0.114815	0.021291	0.005457	0.036110	0.054974	0.001332	0.002002	0.006933	0.000689	0.000929

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
NaturalGas Unmitigated	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301

SLSP - Yolo/Solano AQMD Air District, Summer

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	10601.4	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Total		0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	10.6014	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Total		0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301

6.0 Area Detail**6.1 Mitigation Measures Area**

SLSP - Yolo/Solano AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834
Unmitigated	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.7010					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	35.2139	0.6598	54.0062	0.1145		7.8490	7.8490		7.8490	7.8490	910.1928	0.0000	910.1928	1.9428	0.0436	971.7674
Landscaping	0.3692	0.1410	12.2233	6.4000e-004		0.0675	0.0675		0.0675	0.0675		21.9858	21.9858	0.0212		22.5160
Total	42.1974	0.8008	66.2295	0.1151		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834

SLSP - Yolo/Solano AQMD Air District, Summer

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.7010					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	35.2139	0.6598	54.0062	0.1145		7.8490	7.8490		7.8490	7.8490	910.1928	0.0000	910.1928	1.9428	0.0436	971.7674
Landscaping	0.3692	0.1410	12.2233	6.4000e-004		0.0675	0.0675		0.0675	0.0675		21.9858	21.9858	0.0212		22.5160
Total	42.1974	0.8008	66.2295	0.1151		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

SLSP - Yolo/Solano AQMD Air District, Summer

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

SLSP - Yolo/Solano AQMD Air District, Winter

SLSP**Yolo/Solano AQMD Air District, Winter****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	148.00	Dwelling Unit	25.20	266,400.00	423

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	281.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on PG&E RPS Calculator

Land Use - Lot Acreage per applicant provided information

Construction Phase - Construction Not Modeled

Off-road Equipment - Construction not modeled

Trips and VMT - Construction no modeled

Grading - Applicant Provided Information (Parkside 3 Project)

Road Dust - *

Energy Use -

Mobile Land Use Mitigation -

SLSP - Yolo/Solano AQMD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	PhaseEndDate	5/17/2019	4/22/2019
tblLandUse	LotAcreage	48.05	25.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	281.31
tblRoadDust	RoadPercentPave	94	100

2.0 Emissions Summary

SLSP - Yolo/Solano AQMD Air District, Winter

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

SLSP - Yolo/Solano AQMD Air District, Winter

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834
Energy	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Mobile	2.4236	18.8073	27.9393	0.1099	8.2458	0.0958	8.3416	2.2136	0.0901	2.3036		11,190.1166	11,190.1166	0.5997		11,205.1087
Total	44.7354	20.5851	94.5845	0.2313	8.2458	8.0913	16.3371	2.2136	8.0856	10.2991	910.1928	12,459.3209	13,369.5137	2.5876	0.0665	13,454.0222

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834
Energy	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Mobile	2.3029	17.7853	25.6220	0.0983	7.2728	0.0861	7.3589	1.9524	0.0810	2.0333		10,014.6390	10,014.6390	0.5642		10,028.7438
Total	44.6146	19.5630	92.2673	0.2197	7.2728	8.0816	15.3544	1.9524	8.0765	10.0288	910.1928	11,283.8433	12,194.0361	2.5521	0.0665	12,277.6573

SLSP - Yolo/Solano AQMD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.27	4.97	2.45	5.00	11.80	0.12	6.02	11.80	0.11	2.62	0.00	9.43	8.79	1.37	0.00	8.74

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/22/2019	4/22/2019	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	10.00	7.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

SLSP - Yolo/Solano AQMD Air District, Winter

3.2 Site Preparation - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

SLSP - Yolo/Solano AQMD Air District, Winter

3.2 Site Preparation - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.0 Operational Detail - Mobile

SLSP - Yolo/Solano AQMD Air District, Winter

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3029	17.7853	25.6220	0.0983	7.2728	0.0861	7.3589	1.9524	0.0810	2.0333		10,014.63 90	10,014.63 90	0.5642		10,028.74 38
Unmitigated	2.4236	18.8073	27.9393	0.1099	8.2458	0.0958	8.3416	2.2136	0.0901	2.3036		11,190.11 66	11,190.11 66	0.5997		11,205.108 7

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,408.96	1,466.68	1275.76	3,669,178	3,236,215
Total	1,408.96	1,466.68	1,275.76	3,669,178	3,236,215

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

4.4 Fleet Mix

SLSP - Yolo/Solano AQMD Air District, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.523474	0.037926	0.194068	0.114815	0.021291	0.005457	0.036110	0.054974	0.001332	0.002002	0.006933	0.000689	0.000929

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
NaturalGas Unmitigated	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301

SLSP - Yolo/Solano AQMD Air District, Winter

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	10601.4	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Total		0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	10.6014	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Total		0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301

6.0 Area Detail**6.1 Mitigation Measures Area**

SLSP - Yolo/Solano AQMD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834
Unmitigated	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.7010					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	35.2139	0.6598	54.0062	0.1145		7.8490	7.8490		7.8490	7.8490	910.1928	0.0000	910.1928	1.9428	0.0436	971.7674
Landscaping	0.3692	0.1410	12.2233	6.4000e-004		0.0675	0.0675		0.0675	0.0675		21.9858	21.9858	0.0212		22.5160
Total	42.1974	0.8008	66.2295	0.1151		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834

SLSP - Yolo/Solano AQMD Air District, Winter

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.7010					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	35.2139	0.6598	54.0062	0.1145		7.8490	7.8490		7.8490	7.8490	910.1928	0.0000	910.1928	1.9428	0.0436	971.7674
Landscaping	0.3692	0.1410	12.2233	6.4000e-004		0.0675	0.0675		0.0675	0.0675		21.9858	21.9858	0.0212		22.5160
Total	42.1974	0.8008	66.2295	0.1151		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

SLSP - Yolo/Solano AQMD Air District, Winter

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

SLSP**Yolo/Solano AQMD Air District, Mitigation Report****Construction Mitigation Summary**

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Rubber Tired Dozers	Diesel	No Change	0	0	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	0	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Unmitigated tons/yr							Unmitigated mt/yr					
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated tons/yr							Mitigated mt/yr					
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input	Mitigation Input	Mitigation Input
No	Soil Stabilizer for unpaved Roads	PM10 Reduction	PM2.5 Reduction	
No	Replace Ground Cover of Area Disturbed	PM10 Reduction	PM2.5 Reduction	
No	Water Exposed Area	PM10 Reduction	PM2.5 Reduction	Frequency (per day)
No	Unpaved Road Mitigation	Moisture Content %	Vehicle Speed (mph)	0.00
No	Clean Paved Road	% PM Reduction	0.00	

Phase	Source	Unmitigated		Mitigated		Percent Reduction	
		PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Site Preparation	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	4.76	5.28	8.83	10.43	10.24	10.25	0.00	10.44	10.44	6.20	0.00	10.43
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting: Suburban Center

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value 3
No	Land Use	Increase Density	0.00		0.00	
No	Land Use	Increase Diversity	-0.01	0.13		
No	Land Use	Improve Walkability Design	0.00	0.00		
No	Land Use	Improve Destination Accessibility	0.00	0.00		
Yes	Land Use	Increase Transit Accessibility	0.22	0.08		
No	Land Use	Integrate Below Market Rate Housing	0.00	0.00		
	Land Use	Land Use SubTotal	0.10			

Yes	Neighborhood Enhancements	Improve Pedestrian Network	2.00	Project Site and Connecting Off-Site		
No	Neighborhood Enhancements	Provide Traffic Calming Measures				
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.02			
No	Parking Policy Pricing	Limit Parking Supply	0.00	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00	0.00		
No	Transit Improvements	Expand Transit Network	0.00	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		0.00	
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.12			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"	4.50			
No	Commute	Workplace Parking Charge		0.00		
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			
No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	
No	Commute	Provide Ride Sharing Program	10.00			
	Commute	Commute Subtotal	0.00			

No	School Trip	Implement School Bus Program	0.00		
		Total VMT Reduction	0.12		

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	100.00
No	Use Low VOC Paint (Non-residential Interior)	150.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	Use Low VOC Paint (Parking)	150.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Exceed Title 24		
No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00
DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy		
No	Use Reclaimed Water		
No	Use Grey Water		
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction		
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape		

Solid Waste Mitigation

Mitigation Measures	Input Value
---------------------	-------------

Institute Recycling and Composting Services Percent Reduction in Waste Disposed	
--	--

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND
USE DESIGNATIONS FOR THE MERRITT RANCH PROJECT TO BE
DEVELOPED BY DARKHORSE ESTATES, LLC**

WHEREAS, the applicant, Darkhorse Estates, LLC, filed Planning Application # PLNG 18-00092, proposing amendments to the General Plan and Spring Lake Specific Plan; and

WHEREAS, the City desires to adopt an amendment to the Spring Lake Specific Plan, consisting of the re-designation of the land use category in the Specific Plan for properties identified as the Spring Lake Merritt Ranch Project as described in more detail in Exhibit “1;” and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on May 16, 2019, to receive public testimony concerning the Amendments; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on June 18, 2019, to receive public testimony concerning the Amendments, consider the Planning Commission's recommendations, and take action on the Amendments; and

WHEREAS, the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to amend the Spring Lake Specific Plan as described in Exhibit “1;” and

WHEREAS, the City of Woodland has taken action to approve all entitlements necessary for implementation of the Amendments for the Spring Lake Merritt Ranch Project.

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

1. The foregoing recitals are hereby true and correct.
2. The City of Woodland City Council finds that the actions as set forth in this Resolution are in the public interest and necessary to the public health, safety, and welfare.
3. The City Council hereby finds that the proposed Amendments are consistent with both the Spring Lake Specific Plan and the City of Woodland General Plan.
4. The City Council hereby approves the following Amendments:
 - A. Amendment to the Spring Lake Specific Plan for the Spring Lake Merritt Ranch Project, as described in Exhibit “1.”

These Amendments shall take effect only upon execution by the City and the owner of the Property of a Development Agreement governing the Property. No final map shall be recorded or approved for the Property in conformance with the Amendments until the Amendments have taken effect pursuant to this paragraph.

PASSED AND ADOPTED by the City Council on June 18, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Xochitl Rodriquez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

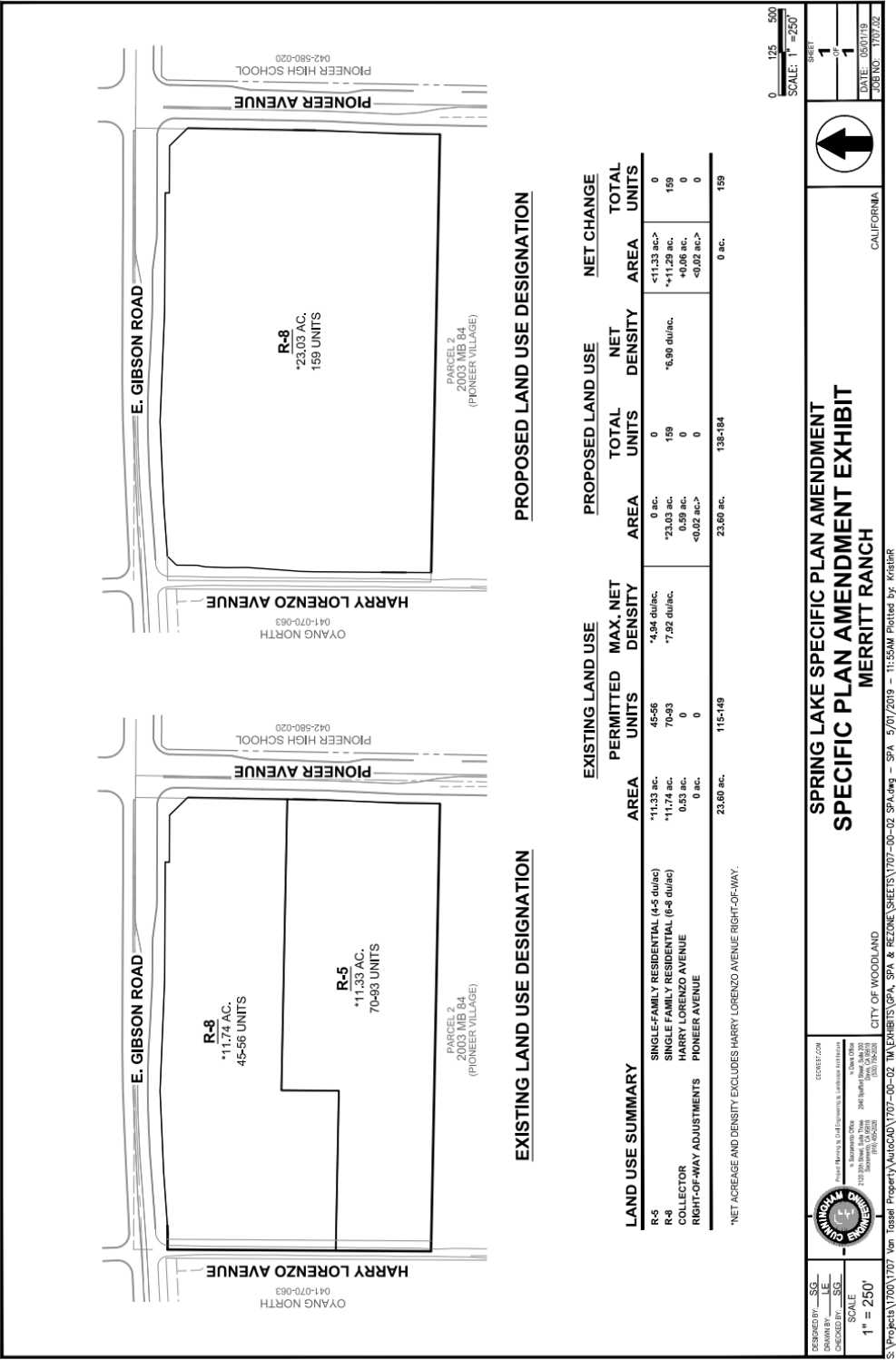
Kara K. Ueda, City Attorney

Dated: _____

Exhibit "1" - Spring Lake Specific Plan Land Use Amendment Exhibit

Exhibit 1

SPRING LAKE SPECIFIC PLAN LAND USE AMENDMENT DIAGRAM



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 5160 FOR THE
MERRITT RANCH PROJECT IN SPRING LAKE, IN ACCORDANCE
WITH THE CONDITIONS OF APPROVAL**

WHEREAS, the applicant, Darkhorse Estates, LLC, filed Planning Application # PLNG 18-00092, proposing Tentative Subdivision Map (TSM No. 5160) to develop 23.6 acres of the Merritt Ranch Project Area within Spring Lake; and

WHEREAS, the applicant prepared a tentative subdivision map, as attached to this Resolution as **Exhibit “1”**; and

WHEREAS, the owner has entered into an assumption and assignment agreement with Darkhorse Estates, LLC providing that Darkhorse Estates, LLC will purchase the property from the current owner, which is The Victoria Curtis and Scott A. Van Tassel 2017 Revocable Trust, etc.; and

WHEREAS, the Woodland City Council held a duly noticed public hearing on June 18, 2019, to review and consider approval of the proposed Merritt Ranch Project in Spring Lake (“Project”) Tentative Subdivision Map No. 5160; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within an area exceeding a three-hundred-foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, the SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project and reviewed by staff, and the following conclusions have been reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda; and

WHEREAS, the City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the Project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures; therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this Project; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, and determinations, for the Tentative Subdivision Map No. 5160:

The City Council, in approval makes the following findings regarding:

1. General Plan Consistency Findings:

- a. The Project is consistent with the goals and policies of the General Plan in that the proposed modification does not alter the land use designation for single family residential densities.
- b. The Project is consistent with the goals and policies of the Housing Element by meeting the requirements of the Spring Lake Affordable Housing Plan as conditioned.

2. Spring Lake Specific Plan Consistency Findings:

- a. The Project is consistent with the policy language (goals, policies, and objectives) of the SLSP based upon a detailed analysis performed comparing the Project proposal to each section of the SLSP, and through various conditions or components of the Development Agreement, consistency has been ensured.
- b. The Project is consistent with the land use summary and other relevant plan text throughout the SLSP in that the project itself is comprised of only single family lots, this is not a substantial deviation from the Plan goal.
- c. The Project is consistent with Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4, and 6.7, which preclude the submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.
- d. The Project as conditioned is consistent with the SLSP design standards and SLSP Affordable Housing Plan.

3. Tentative Subdivision Map Findings concerning Tentative Subdivision Map No. 5160:

- a. The proposed Tentative Subdivision Map is consistent with the City's General Plan, including the Housing Element, and the Spring Lake Specific Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of for-sale, single family housing within the community. The Tentative Subdivision Map is also consistent with the City's Community Design Guidelines.
- b. The Tentative Subdivision Map depicts a site that is physically suitable for development. There are no conditions that would render the Property unsuitable for residential development.
- c. The Project site is physically suitable for the proposed density of development. The site is of a sufficient size and shape to allow the proposed density, and the subdivision will be able to accommodate the future development of residential units given the shape and topography of the Project site. The Project is also consistent with the land use designations specified in the Spring Lake Specific Plan.
- d. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The Biological Resources Assessment (Madrone Ecological Consulting, Biological Resources and Regulatory Constraints Due Diligence Memo, September 26, 2018) shows that there would not be any significant and unavoidable impacts related to existing habitat. SLSP Mitigation measures regarding biological studies prior to construction activity are required. As part of the SLSP requirements the project will submit and gain clearance from the Yolo Habitat Conservation Plan as well.
- e. The design of the proposed subdivision will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area.
- f. The subdivision design will not conflict with easements acquired by the public at large, for access through or use of property with the proposed subdivision, absent alternative, equivalent easements. Any new easements have been made conditions of map approval.
- g. Any proposed phases and their proposed sequence of construction are identified on the submitted map.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting on the 18th day of June, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Xochitl Rodriquez, Mayor

ATTEST:

APPROVED AS TO FORM:

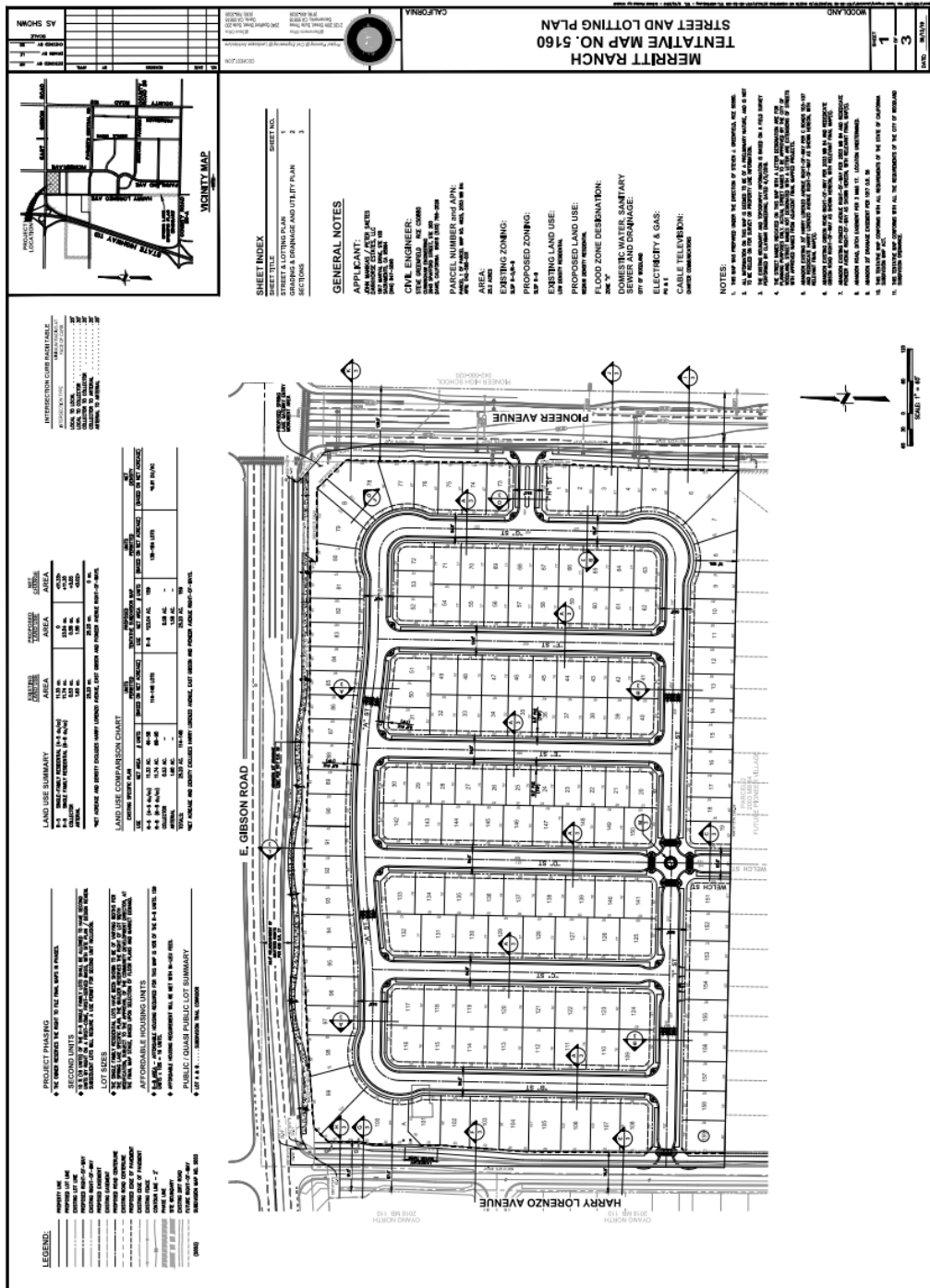
Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated:_____

Exhibit "1" – Tentative Subdivision Map No. 5160

Exhibit 1



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND, CALIFORNIA APPROVING A DEVELOPMENT
AGREEMENT BETWEEN THE CITY OF WOODLAND AND
DARKHORSE ESTATES, LLC TO USE AND DEVELOP THE MERRITT
RANCH PROJECT SITE LOCATED WITHIN THE SPRING LAKE
SPECIFIC PLAN AREA**

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

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

WHEREAS, the Merritt Ranch Project Site is owned by Victoria Curtis & Scott A. Van Tassel which has entered into an assumption and assignment agreement with Darkhorse Estates, LLC. providing that Darkhorse Estates, LLC.. will purchase the property from the owner; and

WHEREAS, Darkhorse Estates, LLC. (“Developer”) proposes to develop certain real property located in the City of Woodland (“Property”), more particularly described in the Development Agreement, attached hereto as **Exhibit “1”** and incorporated herein by reference, for residential use (“Project”); and

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

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

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

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

WHEREAS, because of the logistics, magnitude of the expenditure, and considerable lead time prerequisite to planning and developing the Project, the Developer requires assurances that the Project can proceed without disruption caused by a change in the City’s planning policies and requirements, except as provided in the Development Agreement, which assurances will thereby

reduce the actual or perceived risk of planning for and proceeding with development of the Project; and

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

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

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the Development Agreement to facilitate development of the Project, subject to conditions and requirements set forth herein; and the Planning Commission recommended to the City Council approval of both the Tentative Subdivision Map #5160 for the Merritt Ranch Project Site and the Development Agreement; and

WHEREAS, on June 18, 2019, the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Development Agreement were heard and at which time the Development Agreement was comprehensively reviewed; and

WHEREAS, on June 18, 2019, the City Council introduced this Ordinance through a waiving of the first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 *et seq.*, the proposed Project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR, including Addendum #16 pertaining to the rezoning of certain portions of the project site; and

WHEREAS, the terms and conditions of the Development Agreement have undergone review by the City at publicly noticed hearings and have been found to be fair, just and reasonable and consistent with the General Plan and the SLSP. Further, the City Council finds that (i) the economic interests of the City's citizens and the public health, safety, and welfare will be best served by entering into the Development Agreement; (ii) the Development Agreement is consistent with the General Plan and SLSP; (iii) the Development Agreement is in conformance with the public convenience, general welfare, and good land use practice; (iv) the Development Agreement will not be detrimental to the public health, safety, or general welfare; and (v) the Development Agreement will not adversely affect the orderly development or the preservation of property values for the Property or any other property.

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

Section 1. Pursuant to California Government Code Sections 65865 *et seq.*, the City Council hereby approves the Development Agreement attached hereto as **Exhibit “4-A.”**

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

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

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

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

Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council on _____, 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Xochitl Rodriquez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated:_____

Attachment 4-A – Merritt Ranch Development Agreement

Recorded at request of:)
City Clerk)
City of Woodland)
)
When recorded return to:)
City of Woodland)
300 First Street)
Woodland, CA 95695)
Attention: City Clerk)
)

Exempt from filing fees pursuant to Government Code §6103

DEVELOPMENT AGREEMENT NO. [_____]

[Merritt Ranch]

A DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND

and

DARKHORSE ESTATES, LLC

DEVELOPMENT AGREEMENT NO. [____]

This Development Agreement (hereinafter "Agreement") is entered into as of this ____ day of _____, 2019, by and between the City of Woodland, California ("CITY"), and Darkhorse Estates, LLC, a California limited liability company ("OWNER"), each of whom shall be referred to as a "party" and together as the "parties."

RECITALS

WHEREAS, CITY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864, et seq. of the Government Code; and

WHEREAS, CITY has approved the Spring Lake Specific Plan ("Plan"), which encompasses OWNER's property, more fully described in Exhibit "A" and shown on Exhibit "B" to this Agreement ("Property"), and which requires owners of property within the Plan area to enter into development agreements as a precondition of development; and

WHEREAS, OWNER and CITY wish to enter into a development agreement pursuant to the Plan, allowing for the construction of a project as described herein ("Project"); and

WHEREAS, OWNER has applied to CITY for certain entitlements for development of its property, including this Agreement, and proceedings have been taken in accordance with the rules and regulations of CITY; and

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by CITY and OWNER and have been found to be fair, just, and reasonable; and

WHEREAS, the best interests of the citizens of the City of Woodland and the public health, safety, and welfare will be served by entering into this Agreement; and

WHEREAS, the City Council hereby finds and determines that this Agreement is of major significance because it will enable CITY to fund much needed capital improvements and provide much needed public services and will therefore also have a major, beneficial economic impact on CITY; and

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

WHEREAS, this Agreement and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, development of the Project in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of OWNER's property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Section 65864, et seq. of the Government Code are intended.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Agreement" means this Development Agreement.

1.1.2 "CITY" means the City of Woodland, a California municipal corporation.

1.1.3 "City Council" means the duly elected city council of the City of Woodland.

1.1.4 "Commencement Date" means the date the Term of this Agreement commences.

1.1.5 "Development" means the improvement of the Property (as defined herein) for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. "Development" does not include the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement, or facility after the construction and completion thereof.

1.1.6 "Development Approvals" means all permits and other entitlements for use subject to approval or issuance by CITY in connection with development of the Property including, but not limited to:

- (a) specific plans and specific plan amendments;
- (b) tentative and final subdivision and parcel maps;
- (c) conditional use permits, public use permits and plot plans;
- (d) zoning; and
- (e) grading and building permits.

1.1.7 “Development Exaction” means any requirement of CITY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate, or compensate for the impacts of development on the environment or other public interests.

1.1.8 “Development Impact Fee” means a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, and which may be increased or updated from time to time, but does not include fees for processing applications for governmental regulatory actions or approvals or fees collected under development agreements adopted pursuant to Article 2.5 of the Government Code (commencing with Section 65864) of Chapter 4.

1.1.9 “Development Plan” means the plan for development of the Property as set forth in Exhibit “C”.

1.1.10 “Effective Date” means the date the ordinance approving and authorizing this Agreement becomes effective.

1.1.11 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations, and official policies of CITY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement, and construction standards and specifications applicable to the development of the Property. “Land Use Regulations” does not include any CITY ordinance, resolution, code, rule, regulation, or official policy governing:

- (a) the conduct of businesses, professions, and occupations;
- (b) taxes (special or general) and assessments;

- (c) the control and abatement of nuisances;
- (d) the granting of encroachment permits and the conveyance of rights and interests that provide for the use of or the entry upon public property; or
- (e) the exercise of the power of eminent domain.

1.1.12 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.13 “OWNER” means the persons and entities listed as OWNER on page 1 of this Agreement and their successors in interest to all or any part of the Property.

1.1.14 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced, or modified pursuant to the provisions of this Agreement.

1.1.15 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.16 “Reservation of Rights” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to CITY under Section 3.3 of this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” – Legal Description of the Property

Exhibit “B” – Map showing Property and its location

Exhibit “C” – Development Plan and Conditions of Approval

Exhibit “D” – Development Impact Fees

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out in accordance with the terms of the Development Plan and this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of the fee simple title to, or has an equitable interest in, the Property or a portion thereof.

2.3 Term. The term of this Agreement shall commence on the date (the “Commencement Date”) that is the Effective Date, and shall be in force for a period of 10 years

thereafter (the “Initial Term”), unless this term is modified or extended pursuant to the provisions of this Agreement. Developer may elect to extend the Term by up to two successive two (2) year periods (for a maximum Term of 14 years) upon written notice to CITY no later than 90 days prior to the date the Term would otherwise expire. Thereafter, the OWNER shall have no vested right under this Agreement, regardless of whether or not OWNER has paid any Development Impact Fee. Any tentative map approved by CITY for the Property shall have a duration co-extensive with the duration of this Agreement.

2.4 Assignment.

2.4.1 Right to Assign. OWNER shall have the right to sell, transfer, or assign the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq.) to any person, partnership, joint venture, firm, or corporation at any time during the Term of this Agreement; provided, however, that any such sale, transfer, or assignment shall include the assignment and assumption of the rights, duties, and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No sale, transfer, or assignment of any right or interest under this Agreement shall be made unless made together with the sale, transfer, or assignment of all or a part of the Property.

(b) Concurrent with any such sale, transfer, or assignment, OWNER shall notify CITY, in writing, of such sale, transfer, or assignment and shall provide CITY with an executed agreement (“Assignment and Assumption Agreement”), in a form reasonably acceptable to CITY, by the purchaser, transferee, or assignee and providing therein that the purchaser, transferee, or assignee expressly and unconditionally assumes all the duties, obligations, agreements, covenants, and waivers of OWNER under this Agreement, including, without limitation, the covenants not to sue and waivers contained in Sections 7.2 and 8.4 hereof.

Any sale, transfer, or assignment not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any purchaser, transferee, or assignee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such purchaser, transferee, or assignee, but the benefits of this Agreement shall not inure to such purchaser, transferee, or assignee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any sale, transfer, or assignment, a transferring OWNER shall continue to be obligated under this Agreement with respect to the transferred Property or any transferred portion thereof, unless such transferring OWNER is given a release in writing by CITY (which written confirmation may be in the form of execution and recordation of the Assignment and Assumption Agreement), which release shall be provided by CITY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property subject to the transfer.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided CITY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The purchaser, transferee, or assignee provides CITY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Assignment. Any subsequent sale, transfer, or assignment after an initial sale, transfer, or assignment shall be made only in accordance with and subject to the terms and conditions of this Section.

2.4.4 Utilities. The Project shall be connected to all utilities necessary to provide adequate water, sewer, gas, electric, and other utility service to the Project, prior to the issuance of a certificate of occupancy for any portion of the Project.

2.4.5 Sale to Public and Completion of Construction. The provisions of Subsection 2.4.1 shall not apply to the sale or lease (for a period longer than one year) of any lot that has been finally subdivided and is individually (and not in "bulk") sold or leased to a member of the public or other ultimate user. This Agreement shall terminate with respect to any individual lot sold to a member of the public, and such lot shall be released and no longer be subject to this Agreement without the execution or recordation of any further document upon satisfaction of both of the following conditions:

(a) The lot has been finally subdivided and individually (and not in "bulk") sold or leased (for a period longer than one year) to a member of the public or other ultimate user; and

(b) A certificate of occupancy has been issued for a building on the lot, and the fees for such lot set forth in this Agreement have been paid.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or canceled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of CITY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated Term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment setting aside, voiding, or annulling the adoption of the ordinance approving this Agreement.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) Completion of the Project in accordance with the terms of this Agreement including issuance of all required occupancy permits and acceptance by CITY or applicable public agency of all required dedications.

Termination of this Agreement shall not constitute termination of any other land use entitlements approved for the Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement that has occurred prior to such termination or with respect to any obligations that are specifically set forth as surviving this Agreement. Upon such termination, any Development Impact Fees paid by OWNER to CITY for residential units on which construction has not yet begun shall be refunded to OWNER by CITY.

Automatic Termination as to Residential Lots/Notice of Termination as to Other Parcels.
This Agreement shall automatically be terminated, without any further action by any party or need to record any additional document, with respect to any single family residential lot with a parcel designated by the Development Approvals for residential use, upon completion of construction and issuance by CITY of a final occupancy permit for a dwelling unit upon such single family residential lot and the conveyance of such improved residential lot and dwelling unit to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for the single family residential lot and dwelling unit, CITY shall confirm that all improvements that are required to serve the residential lot, as determined by CITY, have (1) been accepted by CITY, or (2) in CITY's discretion, adequate security for certain improvements has been provided, and that the dwelling is ready for occupancy by the homebuyer. Termination of this Agreement for any single family residential lot as provided for in this Section shall not in any way be construed to terminate or modify any assessment district, fee district, public financing district, special tax district, tax and / or any Mello Roos Community Facilities District lien affecting such lot at the time of termination. Termination of this Agreement as to an individual parcel or lot with a building constructed upon it shall not affect Developer's rights or obligations under any of the Development Approvals applicable to the remainder of the Project at the Property.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment, or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) on the date of delivery shown in the records of the telegraph company after transmission by telegraph to the recipient named below. All notices shall be addressed as follows:

If to CITY:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Manager
Telephone: (530) 661-5800
Facsimile: (530) 661-5848

Copy to:

Best, Best & Krieger, LLP
500 Capitol Mall, Suite 1700
Sacramento, CA 95814
Attn: Woodland City Attorney
Telephone: (916) 325-4000
Facsimile: (916) 325-4010

If to OWNER:

Darkhorse Estates, LLC
1817 Maryal Drive, Suite 100
Sacramento, CA 95864

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop.

3.1.1 CITY and OWNER acknowledge that this Agreement has been prepared and executed in order to comply with the requirement in the Spring Lake Specific Plan that a development agreement be entered into in connection with any rezoning of land or tentative parcel map approval within the Specific Plan area. This agreement is for Tentative Subdivision Map #5160, which includes the 23.6-acre R-8 site shown in Exhibit B, resulting in 159 single family lots (units).

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservation of Rights, the rules, regulations, and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Land Use Regulations and Development Approvals, whether in effect on the Effective Date or subsequently adopted. In connection with any subsequently imposed Development Approvals and except as specifically provided otherwise herein, CITY may exercise its discretion in accordance with the Land Use Regulations then in effect, as provided by this Agreement, including, but not limited to, the Reservation of Rights. CITY shall accept for processing, review, and action all applications for subsequent development approvals. Such applications shall be processed in the same manner, and the CITY shall exercise its discretion when required or authorized to do so, and to the same extent CITY would otherwise be entitled in the absence of this Agreement.

3.3 Reservation of Rights.

3.3.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following regulations shall apply to the development of the Property:

(a) Processing fees and charges of every kind and nature imposed by CITY to cover the estimated actual costs to CITY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals, and any other matter of procedure.

(c) Regulations, adopted policies, and rules governing engineering and construction standards and specifications applicable to public and private improvements, including, without limitation, all uniform codes adopted by the CITY and any local amendments to those codes adopted by the CITY, including, without limitation, the CITY's Building Code, Plumbing Code, Mechanical Code, Electrical Code, and Grading Ordinance.

(d) Regulations imposing Development Exactions; provided, however, that no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the CITY or within a defined area of benefit that includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan. In the event any such subsequently adopted Development Exaction fulfills the same purposes, in whole or in part, as the fees set forth in Section 4 of this Agreement, CITY shall allow a credit against such subsequently adopted

Development Exaction for the fees paid under Section 4 of this Agreement to the extent such fees fulfill the same purposes.

(e) Regulations that may be in material conflict with this Agreement but that are reasonably necessary to protect the residents of the project or the immediate community from a condition perilous to their health or safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations that are not in material conflict with this Agreement or the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to materially conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations that are in material conflict with the Development Plan; provided OWNER has given written consent to the application of such regulations to development of that Property in which the OWNER has a legal or equitable interest.

(h) Regulations that impose, levy, alter or amend fees, charges, or Land Use Regulations relating to consumers or end users, including, without limitation, trash can placement, service charges and limitations on vehicle parking.

(i) Regulations of other public agencies, including Development Impact Fees adopted or imposed by such other public agencies, although collected by CITY.

3.3.2 Subsequent Development Approvals. This Agreement shall not prevent CITY, in acting on subsequent development approvals and to the same extent it would otherwise be authorized to do so absent this Agreement, from applying subsequently adopted or amended Land Use Regulations that do not materially conflict with this Agreement.

3.3.3 Modification or Suspension by State or Federal Law. In the event that State, County, or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations; provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.3.4 Intent. The parties acknowledge and agree that CITY is restricted in its authority to limit certain aspects of its police power by contract and that the foregoing limitations, reservations, and exceptions are intended to reserve to CITY all of its police power that cannot be or are not expressly so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to CITY all such power and authority that cannot be or is not by this Agreement's express terms so restricted.

3.4 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of CITY may possess authority to regulate aspects of the development of the Property separately from or jointly with CITY, and this Agreement does not limit the authority of such other public agencies.

3.5 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate the Property will be developed. Such decisions depend upon numerous factors that are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion, and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Ca1.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment, subject only to any timing or phasing requirements set forth in the Development Plan.

3.6 Public Works. If OWNER is required by this Agreement to construct any public works facilities that will be dedicated to CITY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to CITY or such other public agency should it have undertaken such construction.

3.7 Acquisition of Property for Construction of Improvements Off-Site. OWNER shall, in a timely manner as determined by CITY and consistent with the requirements of the Specific Plan, acquire the property rights necessary to construct or otherwise provide the public improvements contemplated by the Specific Plan.

3.8 Acquisition of Real Property Interests. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. If and to the extent this Section 3.8 conflicts with Section 66462.5 of the Subdivision Map Act, this Section will control.

3.9 Credits and/or Reimbursement for Dedication of Property or Construction of Infrastructure. To the extent OWNER dedicates land, funds, or constructs public facilities that exceed the size or capacity required to serve the Property for the benefit of other properties, or if such dedication or improvements benefit other properties regardless of its size or capacity, CITY shall enter into an agreement to reimburse OWNER to the extent of such benefit as determined by CITY. Such reimbursement may take the form of fee credits and/or benefit assessments, special taxes, or other fees or assessments collected from benefiting properties, as the CITY may determine. Notwithstanding the foregoing, the CITY shall not reimburse the OWNER for costs of interim temporary improvements, nor shall CITY require OWNER to pay for interim temporary improvements installed by others on OWNER's property.

3.10 Water Supply Planning. To the extent the Development Plan includes one or more tentative maps totaling more than 500 dwelling units, and to the extent the Project, or any part thereof, is not exempt under Government Code Section 66473.7(i), each such tentative map shall comply with the provisions of Government Code Section 66473.7.

3.11 Excess Fill Acquisition. The City shall have the first right of refusal on any excess fill from the Project site.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public needs that will not be fully met by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER that should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of the public needs resulting from the Project.

4.1.1 General Purpose Fee. OWNER agrees to pay a General Purpose Fee of Five Thousand Dollars (\$5,000.00) per unit, payable at final map, towards improved Spring Lake bicycle and pedestrian connectivity and other neighborhood enhancement projects such as, but not limited to, the Highway 113 Bike/Pedestrian Overcrossing. The City shall adjust the fee annually for inflation by the Construction Cost Index (“CCI”)s amount starting January 1, 2021 until the City Council approves the final map.

4.1.2 Community Benefit Fee. OWNER agrees to pay a Community Benefit Fee of One Thousand Five Hundred Seventy-Two Dollars (\$1,572) per single family dwelling based on an assumed lot yield of 10 SFD unit (149 SFD to 159 SFD) upzone increase from R-5 to R-8, payable at final map. The City shall adjust the fee annually for inflation by the CCI amount starting January 1, 2020 until the City Council approves the final map.

4.2 Development Impact Fees.

4.2.1 Amount of Fee. The Development Impact Fees set forth in Exhibit “D” shall be charged to the Project.

4.2.2 Time of Payment. The fees required pursuant to Subsection 4.2.1 shall be paid to CITY prior to the issuance of building permits for each residential unit. No fees shall be payable for building permits issued prior to the Effective Date of this Agreement, but the fees required pursuant to Subsection 4.2.1 shall be paid prior to the re-issuance or extension of any building permit for a residential unit for which such fees have not previously been paid.

4.2.3 Fee Credits and Reimbursements. OWNER shall be entitled to credit or reimbursement against the fees required pursuant to Subsection 4.2.1 for the dedication of land, the construction of improvements or the payment of fees as specifically set forth in an agreement entered into between CITY and OWNER pursuant to Section 3.9.

4.2.4 Future Development Impact Fees; Increases. The Parties hereby agree that, in addition to the Development Impact Fees included in Exhibit “D”, the Project shall be subject to the imposition of any Development Impact Fee that becomes effective after the Effective Date. In addition, the Project shall be subject to any increase, decrease, amendment, or alteration of any Development Impact Fee that becomes effective after the Effective Date.

4.2.5 Prepayment. In no event shall the prepayment of any Development Impact Fees required hereunder establish a vested right on the part of OWNER or any other owner of the Property or any person or entity with an interest therein to develop the Project or the Property following the expiration, cancellation, or termination of the Term of this Agreement. Following the expiration, cancellation, or termination of this Agreement, all Development Impact Fees then in effect shall be applicable to the Project and Property notwithstanding any provision of this Agreement and notwithstanding the prepayment of the Development Impact Fees set forth in Exhibit “D”, any increase or amendment of any Development Impact Fee, or any combination thereof. Nothing contained in this Subsection 4.2.5 shall be construed as limiting the right of OWNER to a credit against any Development Impact Fees as set forth in “Exhibit D” hereof.

4.3 Agricultural Conservation Easements. CITY has established specific criteria for agricultural conservation easements, as provided in CITY’s Agricultural Mitigation Program. Prior to submittal of the first final map and improvement plan package to CITY, OWNER shall provide to CITY executed agricultural conservation easements as required by the Agricultural Mitigation Program, in recordable form for recording with the Yolo County Recorder. Any such easement shall be dedicated to the Yolo Land Trust or another suitable entity selected by CITY. Under the terms of any such easement, CITY shall have no responsibility for the payment of any portion of the required endowment fee. OWNER is responsible for all escrow costs in association with establishment of easements, including but not limited to title insurance.

4.4 Swainson’s Hawk Mitigation. In addition to the requirements of Section 4.3 above, OWNER shall, prior to submittal of the first final map and improvement plan package to CITY, take appropriate actions as required by the adopted Habitat Conservation Plan (HCP) for the purpose of Swainson's Hawk habitat mitigation.

4.5 HCP/NCCP Pre-payment. CITY commits to pre-paying four (4) acres of the Project's estimated 24-acres of habitat mitigation fee obligation to the Yolo Habitat Conservancy on or before June 20, 2019. Payment on or before June 20, 2019 will result in payment of mitigation fees in the amount of Twelve Thousand Nine Hundred Fifty-Two Dollars (\$12,952) per acre. OWNER shall reimburse CITY for this payment (estimated at \$51,808) by May 1, 2020 or upon City Council approval of the first final map for the Project, whichever occurs first. OWNER shall pay the Yolo Habitat Conservancy for the remaining approximate 20-acres of mitigation fee obligation as required at the time of grading permit issuance or site disturbance at the habitat mitigation fee amount in effect at the time of payment.

4.6 Dedication of On-Site Easements and Rights of Way. OWNER shall dedicate to CITY all on-site rights of way and easements deemed necessary for public improvements, in CITY's sole discretion, within 15 days of receipt of written demand from CITY.

4.7 Timing of Construction of Off-Site Infrastructure. Approval of any building permits on the Property shall be conditioned upon CITY's determination, in its sole discretion, that sufficient progress is being made on construction of off-site infrastructure serving development of OWNER's Property.

4.8 Assigned Building Unit Allocations. OWNER agrees that CITY shall not approve any final subdivision map unless each lot to be subdivided thereby has a building unit allocation assigned to it pursuant to CITY's building unit allocation ordinance.

4.9 Inclusionary Housing Agreement. Prior to submittal of any final map and improvement plan package to CITY, OWNER and CITY shall enter into an Inclusionary Housing Agreement consistent with the Spring Lake Specific Plan Affordable Housing Plan and this Agreement.

4.10 Affordable Housing Fund and In Lieu Fee. CITY and OWNER agree that OWNER shall pay an affordable housing in-lieu fee to meet the ten percent (10%) single family for-sale affordability requirement as outlined in Exhibit D.

Credits

4.11 Offsite Affordable Housing Fee. The Spring Lake Offsite Affordable Housing fee shall be as required by the Spring Lake Specific Plan and Spring Lake Affordable Housing Plan. The fee is due in full for the units within the final map prior to approval of each final map.

Funds

4.12 Financing Plan Cost Estimates. Notwithstanding any fee amounts listed in Exhibit "D," OWNER acknowledges and agrees that the cost estimates contained in the Spring Lake Specific Plan Financing Plan and Capital Improvement Plan (CIP) are estimates only, and that OWNER shall pay its share of the costs of improvements and amenities identified in the Financing Plan in amounts to be determined by CITY, which may be more or less than the estimates contained in the Financing Plan.

4.13 Infrastructure and Improvements. Prior to receiving a building permit for the Project, OWNER shall have submitted plans for infrastructure and improvements necessary to serve the Project in accordance with CITY standards and received approval of such plans by the City Engineer.

4.14 Right of Way. OWNER shall obtain all necessary rights of way for public improvements prior to final map. Should OWNER be unable to acquire rights of way with a good faith effort based on a MAI appraisal, OWNER may request CITY acquire the necessary

offsite right of way. OWNER shall fund all CITY costs and shall deposit Two Hundred Thousand Dollars (\$200,000.00) with the first final map that triggers right of way acquisition. Right of Way acquisition costs for off-site Spring Lake Infrastructure Fee ("SLIF") covered improvements are eligible for SLIF reimbursement. CITY will allow a map to proceed with the \$200,000 deposit. OWNER may deposit funds in Fifty Thousand Dollar (\$50,000.00) increments for CITY acquisition; however, a final map will not be approved with less than a \$200,000 deposit.

4.15 Storm Drainage. OWNER understands and acknowledges that, at the time of execution of the Development Agreement and imposition of these conditions, the CITY lacks sufficient storm drain capacity to serve the Project and that City Engineering staff is reviewing multiple options for increasing storm water capacity of the Spring Lake drainage system downstream of the Project. Depending on the option selected, the implementation of one or more of the options currently being studied may result in an increase to the Spring Lake Drainage Fee. If such an increase occurs, Owner agrees to pay its proportional share of the increased Spring Lake Drainage Fee at the time building permits are issued for the Project.

OWNER understands and agrees that it will proceed to build its Project at its own risk and unconditionally releases and discharges CITY and its officers and employees from any and all claims, demands, liabilities, damages, obligations, actions, or causes of action of any kind, known or unknown, past or present, arising out of, relating to, or in connection with the insufficient storm drain capacity ("Claims"). OWNER agrees to refrain from instituting, initiating, maintaining, or participating in any lawsuit, claim, or other proceeding in any jurisdiction or forum relating in any way to the Claims and understands that this release may be pled as a full and complete defense to, and may be used as the basis for an injunction against, any lawsuit, suit, or other proceeding that may be instituted, prosecuted, or attempted in breach of this release. The release in this Section is intended to be complete and final and to cover claims, demands, liabilities, damages, actions, and causes of action that are known, but also claims, demands, liabilities, damages, actions, and causes of action that are unknown or that the OWNER does not suspect to exist in their favor that, if known at the time of signing this Agreement, might have affected their actions, and therefore the parties expressly waive the benefit of the provision of Section 1542 of the California Civil Code, which provides:

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

OWNER hereby waives and relinquishes all rights and benefits that it has or may have had under Section 1542 of the California Civil Code or the law of any other state, country, or jurisdiction to the same or similar effect to the full extent that they may lawfully waive such rights.

4.16 Contribution to Proportionate Share of Damages. Further, OWNER understands that a property owner(s) downstream of OWNER's Project may be adversely affected in the event of a large storm and that development of OWNER's Project may exacerbate downstream

overflow. If CITY receives, and is held responsible for damages resulting from, a claim or lawsuit from a downstream property owner(s), OWNER agrees to participate in the defense and contribute its proportional share of the damages its Project caused to CITY.

4.17 Transit Capital Fee. Prior to final map or Project approval (for multi-family units that do not require a map), OWNER shall pay a Two Hundred Seventy Four Dollar (\$274.00) per Dwelling Unit Equivalent fee. The City shall adjust the fee annually for inflation by the CCI amount starting January 1, 2020 until the City Council approves the final map.

4.18 Transit Operation Fee. Prior to final map or Project approval (for multi-family units that do not require a map), OWNER shall pay a Forty-Six Dollar (\$46.00) per Dwelling Unit Equivalent fee. The City shall adjust the fee annually for inflation by the CCI amount starting January 1, 2020 until the City council approves the final map.

4.19 Interchange Upgrade. OWNER acknowledges that the interim upgrade of the State Route ("SR") 113 and Road 25A interchange in accordance with the Spring Lake EIR is a responsibility of Spring Lake developers. OWNER accepts and supports the use of Spring Lake Infrastructure Bond proceeds for the upgrade of the SR 113 and Road 25A interchange OWNER understands and agrees that both the projects in the SL CIP and the cost of such projects are subject to change and that the set aside amount for the payment of SLIF fees also may, accordingly, change. OWNER agrees to pay the applicable SLIF for its Project, including any changes that may occur as a result of changes or additions to the SL CIP and the SLIF.

4.20 Traffic Signal. OWNER shall design and install a traffic signal and associated roadway improvements at Gibson Road and Harry Lorenzo Avenue. Construction of the intersection and signal improvements shall commence prior to or concurrently with the in-tract improvements and be completed prior to certificate of occupancy of the first production (for sale) unit. Work shall include but is not limited to: installation of 8-phase signal, opening the median on Gibson Road, installation of turn pockets, ADA improvement on the north side of Gibson Road, landscaping, road restriping, road rehabilitation and special emergency vehicle preemption as determined by the City, and signal interconnect from the Pioneer/Gibson intersection to the HLA/Gibson signal.

Final intersection reconfiguration shall consist of:

Westbound left turn

Eastbound left turn

Two westbound thru lanes to remain

Two eastbound thru lanes to remain

Northbound left

Northbound thru/left

Southbound left

Southbound thru/left

OWNER may request and enter into a reimbursement agreement with the City for all improvements except landscaping and the ADA improvements on the south side to be reimbursed from the City impact fee program. The ADA improvements on the south side can be reimbursed from the SLIF CIP.

4.21 Public Noticing. Prior to start of grading, OWNER shall provide notification to all residences on Harry Lorenzo Avenue between East Gibson Road and 500 feet south of Farmers Central Drive of commencement of construction. Notification shall, at a minimum, disclose the future presence of construction traffic and the barrier removal and signal construction at East Gibson Road and Harry Lorenzo Avenue. Notification shall be not less than seven or more than fourteen days in advance of construction. OWNER shall provide proof of notification to the City.

4.22 Meter Fees. Prior to any final map OWNER shall pay AMR (Automated Meter Reading) fees for public meters in accordance with the current fee schedule.

5. FINANCING OF PUBLIC IMPROVEMENTS. OWNER may propose, and if requested by CITY shall cooperate in, the formation of any special assessment district, community facilities district, or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. To the extent any such district or other financing entity is formed and sells bonds in order to finance such reimbursements, OWNER may be reimbursed to the extent that OWNER spends funds or dedicates land for the establishment of public facilities. Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring CITY or the City Council to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Periodic Review. CITY shall review this Agreement annually, on or before the anniversary of the Effective Date, in order to ascertain the compliance by OWNER with the terms of the Agreement. OWNER shall submit an Annual Monitoring Report, in a form acceptable to the City Manager, within thirty (30) days after written notice from the City Manager. The Annual Monitoring Report shall be accompanied by an annual review and administration fee sufficient to defray the estimated costs of review and administration of the Agreement during the succeeding year. The amount of the annual review and administration fee shall be set annually by resolution of the City Council.

6.2 Special Review. The City Council may order a special review of compliance with this Agreement at any time. The Community Development Director, or his or her designee, shall conduct such special reviews.

6.3 Procedure.

(a) During either a periodic review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of a periodic review or a special review, the Community Development Director, or his or her designee, shall submit a report to the Planning Commission setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his or her recommended finding on that issue.

(c) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Commission may recommend to the City Council modification or termination of this Agreement. OWNER may appeal a Planning Commission determination pursuant to this Section 6.3(d) pursuant to CITY's rules for consideration of appeals in zoning matters then in effect. Notice of default as provided under Section 7.3 of this Agreement shall be given to OWNER prior to or concurrent with proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a finding under Section 6.3, CITY determines to proceed with modification or termination of this Agreement, CITY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten (10) calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not CITY proposes to terminate or to modify the Agreement; and,

(c) Such other information that the CITY considers necessary to inform OWNER of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the City Council finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or

conditions of the Agreement, the City Council may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the CITY. The decision of the City Council shall be final.

6.6 Certificate of Agreement Compliance. If, at the conclusion of a Periodic or Special Review, OWNER is found to be in compliance with this Agreement, CITY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent Periodic or Special Review and based upon the information known or made known to the Community Development Director and City Council that: (1) this Agreement remains in effect; and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after a Periodic or Special Review and shall state the anticipated date of commencement of the next Periodic Review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by assignees or other transferees or OWNER, CITY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the Community Development Director or City Council.

7. DEFAULT AND REMEDIES.

7.1 Remedies in General. It is acknowledged by the parties that CITY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that CITY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action that arises out of this Agreement; or

(b) For the taking, impairment, or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy, or issue regarding the application or interpretation or effect of the provisions of this Agreement.

7.2 Release. Except for non-monetary remedies, OWNER, for itself, its successors and assignees, hereby releases CITY, its officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth and Fourteenth Amendments to the United States Constitution, or any other law or ordinance which seeks to impose any other

liability or damage, whatsoever, upon CITY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

Owner's Initials

7.3 Termination or Modification of Agreement for Default of OWNER. CITY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, CITY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8. LITIGATION.

8.1 General Plan Litigation. CITY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with CITY's determination. CITY shall have no liability in damages under this Agreement for any failure of CITY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, as it may be amended from time to time, is invalid or inadequate or not in compliance with law.

8.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless CITY, its agents, officers and employees from any claim, action or proceeding against CITY, its agents, officers, or employees

to attack, set aside, void, or annul the approval of this Agreement, or the approval of any permit granted pursuant to this Agreement. CITY shall promptly notify OWNER of any claim, action, proceeding or determination included within this Section 8.2, and CITY shall cooperate in the defense. CITY may in its discretion participate in the defense of any such claim, action, proceeding or determination.

8.3 Environmental Assurances. OWNER shall indemnify and hold CITY, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. CITY may in its discretion participate in the defense of any such action.

8.4 Indemnity. In addition to the provisions of Sections 8.1, 8.2, and 8.3 above, OWNER shall indemnify and hold CITY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of CITY. OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. CITY may in its discretion participate in the defense of any such legal action.

8.5 Reservation of Rights. With respect to Sections 8.1, 8.2, 8.3, and 8.4 herein, CITY reserves, the right to either (1) approve the attorney(s) that the indemnifying party selects, hires or otherwise engages to defend the indemnified party hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense; provided, however, that the indemnifying party shall reimburse the indemnified party forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

8.6 Challenge to Existing Land Use Approvals. By accepting the benefits of this Agreement, OWNER, on behalf of itself and its successors in interest, hereby expressly agrees and covenants not to sue or otherwise challenge any land use approval affecting the Property and in effect as of the Effective Date. Such agreement and covenant includes, without limitation, the covenant against any direct suit by OWNER or its successor in interest, or any participation, encouragement or involvement whatsoever that is adverse to CITY by OWNER or its successor

in interest, other than as part of required response to lawful orders of a court or other body of competent jurisdiction. OWNER hereby expressly waives, on behalf of itself and its successors in interest, any claim or challenge to any land use approval affecting the Property and in effect as of the Effective Date. In the event of any breach of the covenant or waiver contained herein, CITY shall, in addition to any other remedies provided for at law or in equity, be entitled to:

(a) impose and recover (at any time, including after sale to a member of the public or other ultimate user) from the party breaching such covenant or waiver, the full amount of Development Impact Fees that the breaching party would have been required to pay in the absence of this Development Agreement; and

(b) impose any subsequently adopted land use regulation on those land use approvals for which the breaching party had not, as of the time of such breach, obtained a building permit.

OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

Owner's Initials

8.7 Survival. The provisions of this Section 8 shall survive the termination of this Agreement.

9. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. CITY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. CITY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any

Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the CITY in the manner specified herein for giving notices, shall be entitled to receive written notification from CITY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If CITY timely receives a request from a mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, CITY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by CITY, the performance thereof shall continue to be a condition precedent to CITY's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

10. MISCELLANEOUS PROVISIONS.

10.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the Yolo County Recorder by the Clerk of the City Council within ten (10) days after the CITY enters into the Agreement, in accordance with Section 65868.5 of the Government Code. If the parties to this Agreement or their successors in interest amend or cancel this Agreement, or if the CITY terminates or modifies this Agreement as provided herein for failure of the OWNER to comply in good faith with the terms and conditions of this Agreement, the City Clerk may have notice of such action recorded with the Yolo County Recorder.

10.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements that are not contained or expressly referred to herein. No testimony or evidence of any such representations,

understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

10.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4 of this Agreement and Exhibit “D” to this Agreement, including the payment of the Development Impact Fees set forth therein, are essential elements of this Agreement and CITY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

10.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

10.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

10.6 Singular and Plural. As used herein, the singular of any word includes the plural.

10.7 Estoppel Certificate. Any party to this Agreement and any Lender may, at any time, and from time to time, deliver written notice to a party requesting such party to certify in writing that, to the knowledge of the certifying party, (i) the Agreement is in full force and effect and a binding obligation on the parties, (ii) the Agreement has not been amended or modified, either orally or in writing, and if so amended or modified, identifying the amendments or modifications, and (iii) as of the date of the estoppel certificate, the requesting party (or any party specified by a Lender) is not in breach in the performance of its obligations under the Agreement, or if in breach to describe therein the nature of any such breach and the steps or actions to be taken by the other party reasonably necessary to cure any such alleged breach. A party receiving a request hereunder shall execute and return such certificate or give a written detailed response explaining why it will not do so within thirty (30) days following the receipt of such request. Each party acknowledges that such an estoppel certificate may be relied upon by third parties acting in good faith. An estoppel certificate provided by City establishing the status of this Agreement shall be in recordable form and may be recorded at the expense of the recording party.

10.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

10.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

10.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

10.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control. If any such events shall occur, the Term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the Term of this Agreement shall not be extended under any circumstances for more than five (5) years.

10.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

10.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and (c) is binding upon each party and each successor in interest (including assignees) during ownership of the Property or any portion thereof.

10.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

10.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Yolo, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

10.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between CITY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

10.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

10.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by CITY of its power of eminent domain.

10.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venture resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the Community Development Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto.

10.20 Authority to Execute. The person or persons executing this Agreement on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

10.21 Obligations Joint and Several. The obligations of OWNER under this Agreement shall be joint and several with respect to the entities which, collectively, comprise OWNER. Further, the obligations of OWNER under this Agreement shall apply with respect to the entire Property, as it may be subdivided, sold, transferred, or otherwise conveyed, and run with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement on the last day and year set forth below.

OWNER

**DARKHORSE ESTATES, LLC, a
California limited liability company**

By:

Its:

Dated: _____

CITY

**CITY OF WOODLAND, a California
municipal corporation**

By: _____

Paul Navazio

City Manager

Dated: _____

ATTEST:

By: _____

Ana Gonzalez

City Clerk

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP

City Attorney

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
--

STATE OF CALIFORNIA)

)ss.

COUNTY OF YOLO)

On _____, before me, _____, Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person whose names is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

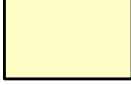
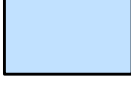
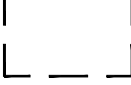
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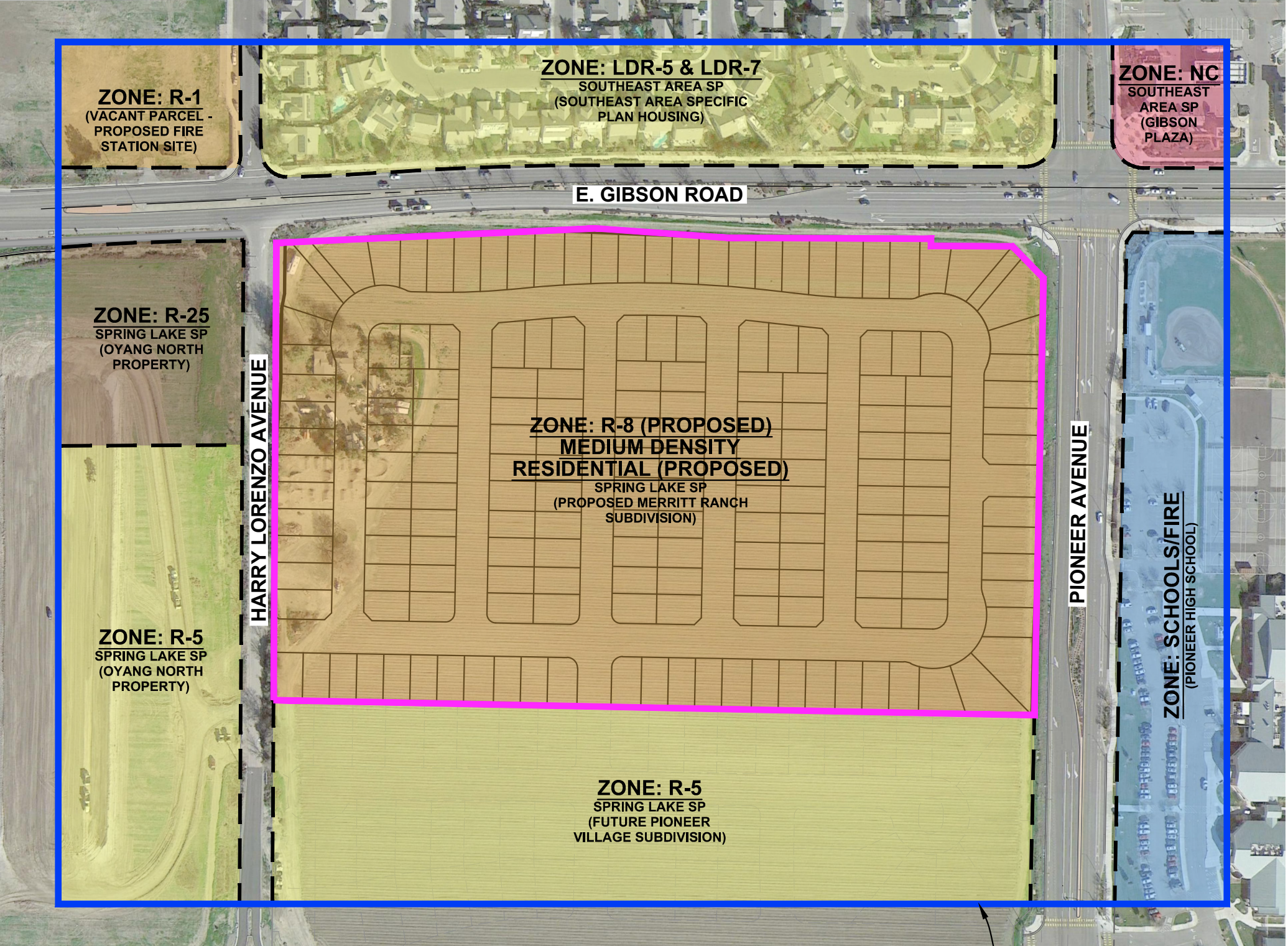
Real property in the City of Woodland, County of Yolo, State of California, described as follows:

PARCEL 1 OF PARCEL MAP NO. 4625 FOR MERRITT FARMS, IN THE CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED AUGUST 12, 2003 IN [BOOK 2003, PAGES 84, 85 AND 86](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

[APN: 042-580-001-000](#)

LEGEND:

-  HIGH DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  COMMUNITY COMMERCIAL
-  PUBLIC/QUASI PUBLIC
-  ZONING BOUNDARIES
-  SUBJECT PROPERTY



NOTES:

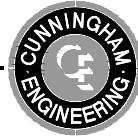
1. SITE AERIAL IMAGERY WAS ACQUIRED FROM GOOGLE EARTH, COPYRIGHT GOOGLE, 2017.
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

300' LIMIT LINE

0 100 200
SCALE: 1" = 200'

DESIGNED BY: SG
DRAWN BY: LE
CHECKED BY: SG

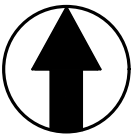
SCALE
1" = 200'



CECWEST.COM
Project Planning ■ Civil Engineering ■ Landscape Architecture
■ Sacramento Office ■ Davis Office
2120 20th Street, Suite Three 2940 Spafford Street, Suite 200
Sacramento, CA 95818 Davis, CA 95618
(916) 455-2026 (530) 758-2026

CITY OF WOODLAND

CONTEXTUAL MAP
MERRITT RANCH



CALIFORNIA

SHEET
1
OF
1
DATE: 11/02/18
JOB NO: 1707.02

EXHIBIT 5-C
PROJECT CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. Project Approval. The project shall be substantially (as determined by the City) developed as depicted on the maps and exhibits included in the ____ (Month) (Day) ____, 2019 City Council staff report, as approved by City Council, for the Merritt Ranch project as proposed by the applicant Darkhorse Estates LLC, except as modified by these conditions of approval.
2. Development Agreement. The Development Agreement between the City of Woodland and Darkhorse Estates LLC Investors, as approved by City Council on (Month) (Day), 2019, are fully enforceable. Actions, including recordation of necessary documents, as stated in Section 10.1, Assignment, of the applicable Development Agreement.
3. Indemnification. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City of its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.
4. Deed Disclosures. Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.
5. Informing Agencies & Subcontractors. Secure approval and satisfy requirements of all agencies of jurisdiction. The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

6. Construction Impact Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and “good neighbor” information for review and approval by the Community Development Department. The plan shall include, but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.
7. CC & Rs. Prior to approval of the first final map submit, three (3) copies of the CC&Rs to the Community Development Department for review and approval prior to recordation of the CC&Rs, to include:
 - Recreational vehicle parking in the front yard longer than 24 hours is prohibited.
 - Garage conversion to residential use is prohibited except the temporary use as a model home sales office. When the sales office is vacated, it must be converted back to a garage.
 - Garages shall not be converted for storage use only. Garages shall be kept clear for residential vehicle parking.
 - The color of residential structures shall not be restricted. This provision shall be enforced through mechanisms established in the CC&Rs.
8. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding or other

agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

9. Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency throughout site plan, landscaping plans, and improvement plans, prior to submittal for review.
10. Affordable Housing. The project is subject to the Spring Lake Affordable Housing Plan and Ordinance 6A, the City's Inclusionary Housing Ordinances. Where there is a conflict, the Spring Lake Affordable Housing Plan shall prevail. The Plan requires 10 percent (10%) of single-family units to be affordable to Low-Income households. At 159 number of lots, this tentative map results in a requirement that 16 number of units be identified as affordable units. Prior to the City approving the applicant's first Final Map, the applicant and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by the City and shall be consistent with all applicable provisions of the SLSP AHP except as otherwise set forth in the project Development Agreement. The In-lieu fee has been determined to be \$64,144 (2019) which results in a total in-lieu fee of \$1,026,304. A proportionate share of the fee shall be paid with each building permit unit in the amount of \$6,454.74 per housing unit. (The in-lieu fee is subject to an annual adjustment based on the Construction Cost Index (CCI).
11. Offsite Affordable Fee. The Off-Site Affordable Housing Fee shall be paid for each single-family market rate unit prior to recordation of the applicant's Final Map.
12. Fair Share Cost. The applicant agrees to fund on a fair share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).
13. Backbone Infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to Development Regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), 6.24 and 6.25 (fire station).

14. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23 and 6.37.
15. Building Unit Allocations (BUA) s. With the exception of affordable housing, approval of a final map requires that all lots included in the final map, have a building unit allocation. No final map shall be recorded by the City unless BUAs for that map are assigned with the final map. If BUA's are transferred from another site, or if BUAs are requested to be added, either transaction shall be recorded to the satisfaction of the Community Development Department and in compliance with the BUA Ordinance.

FINANCE DEPARTMENT

16. SL Maintenance Facilities District. Prior to recordation of each final map, with respect to that map, OWNER shall petition the City to be annexed into the boundaries of the Spring Lake Maintenance Community Facilities District. The OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.
17. SL Community Facilities District 2004-1. OWNER shall petition the City to be annexed into the boundaries of the Spring Lake Community Facilities District 2004-1 prior to the approval of each map. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.

COMMUNITY DEVELOPMENT

18. Design Review. For all residential uses, final site plans, architectural plans, elevations, sound wall, and landscape plans shall be submitted for review and approval by the Planning Commission to ensure consistency with the Spring Lake Specific Plan and Spring Lake Design Standards. Additional design detail shall be provided on corner lots with emphasis on side elevations, porches and entries (Design Standard 2.7). (All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view (Development Regulation 2.21 Utility Facilities). All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. Units shall be energy efficient pursuant to Development Regulation 2.25 (Energy Efficiency). Dwelling unit shall be oriented toward the street pursuant to Development Regulation 2.31 (street loading), Development Regulations 2.35.3 (separated entry walks), 7.5 (Fireplaces), 7.6 (air conditioning), 7.7 (wiring), 7.10 (energy efficiency), 7.16 through 7.18 and 7.20 and 7.21.1 and 7.21.2 relating to energy conservation.)

19. Lotting Considerations. In order to mitigate for the extended block length on all the streets, the homes along each stretch shall be designed so that there is variability provided through careful use of such elements as front setback, mix of one and two-story, and building architectural frontage design with the use elements such as full usable front porch or a separated front patio extension with low walls.
20. Setbacks and Lot Standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 (as amended) of the Spring Lake Specific Plan.
21. Architectural Diversity. Emphasis shall be placed on creating architectural diversity within the development as discussed in Sections 2.3, 2.4 and 2.5 of the Spring Lake Design Standards. Creativity and innovation will be encouraged.
22. Energy Efficiency and Climate Action Plan. The land plan for the project has been designed to maximize energy efficiency to the extent possible. All buildings shall be designed to meet, and are recommended to exceed, energy efficiency requirements provided in the Spring Lake Specific Plan, including solar requirements. In addition, the project shall be designed to address strategies identified in the City of Woodland's Climate Action Plan (CAP). The project shall meet a minimum of ten (10) actions identified in the CAP, as amended, and verification of how the requirement will be met shall be provided with the initial building permit submittal.
23. Photovoltaic Panels. In addition each home shall be photovoltaic ready and shall: 1) be pre-wired; 2) have adequate roof strength to support solar panels; 3) roofs to have minimal penetrations in order to accommodate solar panels; 4) a 200 amp main electrical panel; and 5) space provided adjacent to main panel for solar disconnect and associated equipment (inverter). If not provided as a standard feature, photovoltaic systems shall be offered by the builder as an upgrade offered at the time of initial purchase.
24. Electric Vehicle Charging Infrastructure. Each home shall have a dedicated 240-volt, 40-amp circuit for electric vehicle charging station in every garage or as required by the most current California Green Building Standards. Garages shall have adequate ventilation as required for vehicle charging stations. Compliance with this condition shall be clearly indicated on the building permit plans for each single-family home.

25. Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.

26. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans, shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with City and State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments prior to issuance of building permits. Landscape plans shall specify the following:

- Locations, size and quantity of all plant materials.
- A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.
- Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines and other pertinent site plan features.
- Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.
- Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
- Any trees for removal and identified as heritage, specimen, or landmark under City code shall be mitigated for per City requirement.
- The Heritage Oak tree located north of Lot 101, shall be preserved in place, unless it cannot be preserved in place due to infrastructure and map requirements and then must be mitigated for per City Tree Preservation Ordinance requirements.
- The Owner shall work with City staff and arborist to preserve to the extent possible tree Nos. #165 & 166 located near lot 101. The Owner's Design Professional(s) shall modify, subject to approval by the City Engineer, the soundwall to accommodate the preservation of these trees to minimize root disturbance through either the modification of lot lines and/or change in materials and/or design. Alternatively, if the Owner requests tree removal, a mitigation will be required through a cash payment to the City's tree fund and/or planting additional trees.
- Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.

- Any additional information and specifications as required by the State's Water Efficient Landscape Ordinance for residential landscapes.
27. Compliance with City and State Water Conservation Ordinance. The project shall comply with City and State Water Conservation Ordinance, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.
 28. Street Tree Master Plan. Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the SL Design Standards and shall be reviewed and approved by the Community Development Department and the City's Community Services Department – Urban Forestry division. A soils test shall be submitted that will assist in appropriate species selection.
 29. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought – tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping).
 30. Utility Design. The location of all utility structures shall be coordinated with and depicted on the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. The applicant shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities) and 6.17 through 6.19 (general utility requirements).
 31. Light Pole Location. Light poles shall not be located so as to conflict with planting or future growth and shading of trees throughout the site. Review shall be provided prior to issuance of final map.

32. Street and Lot Lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2. The project shall install LED streetlights to meet City Standards in effect at the time improvement plans are completed. If no such standard exists at the time of the plan approval, project shall be permitted to install high pressure sodium (HPS) lights per City Standards.
33. Interconnecting Walk and Pathway. Interconnecting pedestrian corridors shall be a minimum of 25 feet wide with 10-foot-wide bike/pedestrian sidewalk. Unpaved area shall be landscaped consistent with Section 6.9 of the SL Design Standards.
34. Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a transparent or opaque water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.
35. Fencing Plan. Prior to issuance of building permits submit a fencing plan for review and approval which identifies the material, location and design of all fencing on the project, including perimeter, good neighbor, greenbelt, interconnecting walkways and paths and accent fencing.
36. Masonry Soundwall. A masonry soundwall shall be constructed along the perimeter of the subdivision, Harry Lorenzo Avenue from the edge of lot 176 north to East Gibson Road and along E. Gibson Road to Pioneer Avenue and south on Pioneer Avenue to the corner of lot 6 and 7. The wall shall match the soundwall constructed Sports Park Drive in Spring Lake south of the project site. Including masonry walls constructed with D-113 (Basalite), the Brick Pilasters with HC Muddox (#890 Old Town Red), and the Cap with a Precast Regal Cap (Color D-225 Basalite). The design, including location, height, materials, and color shall be reviewed for consistency prior to the issuance of the first building permit. Soundwall, landscaping and construction of the public improvements shall occur concurrently with adjacent development.
37. Entry Signs. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, the applicant shall establish a level one entry feature at the intersection of Pioneer Avenue and East Gibson Road. Entryway shall include features such as accent paving, intensive landscape and incorporate public art. Public art can be provided either through

design review or in the form of an in-lieu fee with minimum valuation of \$15,000. A single lump sum payment shall be provided prior to approval of the first final map. In addition, neighborhood entry signs shall be provided on the south side of “H” Street at Pioneer Avenue, and the south side of “I” Street at Harry Lorenzo Avenue, consistent with SL Design Standard 1.6/1.6.1.

A design specification for these signs shall be prepared for review as part of the landscape plans with public improvements and approval by the Community Development and City Engineer prior to acceptance of the final map.

38. Pedestrian Circulation. Where pedestrian circulation crosses major vehicular points of entry, a change in grade, materials, textures, or colors shall be provided to emphasize the conflict point and improve its visibility and safety, to the satisfaction of the Community Development Director. These improvements shall be identified in the Traffic Calming Plan required prior to approval of final map and improvement plans.
39. Single Story and Model Homes. Developer shall offer at least one single story home plan within the subdivision. Any Model Home complex shall include at least one single story home.
40. Good Faith Effort. The applicant/owner is required to (make a good faith effort to) find a new location for the existing 1920’s arts and crafts single family structure located at 1425 Harry Lorenzo Avenue. The following performance criteria for the proposed relocation effort shall be satisfied. Evidence of this effort shall be required prior to issuance of building permits.
 - a) The applicant/owner before or from the date of approval of the project by the Planning Commission shall within 120 days make a good faith effort satisfactory to the Community Development Department to identify an acceptable site and secure an agreement with the owner of the receiving property for the appropriate relocation of the structure prior to building permit issuance for the new structures.
 - b) The applicant shall advertise the 120 day availability of the structure in two different papers of local circulation.
 - c) The applicant shall obtain an estimate from a licensed demolition contractor to determine the anticipated cost to demolish the existing structure. This amount shall be included as an incentive to offset the cost of relocation of the structure.
 - d) To the extent possible, the new location shall be within Yolo County.
 - e) The exterior character defining features of the structure shall be maintained.
 - f) The applicant shall notify CDD of the public notice advertisement date and the start of the 120 day availability of the structure.

If at the end of the 120-day period, the applicant is unable to find a suitable site on which to relocate the structure, then the applicant may proceed with the structure being salvaged and/or demolished. Compliance with conditions is required to demonstrate a good faith effort.

MITIGATION MEASURES

41. SLSP Mitigation Requirements. The project applicant shall comply with all mitigations required by the TOC EIR Mitigation Monitoring Program including provided as Attachment A to the SLSP, as well as adherence to the Yolo HCP/NCCP, any further analysis provided through additional studies and evaluations required to ensure compliance with mitigations. This includes a pre-construction and/or tree removal survey by a qualified biologist that will include a Raptor and a Ground Nesting Raptor Survey (4.5-3).
42. Yolo HCP/NCCP. The project applicant shall comply with all Avoidance and Minimization Measures (AMM's) outlined by the Yolo Conservancy per the HCP/NCCP's requirements specific to the project location and shall pay all applicable fees.
43. AMM Verification. Complete the Yolo HCP/NCCP Application Form No.3 and provide verification that this form has been submitted to the Yolo Habitat Conservancy to the Community Development Department prior to any site or grading work, or concurrent with an application for grading, drainage, and/or building permit. This form verifies that the required Avoidance and Minimization Measures (AMMs) have been completed.
44. Environmental Noise Analysis. The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan
45. Agricultural Conservation Easements. CITY has established specific criteria for agricultural conservation easements, as provided in CITY's Agricultural Mitigation Program. Prior to submittal of the first final map and improvement plan package to CITY, OWNER shall provide to CITY executed agricultural conservation easements as required by the Agricultural Mitigation Program, in recordable form for recording with the Yolo County Recorder. Any such easement shall be dedicated to the Yolo Land Trust or another suitable entity selected by CITY. Under the terms of any such easement, CITY shall have no responsibility for the payment of any portion of the required endowment fee. OWNER is responsible for all escrow costs in association with establishment of easements, including but not limited to title insurance.
46. Conservation Easement Dedication. Mitigation for loss of agricultural land in the form of land set asides shall be fully executed and in place prior to final map approval or commencement of development activity, consistent with Development Regulation 4.3 related to the 1:1 mitigation requirement. Fully executed, meaning signed and recorded with the County.

47. Geotechnical. The design and construction of improvements shall be in accordance with recommendations contained in the Conclusions and Recommendations Section of the Preliminary Geotechnical Engineering Report (Geocon Consultants, Inc., dated October 2018).
48. Air Quality Directives. Owner shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-emissions heavy-duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).
49. Mosquito Vector Control. Prior to each construction season, each landowner or applicant with a project under construction shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.
50. Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)
51. Dust Suppression. Applicant shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)
52. Off-site Improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.
53. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1)
54. CEQA Filing Fees. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50 (or latest fee in effect at time of payment) for County Clerk processing, made payable to Yolo County Clerk and submitted to the Woodland Community Development Department. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4)(3) of the Fish

and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

DEVELOPMENT ENGINEERING

Roadways

Harry Lorenzo Avenue

55. Project shall construct 10' wide City Standard sidewalk, Spring Lake standard masonry wall, and landscaping between curb and wall along the east side of Harry Lorenzo Avenue.
56. Project shall connect sidewalk at the southeast corner of the intersection of Gibson Road and Harry Lorenzo Avenue.
57. The applicant shall install City Standard ADA compliant curb ramps.
58. Remove unused driveways along the east side of Harry Lorenzo Avenue and replace with City Standard curb and gutter.
59. Applicant shall repair Harry Lorenzo Avenue per City Standards for streets under moratorium.

Gibson Road

60. With first final map, OWNER shall complete Gibson Road landscape and permanent concrete mixed-use path along Gibson Road between Harry Lorenzo Avenue and Pioneer Avenue, and from the Gibson Road/Pioneer Avenue and Gibson Road/Harry Lorenzo Avenue intersections to the southern boundary of project area. Applicant shall complete design in accordance with the SLSP. This work is SLIF reimbursable with \$57,000 to be paid from the City's Development impact fees in accordance with a completed reimbursement Agreement. Owner agrees that the \$57,000 is fixed and any overages are to be borne by the SLIF.
61. OWNER shall design and install a traffic signal and associated roadway improvements at Gibson Road and Harry Lorenzo Avenue. Construction of the intersection and signal improvements shall commence prior to or concurrently with the in-tract improvements and be completed prior to certificate of occupancy of the first production (for sale) unit. Work shall include but is not limited to: installation of 8-phase signal, opening the median on Gibson Road, installation of turn pockets, ADA improvement on the north/south side of Gibson Road, landscaping and road restriping as determined by the City, and signal interconnect from the Pioneer/Gibson intersection to the future HLA/Gibson signal. Owner may request and enter into a reimbursement agreement with the City for all improvements except landscaping to be reimbursed from the City impact fee program.

62. Provide signal interconnect and fiber from the Gibson Road/Pioneer intersection to the northwest corner of Gibson/Bourn.

Pioneer Avenue

63. Project shall construct 10' wide City Standard sidewalk, Spring Lake standard masonry wall, and landscaping between curb and wall along the west side of Pioneer Avenue to southern property line.

Other Transportation Conditions

64. The developer shall submit for approval of the City Engineer and fund a traffic-calming plan to be approved by the City Engineer. Prior to submittal of the first improvement plans for the tentative map area, the OWNER shall submit a comprehensive traffic-calming plan for the tentative map area to the City Engineer for review and approval. Raised, decorative stamped concrete crosswalks, bulb-outs, lighted pedestrian crossings, raised median islands, traffic circle and other improvements may be required as part of the traffic-calming measures, and shall be designed, constructed and funded by the developer

Easements and Right of Way

65. A seven (7) foot public utility easement back of separated sidewalk, adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City. Exception. Exception on Arterial roads with green belts of 20' or greater.
66. Prior to approval of first set of improvement plans and final map, Applicant shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map.

Landscaping

67. All public landscape areas shall include a separate point of connection for water laterals with meters and PG&E power service points for automatic controllers.
68. A registered landscape architect shall design landscape and sound wall and privacy wall improvements and improvements shall be per the SLSP and other City Standards, as applicable.
69. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development. Public

improvements will not be formally accepted until a 90-day maintenance period on landscaping improvements is completed. This requirement may be waived at time of acceptance of other public improvements with approval of the Parks, Public Works and Community Development departments, but if waived shall require submittal of a separate security to ensure landscaping completion.

70. Design and install recycled water line in the green strip, under the bike path/sidewalk along project bordering E. Gibson.
71. Prior to landscape submittal OWNER shall submit concepts for approval for the entryway feature, sound walls, monuments, and other entry way features.

Wastewater and Sewer Collection System

72. The property shall be connected to the City of Woodlands sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.
73. The Tentative Map Sewer Plan showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
74. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at Manholes.
75. Applicant shall obtain a discharge permit from the State Board of Reclamation prior to ground dewatering.
76. Any onsite Septic tanks shall be abandoned to county health department standards, prior to the final map within which boundary it is contained.

Storm Water

77. A comprehensive storm drainage plan shall be prepared by a registered civil engineer for project watershed(s), including the plan area. The plan shall identify specific storm drainage design features to control increased runoff from the project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Engineer for review and approval. The design features proposed by the applicant shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and City Standard Specifications and Details. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit

- channels, structures and (detention basins if required). The Storm Drainage Plan shall be submitted for approval prior to submittal of the first final map and/or construction drawings for checking. The applicant shall pay the cost associated with all improvements required by the plan and an appropriate reimbursement agreement shall be drafted to reimburse the applicant for oversize improvements on a pro rata basis per the Project level Development Agreement.
78. A topographic survey of the entire site and a comprehensive grading plan prepared by a registered civil engineer shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
79. The Tentative Map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and including topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
80. City standards update to be approved soon will relocate the storm drain pipes out from under the sidewalk. Storm water and sewer pipe locations constructed in the subdivision will have the Storm Drain and Sewer lines 5-7 feet off opposite sides of the road center line. The water line shall be installed between the Storm Drain line and the lip of gutter on the same side of the street. The water line shall not be closer than 3' to the lip of gutter nor 5' from the Storm Drain line (measured to outside of pipes). Final placement will be determined during the design submittals.

Storm Water Quality Control

81. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
82. Project shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.
83. The Developer shall create a storm water phasing plan to be approved by City engineer prior to a grading permit or final map.

84. Prior to first final map the applicant shall enter into a City standard maintenance agreement for the maintenance of onsite BMP's for post construction storm drain Quality control measures.
85. Project shall include low impact development standards to minimize storm drain run off, applicant shall submit a plan to minimize run off to the City for approval. The plan shall include such measures as bioretention basins, porous pavement, dry wells/trench drains, or other approved method as described in section E.12.b.(ii) of the phase II MS4 General permit (CAS000004), and demonstrate that the amount of treated run off is in accordance with the section E.12.f E.12.e.ii.c of the phase II MS4 General permit. Applicant shall enter into an access, maintenance, and reporting agreement for such measures prior to certificate of occupancy. Owner will be required to enter into a maintenance agreement for on site storm water treatment devices.
86. Prior to Building Permit Owner shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual; to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards. These calculations will be necessary to determine the final sizing of the proposed bioretention planters.
87. OWNER may reference the City's Post Construction Standards Manual on the web.
<http://www.cityofwoodland.org/501/Storm-Water-Quality-Control>
88. Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to final map.
89. Modify Tentative Map to show a location for hydromodification with an option for additional single-family lots if hydromodification is not needed per the City's request to the State.

Water Infrastructure Conditions

90. All materials and installation of the water system shall be at the developer's expense per City of Woodland Standard Specifications and Details.
91. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.
92. The Tentative Map Water Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the

Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval. Applicant shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the project. Applicant shall pay for all required water modeling for identifying water infrastructure needs to serve its development and shall construct offsite water improvements to connect to the City water distribution system.

93. Per City of Woodland Cross Connection Control Program, all types of commercial buildings, landscape irrigation, and fire services are required to maintain an approved backflow prevention assembly, at the developer's expense. Service size and flow-rate for the backflow prevention assembly must be submitted for approval. Location of the backflow prevention assembly shall be per the City of Woodland Standard Specifications and Details. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.
94. Per the City of Woodland Cross Connection Control Program, fire protection systems are required to maintain approved backflow prevention, at the developer's expense. Required location, service size and flow-rate for the fire protection system must be submitted. Actual location is subject to the review and approval of the Public Works Department, Fire Department, and Community Development Department.
95. All final plans for fire hydrant systems and private water mains supplying a fire hydrant system shall be submitted to the City of Woodland Fire Department for approval prior to construction of the system. All fire protection systems and appurtenances thereto shall be subject to such periodic tests as required by the City of Woodland Fire Department.
96. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.

Recycled Water

97. If not already constructed, project shall construct 8-inch Recycled water main down Gibson Road along the full property frontage, between Pioneer Avenue and Harry Lorenzo Avenue.
98. Extend Recycled water mains and services to public landscape areas unless already installed by others. Applicant shall design all public landscape services to the extent possible for future connection to recycled water. Design shall include sleeves as

needed to serve public landscape areas without trenching, and all public irrigation shall be purple (pipes, valves, boxes, etc.) in preparation for future connection to recycled water.

Broadband

99. Owner shall install two three inch conduits for fiber optics with pull ropes along East Gibson Road between Harry Lorenzo Avenue and Pioneer Avenue, then along Pioneer Avenue from East Gibson Road to the southern project limits. Conduit shall start with a pull box at the northwest corner of the intersection of Harry Lorenzo Avenue and Gibson Road and terminate with a pull box at southern project limits. Broadband plans shall be coordinated with the landscape plans for the Civil improvements.

Grading

100. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
101. The Tentative map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
102. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.

Fees

103. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.

104. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer. If contract inspection is necessary for the project Owner shall prefund a liability account and sign an advanced funding agreement.
105. Owner shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.
106. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

107. Transit Capital fee: Prior to final map or project approval (for non mapped multifamily) applicant shall pay a \$274 per DUE fee.
108. Transit Operation fee: Prior to final map or project approval (for non mapped multi family) applicant shall pay a \$46 per DUE fee.

General Conditions

109. Prior to final map the applicant shall submit and have approved, a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City Engineer and Community Development Department.
110. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map

111. Enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.
112. Prepare improvement plans for any work within the public right-of-way and submit them to the Public Works department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
113. Submit proposed Street names to fire department for approval with a copy to Public Works prior to improvement plan or final map submittal.
114. The project shall conform to County Health regulations and requirements for the abandonment of any on site septic tanks and water wells. Prior to the approval of any construction permits, grading permits or the improvement plan the existing well shall be abandoned, and prior to abandonment of the well the developer shall provide to the City permission from all recipients that receive water to abandon the well.
115. Conform to any mitigation measures outlined in the Environmental Impact Report (E.I.R.) and traffic study (applicable mitigation requirements still under review by staff).
116. Public improvements in addition to roadway construction shall include water, sewer and storm drain mains, Fire hydrants, street lights, landscaping and railroad crossing improvements.
117. All non single family water services to this site shall include backflow prevention devices and water meters, with meters located within the Public Utilities Easement (P.U.E.) adjacent to the public road, in a location approved by the Public Works Department.
118. Submit an application for reapportionment of assessments with the parcel map or subdivision map.
119. All utility poles that are to be relocated in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.
120. Prior to recording of the final map, provide evidence of payment for the Habitat Mitigation Fee. This fee is payable to the Yolo County Habitat Conservation JPA, but collected by the City.
121. If improvements are constructed and/or installed by a party or parties other than the Developer, which improvements benefit Developer's property, Developer shall pay a

- proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to Developer.
122. If conditions for the project require Owner to construct improvements which benefit parties other than Owner, and are subject to reimbursement by others as determined by the City Engineer, Owner may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.
 123. If greater than 640 S.F. second units shall pay single family dwelling unit development fees.
 124. Prior to recording of the final map, provide evidence of payment for the Habitat Mitigation Fee. This fee is payable to the Yolo County Habitat Conservation JPA, but collected by the City.
 125. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance
 126. Prior to approval of the final map the applicant shall establish a lighting and landscaping district. Improvements included in the district shall include the storm drain detention pond, all public lighting, landscaping, and traffic signals.
 127. Map shall be forwarded to YCTD and comments are to be incorporated into the final tentative map.
 128. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact Reyna Schenck, Environmental Resource Analyst, at (530) 661-2063 for more information.
 129. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.
 130. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.
 131. If conditions for the project require the owner to construct improvements which serve the entire City and are included in the City's Development Impact Fee Program, or other funded program; the applicant may request to enter into a reimbursement agreement drafted by the City. The timing of reimbursements, if any, shall be subject to the City's ability to program the project funding into the adopted Capital Improvement Program. All reimbursement agreements shall be executed prior to final map approval.

BUILDING

132. This project must meet all criteria and mandates for these City Adopted codes or the most current code:
 - a. 2016 California Building Code
 - b. 2016 California Plumbing Code
 - c. 2016 California Mechanical Code
 - d. 2016 California Electrical Code
 - e. 2016 Building Energy Efficiency Standards
 - f. 2016 California Green Building Code
 - g. The Code of the City of Woodland
133. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit be issued.
 - a. Recycle plan is required at time of permit issuance along with a \$1000 deposit.
 - b. Prior to any demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.
134. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
135. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
136. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.
137. A soils investigation report shall be provided as specified in section 1803.2 of the 2016 CBC.
138. Because this project is located in an area known to contain expansive soils and per Woodland General Plan Policy document, Part II, Policy 8.A.9, **“The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil.”** And per CBC 1808.6, footings or foundations for buildings founded on expansive soils shall be designed in accordance with CBC 1808.6.1 **and for concrete slab-on ground foundations** the design shall be in accord with CBC 1808.6.2 and PTI Standard Requirement for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils or WR/CRSI Design of Slab-on-Ground Foundations and the specific recommendations as noted in the geotechnical engineering report. **Please submit plans and calculations stamped and signed by a California register Civil or Structural Engineer or Architect** showing compliance. Woodland General Plan Policy Document, Part II, Policy 8.A.9, CBC 1803.5.3 and CBC 1808.6.

FIRE PREVENTION

139. Minimum turning radius for all fire apparatus access roads shall be minimum of 20' inside, 40' outside.

- 140. Fire apparatus access roads shall have an unobstructed width of 20 feet or 12 feet for divided roadways
- 141. Residential fire sprinklers shall be designed and installed per NFPA 13D
- 142. Fire hydrant fire flow and spacing shall be designed and installed per 2016 CFC

EXHIBIT 5-D

Project Specific Fees

CITY may, in its sole discretion, collect any of the following fees either prior to the issuance of a building permit for the Project or concurrently with the approval of a final subdivision map for the Property as defined in the body of this development agreement. The fees set forth herein do not include fees imposed by other agencies, such as the County of Yolo or Woodland Joint Unified School District.

SLIF fees for SFD \$47,826 for the fair share of backbone infrastructure to the Spring Lake Specific Plan area. This fee is scheduled to be updated during the 2019 calendar year (Fees are subject to annual CCI January 1st each year).

IMPACT FEES:

Development Impact Fees for the following categories and amounts are shown as of April 2019, but actual fee amounts owed by OWNER will be the then-current amounts of such fees at the time they are paid by OWNER. (Fees are subject to annual CCI January 1st each year) (MPFP reimbursement, is triggered at building permit).

Development Impact Fee	SFD (Single Family Dwelling)
General City	\$853
Fire	\$2,889
Library	\$533
Police	\$697
Wastewater	\$6,383
Water Capacity Fee	\$4,699
Parks & Recreational Facilities	\$4,330
Roads	\$8,411
Admin Fee (.75%)	\$216
Total	\$29,011

Other fees include all fees identified in this Agreement or conditions of approval which are linked to final map approval or issuance of a building permit (as stated in the body of this Agreement). These fees include, but are not limited to, the following:

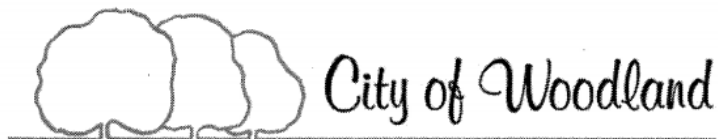
- Spring Lake Fire Department Operation and Maintenance Funding Fee of \$771.00 for SFD;
- Public transit capital fee of \$274/DUE (will increase for inflation) for the construction of transit capital improvements
- Public transit operations fee of \$46 (will increase for inflation) for SFD
- Fiscal Deficit mitigation fees of \$1500 for SFD
- The Project's prorated share of the Habitat Monitoring and Farming Education Fees; amount to be determined at final map estimated @\$56 per SFD unit

PROJECT FEES:

- General Purpose Fee calculated using \$5,000 (will increase for inflation) per unit payable at final map towards improved Spring Lake bicycle and pedestrian connectivity and other neighborhood enhancement project(s) such as, but not limited to, the HWY 113 Bike/Pedestrian Overcrossing.
- Community Benefit Fee of \$1,572 (will increase for inflation) per SFD
- Spring Lake Offsite Affordable Housing Fee of \$1,100 per SFD, prior to recordation of the applicant's Final Map.
- Fair Share Cost of public facilities, services and improvements as determined by the City of Woodland nexus study.

AFFORDABLE HOUSING IN LIEU FEE:

1. Affordable Requirement. The requirements for single family (R-8 and less) require that 10% of the units be affordable to Low income families, or an in Lieu Fee is paid into a fund for affordable housing projects to meet the ten percent (10% single family for-sale affordability requirement).
2. Affordable Housing Fund and In Lieu Fee. CITY and OWNER agree that OWNER shall pay an affordable housing in-lieu fee to meet the ten percent (10%) single family for-sale affordability requirement. This Project requires sixteen (16) low income single family units to be built. In lieu of constructing the affordable housing units, OWNER agrees to pay an in-lieu fee for 16 required affordable units, based on an assumption of the Project comprising 159 units, payable at building permit issuance. The In-lieu fee has been determined to be SIXTY-FOUR THOUSAND ONE HUNDRED FORTY-FOUR DOLLARS (\$64,144.00) (2019) per unit, which results in a total in-lieu fee of ONE MILLION TWENTY-SIX THOUSAND THREE HUNDRED FOUR DOLLARS (\$1,026,304.00). A proportionate share of the fee shall be paid with each building permit in the amount of SIX THOUSAND FOUR HUNDRED FIFTY FOUR DOLLARS AND SEVENTY FOUR CENTS (\$6,454.74) per housing unit.(The in-lieu fee is subject to an annual adjustment based on the Construction Cost Index (CCI)

**Community Development Department**

300 First St, Woodland CA 95695

Phone (530) 661-5820 Fax (530) 406-0832

www.cityofwoodland.org

General Application Form**1. OWNER/APPLICANT****Property Owner:** The Scott A. Van Tassel 2017 Revocable Trust, etc. c/o: Darkhorse Estates, LLC**Mailing Address:**

1817 Maryal Drive, Suite 100

City State Zip Code:

Sacramento, CA 95864

Phone Number:

(916) 847-5090

E-mail Address:

john@manikasproperties.com & peter@manikasproperties.com

Project Applicant:

Darkhorse Estates LLC c/o: Cunningham Engineering

Mailing Address:

2940 Spafford St. Suite 200

City State Zip Code:

Davis, CA 95618

Phone Number:

(530) 758-2026 x122

E-mail Address:

Steve@cecwest.com

2. PROJECT DESCRIPTION**Project Name:**

Merritt Ranch

Total Acres or Square Feet:

23.6 acres

General Plan Land Use Designation:

Low Density Residential

Existing Zoning:

Spring Lake Specific Plan R-5/R-8

Site Address or Location:

1425 Harry Lorenzo Avenue

Assessor's Parcel Number(s):

042-580-001-000

Is Project in Flood Zone? ☐ Yes ☒ No**Requested Entitlement/Permit Type:**

General Plan Amendment, Specific Plan Amendment, & Tentative Map

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION**Check one:** ☐ Property Owner ☐ Power of Attorney* ☒ Contract to Purchase* ☐ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

ACKNOWLEDGEMENT: I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

 11-1-18
Applicant Date

Applicant Date

Legal Owner Date

Legal Owner Date

Merritt Ranch

Project Narrative

Prepared 02-November-2018

The Merritt Ranch property is a proposed new single family residential subdivision located south of Gibson Road in between Harry Lorenzo Avenue & Pioneer Avenue within the Spring Lake Specific Plan (SLSP) area in the City of Woodland. The subject site is currently used primarily for agricultural purposes and is largely undeveloped. There is an existing single-family home on the subject site located at the northwest portion. The applicant wishes to increase the density for the site identified in the SLSP, which triggers the need for a General Plan Amendment and an amendment to the Spring Lake Specific Plan.

Requested Entitlements

The requested entitlements include:

- General Plan Amendment to revise the land use from low density residential to medium density residential
- Specific Plan Amendment to revise the designation from single family residential R-5/R-8 to single family residential R-8
- Tentative Subdivision Map

History

The subject site is currently developed with farmland and a single-family home. According to a recently prepared Cultural Resources Assessment by Peak & Associates, Inc. dated October 2018, the existing home is believed to have been constructed in the late 1920's and was used for agricultural purposes from the 1870s or before up to the present day with a crop of sunflowers currently on the property.

Physical Features

The approximately 23.6-acre (gross) property is bordered by E Gibson Road to the north, Pioneer Avenue to the east, Harry Lorenzo Avenue to the west, and the proposed subdivision, Pioneer Village to the south. The site is west of Pioneer High School and roughly a quarter mile east of Highway 113. The existing project site is primarily pervious with some impervious areas, mainly in the northwest portion of the site where the existing home is located.

Proposed Development

Site Design

The layout of the proposed subdivision includes 176 residential lots and 2 subdivision trail lots, bringing the total to 178 parcels. There will be three vehicle ingress/egress points for the site, one off of Pioneer Avenue, one off of Harry Lorenzo Avenue, and one connecting to the Pioneer Village development to the south. The two subdivision trails provide two additional pedestrian/bicycle points of ingress/egress at the northwest and northeast corners of the property, connecting to Gibson Road. Each lot will be designed for a single-family residential homes.

As recommended in the Noise Analysis prepared by Bollard Acoustical Consultants, the proposed development will include soundwalls along the project's perimeter that is 8 feet tall in height along the Gibson Road frontage and steps down gradually to 7 feet and ultimately to 6 feet along Pioneer and Harry Lorenzo Avenues.

Utility Design

Water: Points of connection for water will be from the existing 12-inch water main located in Pioneer Avenue; the future 12-inch water line in Harry Lorenzo Avenue; and the future 8-inch water line in Welch Street connecting to the Pioneer Village development to the south.

Sanitary Sewer: The project site will connect to the existing 15-inch sewer main in Pioneer Avenue.

Storm drainage: The project site will connect to the existing 24-inch storm drain in Pioneer Avenue.

Stormwater Quality: Runoff from the project site will be directed to the East Regional Detention Pond which provides stormwater quality improvement for the northern portion of the SLSP.

Affordable Housing Plan

The in-lieu fee option is intended to be utilized to satisfy the affordable housing requirement.

Environmental Review

The impacts of the proposed project are anticipated to be based on the previously approved Environmental Impact Report prepared as part of the Spring Lake Specific Plan as well as analysis based on other studies which are currently in progress (geotechnical engineering report, noise memo, cultural resources assessment, biological survey, arborist report and phase I environmental site assessment).

Justification

The purpose of the proposed project is to allow for the reuse of the site and is justified for the following reasons:

- The site is consistent with the zoning for residential use in the SLSP.
- Ideal site for providing increased housing opportunities, located near three existing bus stops, adjacent to Pioneer High School and Woodland Community College, and other public services and thereby reduction in vehicle miles traveled.
- The applicant is proposing to increase the allowed density for the site, thus creating the opportunity for increase in inventory for future home buyers. The smaller lots also lend themselves to a smaller product geared toward entry level homebuyers.
- Conforms to the existing uses surrounding the site with a well-integrated community.
- Helps complete the installation of planned infrastructure within the SLSP.

PROJECT INFORMATION SUMMARY SHEET

Merritt Ranch Tentative Subdivision Map #5160, Spring Lake Specific Plan Area (PLNG 18-00092): The project, request by Darkhorse Estates, LLC, is for the approval of a new Tentative Subdivision Map (TSM #5160 for 159, R-8, single family lots, located on 23.6 acres of the Merritt Ranch project site located south of East Gibson Road between Harry Lorenzo and Pioneer Avenue, within the Spring Lake Specific Plan Area. The project is also requesting a rezone of a portion of the project from R-5 to R-8 that requires a Specific Plan Amendment to the original Spring Lake Turn of the Century EIR. Additionally, the project has an associated Development Agreement.

Location: The subject property is located south of Gibson Road between Pioneer Avenue and Harry Lorenzo Avenue in Woodland. The property extends south roughly 764 ft along Harry Lorenzo Avenue.

Applicant/Owner: Darkhorse Estates LLC c/o: Cunningham Engineering

Environmental Report: The proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 (see Attachment 3, CEQA Addendum, prepared April 2019).

APN: 042-580-001

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Planning Commission Recommend to City Council, Conditional Approval

Report For: Planning Commission Public Hearing – May 16, 2019

General Plan Designation: Low Density Residential

Existing Land Uses & Zoning:

Direction	Land Use	Zoning
North	Residential	R-1
South	Vacant Undeveloped	R-5
East	School	Public/Quasi Public
West	Residential (in production)	R-8 & R-25

Flood Zone: X – Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised May 16, 2012

Street Access: Pioneer and Harry Lorenzo Avenue

Applicable Laws, Codes & Ordinances:

This project is subject to several laws, codes and ordinances:

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance

- California Environmental Quality Act (CEQA)
- Woodland 2035 Climate Action Plan (CAP)
- Spring Lake Specific Plan (SLSP)
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan

WOODLAND ORCHARDS LLC
Spring Lake Specific Plan Project Site
Van Tassel Property
City of Woodland, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
150	Valley Oak	<i>(Quercus lobata)</i>		16	24	Fair	Fair	Fair	Fair	Poor to fair	Fair	Suppressed on the east side due to adjacent tree. Above average amount of deadwood. Abundant wasp galls throughout.	Prune deadwood.
151	Valley Oak	<i>(Quercus lobata)</i>		19	21	Fair	Fair	Fair	Fair	Poor to fair	Fair	Branches at 12' above grade. Excessive amount of deadwood. Suppressed on the northwest side due to the previous tree.	Prune deadwood.
152	Valley Oak	<i>(Quercus lobata)</i>		19	26	Fair	Fair	Poor to fair	Fair	Poor	Poor to fair	Tree damaged about 10' above grade and continued to grow. Trunk bends severely south at 12' above grade and then branches again a few feet after bend. Another branch is grafted to the previous tree.	<i>Recommend removal due to nature and extent of noted defects.</i>
153	Valley Oak	<i>(Quercus lobata)</i>		16	22	Fair	Fair	Fair	Fair	Fair	Fair	Branches at 8' above grade into weakly attached codominant stems with included bark. Suppressed to the north due to the adjacent tree. Above average amount of deadwood.	Prune deadwood.
154	Valley Oak	<i>(Quercus lobata)</i>	7,8	15	19	Fair	Fair	Poor to fair	Fair	Poor to fair	Fair	AKA Tree 344 Branches at 1' above grade into weakly attached codominant stems with included bark. Out of balance to the east. Leans slightly east/northeast. Above average amount of deadwood.	None at this time.
155	Valley Oak	<i>(Quercus lobata)</i>		17	26	Fair	Fair	Poor to fair	Poor to fair	Poor to fair	Poor to fair	AKA Tree 340 Branches at 15' above grade. Sparce foliage throughout canopy. Above average amount of deadwood.	Prune deadwood.
156	Valley Oak	<i>(Quercus lobata)</i>		23	27	Fair	Fair	Poor to fair	Poor to fair	Poor to fair	Poor to fair	AKA Tree 196 Tree is drought stressed. Branches at 12' above grade into weakly attached codominant stems with included bark. Above average amount of deadwood.	Prune deadwood.
157	Olive	<i>(Olea europaea)</i>		18	22	Obsured	Obscured (lower trunk) Poor (upper trunk)	Poor to fair	Fair	Poor to fair	Fair	Root crown obscured by sprout growth. Branches at 9' above grade. Out of balance to the west.	<i>Recommend removal due to nature and extent of noted defects.</i>

WOODLAND ORCHARDS LLC
Spring Lake Specific Plan Project Site
Van Tassel Property
City of Woodland, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
158	Olive	<i>(Olea europaea)</i>	9,10,10	29	15	Poor	Poor	Poor to fair	Fair	Poor to fair	Fair	Branches at 2' above grade. Covered by ivy on the east side. Pruning wound, southwest side, 5' above grade with subsequent resprouting.	Remove ivy.
159	Olive	<i>(Olea europaea)</i>		19	14	Obsured	Poor to fair	Fair	Fair	Poor to fair	Fair	Measured at 2' above grade. Root crown obscured by sprouting. Branches at 3' above grade. Out of balance to the west. Limb loss, south side, 8' above grade with minor decay.	None at this time.
160	Olive	<i>(Olea europaea)</i>	12,15	27	29	Obsured	Poor	Poor	Fair	Poor	Fair	Measured at 2' above grade. Root crown obscured by debris. Branches at 3' above grade. Callusing wounds 5' above grade on all stems with minor decay.	Recommend removal due to nature and extent of noted defects.
161	Black Walnut	<i>(Juglans nigra)</i>		38	15	Poor	Poor	Poor	Poor	Poor	Poor	Measured at 2' above grade. Branches at 4' above grade. Tree is 95% dead.	Recommend removal due to nature and extent of noted defects.
162	Locust	<i>(Robinia)</i>		37	21	Fair	Poor to fair	Poor to fair	Fair	Poor	Fair	AKA Tree 357 Failure 18' above grade with respouting. Out of balance to the west. Multiple limb failures throughout the tree with moderate decay.	Recommend removal due to nature and extent of noted defects.
163	Mulberry	<i>(Morus)</i>		20	24	Fair	Fair	Fair	Fair	Fair	Fair	AKA Tree 358 Exposed roots, north, south and east sides, to 2' away from the trunk. Primary branching 7' above grade.	None at this time.
164	Mulberry	<i>(Morus)</i>		15	22	Fair	Fair	Fair	Fair	Poor to fair	Fair	AKA Tree 359 Seam with oozing sap on lower trunk, west side. Primary branching at 8' above grade with weakly attached codominant stems with included bark. Out of balance to the south. Suppressed on the north side by adjacent tree.	None at this time.
165	Deodar Cedar	<i>(Cedrus deodara)</i>		31	30	Fair	Fair	Fair	Fair	Fair	Fair	Exposed roots, north and southwest sides, to 3' away from the trunk. Branching at 17' above grade. Leans slightly south. Suppressed on the north side due to the adjacent Valley Oak tree.	None at this time.

WOODLAND ORCHARDS LLC
Spring Lake Specific Plan Project Site
Van Tassel Property
City of Woodland, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
166	Valley Oak	<i>(Quercus lobata)</i>		32	43	Fair	Fair	Fair	Fair	Poor to fair	Fair	AKA Tree 360 Branches at 12' above grade with weakly attached codominant stems with included bark. Moderate lean to the northwest. Out of balance to the northwest. Suppressed by the adjacent tree to the southeast. Above average amount of deadwood.	Prune deadwood.
167	Valley Oak	<i>(Quercus lobata)</i>		42	42	Fair	Fair	Fair	Fair	Poor	Fair	Leans severely from grade to the east. Branches at 10' above grade. Excessive amount of deadwood. Out of balance to the north.	<i>Perform aerial inspection, perform decay inspection, and provide further recommendations.</i>
168	Mulberry	<i>(Morus)</i>		25	24	Poor to fair	Poor to fair	Fair	Fair	Poor to fair	Fair	Exposed roots on the root crown. Adventitious routs, south side, to 2' away from the tree, with decay. Exposed roots, east side, to 3' away from the tree. Exposed roots, northeast side, to 2' away from the tree with decay. Previously topped pruning wounds, northwest, west and south sides, 7' above grade with subsequent resprouting. Minor decay in the pruning wounds.	None at this time.
169	Coast Redwood	<i>(Sequoia sempervirens)</i>		24	10	Fair	Fair	Fair	Fair	Fair	Fair	Branching at 8' above grade.	None at this time.

TOTAL INVENTORIED TREES = 20 trees (482 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 5 trees (139 aggregate diameter inches)
PRECAUTIONARY TREES HIGHLIGHTED FOR REFERENCE



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: May 16, 2019
ITEM #: H.2.
SUBJECT: Merritt Ranch (APN:042-580-001) Tentative Subdivision Map #5160;
Spring Lake Specific Plan Amendment; EIR Addendum; and associated
Development Agreement

SUBJECT: Merritt Ranch (APN:042-580-001) Tentative Subdivision Map #5160; Spring Lake Specific Plan Amendment; EIR Addendum; and associated Development Agreement

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action on the following:

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC19-_____, recommending City Council: 1) approve the Merritt Ranch Tentative Subdivision Map No. 5160 (Exhibit 1-B) in accordance with the Conditions of Approval (Exhibit 1-C); and 2) adopt Ordinance No. _____, authorizing the Amendment to the Spring Lake Specific Plan (Exhibit 1-A) 3) approve associated Development Agreement (Attachment 2) and 4) approve CEQA addendum

Project Site Description

The Merritt Ranch project site encompasses an approximately 23.6 acre parcel located on Gibson Road between Pioneer Avenue and Harry Lorenzo Avenue. The site is largely used for agricultural purposes, and has one single-family home currently existing on the West side of the parcel. There are 20 trees that have been identified on the site mostly clustered around the existing single family home and along Harry Lorenzo Avenue. The property extends south approximately 764 ft along Harry Lorenzo Avenue. 11.74 acres of the site is currently zoned R-8; the remaining 11.33 acres is zoned R-5. The site is located in the Spring Lake Specific Plan Area.

Background and Project Summary

The entire Spring Lake Specific Plan Area was rezoned under Ordinance No. 1346 adopted on July 2, 2002. The Merritt Ranch property is a proposed new single family residential subdivision located south of Gibson Road in between Harry Lorenzo Avenue & Pioneer Avenue within the Spring Lake Specific Plan (SLSP) area in the City of Woodland. The subject site is currently used primarily for agricultural purposes and is largely undeveloped other than an existing single-family home on the northwest corner of the property. The applicant wishes to increase the density for the site identified in the SLSP, which triggers the need for a Spring Lake Specific Plan Amendment. Specifically, the applicant requests the rezone of the southern portion of the site from R-5 single family to R-8 single family as follows:

Specific Plan Amendment

1. Rezone of 11.33 acre, R-5/Single Family (4-5 du/acre) site to R-8 /Single Family (6-8 du/acre) outlined in the following table:

Tentative Subdivision Map

As stated, the development proposes 159, R-8 lots with lot widths ranging from 45 to 68 feet with an average 55-foot lot width. This meets the minimum requirements of Table 2.4, Spring Lake Specific Plan Area Requirements for R-8 Lots. Lot depths range from 74 to 100 feet with an average 83 foot lot depth. The lot sizes range from 3,375 square feet to 6,000 square feet with an average of 4,500 square feet.

The Lot configuration provides homes that front on to primarily gridded local streets and is generally consistent with neo-traditional qualities required in the Plan layout. The proposed development's "A" Street is longer than the Spring Lake design requirements because the inclusion of bike/pedestrian paths to break up the long block are located in a manner that allows for the continuation/extension of adjacent pathways.

Infrastructure:

Project access will be primarily from the collectors Harry Lorenzo Avenue and Pioneer Avenue to future local streets "I" and "H". The development will provide for the partial improvement of the perimeter collector street, Harry Lorenzo Avenue. The existing 80 foot right-of-way, will be expanded to 91.5-foot right-of-way with curb, gutter sidewalk provided on both sides with landscaping on the east side except at PG&E facilities. The project will construct the south west street section and landscape on the east side. Oyang North currently completing the roadway to the east curb line. The development will fully construct the new signalized intersection at Gibson Road and Harry Lorenzo Avenue opening the intersection to four way through traffic.

A dedicated 35 foot wide landscaped bicycle/ pedestrian path will be provided along Gibson Road on the north side of the project area connecting to the larger Spring Lake perimeter path. Additionally, a Spring Lake Gateway Entry Monument will be constructed at the southwest corner of the East Gibson Road and Pioneer Avenue intersection.

The project is conditioned to construct a 10-foot high sound wall, consistent in design with the Spring Lake perimeter wall, along all property boundaries, with the exception of the southern property boundary that is shared with the Merritt Five Eighths parcel (Pioneer Village). Merritt Ranch will connect with Merritt Five Eighths via D Street with a landscaped roundabout connection at the intersection of "D" and "I" Street. Two 25 foot wide landscaped subdivision trails will also be provided at the north east corner where G" intersects "A" connecting Merritt Ranch with area shopping and schools. Since Merritt Ranch is not a phased build out the entire soundwall with adjacent landscaping will be installed within a year of final map.

The property has one Heritage Oak Tree located on site located just to the north of Lot 101. Attempts are being made to preserve the oak tree, along with two other mature trees, as part of the pedestrian/bicycle pathway design, a carve out set aside is proposed to provide more space for the tree preservation. Prior to issuance of the grading permit which impacts each oak tree, the

applicant shall submit a tree protection plan to be included in the improvement plans to indicate measures that will be taken to protect the trees during construction.

The map has also designated a tentative area on lot #73 and 74 for on site retention pond with an option for additional single-family lots if hydromodification is not needed per the City's request to the State. The City has proposed a regional hydromodification solution to the State of California and the proposal is currently under review.

DEVELOPMENT AGREEMENT

Resolution No. 3542 adopted May 15, 1990 establishes procedures for the consideration of Development Agreements in Woodland. These procedures essentially parallel the requirements of Section 65864 et.seq. of the Government Code. The SLSP requires that each developer enter into a Development Agreement with the City. Development agreements allow the City to negotiate the vesting of certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer. The City Attorney and staff have prepared a Development Agreement template for the City to use with all SLSP developers. The draft DA is provided at attachment #2. The City Council will take action to approve the DA concurrent with review/action of the proposed Specific Plan Amendment and Tentative Subdivision Map.

As part of the Development Agreement between the project applicant and the City of Woodland, the project is required to include the removal of an existing median as well as installation of a new traffic signal at the intersection of East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue. The required improvements at the foregoing intersection would provide left turn movement in all directions. The improvements are intended to decrease trip lengths by providing better access to all proposed and existing SLSP development, including the proposed project, located along Harry Lorenzo Avenue.

PUBLIC NOTIFICATION

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

1. Legal notice was published in the Woodland Daily Democrat on or before April 8, 2019.
2. Notices were mailed to all property owners in Spring Lake and all property owners within 300 feet of the project site.

Copies of the staff report for the proposed project have been on file at City Hall since May 10, 2019.

Environmental Assessment Status

On August 15, 2000, the City Council certified the Turn of the Century Final EIR (State Clearinghouse Number 1199022069; Resolution No. 4215 adopted August 15, 2000). The City Council subsequently adopted several CEQA Addenda to the Turn of the Century EIR. Addenda prepared included:

- Addendum #1 (Resolution No. 4330 adopted December 18, 2001) for the purposes of approval of the final SLSP;
- Addendum #2 (Resolution No. 4399 adopted November 19, 2002) for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata;
- Addendum #3 (Resolution No. 4406 adopted December 17, 2002) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC;
- Addendum #4 (April 15, 2003) for the purposes of the Williamson Act Rescission Agreement for the Russell Property;
- Addendum #5 (Resolution No. 4583 adopted October 19, 2004) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC;
- Addendum #6 (Resolution No. 4806 adopted February 27, 2007), for the purposes of amending the Plan based on a request by Reynen and Bardis;
- Addendum #7 (Resolution No. 5146 adopted November 16, 2010) for the purposes of amending the Plan based on a request by the Gibson Ogden Investors, LLC to remove a bike overcrossing and path;
- Addendum #8 (Resolution No. 5159 adopted December 14, 2010) for the purposes of amending the Plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site;
- Addendum #9 (Resolution No. 6117 adopted March 5, 2013) for the purposes of amending the Plan based on a request by the ALC IV Woodland Spring Lake, LLC to modify land use designations on 16.22 acres, from multi-family R-20 and School designations to a single family R-8 designation;
- Addendum #10 (Resolution No. 6255 adopted June 17, 2014) for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit);
- Addendum #11 (Resolution No. 6381 adopted February 3, 2015) for the purposes of amending the Spring Lake Specific Plan based on a request by Cal

West Investors, LLC and Optimistic Partners, LLC to rezone portions of the Cal West project site;

- Addendum #12 (Resolution No. 6420 adopted May 5, 2015) for the purposes of amending the Spring Lake Specific Plan based on a request by Woodland Spring Lake Partnership to rezone portions of the Spring Lake Central project site; and
- Addendum #13 (Resolution No. 6538 adopted October 6, 2015) for the purposes of amending the General Plan, Spring Lake Specific Plan and Development Agreement to rezone approximately 2 acres of the ±114 acre Heritage Remainder Area (TSM #4784) from Neighborhood Commercial (NC) to Park/Open Space, consistent with the adjacent 8 acre Park/Open Space zoning.
- Addendum #14 (Resolution No. adopted November 15, 2016) for the purposes of amending the General Plan and Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone portions of the Oyang North Project Site that includes a rezone of 8.2 acres from R-15/Multifamily to 4.6 acres of R-25/Multifamily. Additionally, rezone of 18.8 acre, R-5/Single Family to 13.5 acres of R-5/Single Family and 7.7 acres of R-8/ Single Family.
- Addendum #15 (Resolution No. adopted November 15, 2016) for the purposes of amending the General Plan and Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone a portion of the Oyang South Project Site that includes 4.5 acre, R-25/Multifamily, to R-3/Single Family.

Proposed Addendum

Proposed Addendum #16 (Resolution No. adopted _____, 2019) for the purposes of amending the General Plan and Spring Lake Specific Plan based on a request by Darkhorse Estates, LLC, to rezone a portion of the Merritt 3/8 Project Site that includes Rezone of 11.33 acre, R-5/Single Family (4-5 du/acre) site to R-8 /Single Family (6-8 du/acre).

3. Section 15182(a) of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The proposed project revisions would result in a similar number of residential units as contemplated in the original EIR and would result in environmental impacts similar to those identified in the previous EIR. Infrastructure improvements beyond those previously anticipated in the EIR would not be required. In addition, the daily trip generation would not be significantly different than that anticipated in the SLSP, Turn of the Century EIR, as described in the CEQA EIR Addendum (Attachment 3).

Technical Analyses

The SLSP requires that each development application include certain project-level and property-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan. The following studies have been submitted in fulfillment of these requirements (SLSP, Development Regulation 2.4 and page 9-1):

- Biological Resources Memo, Madrone Ecological Consulting September 26, 2018 (Development Regulation 7.1).
- Environmental Noise Analysis, Bollard Acoustical Consultants, Inc September 24, 2018 (SLSP, Development Regulation 2-4 and page 9.1)
- Cultural Resources Assessment, Peak and Associates, Inc, October 2018, (SLSP Development Regulation 2-4 and page 9.1)
- Arborist Inventory & Report, Sierra Nevada Arborists, September 25, 2018
- Phase I Environmental Site Assessment, Geocon Consultants, October 18, 2018, (SLSP Mitigation Measure 4.12-1)
- Geotechnical Engineering Investigation, Geocon Consultants, Inc. October 18, 2018

City staff has reviewed each of these studies and reached the following conclusions: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the study have been included as Conditions of Approval for this project; c) the studies identify no environmental circumstances specific to the site or the proposed project that were not previously anticipated and addressed in the original EIR and addendum.

Specific conditions have been added to the project with regard to tree preservation and noise mitigation as follows:

Tree Preservation

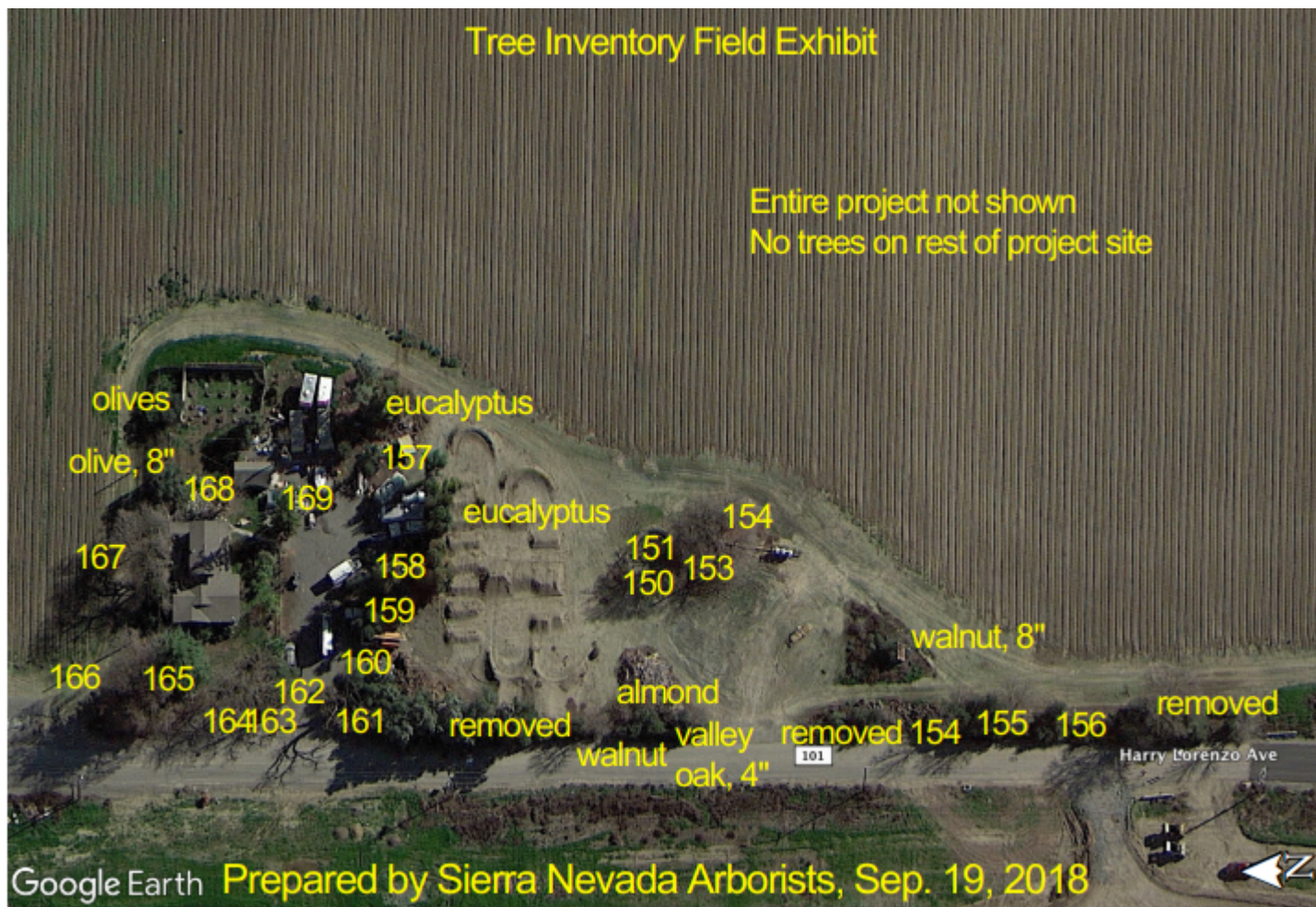
An Arborist report for the site was prepared on September 25, 2018. The City regulates impacts to or removal of trees under Section 12.48.100 of the Municipal Code. Trees are defined as any woody plant with a trunk of 6 inches or more in diameter at breast height (54 inches above grade). Applications for new development must include a program for the preservation of the street trees, heritage, specimen and landmark trees and trees with aesthetic value. Replacement planting is required for each heritage, specimen and landmark tree removed at a rate of four 15-gallon trees for each six-inches, or fraction thereof, of trunk diameter removed.

The report identified a total of twenty (20) trees, as outlined in the table as follows.

SPECIES DIVERSIFICATION			
Black Walnut	=	1 tree	(38 aggregate diameter inches)
Coast Redwood	=	1 tree	(24 aggregate diameter inches)
Deodar Cedar	=	1 tree	(31 aggregate diameter inches)
Locust	=	1 tree	(37 aggregate diameter inches)
Mulberry	=	3 tree	(60 aggregate diameter inches)
Olive	=	4 trees	(93 aggregate diameter inches)
Valley Oak	=	9 trees	(199 aggregate diameter inches)
TOTAL	=	20 trees	(482 aggregate diameter inches)

Five of the trees on site were recommended for removal as outlined in the arborist report as follows.

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT	
						STRUCTURE	VIGOR
152	Valley Oak	<i>(Quercus lobata)</i>		19	26	Poor	Poor to fair
157	Olive	<i>(Olea europaea)</i>		18	22	Poor to fair	Fair
160	Olive	<i>(Olea europaea)</i>	12,15	27	29	Poor	Fair
161	Black Walnut	<i>(Juglans nigra)</i>		38	15	Poor	Poor
162	Locust	<i>(Robinia)</i>		37	21	Poor	Fair



Tree #167 qualifies as a Heritage Tree per City code, because it's a valley oak tree with a trunk diameter of thirty-three inches or more at breast height, which is of good quality in terms of health as outlined in the attached Tree Inventor (Attachment #6). Tree #167 is located just north of the existing home on site and is on the north side of parcel #101 on the proposed subdivision map. It should also be noted that tree #166 (Valley Oak) is 32 inches at breast height and is only one inch shy of the Heritage Tree designation. Tree #166 is located on the west edge of the property and also north of parcel #101 on the proposed subdivision map.

Based on the identification of the Heritage Oak Tree (#167), staff is working with the applicant to preserve the tree in a landscape area adjacent to the bicycle/pedestrian pass through connecting to Harry Lorenzo Avenue. Further, efforts will be made to preserve two additional trees on site when staff evaluates infrastructure improvement plans. The two trees include a Valley Oak Tree (#166) mentioned previously and a Deodar Cedar Tree (# 165) located east of the perimeter bicycle/pedestrian path along Harry Lorenzo Avenue.

A condition (COA #26) has been placed on the project with regard to preservation of the Heritage Oak Tree and the two additional trees as follows:

Tree Preservation.

CITY's Tree Preservation Ordinance requires preservation of Heritage Trees to the extent possible. The existing Heritage Oak tree (#167) shall be preserved. Prior to issuance of a grading permit that impacts each Tree slated for preservation, OWNER shall submit a tree protection plan to be included in the improvement plans that shall indicate measures to be taken to protect the trees during construction.

- *The Heritage Oak tree located north of Lot 101, shall be preserved in place, unless it cannot be preserved in place due to infrastructure and map requirements and then must be mitigated for per City Tree Preservation Ordinance requirements.*
- *The Owner shall work with City staff and arborist to preserve to the extent possible tree Nos. #165 & 166 located near lot 101. The Owner's Design Professional(s) shall modify, subject to approval by the City Engineer, the soundwall to accommodate the preservation of these trees to minimize root disturbance through either the modification of lot lines and/or change in materials and/or design. Alternatively if the Owner requests tree removal, a mitigation will be required through a cash payment to the City's tree fund and/or planting additional trees.*

Historic Home Preservation

The site does have an arts and crafts home on site dating from the 1920's. Although this home is not a state or federal listed historic building it still is over 50 years old and has the potential for being a historic resource. As part of the CEQA project clearance the home was assessed for architectural value and deemed to be not historically significant in the Cultural Resources Assessment. Although the home was not called out in the Cultural Resources Assessment as having "significant" architectural arts and crafts detail, the City is aware that it is difficult to find the craftsmanship and materials (on interior and exterior) found in these older homes and the applicant has worked with the City to offer the home to the community for the price of removal (minus the potential demo costs that would have been incurred).

A condition (COA #40) has been placed on the project with regard to possible relocation of the 1920's home as follows:

Good Faith Effort. The applicant/owner is required to (make a good faith effort to) find a new location for the existing 1920's arts and crafts single family structure located at 1425 Harry Lorenzo Avenue. The following performance criteria for the proposed relocation effort shall be satisfied. Evidence of this effort shall be required prior to issuance of building permits.

- a. The applicant/owner before or from the date of approval of the project by the Planning Commission shall within 120 days make a good faith effort satisfactory to the Community Development Department to identify an acceptable site and secure an agreement with the owner of the receiving property for the appropriate relocation of the structure prior to building permit issuance for the new structures.

- b. The applicant shall advertise the 120 day availability of the structure in two different papers of local circulation.
- c. The applicant shall obtain an estimate from a licensed demolition contractor to determine the anticipated cost to demolish the existing structure. This amount shall be included as an incentive to offset the cost of relocation of the structure.
- d. To the extent possible, the new location shall be within Yolo County.
- e. The exterior character defining features of the structure shall be maintained.
- f. The applicant shall notify CDD of the public notice advertisement date and the start of the 120 day availability of the structure.

If at the end of the 120-day period, the applicant is unable to find a suitable site on which to relocate the structure, then the applicant may proceed with the structure being salvaged and/or demolished. Compliance with conditions is required to demonstrate a good faith effort.

Noise

A noise analysis for the site was conducted in two locations on the project site on August 23, 2018, to evaluate the potential future noise impacts associated with East Gibson Road and Pioneer Avenue. The measurements were conducted at a height of 5 feet above existing grade to quantify traffic noise levels at the future outdoor activity areas of residences proposed. The findings were compared to the City's required General Plan Noise standards, which provide for a maximum 70 dB Ldn/CNEL within outdoor activity areas (backyards). A level of 75 dB Ldn/CNEL may be allowed assuming that all reasonable/feasible noise-mitigating construction (sound wall) has been included, and interior noise exposure criterion are met. As shown in the table below, noise barriers measuring 6 to 8-feet in height relative to backyard lot elevation would reduce future Pioneer Avenue and East Gibson Road traffic noise levels to 60 dBLdn or less, satisfying the City of Woodland 70 dB Ldn exterior noise level standard. Although ADT volumes were unavailable, future (2050 Buildout) roadway volumes were estimated by conservatively multiplying peak hour conditions by a factor of 10. The predicted future traffic noise levels at the outdoor activity areas of the residences proposed along Pioneer Avenue and East Gibson Road take into consideration the shielding provided by solid noise barriers, as required by the City of Woodland.

Predicted Future Exterior Traffic Noise Levels at Nearest Outdoor Activity Areas ¹ Van Tassel Property Residential Development – Woodland, California					
Roadway	Distance from Roadway Centerline, ft. ²	Predicted Future Exterior Traffic Noise Level, L _{dn} (dB)			
		No Barrier	6' Barrier	7' Barrier	8' Barrier
Pioneer Avenue	80	61	56	54	53
East Gibson Road	85	69	63	61	60

Notes:

¹ A complete listing of FHWA Model Inputs and results are provided in Appendix E.

² Distances measured from the nearest outdoor activity areas proposed along Pioneer Avenue and East Gibson Road roadway centerlines.

³ Predicted future traffic noise levels at the outdoor activity areas of the residences proposed along Pioneer Avenue and East Gibson Road take into consideration the shielding provided by solid noise barriers, as required by City of Woodland. Figure 1 shows the locations of the barriers. Barrier insertion loss calculation worksheets are provided in Appendix F.

Source: Bollard Acoustical Consultants, Inc. (2018)

a.

These studies and consistency determinations provide the substantial evidence to show that the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA Mitigation Measures.

Review Agency Comments

The application was circulated for review by agencies of jurisdiction. All comments received have been incorporated as Conditions of Approval.

Staff Analysis

Staff supports this project subject to the recommended conditions of approval. The following analysis addresses key areas of the Spring Lake Specific Plan's policies and regulations as well as General Plan consistency review.

GENERAL PLAN CONSISTENCY

The Spring Lake Specific Plan (SLSP) has been determined by the City Council to be consistent with the General Plan. This consistency is maintained at the project-level via a determination of consistency with the SLSP. The project, with the proposed conditions of approval, Development Agreement and tentative subdivision map, have been determined by staff to be consistent with the SLSP and General Plan. a. The Project is consistent with the goals and policies of the General Plan in that the proposed modification does not alter the land use designation for single family residential densities.

SPRING LAKE SPECIFIC PLAN CONSISTENCY

In order to assess project consistency with the SLSP, a detailed analysis was performed comparing the project proposal to each section of the SLSP (including text, development regulations, figures, tables, and the Illustrative Lotting Plan to the extent applicable) and

to the various implementing documents of the SLSP including: Building Unit Allocation Program, Agricultural Land Mitigation Program, Affordable Housing Plan, Design Standards, and Mitigation Monitoring Program. Despite proposed modifications of the Land Use Section of the Spring Lake Specific Plan, the project is substantially consistent with the aforementioned documents. Through various conditions or components of the Development Agreement, consistency and/or participation in the following programs was also ensured: Fiscal Impact Study, Financing Plan (Public Facilities), Capital Improvement Plan, Sewer/Drainage/Water Infrastructure Plans, Transit Plan, and Nexus Study.

Key areas of development and subdivision review include the following:

Density – The SLSP establishes both maximum and minimum density for each land use category. For the R-5 category the minimum is four dwelling units per acre (du/ac) and the maximum is five du/ac. For the R-8 category the minimum is six dwelling units per acre (du/ac) and the maximum is eight du/ac. Acreages are already “net,” meaning that arterials, collectors, and plan-level (as opposed to project-level) open space have been deducted from the gross acreages. Local streets and subdivision trails have not been deducted. The net density for the project is 7.64 dwelling units per acre.

Affordable Housing Discussion – The Spring Lake Affordable Housing Plan requires that all residential projects provide 10% of units as affordable to low-income households. As proposed, 159 single family homes are proposed, of which 16, or 10-percent, will be required as affordable to low-income households. The Spring Lake Affordable Housing Plan also contains a provision for the developer to provide a monetary in-lieu fee that is leveraged to use on larger low and very low-income housing developments throughout Woodland.

It is the City’s preference that the methodology to best meet the for-sale affordability requirement is through the payment of in-lieu fees.

- The payment of fees provides greater certainty to the city and applicant in defining the affordability obligation;
- Allows the City to focus resources on individuals and households with the greatest need;
- Allows the City the ability to support housing needs independent of State and Federal subsidies and to reduce program administration burdens; and
- Allows the City to support those projects that best meet compact development goals, that use land and resources most efficiently, concentrates activity close to infrastructure, amenities and other community resources.

Fees collected in-lieu of providing the required ten percent (10%) low-income single family units may be utilized at the City’s discretion to support eligible affordable housing projects city-wide as determined by the City Council. The fee has been set at \$64,144 per required affordable low- income unit.

This Project requires sixteen (16) single family affordable units, based on a total unit count of 159 single family proposed lots. Based on 16 units, this results in a total fee amount of \$1,026,304. The Owner has agreed to pay a proportional share of the cost with each

building permit in the amount of \$6,454.74 dollars per unit, spread over 159 units for payment in-lieu of construction of the affordable units, or the fee in effect at the time of building permit issuance. This agreement is memorialized in the the Development Agreement (Attachment 2, Exhibit 2-D) (May increase based on CCI).

Block length – Development Regulation 4.8 states that a grid system is encouraged. Development Regulation 2.34 and Table 2.4 lists the maximum block length as 600 feet with the goal of 10 homes on one side of the street. The overall street length on “A” Street is approximately 1,100 feet. This is due to the project constraint of being a longer horizontal parcel and the desire to have pedestrian/bike paths in specific areas that connect with outside amenities or provide tree preservation. In order to mitigate for the extended block length the applicant has proposed a slight curve to “A” Street to help create variable street scrapes. Additionally, a condition of approval has been added to state that, *the home shall be designed to have variability in terms of front setback, mix of one and two-story, and building architectural frontage design.*

Street Loading – Development Regulation 2.31 requires homes to face a local residential street, two-lane collector, court or private street. Only the rear or side property lines may abut arterials and only side or front of units may abut collectors or greenbelts. The project design as proposed meets these requirements.

Lot Width Variation - Development Regulation 2.35.5 requires lot width variation. The intent of this regulation is to provide variation within a subdivision block. Lots in the subdivision vary from 45 to 68 feet with an average of 55 feet.

Entry Sign – Per the Spring Lake Design Standards 1.6.2, the applicant has been conditioned to provide a “level one” monument entry feature at the intersection of Pioneer Avenue and East Gibson Road. Entryway shall include features such as accent paving, intensive landscape and incorporate public art. In addition, neighborhood entry signs will be provided on the south side of “H” Street at Pioneer Avenue, and the south side of “I” Street at Harry Lorenzo Avenue, consistent with SL Design Standard.

Bicycle / Pedestrian Access – Development Regulation 2.24 requires access connections for bicycles and pedestrians to open space, parks, and subdivision trails. Subdivision trails are internal trails required to improve pedestrian and bicycle circulation and provide increased connectivity to the planned SLSP multi-purpose trail system. They also act as separators between homes on blocks that contain more than 10 homes in a row. Subdivision trails are required to be a minimum of 25 feet in width and landscaped. The project contains subdivision trails (Lots A and B) to provide access from Harry Lorenzo and Pioneer Avenue internal to the site. The two access points allow residents to easily access the neighborhood shopping center and schools.

Energy Efficiency – The project shall comply with minimum energy efficiency standards as outlined in the Spring Lake Specific Plan (SLSP) along with Woodlands 2035 Climate Action Plan and California Title 24 building efficiency requirements. Under the SLSP Development Standard 2.25 requires that five (5%) percent of all units to have roof photovoltaic energy systems or other alternative energy system. In general, all Spring

Lake Developments are conditioned such that all homes shall be photovoltaic ready and have electric vehicle charging outlets in every garage on a dedicated circuit.

Water Conservation Ordinance – The project shall comply with the State Water Conservation Ordinance. This applies to all yard and public landscaping.

Residential Fencing – All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a pigmented water sealant to prevent water damage and discoloration.

Sound Wall – A perimeter soundwall will be placed on the east, west and north side of the project area and shall be at least 6 feet in height. The sound wall design shall meet the SLSP Design Standards (Section 6.2.1). The wall design, including adjacent landscaping, shall be submitted for Design Review prior to issuance of permits. Landscape and sound wall will need to be secured by a bond and are included in the public improvements.

Building Unit Allocation Program – In order to ensure that the City will maintain an average annual growth rate of 1.7 percent citywide and still meet development needs, the SLSP required the development of a Unit Allocation Program (SLSP, page 8-3). The Building Unit Allocation (BUA) Ordinance was adopted April 16, 2002 and was subsequently amended on March 19, 2013. In accordance with the Ordinance revision, the applicant will be required to submit a request for BUAs prior to issuance of final maps. 206 BUAs will be required for market rate single family units.

Agricultural Mitigation for loss of agricultural land in the form of land set asides shall be fully executed and in place prior to final map approval or commencement of development activity, consistent with Development Regulation 4.3 related to the 1:1 mitigation requirement.

Mitigation Monitoring Plan. The SLSP MMP is contained in Appendix A of the SLSP. As conditioned, the subject project is consistent with all requirements of the Mitigation Monitoring Program.

Consistency with Other Land Use Plans. The project site does not fall within the planning area of any other relevant specific plans, area plans, redevelopment plans, airport land use plans, or other such adopted land use plans of the City.

CLIMATE ACTION PLAN CONSISTENCY

The City of Woodland's 2035 Climate Action Plan (CAP) presents a set of community-generated strategies to guide the City of Woodland, its residents and local businesses in reducing greenhouse gas (GHG) emissions consistent with State goals for addressing California's contributions to climate change.

The proposed project complies with various strategies as outlined in the CAP. In addition to meeting SLSP and California Title 24 building efficiency requirements, a few notable elements in the project include:

5. T/LU-1 Complete Streets Program (multimodal street buildout)
6. T/LU-5 Increased Mass Transit Use, Walking, and Bicycling (pedestrian and bicycle paths to offsite amenities)
7. UF-2 Increased Tree Planting (extensive tree planting in landscape areas)
8. UF-3 Maintenance of Existing Trees (proposed tree preservation)
9. W/W-1 Increased Water Conservation (recycled water infrastructure in portion of project)
10. MO-3 Increased Energy Efficiency and Use of Renewable Energy (solar ready homes and Title 24 energy efficiency requirements)
11. MO-4 Increased Use of Alternative-Fuel and Fuel-Efficient Vehicles (Each residential unit will have a dedicated circuit for electric vehicle charging in the garage)

ZONING ORDINANCE CONSISTENCY

Lot Coverage - The maximum lot coverage is 50 percent.

Off Street Parking - Pursuant to Section 25-23-10A of the Zoning Ordinance, the applicable parking ratio is 2 parking spaces per unit. The proposed parking must conform to minimum standards.

The proposed project as conditioned is consistent with the City's Zoning Ordinance.

SUBDIVISION ORDINANCE CONSISTENCY

Phasing

At this time, the owner is not proposing to phase the development.

Lot Development

Lots with lot widths ranging from 45 to 68 feet with an average 55-foot lot width. This meets the minimum requirements of Table 2.4, which requires a 40-foot minimum lot width. Spring Lake Specific Plan Area Requirements for R-8 Lots. Lot widths are measured at a point midway between the front and rear property lines. Lot depths range from 74 to 100 feet with an average 83-foot lot depth. The lot sizes range from 3,375 square feet to 6,000 square feet with an average of 4,500 square feet.

Circulation

The proposed circulation pattern consists of two Collector Streets: Harry Lorenzo and Pioneer Avenue, which are north/south collectors, connecting Farmers Central Road to the south and Gibson at the north of the property.

Primary access to the subdivision is proposed at Pioneer and Harry Lorenzo Avenue, which have right of way widths ranging from 75.5 to 144-foot right-of-way connecting to

the new east/west streets “H” and “I” within the development area. These streets meet the standard SLSP 57-foot right-of-way.

Infrastructure Master Plans

The approved SLSP Infrastructure Study Report satisfies the SLSP requirements for Water, Drainage, and Sewer Infrastructure Plans.

The project as conditioned is consistent with the City’s Subdivision Ordinance.

Recommendation

Staff recommends approval of the project by making an affirmative motion as follows:

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC19-_____, recommending City Council: 1) approve the Merritt Ranch Tentative Subdivision Map No. 5160 (**Exhibit 1-B**) in accordance with the Conditions of Approval (**Exhibit 1-C**); and 2) adopt Ordinance No. _____, authorizing the Amendment to the Spring Lake Specific Plan (**Exhibit 1-A**) 3) approve associated Development Agreement (**Attachment 2**) and 4) approve CEQA addendum.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: J.12.
SUBJECT: Public Hearing on the Fiscal Year 2019/20 Community Development Block Grant Annual Action Plan and Authorization for Submittal of Action Plan

Recommendation for Action:

Staff recommends that the City Council take the following actions:

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2019/20 Community Development Block Grant (CDBG) Action Plan (Attachment A);
2. Adopt Resolution approve the FY 2019/20 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel (Attachment D);
3. Direct staff to complete the FY 2019/20 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2019/20 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Finance Officer to make the budget allocations as specified.

These Actions are consistent with the 2015-2019 CDBG Consolidated Plan goals to assist low and moderate income persons.

Staff Contact:

Dan Sokolow, Senior Planner – 530-661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact:

The FY 2019/20 allocation for Administration is \$99,702 and helps offset the General Fund expenditure for the administration of the CDBG program. In addition, the CDBG allocation recommended for the Engineering Division's ADA Accessibility Program (ADA compliant curb ramps, sidewalks, and driveways) relieves the General Fund of an expense of \$198,000.

Background:

As a CDBG entitlement recipient, the City receives an annual CDBG funding allocation from the U.S. Department of Housing and Urban Development (HUD) and the funding must be used for activities that assist lower-income persons, eliminate conditions of slums and blight from the community, or meet an urgent need. For FY 2019/20, the City's allocation is \$498,513, a \$5,776 decrease (or 1.15 percent) from the FY 2018/19 allocation of \$504,289. Additional funds of \$2,189 are proposed to be made available from Fund 326 (Housing Trust) to increase the total available funding to \$500,702 during FY 2019/20.

Overview of FY 2019/20 CDBG Budget

Attachment B displays the breakdown of the \$500,702 in funds available for the FY 2019/20 CDBG program and current and prior year CDBG funds. Attachment C details the proposed FY 2019/20 CDBG budget and the CDBG Review Panel's recommended allocations.

Status of Current and Prior Year Infrastructure Activities

- City of Woodland, ADA Accessibility Program (FY 2018/19 funding) – The City has bid out the project.
- Yolo Community Care Continuum, Safe Harbor Rehabilitation (FY 2018/19 funding) – The Yolo Community Care Continuum will re-bid the project since bids were not received during the first bidding period.
- Yolo Wayfarer Center, Interior Rehabilitation (FY 2018/19 and 2017/18 funding) – The project is under design.
- CommuniCare Health Centers, Onsite Playground (FY 2017/18 and 2016/17 funding) – CommuniCare has bid out the project.
- Empower Yolo, Capital Project (FY 2016/17 funding) – Empower Yolo awarded a construction contract for the last component of the project (gates, fencing, and handrails), but will be engaging other contractors as the contractor selected for the project has been unable to start work.

Discussion:

Under CDBG regulations no more than 15 percent (or \$74,776) of the City's allocation and available program income (repaid CDBG loans), a total of \$498,513, can be used for public services and no more than 20 percent (or \$99,702) can be used for administration. This leaves 65 percent (or \$324,035) remaining for infrastructure activities. Staff is recommending that \$2,189 in Housing Trust funds (Fund 326) be used to augment the FY 2019/20 CDBG program in order to increase the funds available for public service and infrastructure activities to \$76,000 and \$325,000, respectively.

On February 5, 2019, the City Council discussed CDBG funding priorities for Fiscal Year 2019/20 and reiterated its support to focus the use of public service funds on food and shelter activities to address the homeless or those at-risk of being homeless. To assist the City with the review of CDBG applications and the preparation of funding recommendations, a three-person CDBG Review Panel is used. The Review Panel met on April 17 and 18 to recommended applications to fund and specific funding allocations. The panel was composed of three members: Rashid Ali (Parks and Recreation Commission), Marco Lizarraga (Planning Commission), and Carol Miller (Senior Programs volunteer). The City received five applications for infrastructure activities with a cumulative funding request of \$458,683 and eleven applications for public service activities with a cumulative funding request of \$131,500.

The Review Panel evaluates the CDBG applications based on a rating and ranking system, which was last revised in 2015. The rating and ranking system is an objective system that scores the applications based on the following criteria: benefit to low and very low income persons; activity need and justification; reasonableness of cost estimates; activity management and timeliness; experience, past performance, and organizational capability; and project budget – evidence of sufficient funding.

Infrastructure Activities (Available CDBG Funds \$325,000) – The Review Panel/staff recommend funding for the five applications submitted. A detailed listing of the Review Panel's recommendations and related information is attached to this report while a summary is provided below.

Applications Recommended and Funding Amounts:

- City of Woodland, Library ADA Restrooms Upgrades (Facility Improvement) - \$55,000
- Sacramento Valley Historical Railways, ADA Restroom Building - \$4,000

- City of Woodland, ADA Accessibility Project (Infrastructure Improvement) - \$198,000
- New Hope Community Development Corporation, Cottonwood Meadows Phase 3 - \$60,000
- CommuniCare Health Centers, Outdoor Wellness Space - \$8,000

It should be noted that the City of Woodland, ADA Accessibility Project is a citywide project that results in the construction of ADA compliant curb ramps, sidewalks, and driveways.

Public Services (Available CDBG Funds \$76,000) – The Review Panel/staff recommended funding for the eleven applications submitted. A detailed listing of the Review Panel’s recommendations and related information is attached to this report while a summary is provided below.

Applications Recommended and Funding Amounts:

- Meals on Wheels Yolo County, Home Delivered Meals Program - \$8,500
- Yolo Community Care Continuum, New Dimensions Supported Housing - \$7,500
- Yolo Wayfarer Center DBA Fourth and Hope, Emergency Shelter Services - \$9,500
- Empower Yolo, Shelter Services - \$6,000
- City of Woodland, Social Services Manager - \$6,000
- Yolo Food Bank, Nourish Yolo Capacity Enhancement Project - \$6,000
- Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - \$7,500
- Yolo County Children’s Alliance, MediCal & CalFresh Enrollment & Retention - \$6,000
- Northern California Children’s Therapy Center, Project Hope for Children - \$6,000
- Ark Preschool, Preschool Nutrition Program - \$3,000
- Legal Services of Northern California, Fair Housing Services - \$10,000

It should be noted that the City pursuant to a 2005 Voluntary Compliance Agreement and Conciliation Agreement is required to provide Legal Services with annual funding of at least \$10,000 for fair housing services as long as the City receives CDBG funding.

Of the \$76,000 allocated for public service programs, 75 percent has been recommended for food and shelter programs: Meals on Wheels Yolo County, Yolo Community Care Continuum, Yolo Wayfarer Center, Empower Yolo, City of Woodland, Yolo Food Bank, Short Term Emergency Aid Committee, and Yolo County Children’s Alliance.

Public Outreach/Citizen Participation

Public Outreach/Citizen Participation efforts for the Action Plan included (1) holding a discussion with the Woodland City Council at the February 5, 2019 council meeting to discuss funding priorities for FY 2019/20 Action Plan, (2) emailing a notice of funding availability (and schedule for FY 2019/20 Action Plan schedule, applications for public service and construction activities, Woodland's rating and ranking system for CDBG applications, and priority rankings from Woodland's 2015-19 Consolidated Plan) to current and previous CDBG subrecipients and other interested parties (approximately 27 nonprofits, government agencies, and other parties); (3) emailing the NOFA forwarded to members of the local continuum of care (Yolo County Homeless and Poverty Action Coalition); (4) posting the NOFA and other attachments from the NOFA email on the City's website; (5) noticing a March 12 workshop/public meeting for prospective applicants and the general public in the February 24 edition of the Woodland Daily Democrat newspaper; (6) holding the March 12 workshop/public meeting at the Woodland Community and Senior Center (2001 East Street); (7) emailing

the FY 2019/20 CDBG applicants to provide the funding recommendations from the City's CDBG Review Panel and notifying applicants of a May 22 public meeting to obtain public comments on the applications submitted and the review panel's recommendations; (8) noticing the May 22 public meeting in the May 8 edition of the Daily Democrat in Spanish and English; (9) convening the May 22 public meeting at the Woodland Community and Senior Center; (10) noticing the availability of the draft FY 2019/20 Action Plan and the City Council's June 18 public hearing on the Action Plan in the May 26, 2019 edition of the Daily Democrat; (11) posting the draft FY 2019/20 Action Plan to the City's website; (12) emailing members of the local continuum of care (HPAC) on the availability of the draft FY 2019/20 Action Plan and the City Council's June 18 public hearing on the Action Plan; and (13) holding a June 18 public hearing before the City Council to receive comments on the draft FY 2019/20 Action Plan.

Public comments were not submitted for the City's CDBG program and the 2019/20 CDBG Action Plan as of June 7, 2019.

Conclusion

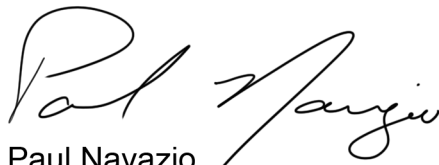
Staff recommends that the City Council take the following actions.

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2018/19 Community Development Block Grant (CDBG) Action Plan (AP) (Attachment A);
2. Adopt Resolution No. _____, approving the Fiscal Year FY 2019/20 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel (Attachment D);
3. Direct staff to complete the FY 2019/20 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2019/20 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Finance Officer to make the budget allocations as specified.

These Actions are consistent with the 2015-2019 CDBG Consolidated Plan goals to assist low and moderate income persons.

Prepared by: Dan Sokolow
Senior Planner

Reviewed by: Christine Engel
CSD Director



Paul Navazio
City Manager

Attachments:

1. Attachment A - Draft Action Plan
2. Attachment B - CDBG Summary Table
3. Attachment C - Funding Recommendations

4. Attachment D - City Council Resolution

2019-2020 Program Year



DRAFT Action Plan



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Fiscal Year 2019/20 Annual Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Woodland. It is a portion of the implementation of the five-year Consolidated Plan, and provides a detailed summary of how the City's annual Community Development Block Grant (CDBG) entitlement and other funds will be spent in the coming year. Both the Consolidated Plan and the Action Plan are implemented by staff from the Community Services Department. The City will receive \$498,513 in HUD CDBG Entitlement program funds for FY 2019/20.

The Consolidated Plan includes a goal that the City provide emergency food, shelter and mental health services to over 5,000 homeless individuals or those "at-risk" of homelessness during the five-year period in an effort to address the reason for homelessness and reduce the number of unsheltered homeless. The 5,000 amount represents multiple contacts with homeless individuals and those at-risk of homelessness during the Consolidated Plan period. The contacts cover CDBG activities funded by the City; the City's participation in the Federal government's Continuum of Care program; referrals by City staff for affordable housing, food, utility assistance, eviction prevention, medical care, and other services for the homeless and those at-risk of homelessness; City support for affordable housing developments, and other programs/efforts by the City to address homeless individuals and those at-risk of homelessness. The Consolidated Plan also includes a goal for the City to continue to fund agencies that provide emergency housing assistance and supportive services to assist the homeless and person threatened with homelessness. For the Consolidated Plan period, the City's goal is to assist 1,000 persons in order to reduce the number of unsheltered homeless. It should be noted that not all individual are chronically homeless and a portion of the homeless population may experience homelessness for a short period of time or potentially have multiple episodes that last for brief periods.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Action Plan outlines the City's intent to pursue the overall goals of HUD's community development and planning programs, including the following during FY 2019/20.

1. To provide decent and quality housing;
2. To establish and maintain a suitable living environment; and
3. To expand economic revitalization opportunities.

The Action Plan serves the following functions.

1. A planning document for the City, based on a participatory process;
2. An application for federal funds under HUD's formula CDBG grant program;
3. A strategy for administering HUD programs; and
4. An plan that provides a basis for assessing performance.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's FY 2018/19 Annual Action Plan funded the following infrastructure and public services activities.

Infrastructure Activities

1. Yolo Community Care Continuum - Safe Harbor (Rehabilitation of mental health crisis facility)
2. Yolo Wayfarer Center - Shelter Courtyard Phase 2 (Rehabilitation of homeless shelter)
3. City of Woodland - ADA Accessibility Program (ADA accessibility)

Public Services Activities

1. Legal Services of Northern California - Fair housing services (fair housing)
2. Empower Yolo - Shelter services (food and shelter)
3. Yolo Community Care Continuum - New Dimension Supported Housing (food and shelter)
4. Yolo Wayfarer Center - Emergency Shelter Services (food and shelter)
5. City of Woodland - Social Services Manager (food and shelter)
6. Short Term Emergency Aid Committee - Woodland Homeless Prevention Program (food and shelter)

7. Meals on Wheels Yolo County - Home Delivered Meals Program (food and shelter)

8. Northern California Children's Therapy Center - Project Hope for Children (health services)

9. Yolo County Children's Alliance - MediCal & CalFresh Enrollment & Retention (health services & food & shelter)

For the infrastructure activities, bid documents are being prepared for the Yolo Community Care Continuum's project, the Yolo Wayfarer Center's project is under design, and a construction contract has been awarded for the City's project. The City will continue the focus on Consolidated Plan high priorities for the 2019/20 Action Plan.

All of the public services activities were completed by June 2019.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Outreach efforts for the Action Plan included (1) holding a discussion with the Woodland City Council at the February 5, 2019 council meeting to discuss funding priorities for FY 2019/20 Action Plan, (2) emailing a notice of funding availability (and schedule for FY 2019/20 Action Plan schedule, applications for public service and construction activities, Woodland's rating and ranking system for CDBG applications, priority rankings from Woodland's 2015-19 Consolidated Plan, and a copy of the February 5, 2019 City Council staff report on CDBG) to current and previous CDBG subrecipients and other interested parties (approximately 27 nonprofits, government agencies, and other parties); (3) emailing the information contained in the email reference in #2 to members of the local continuum of care (Yolo County Homeless and Poverty Action Coalition); (4) posting the NOFA and other attachments from the NOFA email on the City's website; (5) noticing a March 12 workshop/public meeting for prospective applicants and the general public in the February 25 edition of the Woodland Daily Democrat newspaper; (6) holding the March 12 workshop/public meeting at the Woodland Community and Senior Center (2001 East Street); (7) emailing the FY 2019/20 CDBG applicants to provide the funding recommendations from the City's CDBG Review Panel and notify applicants of a May 22 public meeting to obtain public comments on the applications submitted and the review panel's recommendations; (8) noticing the May 22 public meeting in the May 8 edition of the Daily Democrat in Spanish and English; (9) convening the May 22 public meeting at the Woodland Community and Senior Center; (10) noticing the availability of the draft FY 2019/20 Action Plan and the City Council's June 18 public hearing on the Action Plan in the May 26 edition of the Daily Democrat in Spanish and English; (11) posting the draft FY 2019/20 Action Plan to the City's website; (12) emailing members of the local continuum of care (HPAC) on the availability of the draft FY 2019/20 Action Plan and the City Council's June 18 public hearing on the Action Plan; and (13) holding a June 18 public hearing before the City Council to receive comments on the draft FY 2019/20 Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

PROVIDE COMMENTS AFTER CITY COUNCIL PUBLIC HEARING

6. Summary of comments or views not accepted and the reasons for not accepting them

The City did not decline to accept comments or views.

7. Summary

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Community Services Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Dan Sokolow, Senior Planner

Community Services Department

City of Woodland

2001 East Street

Woodland, CA 95776

530.661.5927

dan.sokolow@cityofwoodland.org

Annual Action Plan
2019

5

OMB Control No: 2506-0117 (exp. 06/30/2018)

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Woodland consults and partners with a number of public and private sector entities on programs/projects that address the needs of low- and moderate-income individuals and families.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Goals from the City's FY 2015-19 Consolidated Plan include the following.

Housing

- Develop at least 75 multifamily and/or single family affordable housing units over the next five years.
- Continue to annually monitor the inventory of affordable multifamily rental units/apartments and senior designated housing units.
- Partner with for-profit and non-profit housing developers for the development and/or rehabilitation of affordable housing by exploring various funding mechanisms in order to increase and maintain the number of affordable units and reduce the number of owner and renter households who reside in substandard housing.
- Rehabilitate 5 units over the next 5 years in order to reduce the number of substandard housing units, thereby increasing the viability of the housing stock and improving the quality of residential neighborhoods.
- Assist approximately 500 Woodland households with discrimination allegations, dispute, counseling and education and outreach over the next 5 years in order to reduce fair housing discrimination and improve landlords' and owners' understanding of their fair housing obligations.

Homelessness

- Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in Homeless Coordination Project.
- Continue to fund agencies that provide emergency housing assistance and support services to assist the homeless and person threatened with homelessness. Assist approximately 1,000 Woodland residents over the next 5 years in an effort to reduce the number of unsheltered homeless.

Other Community Development Needs

- Complete five public improvement projects over the next five years to remove architectural barriers and improve access to public facilities in the City for mobility-impaired individuals.
- Construct or rehabilitate a minimum of two public facilities providing youth services during the next 5 years to benefit low- and moderate-income residents and prevent crime and substance abuse among youth.

Public Services

- Provide emergency food, shelter and mental health services to over 5,000 homeless individuals or those “at-risk” of homelessness over the next 5 years in an effort to address the reason for homelessness and reduce the number of unsheltered homeless.
- Continue to support youth programs with the assistance of local agencies to primarily benefit very low-, low- and moderate-income youth and families as a means of improving the quality of life and prevent youth from engaging in criminal activity or substance abuse. Assist approximately 50 Woodland residents annually over the next 5 years.
- Continue to support health services with the assistance of local agencies to primarily benefit very low-, low-, and moderate-income individuals and families, and special needs populations such as victims of domestic violence, the homeless and mentally ill. Assist approximately 300 Woodland residents annually over the next 5 years to improve the quality of life for low- and moderate-income persons with added health programs or services that would otherwise be unavailable.
- Partner with local agencies through participation on the Workforce Investment Board to provide job training or other employment-like services to assist low- and moderate-income individuals in obtaining a new job.
- Establish a Neighborhood Revitalization Area if found to be feasible in order to improve the quality of life in a low- and moderate income neighborhood in a strategic collaborative effort.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Woodland is a member of the local Continuum of Care, Yolo County Homeless and Poverty Action Coalition (or HPAC), and participates in HPAC meetings or other meetings convened by HPAC members to discuss and seek solutions for homeless issues. The City in partnership with Woodland-based nonprofit Fourth & Hope (formerly known as the Yolo Wayfarer Center) applies for Federal Continuum of Care (CoC) grant funds on an annual basis. The scope and purpose of the grant applications submitted by the City are coordinated with Fourth & Hope and reviewed/approved by HPAC. HUD this year awarded the City three CoC renewal grants for permanent supportive housing projects. The City's subrecipient for the PSH grants, Fourth & Hope, will use the funding to assist homeless individuals and families.

The City participates in the Countywide Homeless Coordination Project with Yolo County and the other cities located in Yolo County. (All cities in the county and Yolo County are members of the local Continuum of Care, HPAC.) This effort funds a countywide homeless programs manager and the cold weather shelter (Yolo Wayfarer Center) located in Woodland. The City provides funding on annual basis. The agreement for the Countywide Homeless Coordination Project runs through 2020/21.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City is a member of the local Continuum of Care, Yolo County Homeless and Poverty Action Coalition (or HPAC), and participates in HPAC meetings or other meetings convened by HPAC members to discuss and seek solutions for homeless issues. The City takes part in HPAC discussions/decisions on prioritizing ESG funding and how the local ESG competition is structured. The City through its Social Services Manager and Homeless Outreach Street Team which is staffed by the Woodland Police Department provides some direct services to the homeless, but at this time does not report data in HMIS. However, multiple HPAC members use HMIS and the City participates in discussions/decisions through HPAC Data Subcommittee on how HMIS data is recorded and shared with other HMIS users in order to more efficiently deliver services to the homeless.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Yolo County Health and Human Services Agency
	Agency/Group/Organization Type	Services-Health Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City partnered with the Yolo County Health and Human Services Agency (HHSA), nonprofit Fourth & Hope, the Woodland faith community, and other community partners to operate an emergency shelter for homeless families and single women at the St. Luke's Episcopal Church in Woodland for an eight week period starting in early January 2019. This allowed Fourth & Hope to use the dining hall at its Yolo Wayfarer Center emergency shelter for single men during the eight-week period of the St. Luke's shelter. Normally, families are housed in the dining hall for emergency shelter. The City plans to partner again with HHSA for the 2020 shelter at St. Luke's.
2	Agency/Group/Organization	Yolo Wayfarer Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works extensively with the Yolo Wayfarer Center dba Fourth & Hope. For 2018/19, the City is funding Fourth & Hope for rehabilitation work at its emergency shelter (2018/19 and 2017/18 funding allocations), operation of the emergency shelter through CDBG and the Countywide Homeless Coordination Project, and permanent supportive housing through HUD Continuum of Care funds received by the City. The City is working with Fourth & Hope and other partners on a project proposed for City-owned land to accommodate 60 permanent supportive housing units, a new and expanded emergency shelter, and a new and expanded Walter's (residential substance use treatment facility). Fourth & Hope operates the emergency shelter and Walter's House. The City has participated in a number of discussions/meetings with Fourth & Hope and other partners on how to improve the delivery of homeless services in Woodland and provide permanent housing opportunities for the homeless.
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Identify any Agency Types not consulted and provide rationale for not consulting

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Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Yolo County Homeless and Poverty Action Coalition	The following Strategic Plan goals overlap with the goals of the Continuum of Care: 1) The City will work to development at least 75 multi-family and/or single-family affordable housing units over the next five years and revise the Inclusionary Housing Ordinance to increase home ownership opportunities. 2) The city will work to develop or rehabilitate 100 affordable housing units over the next five years. 3) Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in the Countywide Homeless Coordination Project. 4) Assist approximately 1,000 Woodland residents during the five years of the Plan by continuing to fund agencies that provide emergency housing assistance and support services to assist the homeless and persons threatened with homelessness. 5) Provide emergency food, shelter and mental health services to over 5,000 homeless individuals or those at-risk of homelessness over the next five years.
City of Woodland Housing Element for 2013 - 2021	City of Woodland	The following Strategic Plan goals overlap with the goals of the 2013-2021 Housing Element for the City of Woodland: 1) The City will work to develop at least 75 multi-family and/or single-family affordable housing units over the next five years and revise the Inclusionary Housing Ordinance to increase home ownership opportunities. 2) The City will continue to annually monitor the current inventory of more than 1,131 affordable multifamily rental units/apartments and senior designated housing units. 3) The City will work to develop or rehabilitate 100 affordable housing units over the next five years. 4) Rehabilitate 5 units over the next five years (for owner-occupied units). 5) Assist approximately 500 Woodland households with discrimination allegations, dispute, counseling and education and outreach during the next five years of the Plan. 6) Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in the Homeless Coordination Project. 7) Assist approximately 1,000 Woodland residents during the five years of the Plan (by funding agencies that provide emergency housing assistance and support services to assist the homeless and persons threatened with homelessness).

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Ten-Year Plan to End Homelessness	Ten-Year Plan Commission (Yolo County and cities located in county)	The following Strategic Plan goals overlap with the goals of the Ten-Year Plan to End Homelessness (in Yolo County): 1) The City will work to develop at least 75 multi-family and/or single-family affordable housing units over the next five years and revise the Inclusionary Housing Ordinance to increase home ownership opportunities. 2) The City will work to develop or rehabilitate 100 affordable housing units over the next five years. 3) Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in the Countywide Homeless Coordination Project. 4) Assist approximately 1,000 Woodland residents during the five years of the Plan (by continuing to fund agencies that provide emergency housing assistance and support services to assist the homeless and persons threatened with homelessness). 5) Provide emergency food, shelter and mental health services to over 5,000 homeless individuals or those at-risk of homelessness over the next five years (by continuing to fund agencies that provide assistance to the homeless population). 6) Participate on the Workforce Investment Board (WIB) (in order to partner with local agencies to provide job training or other employment-like services to assist low- and moderate-income individuals in obtaining a new job).

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

UPDATE ONCE THE CITIZEN PARTICIPATION PROCESS IS COMPLETE

Outreach efforts for the Action Plan included (1) holding a discussion with the Woodland City Council at the February 5, 2019 council meeting to discuss funding priorities for FY 2019/20 Action Plan, (2) emailing a notice of funding availability (and schedule for FY 2019/20 Action Plan schedule, applications for public service and construction activities, Woodland's rating and ranking system for CDBG applications, priority rankings from Woodland's 2015-19 Consolidated Plan, and a copy of the February 5, 2019 City Council staff report on CDBG) to current and previous CDBG subrecipients and other interested parties (approximately 27 nonprofits, government agencies, and other parties); (3) emailing the information contained in the email reference in #2 to members of the local continuum of care (Yolo County Homeless and Poverty Action Coalition); (4) posting the NOFA and other attachments from the NOFA email on the City's website; (5) noticing a March 12 workshop/public meeting for prospective applicants and the general public in the February 25 edition of the Woodland Daily Democrat newspaper; (6) holding the March 12 workshop/public meeting at the Woodland Community and Senior Center (2001 East Street); (7) emailing the FY 2019/20 CDBG applicants to provide the funding recommendations from the City's CDBG Review Panel and notify applicants of a May 22 public meeting to obtain public comments on the applications submitted and the review panel's recommendations; (8) noticing the May 22 public meeting in the May 8 edition of the Daily Democrat in Spanish and English; (9) convening the May 22 public meeting at the Woodland Community and Senior Center; (10) noticing the availability of the draft FY 2019/20 Action Plan and the City Council's June 18 public hearing on the Action Plan in the May 26 edition of the Daily Democrat in Spanish and English; (11) posting the draft FY 2019/20 Action Plan to the City's website; (12) emailing members of the local continuum of care (HPAC) on the availability of the draft FY 2019/20 Action Plan and the City Council's June 18 public hearing on the Action Plan; and (13) holding a June 18 public hearing before the City Council to receive comments on the draft FY 2019/20 Action Plan.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community City Councilmembers	The City Council at its February 5, 2019 meeting held a discussion on funding priorities for the FY 2019 CDBG Action Plan. There was also an opportunity for community members to comment on the Action Plan and the City's CDBG program in general.	City Council reiterated its support for allocating at least 40 percent of the public service funds for food and shelter programs.	Not applicable.	

2	Internet Outreach	Potential CDBG applicants	City staff on February 21, 2019 emailed a notice of funding availability (and schedule for FY 2019 Action Plan process, applications for public service and construction activities, Woodland's rating and ranking system for CDBG applications, priority rankings from Woodland's current consolidated plan, and a copy of the February 5, 2019 City Council staff report on CDBG) to current and previous CDBG subrecipients and interested parties (approximately 27 nonprofits, governments agencies, and others). The NOFA also included information	Comments were not submitted.	Not applicable.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			on the March 12 public workshop/public meeting to review the CDBG application process/requirements and provide an opportunity for the public to comment on the City's CDBG program.			
3	Internet Outreach	Members of the local continuum of care	City staff on February 21, 2019 emailed the same information in #2 to members of the local continuum of care (Yolo County Homeless and Poverty Action Coalition).	Comments were not submitted.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Posting to City website	Non-targeted/broad community Woodland Community	City staff in February 2019 posted a copy of the FY 2019 CDBG NOFA and other attachments from the NOFA email detailed in #2 on the City's website.	Comments were not submitted.	Not applicable.	
5	Newspaper Ad	Non-targeted/broad community Potential CDBG applicants and the Woodland Community	City staff noticed the March 12, 2019 public workshop/public meeting in the February 25, 2019 edition of the Woodland Daily Democrat newspaper.	Comments were not submitted.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Public Meeting	Non-targeted/broad community Potential CDBG applicants and members of the public	City staff convened a public workshop/public meeting on March 12, 2019 at the Woodland Community and Senior Center to review the CDBG application process/requirements and provide an opportunity for the public to comment on the City's CDBG program.	Representatives of five nonprofit service agencies attended the meeting and asked questions about CDBG process and requirements.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Internet Outreach	CDBG applicants	City staff on May 2, 2019 emailed FY 2019 CDBG applicants a spreadsheet detailing the funding recommendations from the City's CDBG Review Panel and notified applicants of a May 22, 2019 public meeting to review the CDBG applications submitted and provide an opportunity to receive public comment on the City's CDBG program.	Comments were not submitted.	Not applicable.	
8	Newspaper Ad	Non-targeted/broad community	City staff noticed the May 22, 2019 public meeting in the May 8, 2019 edition of the Woodland Daily Democrat newspaper.	Comments were not submitted.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
9	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	City staff convene a public meeting on May 22, 2019 at the Woodland Community and Senior Center to review the CDBG applications received for FY 2019 and obtain public comment on the City's CDBG program.	Comments were not submitted.	Not applicable.	
10	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	City staff noticed the availability of the FY 2019 Draft CDBG Action Plan for public comment and the June 19, 2019 City Council public hearing for the Action Plan in the May 26 edition of the Woodland Daily Democrat newspaper.	COMPLETE AFTER 30-DAY ACTION PLAN CIRCULATION PERIOD ENDS	COMPLETE AFTER 30-DAY ACTION PLAN CIRCULATION PERIOD ENDS	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
11	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	City staff on May 27 posted the notice on the availability of the FY 2019 Draft CDBG Action Plan for public comment on the City website. The notice also included information on the June 19, 2019 City Council public hearing for the Action Plan. A copy of the Draft Action Plan was posted to the website as well.	COMPLETE AFTER 30-DAY ACTION PLAN CIRCULATION PERIOD ENDS	COMPLETE AFTER 30-DAY ACTION PLAN CIRCULATION PERIOD ENDS	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
12	Internet Outreach	Members of the local continuum of care	City staff on May 29 emailed a notice on the availability of the FY 2019 Draft CDBG Action Plan to members of the local continuum of care (Yolo County Homeless and Poverty Action Coalition). The notice also included information on the June 19, 2019 City Council public hearing for the Action Plan.	COMPLETE AFTER 30-DAY ACTION PLAN CIRCULATION PERIOD ENDS	COMPLETE AFTER 30-DAY ACTION PLAN CIRCULATION PERIOD ENDS	
13	Public Meeting	Non-targeted/broad community	The City Council held a public hearing at its June 18, 2019 meeting on the Draft CDBG Action Plan and approved the Action Plan after taking public comment on the plan.	COMPLETE AFTER PUBLIC HEARING	COMPLETE AFTER PUBLIC HEARING	

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

For FY 2019, a total of \$498,513 in CDBG funds (allocation amount) will be available for construction and public service activities; this amount will be supplemented with \$2,189 in City Housing Trust Funds. The City funding available to CDBG subrecipients will be leveraged with approximately \$553,004 in non-federal funds from subrecipients to support their CDBG-funded activities, \$268,888 in funds from the McKinney-Vento Homeless Assistance Act, and at least \$220,000 in City general funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	498,513	0	0	498,513	FY 2019 is the last year of City's 2015 - 2019 Consolidated Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Housing	268,888	0	0	268,888	0	FY 2019 is the last year of the City's 2015 - 2019 Consolidated Plan. In January 2019, the U.S. Department of Housing and Urban Development notified the City the it had been awarded three renewal grants through HUD's 2018 (payment year 2019/20) Continuum of Care Program Competition. The City and the nonprofit organization Yolo Wayfarer Center dba Fourth and Hope partnered to submit the grant applications: Reallocation from Transitional Housing to Permanent Supportive Housing (PSH), Consolidated Permanent Supportive Housing for Chronically Homeless, and Bonus Project Permanent Supportive Housing for Chronically Homeless. All the grant projects will provided permanent supportive housing for homeless families and individuals.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Public Services	220,000	0	0	220,000	0	FY 2019 is the last year of the City's 2015 - 2019 Consolidated Plan. The City participates in the Countywide Homeless Coordination Project with Yolo County and the other cities located in Yolo County. (All cities in the county and Yolo County are members of the local Continuum of Care, Yolo County Homeless and Poverty Action Coalition.) This effort partially funds the Yolo County Homeless Services Manager position and the operation of the cold weather shelter (Yolo Wayfarer Center emergency shelter) located in Woodland. The City funds the project on annual basis. The City expects to spend at least \$200,000 in additional funds from the general funds to support the City Social Services Manager position and other efforts to address homelessness. During FY 2018, the City relied on its general funds to

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	private	Public Improvements Public Services	553,004	0	0	553,004	0	FY 2019 is the last year of the City's 2015 - 2019 Consolidated Plan. Resources in the amount of \$553,004 are being provided by CDBG subrecipients through their own funds and donations from individuals, foundations, and corporations.
Other	public - local	Public Improvements Public Services	2,189	0	0	2,189	0	FY 2019 is the last year of the City's 2015 - 2019 Consolidated Plan. The City's FY 2019 CDBG entitlement of \$498,513 will be augmented by \$2,189 in City Housing Trust Funds for a total of \$500,702 available for award to CDBG subrecipients.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

FY 2019 CDBG funds will be leveraged with at least \$220,000 in City of Woodland general funds, \$2,189 in City housing trust funds, and \$553,004 in subrecipient funds and donations from individuals, foundations, and corporations. It should be noted that at least \$120,000 in City general funds will be used for homeless related services not supported by CDBG funding. The following information details the use of private and local funds for CDBG-funded activities.

Construction Activities:

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Sacramento Valley Historical Railways, ADA Restroom Building - \$26,700 from service clubs

New Hope Community Development Corporation, Cottonwood Meadows Phase 3 - \$40,000 from New Hope

CommuniCare, Outdoor Wellness Space - \$10,000 from CommuniCare and \$500 from non-profit

Public Services Activities:

Meals on Wheels Yolo County, Home Delivered Meals Program - \$30,000 from fundraising

Yolo Community Care Continuum, New Dimensions Supported Housing - \$24,354 from fundraising

Yolo Wayfarer Center, Emergency Shelter Services - \$30,000 from fundraising

Empower Yolo, Shelter Services - \$9,932 from local funds and \$15,000 from fundraising

City of Woodland, Social Services Manager - \$100,000 from City general fund

Yolo Food Bank, Nourish Yolo Capacity Enhancement Project - \$296,518 from fundraising

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - \$42,700 from fundraising

Yolo County Children's Alliance, MediCal & CalFresh Enrollment/Retention - \$10,000 from nonprofit

Northern California Children's Therapy Center, Project HOPE - \$129,000 from fundraising

Ark Preschool, Preschool Nutrition Program - \$8,300 from fundraising

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	ADA Public Improvement Projects	2015	2019	Non-Housing Community Development		Public Facilities & Improvements (includes ADA)	CDBG: \$257,000 Subrecipient funds, donations from individuals, foundations, and corporations: \$26,700	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
2	Develop or Rehabilitate Affordable Units	2015	2019	Affordable Housing		Public Facilities & Improvements (includes ADA)	CDBG: \$59,035 City of Woodland Housing Trust Fund: \$965 Subrecipient funds, donations from individuals, foundations, and corporations: \$40,000	Rental units rehabilitated: 47 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Health & Youth Services Public Facility Projects	2015	2019	Non-Housing Community Development		Public Facilities & Improvements (includes ADA)	CDBG: \$8,000 Subrecipient funds, donations from individuals, foundations, and corporations: \$10,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Fair Housing Services	2015	2019	Fair Housing Services		Fair Housing Services	CDBG: \$10,000 Subrecipient funds, donations from individuals, foundations, and corporations: \$1,200	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
5	Public Services - Emergency Food & Shelter	2015	2019	Homeless		Public Services - Emergency Food & Shelter	CDBG: \$21,500 General Fund: \$110,000 Subrecipient funds, donations from individuals, foundations, and corporations: \$54,932	Public service activities other than Low/Moderate Income Housing Benefit: 70 Persons Assisted Homeless Person Overnight Shelter: 135 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Assist Homeless & Persons At Risk	2015	2019	Homeless		Public Services - Emergency Food & Shelter	CDBG: \$34,276 City of Woodland Housing Trust Fund: \$1,224 Subrecipient funds, donations from individuals, foundations, and corporations: \$303,572	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 29 Households Assisted Homelessness Prevention: 76 Persons Assisted
7	Public Services - Youth Programs	2015	2019	Non-Homeless Special Needs		Public Services - Youth Services	CDBG: \$3,000 Subrecipient funds, donations from individuals, foundations, and corporations: \$8,300	Public service activities other than Low/Moderate Income Housing Benefit: 24 Persons Assisted
8	Public Services - Health Services	2015	2019	Non-Homeless & Homeless Health Services		Health Services	CDBG: \$6,000 Subrecipient funds, donations from individuals, foundations, and corporations: \$129,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

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1	Goal Name	ADA Public Improvement Projects
	Goal Description	City of Woodland, ADA Accessibility Project - The City will design and construct improvements at approximately 13 locations including ADA compliant curb ramps, sidewalks, and driveways. The locations are on the City's ADA Priority Route which was identified with in conjunction with the City's ad hoc committee of community members with disabilities and is coordinated with Yolo bus routes throughout the City. Sacramento Valley Historical Railways, ADA Restroom Building - SVHR wil construct an ADA walkway from the existing Historic Woodland Train Depot platform to the ADA restroom building. City of Woodland, ADA Restroom Upgrades - The Woodland Public Library will upgrade the restrooms for ADA compliance.
2	Goal Name	Develop or Rehabilitate Affordable Units
	Goal Description	New Hope Community Development Corporation, Cottonwood Meadows Phase 3 - New Hope will replace dry-rotted framing, two stair cases, T-1-11 wood siding, and wood trim at the Cottonwood Meadows affordable housing apartment complex for senior citizens.
3	Goal Name	Health & Youth Services Public Facility Projects
	Goal Description	CommuniCare Health Centers, Outdoor Wellness Space - CommuniCare will construct an outdoor classroom and demonstration garden adjacent to its Hansen Family Health Center which provides health care services for low income Woodland residents. Volunteers and CommuniCare staff will produce fruits and vegetables in demonstration plots to distribute to patients who struggle with food insecurity and diet-related disease. Patients and and community members will attend group medical visits, cooking and nutrition classes led by local chefs in the outdoor classroom.

4	Goal Name	Fair Housing Services
	Goal Description	Legal Services of Northern California, Fair Housing Services - Legal Services will provide fair housing services through phone and in-person consultations with Woodland residents who contact Legal Services with housing complaints. Attorneys from Legal Services will advise clients with fair housing issues of their right under fair housing laws. Attorneys will also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally. Legal Services also provides an annual fair housing workshop in collaboration with the City of Woodland and Yolo County Housing.
5	Goal Name	Public Services - Emergency Food & Shelter
	Goal Description	Yolo Wayfarer Center, Emergency Shelter Services - YWC offers dormitory style shelter for up to 65 homeless individuals daily including families. The shelter program requires accountability and offers three nutritious meals a day, case management, mailbox services, showers, laundry facilities, and access to substance use treatment upon referral and availability. Assistance accessing mainstream benefit programs as well as job and housing search assistance are provided. Empower Yolo, Shelter Services - Empower Yolo provides emergency food and shelter to victims of domestic violence, sexual assault, stalking, and trafficking. The shelter also offers a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives. During the course of their stay, every adult and child is assigned an advocate to assist with goal-setting and obtain food, clothing, financial aid, transportation, and health care. Services at the shelter include case management, safety planning, weekly goal-setting, economic empowerment, life skills development, and domestic violence education. City of Woodland, Social Services Manager - The Social Services Manager addresses citywide needs for individuals and families that are homeless or at risk of homelessness and at-risk youth. This position consults, refers cases, and works actively with government agencies and private partners/community groups. The Social Services Manager participates in homeless coordinated entry case conferences and meetings of the multi-disciplinary team for homelessness intervention. The position also refers individuals and families to appropriate community resources, performs case management duties for individuals and makes service referrals to social service providers for at-risk youth and individuals/families who are homeless or at risk of homelessness.

6	Goal Name	Assist Homeless & Persons At Risk
	Goal Description	Meals on Wheels Yolo County, Home Delivered Meals Program - Meals on Wheels will provide hot, noontime meals and weekday safety checks for homebound, low income senior citizens. Yolo Food Bank, Nourish Yolo Capacity Enhancement Project - The Yolo Food Bank will collect, sort, store, and distribute food to food insecure individuals. Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - STEAC will provide cash assistance to prevent low income households from being evicted from their rental housing and assist low income households move from homelessness into permanent housing with first month's rent assistance. Yolo County Children's Alliance, Medical & CalFresh Enrollment/Retention - YCCA will assist low income individuals and families with Medical and CalFresh enrollment and retention. Yolo Community Care Continuum, New Dimensions Supported Housing -YCCC will provide housing and supportive services for adults who are at risk of homelessness and have a mental illness.
7	Goal Name	Public Services - Youth Programs
	Goal Description	Ark Preschool, Preschool Nutrition Program - Ark Preschool will provide meals and nutrition education for children from homeless families and other families who are at or below the Federal poverty level.
8	Goal Name	Public Services - Health Services
	Goal Description	Northern California Children's Therapy Center, Project Hope - NCCTC will provide health care access for special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City's Action Plan will fund infrastructure and public services activities for the Woodland community's low- and moderate-income residents. The infrastructure activities include the City of Woodland's Library ADA Restrooms Upgrade, Sacramento Valley Historical Railways' ADA restroom building, City of Woodland's ADA Accessibility Program (construction of ADA-compliant ramps), New Hope Community Development Corporation's Cottonwood Meadows Phase 3 (rehabilitation of apartment complex that serves low income senior citizens), and ComuniCare Health Centers' Outdoor Wellness Space (construction of wellness space/community garden).

Public services activities activities that benefit low- and moderate-income households and individuals will be available on a citywide basis to income-eligible households and they include Meals on Wheels Yolo County's Home Delivered Meals Program (home delivered meals to low income seniors), Yolo Community Care Continuum's New Dimensions Supported Housing (housing/supportive services for adults with mental illness), Yolo Wayfarer Center's Emergency Shelter Services (emergency shelter services for homeless families and individuals), Empower Yolo's Shelter Services (emergency shelter for victims of domestic violence, sexual assault, stalking, and trafficking), City of Woodland's Social Services Manager position (addressing community social service needs, including at-risk youth and individuals and families that are homeless or at risk of homelessness), Yolo Food Bank's Nourish Yolo Capacity Enhancement Project (providing food for food insecure individuals), Short Term Emergency Aid Committee's Woodland Homeless Prevention Program (eviction prevention for low income residents), Short Term Emergency Aid Committee's Woodland Homeless Prevention Program (eviction prevention for low income residents), Yolo County Children's Alliance's MediCal & CalFresh Enrollment & Retention (enrollment of families in MediCal and CalFresh), Northern California Children's Therapy Center (health care access for special needs children through early intervention), Ark Preschool's Nutrition Program (meals for homeless, foster, and other low income children), and Legal Services of Northern California's Fair Housing Services (fair housing services)

Projects

#	Project Name
1	City of Woodland, Library ADA Restrooms Upgrade
2	Sacramento Valley Historical Railways, ADA Restroom Building
3	City of Woodland, ADA Accessibility Program
4	New Hope Community Development Corporation, Cottonwood Meadows Phase 3
5	CommuniCare Health Centers, Outdoor Wellness Space
6	Meals on Wheels Yolo County, Home Delivered Meals Program

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#	Project Name
7	Yolo Community Care Continuum, New Dimensions Supported Housing
8	Yolo Wayfarer Center, Emergency Shelter Services
9	Empower Yolo, Shelter Services
10	City of Woodland, Social Services Manager
11	Yolo Food Bank, Nourish Yolo Capacity Enhancement Project
12	Short Term Emergency Aid Committee, Woodland Homeless Prevention Program
13	Yolo County Children's Alliance, MediCal & CalFresh Enrollment/Retention
14	Northern California Children's Therapy Center, Project HOPE
15	Ark Preschool, Preschool Nutrition Program
16	Legal Services of Northern California, Fair Housing Services

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Construction Activities:

City of Woodland, Library ADA Restrooms Upgrades - ADA improvements are a Consolidated Plan high priority and this activity will upgrade the restrooms at the Woodland Library for ADA compliance.

Sacramento Valley Historical Railways, ADA Restroom Building - ADA improvements are a Consolidated Plan high priority.

City of Woodland, ADA Accessibility Program - ADA improvements are a Consolidated Plan high priority.

New Hope Community Development Corporation, Cottonwood Meadows Phase 3 - Multi-unit residential rehabilitation is a Consolidated Plan medium priority .

CommuniCare Health Centers, Outdoor Wellness Space - Health services are a Consolidated Plan high priority.

Public Service Activities:

Meals on Wheels Yolo County, Home Delivered Meals Program - Emergency food and shelter for the homeless and at risk homeless is a Consolidated Plan high priority.

Yolo Community Care Continuum, New Dimensions Supported Housing - Emergency food and shelter

for the homeless and at risk homeless is a Consolidated Plan high priority.

Yolo Wayfarer Center's Emergency Shelter Services - Emergency food and shelter for the homeless and at risk homeless is a Consolidated Plan high priority.

Empower Yolo's Shelter Services - Emergency food and shelter for the homeless and at risk homeless is a Consolidated Plan high priority.

City of Woodland, Social Services Manager - Emergency food and shelter for the homeless and at risk homeless is a Consolidated Plan high priority.

Yolo Food Bank, Nourish Yolo Capacity Enhancement Project - Emergency food and shelter for the homeless and at risk homeless is a Consolidated Plan high priority.

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - Emergency food and shelter for the homeless and at risk homeless is a Consolidated Plan high priority.

Yolo County Children's Alliance, MediCal & CalFresh Enrollment & Retention - Emergency food and shelter for the homeless and at risk homeless and health services are Consolidated Plan high priorities.

Northern California Children's Therapy Center's, Project HOPE - Health services is a Consolidated Plan high priority.

Ark Preschool, Preschool Nutrition Program - Youth services is a Consolidated Plan high priority.

Legal Services of Northern California, Fair Housing Services - Fair housing counseling is a Consolidated

Plan high priority.

AP-38 Project Summary
Project Summary Information

Annual Action Plan
2019

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OMB Control No: 2506-0117 (exp. 06/30/2018)

1	Project Name	City of Woodland, Library ADA Restrooms Upgrade
	Target Area	
	Goals Supported	ADA Public Improvement Projects
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	\$55,000
	Description	ADA improvements will be constructed for the restrooms at the City of Woodland's public library.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 persons who are disabled will benefit from the ADA improvements that will be constructed for the restrooms.
	Location Description	This activity will occur at the City of Woodland's public library, 250 First Street.
2	Planned Activities	
	Project Name	Sacramento Valley Historical Railways, ADA Restroom Building
	Target Area	
	Goals Supported	ADA Public Improvement Projects
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	\$4,000
	Description	An ADA compliant walkway will be constructed to connect the Historic Woodland Train Depot building with the ADA restrooms building.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the ADA compliant walkway will benefit 150 individuals.
	Location Description	The ADA compliant walkway will be constructed at the Historic Woodland Train Depot which is located at 1120 Lincoln Avenue.
	Planned Activities	An ADA compliant walkway will be constructed to connect the Historic Woodland Train Depot building with the ADA restrooms building.

3	Project Name	City of Woodland, ADA Accessibility Program
	Target Area	
	Goals Supported	ADA Public Improvement Projects
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	\$198,000
	Description	ADA compliant curb ramps, sidewalks, and driveways will be constructed at approximately thirteen locations.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 175 individuals will benefit from the ADA curb ramp, sidewalk, and driveway improvements.
	Location Description	The ADA improvements will be constructed at the following intersections: Cottonwood and Buckeye streets, West and Buckeye streets, West Street and Central Place, and West Southwood Drive and Willow Way.
4	Planned Activities	ADA compliant curb ramps, sidewalks, and driveways will be constructed at approximately thirteen locations. The improvements correspond to locations on the City's ADA Priority Route which was identified in conjunction with the City's ad hoc committee of community members with disabilities and is coordinated with Yolobus routes throughout the City. These bus routes connect government, medical and other institutions/facilities and high use corridors within the City.
	Project Name	New Hope Community Development Corporation, Cottonwood Meadows Phase 3
	Target Area	
	Goals Supported	Develop or Rehabilitate Affordable Units
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	\$60,000
	Description	CDBG funds will be used to continue with the removal/replacement of the dry-rotted framing, the last two remaining staircases, T-1-11 siding and wood trimming and the painting of the Cottonwood Meadows apartment complex.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 47 low income, senior citizen households will benefit from the housing rehabilitation work.
	Location Description	The Cottonwood Meadows apartment complex is located at 120 North Cottonwood Street.
	Planned Activities	CDBG funds will be used to continue with the removal/replacement of the dry-rotted framing, the last two remaining staircases, T-1-11 siding and wood trimming and the painting of the Cottonwood Meadows apartment complex. New Hope Community Development Corporation received CDBG funds for 2016/17 and 2017/18 for the initial two phases of the rehabilitation and the work was completed in 2018.
5	Project Name	CommuniCare Health Centers, Outdoor Wellness Space
	Target Area	
	Goals Supported	Health & Youth Services Public Facility Projects
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	\$8,000
	Description	CommuniCare will construct an outdoor wellness space at an area adjacent to the Hansen Family Health Center, a federally qualified health center that provides health services to low income Woodland residents.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 150 patients of CommuniCare's Hansen Family Health Center will benefit from the outdoor wellness space including a number of diabetic patients.
	Location Description	The Hansen Family Health Center is located at 925 West Beamer Street.

	Planned Activities	CommuniCare will construct an outdoor wellness space at an area adjacent to the Hansen Family Health Center, a federally qualified health center that provides health services to low income Woodland residents. The outdoor wellness space will include an outdoor classroom and demonstration garden. CommuniCare staff and volunteers will grow fruits and vegetables in demonstration plots to distribute to patients who struggle with food insecurity and diet-related disease. Patients and community members will attend group medical visits and cooking and nutrition classes will be led by local chefs in the outdoor classroom. The wellness space will be replete with walking paths and tables and benches that can be used for behavioral health counseling sessions and where community members can meet, relax, and share meals.
6	Project Name	Meals on Wheels Yolo County, Home Delivered Meals Program
	Target Area	
	Goals Supported	Public Services - Emergency Food & Shelter
	Needs Addressed	Public Services - Emergency Food & Shelter
	Funding	\$8,500
	Description	The activity will provide hot, noontime meals and weekday safety checks for homebound, low income senior citizens.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 125 homebound, low income senior citizens will benefit from this activity.
	Location Description	The meals will be prepared at Meals on Wheels' facility located at 40 North East Street, Suite C and the meals will be distributed throughout Woodland.
7	Planned Activities	The activity will provide hot, noontime meals and weekday safety checks for homebound, low income senior citizens. The clients are elderly, frail and/or disabled and cannot prepare meals on their own.
	Project Name	Yolo Community Care Continuum, New Dimensions Supported Housing
	Target Area	
	Goals Supported	Assist Homeless & Persons At Risk
	Needs Addressed	Public Services - Emergency Food & Shelter

	Funding	\$7,500
	Description	This activity provides housing and supportive services for adults who are at risk of homelessness and have a mental illness.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 29 adult with a mental illness will benefit from this activity.
	Location Description	The activities will occur at the following addresses: 582 Kentucky Avenue, 139 and 141 Elliot Street, and 166 College Street.
	Planned Activities	This activity provides housing and supportive services for adults who are at risk of homelessness and have a mental illness. Staff from Yolo Community Care Continuum works with residents to teach independent living skills, mental health management skills, and care of health problems. Staff helps residents obtain benefits and to integrate into the community through volunteer work or employment. Staff meets with each household regularly to ensure that household chores are being completed and that the housemates are getting along with each other.
8	Project Name	Yolo Wayfarer Center, Emergency Shelter Services
	Target Area	
	Goals Supported	Public Services - Emergency Food & Shelter
	Needs Addressed	Public Services - Emergency Food & Shelter
	Funding	\$9,500
	Description	This activity provides emergency shelter and services for homeless individuals and families.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 homeless individuals will benefit from this activity.
	Location Description	The Yolo Wayfarer Center's emergency shelter is located at 207 Fourth Street.

	Planned Activities	This activity provides dormitory style shelter for up to 65 individuals daily, including families. Participants receive three nutritious meals a day, case management, mailbox services, showers, laundry facilities, and access to substance use treatment upon referral and availability. Assistance accessing mainstream benefit programs and job/housing search assistance are provided. After ten days, participants are required to make progress on their personal development/housing plan.
9	Project Name	Empower Yolo, Shelter Services
	Target Area	
	Goals Supported	Assist Homeless & Persons At Risk
	Needs Addressed	Public Services - Emergency Food & Shelter
	Funding	\$6,000
	Description	This activity will provide emergency food and shelter for the homeless, who are among the special population, victims of domestic violence.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 35 individuals will benefit from this activity.
	Location Description	The shelter is located at an undisclosed location in Yolo County.
	Planned Activities	Empower Yolo operates the only emergency shelter in Yolo County that specifically provides services to victims of domestic violence, sexual assault, stalking, and trafficking. The shelter provides a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives. During the course of their stay, every adult and child is assigned to an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care. Programs offered at the shelter include case management, safety planning, weekly goal-setting, economic empowerment, life skills development, and domestic violence education. The shelter provides individual, on-site therapy to the residents at the shelter, as well as on-site legal and restraining order assistance, as needed.
	Project Name	City of Woodland, Social Services Manager

10	Target Area	
	Goals Supported	Assist Homeless & Persons At Risk
	Needs Addressed	Public Services - Emergency Food & Shelter
	Funding	\$6,000
	Description	The Social Services Manager position provides strategic planning; community outreach; coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including individuals and families that are homeless or at risk of homelessness and at-risk youth.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 70 very low individuals will benefit from this activity.
	Location Description	The activities will be available citywide.
11	Planned Activities	The Social Services Manager position provides strategic planning; community outreach; coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including individuals and families that are homeless or at risk of homelessness and at-risk youth. This position consults, refers cases, and works actively with government agencies and private partners/community groups. The Social Services Manager participates in homeless coordinated entry case conferences and meetings of the multi-disciplinary team for homelessness intervention. The position also refers individuals and families to appropriate community resources, performs case management duties for individuals and provides service referrals to social service providers for at-risk youth and individuals/families who are homeless or at risk of homelessness.
	Project Name	Yolo Food Bank, Nourish Yolo Capacity Enhancement Project
	Target Area	
	Goals Supported	Public Services - Emergency Food & Shelter
	Needs Addressed	Public Services - Emergency Food & Shelter
	Funding	\$6,000

	Description	This activity will collect, sort, store, and distribute food to food insecure individuals.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 150 low income individuals will benefit from this activity.
	Location Description	The food distribution activities will be available citywide.
	Planned Activities	The Nourish Yolo Project seeks to fulfill the potential of the Yolo Food Bank's new food distribution warehouse and operations facility to meet the full food security needs of Woodland by damatically increasing the amount of food collected, sorted, stored and distributed to food insecure individuals. This will supply as many as 1 million additional pounds of food per year to food insecure people in Woodland as part of a 50% capacity scale-up, affecting a nutritional paradigm shift and positively impacting the economic security of the individuals served, as well.
12	Project Name	Short Term Emergency Aid Committee, Woodland Homeless Prevention Program
	Target Area	
	Goals Supported	Assist Homeless & Persons At Risk
	Needs Addressed	Public Services - Emergency Food & Shelter
	Funding	\$7,500
	Description	This activity will provide cash assistance to prevent low income households from being evicted from their rental housing and assist low income households move from homelessness into permanent housing with first month's rent assistance.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 59 very low and 17 low income individuals will benefit from this activity.
	Location Description	The activities will be available citywide.
	Planned Activities	

13	Project Name	Yolo County Children's Alliance, MediCal & CalFresh Enrollment/Retention
	Target Area	
	Goals Supported	Public Services - Emergency Food & Shelter/Public Services – Health Services
	Needs Addressed	Public Services - Emergency Food & Shelter
	Funding	\$6,000
	Description	The Yolo County Children's Alliance will assist low income individuals and families with Medical and CalFresh enrollment and retention.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 150 individuals will benefit from this activity.
	Location Description	The activities will be provided citywide.
14	Planned Activities	The Yolo County Children's Alliance (YCCL) will provide bi-lingual, bi-cultural, friendly, patient, and in person service so that YCCL walk people through the process of enrolling in MediCal and CalFresh. YCCL will help troubleshoot issues that arise and confirm that all necessary paperwork is complete and review by the Yolo County Health and Human Services Agency, the administrative agency. Once enrolled, YCCL will follow up with clients to make sure they understand their benefits and how to use them, including helping them to connect to the actual health and food services in their community.
	Project Name	Northern California Children's Therapy Center, Project HOPE
	Target Area	
	Goals Supported	Public Services - Health Services
	Needs Addressed	Health Services
	Funding	\$6,000
	Description	This activity provides health care access for special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 children will benefit from this activity.
	Location Description	The activities will take place at the Northern California Children's Therapy Center which is located at 1321 College Street, Suite E.
	Planned Activities	Project HOPE will provide access to all of the services provided by the Children's Therapy Center (CTC) for at-risk, low-income, uninsured and under-insured children with special needs. Currently, services available through Project HOPE include speech therapy, occupational therapy, physical therapy, socialization training, child development services, infant development program, theasuit, music therapy groups, and weekly family support play groups. CTC also provides free formal development screening to any child through its Help Me Grow Yolo program.
15	Project Name	Ark Preschool, Preschool Nutrition Program
	Target Area	
	Goals Supported	Public Services - Youth Programs
	Needs Addressed	Public Services - Youth Services
	Funding	\$3,000
	Description	The activity provides meals and nutrition education for children from homeless families and other families who are at or below the Federal poverty level.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the activity will serve 24 children from homeless families and other families that are at or below the Federal poverty level.
	Location Description	The activities will be undertaken at the Ark Preschool which is located at 620 North Street.

	Planned Activities	Ark Preschool will provide nutritious lunch and two nutritious snacks daily for the children enrolled at the school. Organic milk, mostly organic foods, and mostly fresh fruits and vegetables are supplied. Ark Preschool will also provide its families with information on healthy living, including nutrition, healthy eating habits, and exercise.
16	Project Name	Legal Services of Northern California, Fair Housing Services
	Target Area	
	Goals Supported	Fair Housing Services
	Needs Addressed	Fair Housing Services
	Funding	\$10,000
	Description	Legal Services of Northern California will provide fair housing services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 low income individuals will benefit from the activity.
	Location Description	The activities will be undertaken at Legal Services of Northern California's Woodland office which is located at 619 North Street.
	Planned Activities	Legal Services of Northern California's (LSNC) fair housing services include phone and in-person consultations with City of Woodland residents who contact LSNC with housing complaints. LSNC attorneys advise clients with fair housing issues of their rights under fair housing laws. LSNC attorneys also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with Housing and Urban Development (HUD) and the Department of Fair Employment and Housing (DFEH) when the issue cannot be resolved informally. LSNC also maintains its Fair Housing Resources webpage (lsnc.net/fair-housing-resources/) to reflect the current resources and services available to City of Woodland consumers. In addition, LSNC provides an annual fair housing workshop in collaboration with the City and Yolo County Housing, with speakers from HUD and/or the DFEH.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The following activities are located in low-moderate income Census Tract Block Groups; however, these activities are available on a citywide basis to income-eligible households.

1. City of Woodland, Library ADA Restroom Upgrades
2. City of Woodland, ADA Accessibility (more than half of the activity locations are in low-moderate income Census Tract Block Groups)
3. New Hope Community Development Corporation, Cottonwood Meadows Phase 3
4. CommuniCare Health Centers, Outdoor Wellness Space
5. Yolo Wayfarer Center, Emergency Shelter Services
6. Yolo County Children's Alliance Woodland MediCal & CalFresh Enrollment & Retention
7. Northern California Children's Therapy Center, Project HOPE
8. Ark Preschool, Preschool Nutrition Program
9. Legal Services of Northern California, Fair Housing Services

According to the most recent American Community Survey five-year estimates (2013-2017 ACS 5-Year Estimates), the distribution of minority persons based on race at the Census block group level does not include any concentrations. A concentration is defined as 51 percent or more. For Asians, the greatest concentration occurs in Block Group 2, Census Tract 111.02 at 21.2 percent. For Black or African American, the greatest concentration occurs in Block Group 1, Census Tract 109.02 at 11.8 percent. While there are no race concentrations at the Census block group level, there are ethnic concentrations. The 2013-2017 ACS 5-Year Estimates shows 48.3 percent of Woodland is Hispanic or Latino. For the Hispanic or Latino ethnicity, there are concentrations in fourteen Census block groups and eleven of the block groups (marked in bold) are located in low-moderate income Census block groups: **Block Groups 1 and 3**, Census Tract 108; Block Group 1, Census Tract 109.01; **Block Groups 2 and 3**, Census Tract 109.01; **Block Groups 1 and 2**, Census Tract 109.02; **Block Group 2**, Census Tract 110.01; Block Group 1, Census Tract 111.01; **Block Group 2**, Census Tract 111.01; **Block Groups 1 and 2**,

Census Tract 111.02; **Block Group 1**, Census Tract 111.03; and **Block Group 3**, Census Tract 112.05.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As noted in the above item (Description of the geographic areas of the entitlement...), a number of the FY 2019/20 CDBG activities are located in low-moderate income Census Tract Block Groups. However, the programs offered by the organizations are available citywide to income-eligible households.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For 2019/20, the City will use CDBG funds to provide affordable housing assistance through the following activities.

- 1. New Hope Community Development Corporation, Cottonwood Meadows Phase 3** (rehabilitation of apartment complex that serves low income senior citizen households)
- 2. Yolo Community Care Continuum, New Dimensions Supported Housing** (housing and supportive services for adults with a mental illness who are at risk of homelessness)
- 3. Short Term Emergency Committee, Woodland Homeless Prevention Program** (emergency cash assistance for overdue rent in order to prevent evictions and first month's rent to help individuals and families move into permanent, long-term housing)

For 2019/20, the City will use non-CDBG funds to provide affordable housing assistance through the following activities.

Mutual Housing California, Mutual at Spring Lake Phase 2 - The City will disburse the final loan payment, \$300,000, on a \$1,500,000 57-year term residual receipts loan for the Phase 2 project which resulted in the construction of 39 very low and low income rental units for farmworkers. The units will be fully occupied in 2019/20.

California Emergency Solutions and Housing (CESH) Program - The City was awarded a \$140,000 two-year grant through the CESH program for a variety of activities to assist persons experiencing homelessness and those at risk of homelessness. A portion of the grant funds will be used to assist households at risk of eviction from their rental housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	162
Special-Needs	29
Total	191

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	105
The Production of New Units	39
Rehab of Existing Units	47
Acquisition of Existing Units	0
Total	191

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Yolo County Housing serves as the PHA for Yolo County and operates two public housing facilities in Woodland: Yolano and Donnelly. The City has supported a number of capital improvements near Yolano and Donnelly. These include CDBG assistance for TANA, replacement of a playground used by public housing residents, and design/demolition for a future educational/recreational facility (community center). TANA (Taller Arte del Nuevo Amanecer) offers a silkscreen studio, Chicano/Latino Arts exhibition space, and a teaching center for the arts. Through exhibiting, printing, and teaching, TANA cultivates the cultural and artistic life of the community, viewing the arts as essential to a community's development and wellbeing. Finally, the City funded significant improvements at the intersection of Lemen Avenue/North Street/East Street intersection to realign one of the roadways, install traffic signals, and pedestrian improvements. This intersection is used by public housing residents on a daily basis as they walk and bicycle to schools, grocery stores, and other locations.

Actions planned during the next year to address the needs to public housing

For 2019/20, the City is using CDBG funds for the Short Term Emergency Aid Committee's Woodland Homeless Prevention Program. This effort provides emergency cash assistance for overdue rents in order to prevent evictions for low-income Woodland residents. The goal is to help low-income individuals and families with emergencies pay for rent to keep them from being evicted.

The City through funding from its Measure J sales tax measure is providing at least 200 scholarships for youth day camps, swim lessons, Lifeguard Training, an Outdoor Adventures trip to Yosemite, and tennis classes. Scholarships result in a substantial fee reduction (except tennis, which is free) and are available to families that earn no more than 60% of the countywide median household income, adjusted for household size. Generally, families that meet the requirements for the school lunch program are eligible for the scholarships.

California Emergency Solutions and Housing (CESH) Program - The City was awarded a \$140,000 two-year grant through the CESH program for a variety of activities to assist persons experiencing homelessness and those at risk of homelessness. A portion of the grant funds will be used to assist households at risk of eviction from their rental housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Yolo County Housing (YCH) is governed by a board of commissioners separate from the City of Woodland's jurisdiction. Two of the commissioners are residents of YCH developments which includes public housing facilities and other low income developments. A public housing residents group meets on a quarterly basis to discuss issues affecting public housing residents and provide YCH management

with input. While the City of Woodland is not involved in the governance or oversight of YCH and its public housing program, City programs including recreation scholarships, first time homebuyer loan assistance, Rec2Go (mobile recreation van), part-time employment opportunities for high school students through the City's recreational programs, and Summer at City Hall are available to public housing residents. Summer at City Hall is a partnership between the City and Woodland Joint Unified School District that exposes youth to how local government works, positive approaches to influence decision-making, and democracy. Participants receive a stipend after completion of the program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable, the PHA (Yolo County Housing) is not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Consistent with goals of HUD, the City has identified the following Consolidated Plan goals (FY 2015 - 2019) to assist homeless persons or prevent people from becoming homeless again.

- Promote the development of affordable housing in the City to meet the needs of very-low and low to moderate-income households as outlined in the 2013 - 2021 General Plan Housing Element.
- Continue to support programs to address the need for emergency and transitional housing.
- Continue to support programs to transition homeless persons to permanent housing.
- Continue to support programs for the prevention of homelessness.
- Continue to support Emergency food and shelter for the homeless and at risk homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Homeless persons will be assisted through the following activities.

Empower Yolo - This activity will support staffing for an emergency shelter that serves victims of domestic violence, sexual assault, stalking, and trafficking.

Yolo Community Care Continuum, New Dimensions Supported Housing - This activity assists individuals who are at risk of homelessness by providing housing and supportive services to adults with a mental illness.

Yolo Wayfarer Center, Emergency Shelter Services - This activity offers shelter for up to 68 persons (singles and families) and provides daily breakfast, packed lunches, dinner meals, counseling, mailbox services, showers, laundry facilities, employment training, a literacy program, substance abuse education groups, case management, assistance accessing mainstream benefit programs, and assistance conducting job/housing searches. YWC received Federal Emergency Solutions Grant Program funding for outreach and case management. A portion of the ESG staffing will be provided at the shelter.

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - This activity provides cash assistance to prevent individuals from being evicted and assists the homeless obtain housing through rental assistance.

City of Woodland, Social Services Manager - The Social Services Manager addresses citywide needs for

individuals and families that are homeless or at risk of homelessness and at-risk youth.

Countywide Homeless Coordination Project - The City participates in the Countywide Homeless Coordination Project with Yolo County and the other cities in Yolo County to fund a countywide homeless programs manager and the cold weather shelter (Woodland's Yolo Wayfarer Center). The City provides annual funding for the project. In addition, the City will be partnering with Woodland's faith community, YWC, and Yolo County to operate a temporary overnight shelter during the winter period in order to increase the capacity of YWC's emergency homeless shelter.

California Emergency Solutions and Housing (CESH) Program - The City was awarded a \$140,000 two-year grant through the CESH program for a variety of activities to assist persons experiencing homelessness and those at risk of homelessness including street outreach services to connect unsheltered homeless individuals and families to temporary or permanent housing and to provide flexible housing subsidy funds to maintain housing or rapidly re-house unsheltered individuals and families.

Interfaith Winter Shelter - The City partnered with the faith community, service organizations, Fourth & Hope, and Yolo County to operate an eight-week emergency shelter for families and single women from early January through early March 2019 and plans to offer this again in 2020. The shelter is housed at St. Luke's Episcopal Church and provides overnight shelter, snacks, and activities for families and single women. Operation of the shelter relies heavily on volunteers from the faith community, services organizations, and others. Fourth & Hope supplies a paid staff member for the sleeping hours and Yolo County has been able to fund this cost through their CalWorks Housing Allocation. Operation of the shelter allows Fourth & Hope to increase its capacity for sheltering single men by using the dining at its emergency shelter, which normally accommodates families for overnight shelter, for single men and preventing these men from being unsheltered.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless persons will be assisted through the following activities.

Empower Yolo, Shelter Services - This activity will support staffing for an emergency shelter that serves victims of domestic violence, sexual assault, and stalking, and trafficking.

Yolo Community Care Continuum, New Dimensions Supported Housing - This activity provides housing for adults at-risk of homelessness who have mental illness.

Yolo Wayfarer Center, Emergency Shelter Services - This activity offers shelter for up to 68 persons (singles and families) and provides daily breakfast, packed lunches, dinner meals, counseling, mailbox services, showers, laundry facilities, employment training, a literacy program, substance abuse education groups, case management, assistance accessing mainstream benefit programs, and assistance conducting job/housing searches. YWC received Federal Emergency Solutions Grant Program funding

for outreach and case management. A portion of the ESG staffing will be provided at the shelter.

Countywide Homeless Coordination Project - The City participates in the Countywide Homeless Coordination Project with Yolo County and the other cities in Yolo County to fund a countywide homeless programs manager and the cold weather shelter (Woodland's Yolo Wayfarer Center). The City provides annual funding for the project. In addition, the City will be partnering with Woodland's faith community, YWC, and Yolo County to operate a temporary overnight shelter during the winter period in order to increase the capacity of YWC's emergency homeless shelter.

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - This activity provides cash assistance to prevent individuals from being evicted and assists homeless persons obtain housing through rental assistance.

City of Woodland, Social Services Manager - The Social Services Manager addresses citywide needs for individuals and families that are homeless or at risk of homelessness and at-risk youth.

The City participates in the Countywide Homeless Coordination Project with Yolo County and the other cities in Yolo County to fund a countywide homeless programs manager and the cold weather shelter (Woodland's Yolo Wayfarer Center). The City provides annual funding for the project. In addition, the City will be partnering with Woodland's faith community, YWC, and Yolo County to operate a temporary overnight shelter during the winter period in order to increase the capacity of YWC's emergency homeless shelter. During FY 2018/19, the interfaith temporary overnight shelter operated for eight weeks to address the needs of families and single women.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Continuum of Care Program - HUD in 2019 awarded the City three 2018 Continuum of Care Competition grant renewals for permanent supporting housing projects: Reallocation from Transitional Housing to Permanent Supportive Housing, Consolidated Permanent Supportive Housing for Chronically Homeless, and Bonus Project Permanent Supportive Housing for Chronically Homeless. The City's subrecipient, the Yolo Wayfarer Center, will use the grant funds to provide permanent supportive housing for homeless individuals and families. The Action Plan includes funding for the Short Term Emergency Aid Committee to assist homeless persons obtain housing through rental assistance.

California Emergency Solutions and Housing (CESH) Program - The City was awarded a \$140,000 two-year grant through the CESH program for a variety of activities to assist persons experiencing

homelessness and those at risk of homelessness including street outreach services to connect unsheltered homeless individuals and families to temporary or permanent housing and to provide flexible housing subsidy funds to maintain housing or rapidly re-house unsheltered individuals and families.

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - This activity will provide cash assistance to prevent individuals from being evicted and assists homeless persons obtain housing through rental assistance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Homeless prevention and related assistance will be provided through the following activities.

New Hope Community Development Corporation, Cottonwood Meadows Phase 3 - This activity continues the rehabilitation of the Cottonwood Meadows apartment complex that provides rental housing for low income senior citizen households. CDBG funds will be leveraged with other funds to repair stairwells and replace building siding. Without the CDBG funds, which have been provided on previous occasions to support the rehabilitation work, rent increases could have been required in order to fund the rehabilitation and the rent increases could have impacted the affordability of the development.

Yolo Community Care Continuum, New Dimensions Supported Housing - This activity provides supportive housing for adults at risk of homelessness who have mental illness.

City of Woodland, Social Services Manager - This activity addresses citywide needs for individuals and families that are homeless or at risk of homelessness and at-risk youth. It should be noted that the vast majority of funding for the Social Services Manager is provided the City's general fund.

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - This activity provides cash assistance to prevent individuals from being evicted and assists homeless persons obtain housing through rental assistance.

Yolo Food Bank, Nourish Yolo Capacity Enhancement Project - This activity distributes food to food

insecure people in Woodland.

Yolo County Children's Alliance, Woodland MediCal & CalFresh Enrollment & Retention - This activity assists families and individuals access health insurance and the CalFresh program. Staff is bi-lingual and bi-cultural to serve a diverse clientele. Once clients are enrolled, staff follows up with clients to make sure they understand their benefits and how to use them, including helping them to connect to the actual health and food services in their community.

California Emergency Solutions and Housing (CESH) Program - The City was awarded a \$140,000 two-year grant through the CESH program for a variety of activities to assist persons experiencing homelessness and those at risk of homelessness. A portion of the grant funds will be used to assist households at risk of eviction from their rental housing.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Woodland City Council on January 15, 2019 approved a financial commitment of \$900,000 (\$600,000 grant and \$300,000 construction loan) for non-profit Friends of the Mission's permanent supportive housing development. The development will result in the construction of 60 detached units for homeless individuals with mental health issues. In addition, the City Council approved an exclusive negotiating right with Friends of the Mission for City-owned property to accommodate the PSH units. It is anticipated that construction of the development will start in either FY 2019/20 or 2020/21 if other funding sources are secured. The development may also include new and expanded facilities for Woodland emergency shelter and Walter's Housing, a residential drug treatment facility.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Housing Development Costs - City staff works with developers to address funding gaps and offers loan assistance when funds are available for affordable housing rental developments. In addition, deferrals of development impact fees are also available on a case-by-case basis for affordable rental developments. As part of the City's Inclusionary Housing Program, development impact fees for affordable units built concurrently with the market units are eligible for fee deferrals and plan check/building permit fees waivers.

Residential Densities - As part of the 2035 General Plan Update, which was approved by the City on May 16, 2017, densities were increased to support residential development.

1. The Medium Density Residential range was increased from 8.0 – 15.0 dwelling units per acre to 8.1-19.9 dwelling units per acre.
2. The High Density Residential range was increased from 16.0 - 25.0 dwelling units per acre to 20.0 - 40.0 dwelling units per acre.
3. The Downtown Mixed Use range was increased from 16.0 - 25.0 dwelling units per acres to no maximum dwelling units per acre.
4. A Corridor Mixed Use designation was added with a density range of 20 - 40 dwelling units per acre.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Woodland will continue efforts to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Communication and contact between social service, housing, and economic development service providers is effective and continues to improve. Information and referral services are provided in response to citizen inquiries. CDBG staff maintains an agency referral list for affordable housing, fair housing, clothing, emergency shelter, food, health care coverage and services, homeless prevention, substance abuse treatment, utility assistance, and veterans' programs and often provides referral information for affordable housing rentals, first time homebuyer loan assistance, and fair housing issues.

Actions planned to foster and maintain affordable housing

The City continues to explore opportunities to develop affordable housing through collaborative efforts with both for-profit and non-profit developers. The City will also continue creating affordable housing through its Inclusionary Housing Program. Specific actions that the City will take during the Action Plan include the following.

1. The City offers a first time homebuyer loan assistance program for low income families. The program provides low interest (3% simple), deferred payment loans.
2. City staff will monitor the current inventory of affordable units to ensure that the affordability restrictions are being met. Activities will include on-site monitoring visits to rental projects, desk reviews of other rental projects, and mailings to owner-occupied affordable units to verify continued residency.
3. The Action Plan includes funding to assist the Yolo Community Care Continuum, New Dimensions Supporting Housing and the Short Term Emergency Aid Committee, Woodland Homeless Prevention Program.
4. The Woodland City Council on January 15, 2019 approved a financial commitment of \$900,000 (\$600,000 grant and \$300,000 construction loan) for non-profit Friends of the Mission's permanent supportive housing development. The development will result in the construction of 60 detached units for homeless individuals with mental health issues. In addition, the City Council approved an exclusive

negotiating right with Friends of the Mission for City-owned property to accommodate the PSH units. It is anticipated that construction of the development will start in either FY 2019/20 or 2020/21 if other funding sources are secured. The development may also include new and expanded facilities for Woodland emergency shelter and Walter's Housing, a residential drug treatment facility.

Actions planned to reduce lead-based paint hazards

The City will take the following actions to reduce lead-based paint hazards.

1. Require all CDBG-funded construction projects to comply with HUD lead-based paint hazard reduction requirements.
2. Provide technical assistance to people undertaking home improvement projects to avoid exposure to lead-based paint hazards.

The City will take the following actions to reduce lead-based paint hazards.

1. Require all CDBG-funded construction projects to comply with HUD lead-based paint hazard reduction requirements.
2. Provide technical assistance to people undertaking home improvement projects to avoid exposure to lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City is working on efforts to increase services and housing for the homeless. Along these lines, the City established a social services manager position in 2018 to address citywide needs for individuals and families that are homeless or at risk of homelessness and at-risk youth.

Actions planned to develop institutional structure

The City will continue to improve coordination and eliminate gaps in the institutional structure. The City works regularly with Yolo County Housing (Housing Authority) on affordable housing and related areas. In addition, the City continues to improve communication between City departments and divisions, including Building/Code Enforcement, Finance, Development Engineering, Planning, Public Works, Police, and Community Services.

Actions planned to enhance coordination between public and private housing and social service agencies

Working with the following local service providers, the City plans to support public services to address the needs of extremely low and low income households to promote self-sufficiency. In addition, the City

will continue its participation in the local Continuum of Care, Yolo County Housing and Poverty Action Coalition.

Meals on Wheels Yolo County, Home Delivered Meals Program (meals delivered to very low and low income senior citizens)

Yolo Community Care Continuum, New Dimensions Supported Housing (supportive housing for adults at risk of homelessness who have mental illness)

Yolo Wayfarer Center, Emergency Shelter Services

Empower Yolo, Shelter Services (emergency shelter for victims of domestic violence, sexual assault, stalking, and trafficking)

City of Woodland, Social Services Manager (addressing citywide needs for individuals and families that are homeless or at risk of homelessness and at-risk youth)

Yolo Food Bank, Nourish Yolo Capacity Enhancement Project (distribution of food to food insecure people in Woodland)

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program (eviction prevention and first month's rent assistance)

Yolo County Children's Alliance, Woodland MediCal & CalFresh Enrollment & Retention

Northern California Children's Therapy Center, Project Hope for Children (early intervention therapy programs for special needs children)

Ark Preschool, Preschool Nutrition Program

Legal Services of Northern California, Fair Housing Services

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The 2015-19 Consolidated Plan includes the following goals for housing, homelessness, other community development needs, and public services.

Housing

Develop at least 75 multifamily and/or single family affordable housing units over the next five years.

Continue to annually monitor the inventory of affordable multifamily rental units/apartments and senior designated housing units.

Partner with for-profit and non-profit housing developers for the development and/or rehabilitation of affordable housing by exploring various funding mechanisms in order to increase and maintain the number of affordable units and reduce the number of owner and renter households who reside in substandard housing.

Rehabilitate 5 units over the next 5 years in order to reduce the number of substandard housing units, thereby increasing the viability of the housing stock and improving the quality of residential neighborhoods.

Assist approximately 500 Woodland households with discrimination allegations, dispute, counseling and education and outreach over the next 5 years in order to reduce fair housing discrimination and improve landlords' and owners' understanding of their fair housing obligations.

Homelessness

Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in Homeless Coordination Project.

Continue to fund agencies that provide emergency housing assistance and support services to assist the homeless and person threatened with homelessness. Assist approximately 1,000 Woodland residents over the next 5 years in an effort to reduce the number of unsheltered homeless.

Other Community Development Needs

Complete five public improvement projects over the next five years to remove architectural barriers and

improve access to public facilities in the City for mobility-impaired individuals.

Construct or rehabilitate a minimum of two public facilities providing youth services during the next 5 years to benefit low- and moderate-income residents and prevent crime and substance abuse among youth.

Public Services

Provide emergency food, shelter and mental health services to over 5,000 homeless individuals or those “at-risk” of homelessness over the next 5 years in an effort to address the reason for homelessness and reduce the number of unsheltered homeless.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

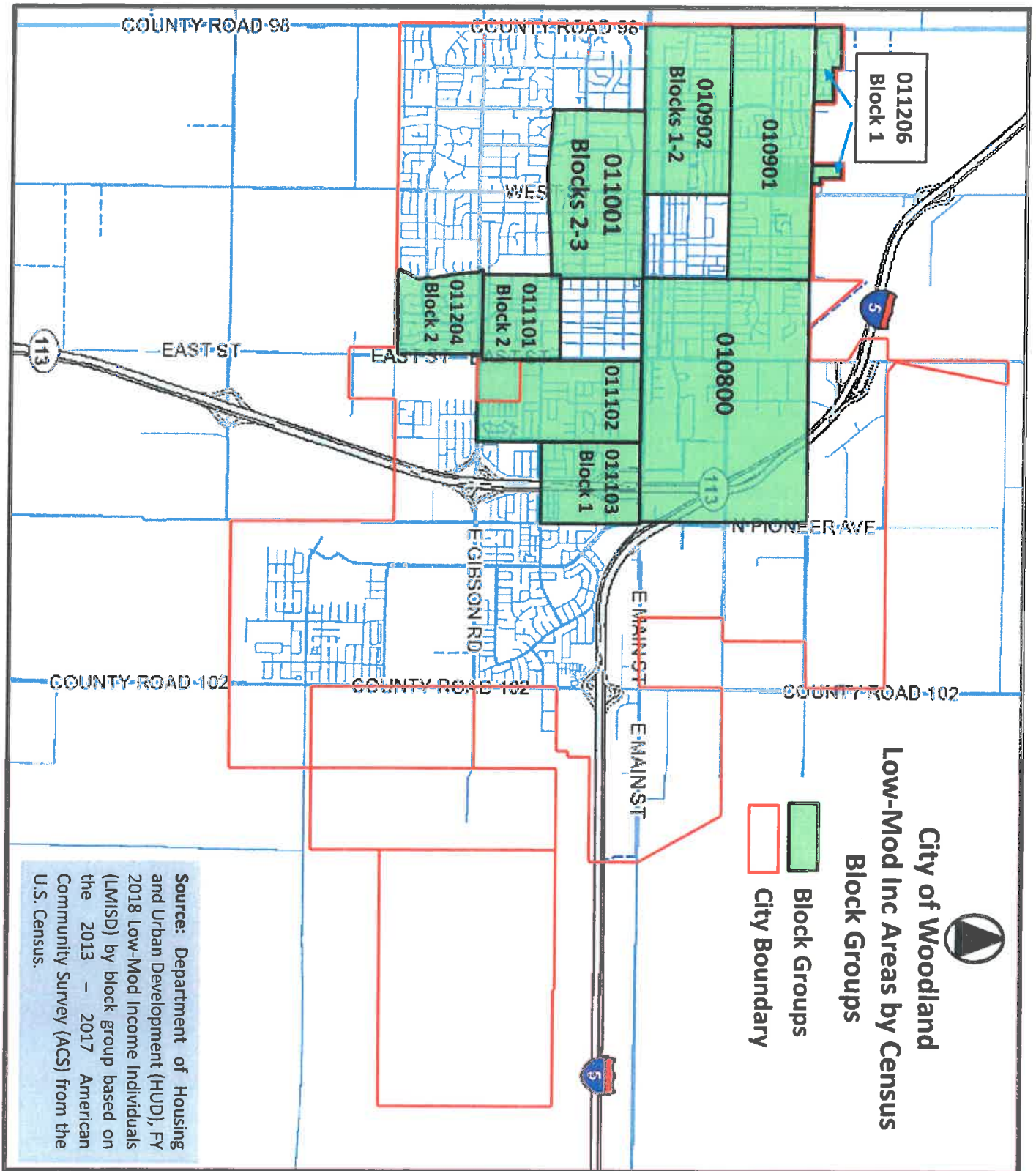
Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

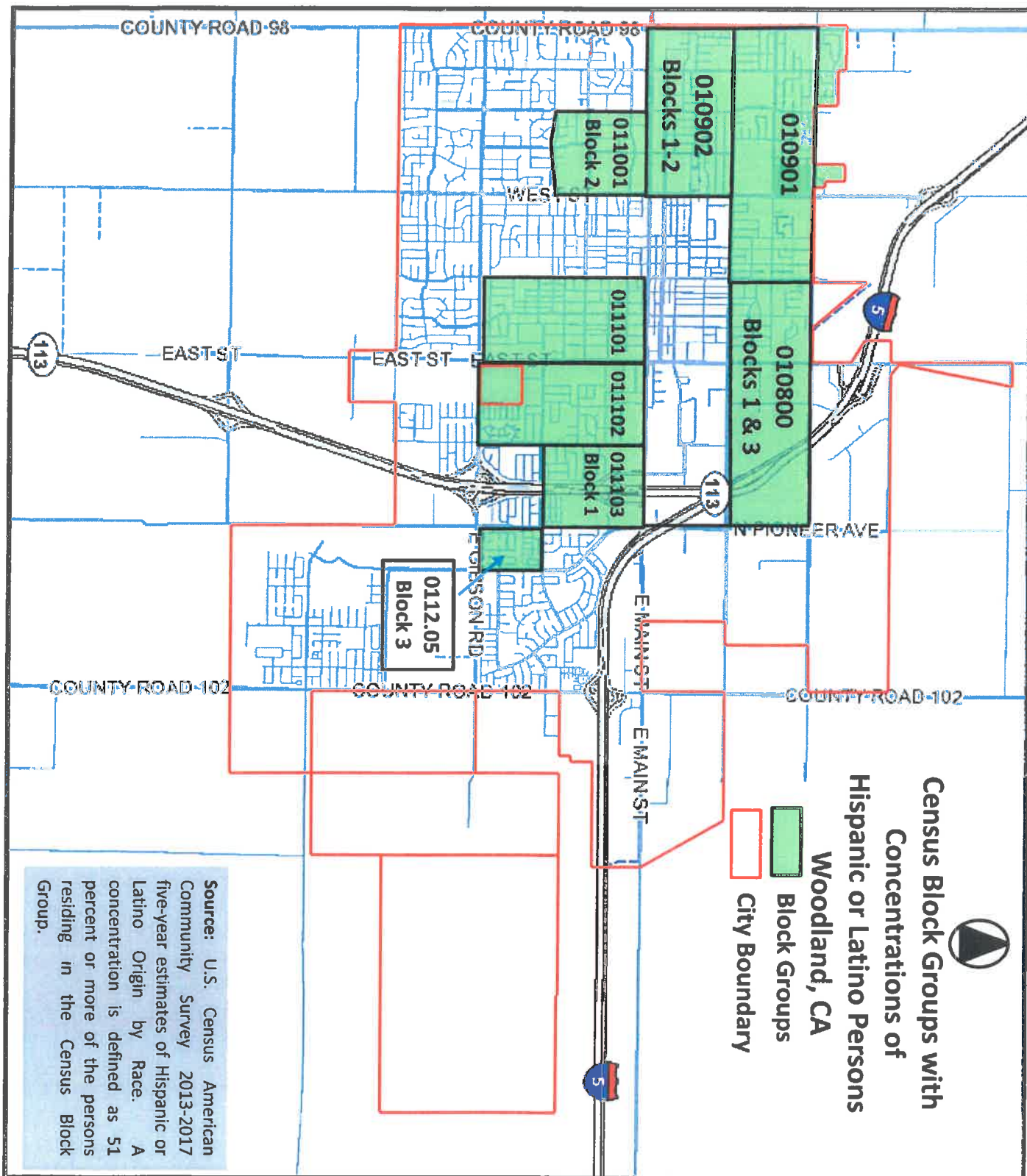
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

Other than CDBG, the City of Woodland does not receive other HUD entitlement funds.





Source: U.S. Census American Community Survey 2013-2017 five-year estimates of Hispanic or Latino Origin by Race. A concentration is defined as 51 percent or more of the persons residing in the Census Block Group.

City of Woodland
Public Outreach/Citizen Participation Process
FY 2019/20 CDBG Action Plan

Public Outreach/Citizen Participation efforts for the Action Plan included (1) holding a discussion with the Woodland City Council at the February 5, 2019 Council meeting to discuss funding priorities for FY 2019/20 Action Plan, (2) emailing a notice of funding availability (and schedule for FY 2019/20 Action Plan schedule, applications for public service and construction activities, Woodland's rating and ranking system for CDBG applications, and priority rankings from Woodland's 2015-19 Consolidated Plan) to current and previous CDBG subrecipients and other interested parties (approximately 27 nonprofits, government agencies, and other parties); (3) emailing the NOFA to members of the local continuum of care (Yolo County Homeless and Poverty Action Coalition); (4) posting the NOFA and other attachments from the NOFA email on the City's website; (5) noticing a March 12 workshop/public meeting for prospective applicants and the general public in the February 24 edition of the Woodland Daily Democrat newspaper; (6) holding the March 12 workshop/public meeting at the Woodland Community and Senior Center (2001 East Street); (7) emailing the FY 2019/20 CDBG applicants to provide the funding recommendations from the City's CDBG Review Panel and notifying applicants of a May 22 public meeting to obtain public comments on the applications submitted and the review panel's recommendations; (8) noticing the May 22 public meeting in the May 8 edition of the Daily Democrat in Spanish and English; (9) convening the May 22 public meeting at the Woodland Community and Senior Center; (10) noticing the availability of the draft FY 2019/20 Action Plan and the City Council's June 18 public hearing on the Action Plan in the May 26, 2019 edition of the Daily Democrat; (11) posting the draft FY 2019/20 Action Plan to the City's website; (12) emailing members of the local continuum of care (HPAC) on the availability of the draft FY 2019/20 Action Plan and the City Council's June 18 public hearing on the Action Plan; and (13) holding a June 18 public hearing before the City Council to receive comments on the draft FY 2019/20 Action Plan.

Public comments were not submitted for the City's CDBG program and the 2019/20 CDBG Action Plan as of June 7, 2019.

Attachments:

1. Proof of Publication Form (February 24, 2019)
2. Newspaper Notice (May 8, 2019) – Proof of Publication Pending
3. Newspaper Notice (May 26, 2019) – Proof of Publication Pending

Woodland Daily Democrat

711 Main Street
Woodland, CA 95695
530-406-6223
legals@dailydemocrat.com

2130710

WOODLAND, CITY OF - LEGALS
ATTN: ACCOUNTS PAYABLE
300 FIRST ST
WOODLAND, CA 95695

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA
COUNTY OF YOLO

FILE NO. 19-12

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Daily Democrat, a newspaper published in the English language in the City of Woodland, County of Yolo, State of California.

I declare that the Daily Democrat is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 30, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Daily Democrat as a Newspaper of General Circulation, Case Number 12659. Said order states "The Daily Democrat" has been established, printed and published in the City of Woodland, County of Yolo, State of California; That it is a newspaper published daily for the dissemination of local and telegraphic news and intelligence of general character and has a bona fide subscription list of paying subscribers; and...THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:....That "The Daily Democrat" is a newspaper of general circulation for the City of Woodland, County of Yolo, California. Said order has not been revoked.

I declare that this notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/24/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Woodland, California, this
24th day of February 2019


(Signature) Jill Teer

Legal No. 0006298705



NOTICE OF FUNDING AVAILABILITY (NOFA)

FOR THE CITY OF WOODLAND COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Notice is given herewith that the City of Woodland's Community Development Block Grant (CDBG) Program has an estimated \$500,000 in funds available for Fiscal Year 2019/20. Please note that this amount is based on an estimated allocation of \$500,000 for FY 2019/20.

The purpose of the Federal CDBG Program is to undertake eligible activities that will carry out the primary objectives of Title I of the Housing and Community Development Act of 1974, as amended. These objectives are designed to provide decent housing, a suitable living environment, and to expand economic opportunities primarily for persons of low and moderate income. Low and moderate income is defined as persons making 80% or less of the area median income in Woodland. As per HUD directives, priority is given to applicants providing services to Americans serving our Country and applicants who have demonstrated the ability to complete projects in a timely basis.

All interested parties are invited to attend an application workshop on Tuesday, March 12, 2019 at 1:30 p.m. in the Conference Room of the Woodland Community and Senior Center at 2001 East Street to discuss the 2019/20 CDBG application and scoring criteria and to receive citizen input on the 2019/20 CDBG Program. Any questions concerning the meeting can be addressed to Dan Sokolow at (530) 661-5927 or dan.sokolow@cityofwoodland.org. Applications will be available on the City of Woodland's CDBG webpage and at the Community Services Department counter (Community and Senior Center), located at 2001 East Street, Woodland starting on Monday, February 25, 2019. The deadline for submitting an application for CDBG funding is Tuesday, March 19, 2019 by 4:00 p.m. Postmarks will not be accepted.

Dated: February 24, 2019

Ana B. Gonzalez, City Clerk

WEDNESDAY, MAY 8, 2019

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cape es dening yman ices full yard tenace, trimming, weeding, s, hauling, prinkler & ns, gutter 10 & tree building enace. *SPECIAL* estimates 304-2534 03@sbcc al.net	Landscape Services BG Landscape & Full Yard Maint. One time clean-up Hauling Lawn maintenance Sprinkler install Sprinkler repair Fencing & repairs Patio/concrete work Gutter cleaning Tree service Commercial Residential FREE ESTIMATE Call Bob Lic#918309 bglandscape1 @gmail.com 530-308-2804	Landscape Services Yolo Landscaping Res/Comm -Sod Installation -Sprinkler Repair -Tree work & Removal -Yard Mowing -Cleanup & Hauling -Fence Inst/Repair Lowest Prices & Quality Service Guaranteed FREE ESTIMATES (530) 207-9961 Lic#902331	Misc Services DISH TV \$59.99 For 150 Channels \$14.95 High Speed Internet - Free Installation - Smart HD DVR In- cluded. Free Voice Remote. Some re- strictions apply. Call 1-855-977-7951 (CDCN)
aspons ening \$5 YARD ENANCE s *Pruning inkler d Fence d Repair capping & : work uling / or 1 Time 79 No st.lic. TIMITATES faction anteed 06-1251	Cars, Boats, SUVs Trucks, Watercraft Bought and Sold in the Classifieds	Misc Services DIRECTV & AT&T. 155 Channels & 1000s of Shows/Movies. On Demand (w/SELECT Package.) AT&T In- ternet 99 Percent Reliability. Unlimi- ted Texts to 120 countries w/AT&T. Wireless. Call 4 FREE Quote. 1-844-257- 4702 (CDCN)	When You GOTTA FIND IT NOW! Check The CLASSIFIEDS!
Music Lessons Violin lessons ages 7-adult in Woodland Lears! 916-806-9738	Music Lessons Violin lessons ages 7-adult in Woodland Lears! 916-806-9738		



SO DOES

Legal Notices /Recorder Date: APR 12 2019 LUPE RAMIREZ. Deputy Clerk NOTICE: IN ACCORD- ANCE WITH SUBDIVI- SION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EX- CEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SEC- TION 17913 OTHER THAN A CHANGE IN THE RESIDENCE AD- DRESS OF A REGIS- TERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION. The filing of this statement does not of itself authorize the use in this state of a fictitious name in violation of the rights of another un- der federal, state, or common law. (Busi- ness & Professions Code, Section 14411) PUB DATES: APR 17, 24 MAY 1, & 2019	Legal Notices All Interested parties are invited to attend the meeting and provide citizen input on the 2019-20 CDBG Program. In compliance with ADA, if you need assistance to participate in this meeting, you should contact the City Clerk at (530) 661-5806. Notification 72 hours prior to the meeting will enable the City to make reasonable accommodations to assure accessibility at the meeting. Questions can be directed to Dan Sokolow, Senior Planner at (530) 661-5927 or dan.sokolow@cityofwoodland.org. AVISO PÚBLICO PARA REVISAR SOLICITUDES PARA FONDOS DEL PROGRAMA PARA EL DESARROLLO DE LA COMUNIDAD DE LA CIUDAD DE WOODLAND 2019-20 (COMMUNITY DEVELOPMENT BLOCK GRANT) Se notifica por este medio que representantes del Programa para el Desarrollo de la Comunidad de la Ciudad de Woodland (Community Development Block Grant - CDBG), tendrán una junta pública para revisar las propuestas y solicitudes para fondos del período 2019-2020 el día 22 de Mayo del 2019 a las 3:30 P.M. en la Sala de Conferencias del Centro Comunitario de la Ciudad, localizada en 2001 East St. en Woodland, California. Se invita a todas las personas o grupos interesados para que asistan a la junta y den sus comentarios sobre el programa CDBG del período 2019-20. De acuerdo con la ley ADA, si necesita ayuda para participar en la audiencia pública comuníquese con el Secretario Municipal a (530) 661-5806. Se le pide al público avisar con 72 horas de anticipación si requieren ayuda para hacer las adaptaciones razonables para asegurar accesibilidad a la audiencia pública. El ayuntamiento es accesible a personas discapacitadas. Las preguntas pueden ser dirigidas a Dan Sokolow, Senior Planner at (530) 661-5927 o dan.sokolow@cityofwoodland.org. Dated: May 8, 2019 Ana B. Gonzalez, City Clerk	Legal Notices PETITION The County of Yolo, by and through its counsel, hereby moves this Court for an order pursuant to Penal Code § 599aa(e) allowing destruction or other disposition of approximately 121 roosters and accompanying crates, containers, metal leg bands, large syringe and other materials used for cockfighting, which were seized by the County of Yolo Sheriff's Office on April 21, 2019 as part of a raid on an illegal cockfight at 2300 County Road 89 in unincorporated Yolo County. The deputies discovered an illegal cockfight at that address and made several arrests alleging, among other things, violations of California Penal Code §§ 597(a), 597b, 597c, 597 i, 597.7 and 182(A)(1). See Declaration of Vicky Fletcher ("Fletcher Dec."). Penal Code § 599aa(e) authorizes this petition for an order authorizing humane destruction of the roosters and the accompanying equipment seized at the site of an illegal cockfight. County of Yolo Animal Control has had possession of the roosters since April 21, 2019. See Fletcher Dec. 1. As supported by the accompanying declaration of Animal Control Officer Vicky Fletcher, after diligent efforts, no owner has been identified for the roosters or the accompanying materials. See Fletcher Dec. 5. Petitioner has caused this petition to be published for three successive days in the Woodland Democrat, as required by Penal Code § 599aa(e)(1). See Id. Ex. C. No bird will be destroyed or otherwise disposed of until four days after the Court's order. See Penal Code § 599aa(e). Ex parte applications generally should be granted where there is a showing of irreparable harm, immediate danger, or any other statutory basis for granting ex parte relief. In this matter, Petitioner has complied with the requirements of Penal Code § 599aa(e), which allows the Court to order disposal of the subject animals 10 days after they are taken into custody. Petitioner will continue to incur significant costs in housing, maintaining, and feeding the approximately 121 fighting birds seized at the site. The Yolo County Animal Services
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CDBG Summary Table 2019/20

CDBG Program/Activities	Sources		
	2019/20 Entitlement	Unexpended prior year funds	Total Funds Available
Planning and Administration	\$99,702.00		\$99,702.00
Subtotal Planning and Administration	\$99,702.00		\$99,702.00
Public Facilities and Improvements			
City of Woodland, Library ADA Restrooms	\$55,000.00		\$55,000.00
Sac Valley Historical Railways, ADA Restroom Bldg	\$4,000.00		\$4,000.00
City of Woodland, ADA Accessibility Program Infrastructure	\$198,000.00		\$198,000.00
NHCCDC, Cottonwood Meadows Phase 3	\$60,000.00		\$60,000.00
CommuniCare Health Ctrs, Outdoor Wellness Space	\$8,000.00		\$8,000.00
City of Woodland, ADA Accessibility Program (18/19)		\$185,458.69	\$185,458.69
YCCC, Safe Harbor Rehabilitation (18/19)		\$70,000.00	\$70,000.00
YWC, Interior Rehabilitation (18/19 & 17/18)		\$112,000.00	\$112,000.00
CommuniCare, On-Site Playground (17/18 & 16/17)		\$31,522.24	\$31,522.24
Empower Yolo, Capital Project (16/17)		\$13,214.67	\$13,214.67
Subtotal Public Facilities and Improvements	\$325,000.00	\$412,195.60	\$737,195.60
Public Services			
Meals on Wheels, Home Delivered Meals Program	\$8,500.00		\$8,500.00
YCCC, New Dimensions Supportive Housing	\$7,500.00		\$7,500.00
Yolo Wayfarer Center, Emergency Shelter	\$9,500.00		\$9,500.00
Empower Yolo, Shelter Services	\$6,000.00		\$6,000.00
City of Woodland, Social Services Manager	\$6,000.00		\$6,000.00
Yolo Food Bank, Nourish Yolo	\$6,000.00		\$6,000.00
STEAC, Woodland Homeless Prevention Program	\$7,500.00		\$7,500.00
YCCA, MediCal & CalFresh Enrollment & Retention	\$6,000.00		\$6,000.00
NorCal Children's Therapy Center, Project HOPE	\$6,000.00		\$6,000.00
Ark Preschool, Preschool Nutrition Program	\$3,000.00		\$3,000.00
Legal Services of Northern CA, Fair Housing Services	\$10,000.00		\$10,000.00
Subtotal Public Services including unexpended prior year funds	\$76,000.00	\$0.00	\$76,000.00
Total Amount for CDBG Activities for	\$500,702.00	\$412,195.60	\$912,897.60

NOTES: New funding of \$500,702 based on FY 2019/20 entitlement of \$498,513 and additional funds of \$2,189 from Fund 326 (Housing Trust).

City of Woodland, CDBG Funding for FY 2019/20

TOTAL CDBG FUNDS FY 2019/20 (NOTE 1)	\$498,513
Public Services (15% cap per CDBG)	\$74,776
Food/Shelter (at least 40% of Public Services)	\$29,910
Fair Housing (required funding)	\$10,000
Other Public Services	\$65,000
Construction (65%)	\$324,035
Administration (20% cap per CDBG)	\$99,702

PUBLIC INFRASTRUCTURE (65%)						
Applicant	Project Title	Funding Request	Panel Recommendation	City Council Action	Category	FY 2018/19 Funding
City of Woodland	Library ADA Restrooms Upgrades	\$70,000	\$55,000		ADA Accessibility, Facility Improvement	\$0
Sacramento Valley Historical Railways	ADA Restroom Building	\$4,000	\$4,000		ADA Accessibility	Did Not Apply
City of Woodland	ADA Accessibility Program	\$285,130	\$198,000		ADA Accessibility, Infrastructure Improvement	\$190,624
New Hope Community Dev Corp. (NOTE 2)	Cottonwood Meadows Phase 3	\$90,000	\$60,000		Housing Rehab	\$0
Communicare Health Centers	Outdoor Wellness Space	\$9,553	\$8,000		Health Services	Did Not Apply
TOTAL		\$458,683	\$325,000	\$0		

PUBLIC SERVICES (15%)						
Applicant	Project Title	Funding Request	Panel Recommendation	City Council Action	Category	FY 2018/19 Funding
Meals on Wheels Yolo County	Home Delivered Meals Program	\$15,000	\$8,500		Food & Shelter	\$10,649
Yolo Community Care Continuum	New Dimensions Supported Housing	\$15,000	\$7,500		Food & Shelter	\$9,000
Yolo Wayfarer Center	Emergency Shelter Services	\$15,000	\$9,500		Food & Shelter	\$12,000
Empower Yolo	Shelter Services	\$10,000	\$6,000		Food & Shelter	\$8,000
City of Woodland	Social Services Manager	\$6,000	\$6,000		Food & Shelter	\$6,000
Yolo Food Bank	Nourish Yolo Capacity Enhancement Proj	\$15,000	\$6,000		Food & Shelter	\$0
Short Term Emergency Aid Committee	Woodland Homeless Prevention Program	\$10,500	\$7,500		Food & Shelter	\$8,000
Yolo County Children's Alliance	MediCal & CalFresh Enrollment/ Retention	\$10,000	\$6,000		Food & Shelter/Health Services	\$6,000
Northern California Children's Therapy Center	Project HOPE	\$15,000	\$6,000		Health Services	\$6,000
Ark Preschool (NOTE 3)	Preschool Nutrition Program	\$10,000	\$3,000		Youth Services	\$0
Legal Services of Northern CA (NOTE 4)	Fair Housing Services	\$10,000	\$10,000	\$10,000	Fair Housing	\$10,000
TOTAL		\$131,500	\$76,000	\$10,000		

NOTE 1 - The City's allocation for FY 2019/20 is \$498,513. CDBG regulations limit public services and administration expenditures to 15% and 20%, respectively, of City's allocation. Additional funds of \$2,189 are being added from Fund 326 (Housing Trust) to increase the total funds available to \$500,702.

NOTE 2 - New Hope is the non-profit development affiliate of Yolo County Housing (YCH).

NOTE 3 - Review Panel made an exception to fund activity even though minimum funding level of \$6,000 cannot be achieved.

NOTE 4 - The City is required to provide Legal Services with annual funding of at least \$10,000 for fair housing services as long as the City receives CDBG funding pursuant to a 2005 Voluntary Compliance Agreement and Conciliation Agreement.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO HOLD A PUBLIC HEARING TO RECEIVE COMMUNITY INPUT ON THE FISCAL YEAR 2019/20 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND APPROVE THE ACTION PLAN

WHEREAS, the City of Woodland (“City”) annually receives an allocation of Community Development Block Grant (CDBG) Funds from the Department of Housing and Urban Development (HUD);

WHEREAS, as part of the program requirements, the City must submit the Annual Action Plan that describes how the funding will be spent for the following program year; and

WHEREAS, the Annual Action Plan is required to be approved after receiving public input.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1: This City Council hereby finds and determines that the foregoing recitals are true and correct;

Section 2: This City Council hereby approves the FY 2019/20 CDBG Annual Action Plan with the following funding allocations as recommended by the CDBG Review Panel;

Applicant	Project Title	Funding
Public Infrastructure Activities		
City of Woodland	Library ADA Restrooms Upgrade (Facility Improvement)	\$55,000
Sacramento Valley Historical Railways	ADA Restroom Building	\$4,000
City of Woodland	ADA Accessibility Program (Infrastructure Improvement)	\$198,000
New Hope Community Development Corporation	Cottonwood Meadows Phase 3	\$60,000
CommuniCare Health Centers	Outdoor Wellness Space	\$8,000
Public Service Activities		
Meals on Wheels Yolo County	Home Delivered Meals Program	\$8,500
Yolo Community Care Continuum	New Dimensions Supported Housing	\$7,500
Yolo Wayfarer Center	Emergency Shelter Services	\$9,500
Empower Yolo	Shelter Services	\$6,000
City of Woodland	Social Services Manager	\$6,000
Yolo Food Bank	Nourish Yolo Capacity Enhancement Project	\$6,000
Short Term Emergency Aid Committee	Woodland Homeless Prevention Program	\$7,500
Yolo County Children’s Alliance	MediCal & CalFresh Enrollment/Retention	\$6,000
Northern California Children’s Therapy Center	Project HOPE	\$6,000
Ark Preschool	Preschool Nutrition Program	\$3,000
Legal Services of Northern California	Fair Housing Services	\$10,000

Notes: The funding for public infrastructure activities is provided through CDBG (\$324,035, Fund 320) and Housing Trust (\$965, Fund 326) while the funding for public service activities is provided through CDBG (\$74,776, Fund 320) and Housing Trust (\$1,224, Fund 326). In addition to the above funding recommendations, \$99,702 in CDBG funds is allocated to administration.

Section 3: This City Council hereby directs staff:

(a) To complete the FY 2019/20 Action Plan, as well as any other items required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period and incorporating changes to past projects as proposed by staff;

(b) To forward the completed FY 2019/20 Action Plan to HUD once completed;

Section 4: This City Council hereby authorizes the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG Funded activities and authorizes the Finance Officer to make the budget allocations as specified;

Section 5: This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this 18th day of June, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xóchitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA: City Council Regular Meeting

DATE: June 18, 2019

ITEM #: J.13.

SUBJECT: PUBLIC HEARING - Gibson Ranch Lighting & Landscaping District

Recommendation for Action:

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

Staff Contact

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

Fiscal Impact

The FY2018/19 Engineer's Report includes an inflation factor of 2.342%, which increases the assessment of a single family home from \$340.20 in FY2018/19 to \$348.16 in FY2019/20; an increase of \$7.96. If approved, the proposed assessment for the District would generate \$775,673 in revenues. The revenues generated in this District are sufficient to cover ongoing operating expenditures.

Background

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

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

On May 21, 2019, Council approved resolutions to preliminarily approve the Engineer's Report and to initiate proceedings for the annual levy, which included setting the public hearing date for June 18, 2019. The Engineer's Report was attached to the May 21, 2019 staff report and is available for review in the Finance Department.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The complete reports are available for review in the Finance Department.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the May 21, 2019 Council meeting. The public hearing is required to

complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Recommendation for Action

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, to approve the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

Prepared By: Adam Devlin, Senior Accountant

Reviewed By: Kimberly McKinney, City Finance Officer


Paul Navazio
City Manager

Attachments:

1. FY 1920-Woodland-Gibson-Resolution (Public)-V1 doc

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2019/2020.

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

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Gibson Ranch Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

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

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

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

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

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

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

- i) The land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District, and
- ii) District includes all of the lands so benefited, and
- iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2019, and ending June 30, 2020, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

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

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

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

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2019, and ending June 30, 2020.

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

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

PASSED, APPROVED, AND ADOPTED by the City Council this 18th day of June, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: J.14.
SUBJECT: PUBLIC HEARING - North Park Lighting and Landscaping District

Recommendation for Action:

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

Staff Contact

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

Fiscal Impact

The FY2019/20 Engineer's Report calculates the assessment of a single family home to be \$215.40, which is unchanged from FY2018/19. If approved, the proposed assessment for the District would generate \$26,710 in revenues, which are sufficient to cover ongoing operating costs.

Background

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

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

On May 21, 2019, Council approved resolutions to preliminarily approve the Engineer's Report and to initiate proceedings for the annual levy, which included setting the public hearing date for June 18, 2019. The Engineer's Report was attached to the May 21, 2019 staff report and is available for review in the Finance Department.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The complete reports are available for review in the Finance Department.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the May 21, 2019 Council meeting. The public hearing is required to complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report

or to the levy, but may not increase the levy beyond the maximum approved amount.

Recommendation for Action

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, to approve the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

Prepared By: Adam Devlin, Senior Accountant

Reviewed By: Kimberly McKinney, City Finance Officer



Paul Navazio
City Manager

Attachments:

1. FY 1920-Woodland-NorthPark-Resolution (Public)-V1

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2019/2020.

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

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: North Park Lighting and Landscaping District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, there has been presented to this City Council the final Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

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

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

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

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

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

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

- i) The land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District.
- ii) District includes all of the lands so benefited; and
- iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2019, and ending June 30, 2020, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

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

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

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

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2019, and ending June 30, 2020.

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

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

PASSED, APPROVED, AND ADOPTED by the City Council this 18th day of June, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: J.15.
SUBJECT: PUBLIC HEARING - Streng Pond Landscape Maintenance District

Recommendation for Action:

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

Staff Contact

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

Fiscal Impact

The FY2019/20 Engineer's Report calculates the assessment of a single family home to be \$79.10, which is unchanged from FY2018/19. If approved, the proposed assessment for the District would generate \$14,436 in revenues. Streng Pond L&L assessment does not generate enough revenue to meet the minimum operational expenditures required to maintain the L&L. To ensure the ongoing operation and maintenance of the Streng Pond L&L the City will advance \$20,505 from the General Fund to offset the shortfall.

Background

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

The Streng Pond District is located in the southwest portion of the City, generally north of Gibson Road, west of Cottonwood Street and east of County Road 98. The District was formed in 1985 and reached the maximum allowable assessment of \$79.10 per single family home in 1995; there are no provisions for future CPI increases. The City attempted a property owner ballot proceeding in 1998 to increase the assessment to cover rising costs within the District, however the effort was unsuccessful. Because the rates do not increase to cover the rising costs of maintenance, a general fund contribution of \$20,505 is budgeted to cover the operating shortfall.

On May 21, 2019, Council approved resolutions to preliminarily approve the Engineer's Report and to initiate proceedings for the annual levy, which included setting the public hearing date for June 18, 2019. The Engineer's Report was attached to the May 21, 2019 staff report and is available for review in the Finance Department.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The complete reports are available for review in the Finance Department.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the May 21, 2019 Council meeting. The public hearing is required to complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

Prepared By: Adam Devlin, Senior Accountant

Reviewed By: Kimberly McKinney, City Finance Officer



Paul Navazio
City Manager

Attachments:

1. FY 1920-Woodland-StrengPond-Resolution (Public)-V1

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2019/2020.

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

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Streng Pond Landscaping Maintenance District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

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

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

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

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

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

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

- i) The land within the District will receive special benefit by the operation, maintenance and servicing of improvements, located within the boundaries of the District; and,
- ii) The District includes all of the lands so benefited; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2019, and ending June 30, 2020, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

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

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

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

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2019, and ending June 30, 2020.

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

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

PASSED, APPROVED, AND ADOPTED by the City Council this 18th day of June, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: J.16.
SUBJECT: PUBLIC HEARING - West Wood Lighting and Landscaping District

Recommendation for Action:

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

Staff Contact

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

Fiscal Impact

The FY2019/20 Engineer's Report proposes to increase the assessment on a single family home, based on an annual inflation factor, from \$642.66 in FY18/19 to \$665.14 in FY19/20; an increase of \$22.48. If approved, the proposed assessment for the District would generate \$25,275, which is sufficient to cover ongoing operating costs.

Background

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

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

On May 21, 2019, Council approved resolutions to preliminarily approve the Engineer's Report and to initiate proceedings for the annual levy, which included setting the public hearing date for June 18, 2019. The Engineer's Report was attached to the May 21, 2019 staff report and is available for review in the Finance Department.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The complete reports are available for review in the Finance Department.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the May 21, 2019 Council meeting. The public hearing is required to

complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

Prepared By: Adam Devlin, Senior Accountant

Reviewed By: Kimberly McKinney, City Finance Officer



Paul Navazio
City Manager

Attachments:

1. FY 1920-Woodland-West Wood Unit No. 1-Resolution (Public)-V1

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2019/2020.

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

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: West Wood Unit No. 1 Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

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

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

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

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

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

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

- i) The land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District, and
- ii) District includes all of the lands so benefited, and
- iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2019, and ending June 30, 2020, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

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

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

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

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2019, and ending June 30, 2020.

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

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

PASSED, APPROVED, AND ADOPTED by the City Council this 18th day of June, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 18, 2019
ITEM #: K.17.
SUBJECT: Fiscal Year 2019/20 Interim Appropriations

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, Approving Interim Appropriations for Fiscal Year 2019/20.

Staff Contact:

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

Fiscal Impact:

Approval of this resolution would provide interim spending authority totaling \$15.23 million, pending formal approval of the City's FY2019/20 Annual Budget, scheduled for July 2, 2019. While formal approval of the FY2019/20 budget is expected within 2 days of the start of the new fiscal year, the interim authorization represents one month (30-days) of operations, based on a prorating of the twelve month Proposed Budget for Fiscal Year 2019/20, adjusted to authorize debt service payments due on July 1, 2019.

Background:

Over the past several months, the City Council has received several presentations regarding the development of the Fiscal Year (FY) 2019/20 budget. Budget updates began with the FY2018/19 mid-year update, a spring budget workshop in March 2019, discussion of Measures F and J spending priorities in April 2019, introduction of the FY2019/20 budget in May, and presentation of a proposed budget on June 4, 2019. The Council provided input and direction to staff during the June 4, 2019 meeting and requested adoption of the FY2019/20 budget to be placed on the agenda for July 2, 2019.

Discussion:

The proposed Fiscal Year 2019/20 budget includes appropriations of \$173.18 million, including \$55.2 million in the General Fund. Because adoption of the budget will occur subsequent to the beginning of the fiscal year, interim appropriations are necessary to ensure adequate spending authority is available to continue general City operations, including debt service expenditures due prior to the anticipated adoption of the budget. The fund level interim appropriations detailed in Exhibit A were calculated based on one month of the proposed FY2109/20 budget, plus debt service payments due July 1, 2019.

Interim appropriation authority will be superseded by approval of the FY2019/20 budget.

Conclusion:

Staff recommends that the City Council approve Resolution No. _____, Approving Interim Appropriations for Fiscal Year 2019/20.

Prepared By: Kim McKinney, Finance Officer



Paul Navazio
City Manager

Attachments:

1. Resolution - Interim FY19/20 Appropriations
2. Exhibit A - Interim Appropriations by Fund

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING INTERIM APPROPRIATIONS PRIOR TO ADOPTION OF THE
FISCAL YEAR 2019-2020 OPERATING BUDGET**

WHEREAS, the City Council and staff are continuing the review of the proposed FY2019-2020 budget; and

WHEREAS, the City's FY2019-2020 Budget is scheduled to be adopted by the City Council on July 2, 2019; and

WHEREAS, the adoption of the City's FY2019-2020 Budget is scheduled to occur after the end of the FY2018-2019; and

WHEREAS, to facilitate the continuing operations of City government in the new fiscal year, prior to the adoption of the new budget, it is recommended that the City Council approve a resolution to authorize spending for up to 30 days and any required debt service expenditures due in July 2019;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND HEREBY RESOLVES:

Section 1. That a 30-day Fiscal Year 2019-2020 Appropriations in the amount of \$15.23 million is hereby approved as shown as Exhibit A.

Section 2. Appropriations are hereby made at the individual fund level. The City Manager and Finance Officer are authorized to make budgetary transfers within an individual fund, so long as total appropriations for such fund remain unchanged.

PASSED, APPROVED, AND ADOPTED THIS 18th DAY OF JUNE, 2019.

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 _____, 2019, by the following vote:

AYES:

NOES:

RESOLUTION NO: _____

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

_____,
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Kara K. Ueda, City Attorney

CITY OF WOODLAND
FISCAL YEAR 2019/20
TOTAL APPROPRIATIONS BY FUND

Fund	Title	30-Day
		Proposed FY 2019/20
010	EQUIPMENT SERVICES	173,301
011	FACILITIES REPLACEMENT	12,683
012	EQUIPMENT REPLACEMENT	128,739
013	BENEFITS FUND	747,861
014	VEHICLE-EQUIPMENT LEASES	57,653
015	INFORMATION SYSTEMS FUND	193,439
091	SELF INSURANCE	152,592
101	GENERAL FUND	4,600,407
103	INVESTMENT FUND	14,583
210	WATER ENTERPRISE FUND	3,492,642
220	SEWER ENTERPRISE FUND	1,885,942
221	STORM DRAIN ENTERPRISE FUND	118,959
222	WASTEWATER PRE-TREATMENT	49,005
240	CEMETERY	43,979
250	RECYCLING	22,351
252	CONST/DEMO DEBRIS RECYCLE	6,113
253	RECREATION ENTERPRISE	33,267
280	TRANSIT SYSTEM	150,653
301	LITERACY GRANT	7,914
320	COMMUNITY DEV. BLOCK GRNT	41,782
322	SUPPORT HOUSING PROGR	22,881
325	WORFORCE HOUSING GRANT	16,453
326	HOUSING ASSISTANCE	1,839
351	TRANSPORTATION GRANT	146,333
352	SLESF	13,142
353	PROPOSITION 172	43,389
354	TRANSPORTATION DEVELOPMENT	108,283
355	GAS TAX	165,918
357	ASSET FORFEITURE FUND	842
358	HOUSING MONITORING FUND	8
359	FIRE SUPPRESSION DISTRICT	292
360	FIRE SAFER GRANT	41,000
361	ROAD MAINT AND REHAB ACCOUNT	106,475
365	ENVIRONMENTAL COMPLIANCE	21,806
381	GIBSON RANCH L&L	99,307
383	N PARK L&L DISTRICT	4,847
384	SP ASSESS STRENG PD LAND	4,958
386	USED OIL RECYCLING GRANT	1,333

		30-Day
		Proposed
Fund	Title	FY 2019/20
387	WOODLAND WEST L&L	3,810
389	SPRINGLAKE L&L	187,772
391	SPORTS PARK O&M CFD	42,819
392	GATEWAY L&L	15,715
501	CAPITAL PROJECTS	12,315
506	MEASURE E	192,175
507	MEASURE F	325,016
510	GENERAL CITY DEVELOPMENT	424
522	RECOGNIZED OBLIGATION RETIREMENT FUND	109,881
540	PARK & RECREATION DEVELOPMENT	120,575
541	PARK IN-LIEU FEES	1
550	POLICE DEVELOPMENT FUND	5,763
560	FIRE DEVELOPMENT	13,799
570	LIBRARY DEVELOPMENT FUND	7,274
580	SURFACE WATER DEVELOPMENT	6
581	STORM DRAIN DEVELOPMENT	36,611
582	ROAD DEVELOPMENT	42,159
583	TREE RESERVE	208
584	WATER DEVELOPMENT FUND	3,879
585	SEWER DEVELOPMENT FUND	163,471
590	SOUTHEAST AREA CONSTRUCTION	0
593	GIBSON RANCH INFRASTRUCTURE	57
594	SPRING LAKE CAPITAL	8,881
601	SPRINGLAKE ADMINISTRATION	6,941
640	SLIF PARKS & RECREATION	93,621
681	SLIF STORM DRAIN FUND	2,083
682	SLIF STREET IMPROVEMENT	539,417
830	SOUTHEAST AREA DEBT SERV	103,330
870	CFD#2 SPRINGLAKE DEBT SRV	328,934
883	2014 REFUNDING LEASE REV BONDS	128,780
917	LIBRARY TRUST FUND	3,208
		\$15,231,898