City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

June 1, 2021
6:00 PM

CITY COUNCIL

PLEASE NOTE: The June 1, 2021 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Council members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom City Council meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the City Clerk at CouncilMeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Please click on link below to join the public comment portion of the meeting:
https://zoom.us/j/99759026181

Or Phone: US: +16699006833,,99759026181# or +13462487799,,99759026181#

Or Telephone: Dial: US : +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Meeting ID: 997 5902 6181

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS - PUBLIC COMMENT

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

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

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: Proclamation in Honor of Bill Marcus

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation honoring Bill Marcus in appreciation of his distinguished service on the Manufactured Home Fair Practices Commission.

G. CONSENT CALENDAR

3. SUBJECT: Pride Proclamation

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation declaring the month of June 2021 as "Pride Month".

4. SUBJECT: Resolution Authorizing Participation in the Employment Risk Management Authority (ERMA)

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing Participation in the Employment Risk Management Authority (ERMA) and authorize the City Manager to sign the Intent to Participate into ERMA.

5. SUBJECT: 2020 Water Quality Report

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive and accept the 2020 Water Quality Report

6. SUBJECT: Responses to the 2019-2020 Yolo County Grand Jury: The Hawk, The Beetle, and the Budget: An Evaluation of the Approved Yolo Habitat Conservation Plan in its First 16 Months

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council review and approve the City of Woodland responses to the 2019-2020 Yolo County Grand Jury: The Hawk, the Beetle and the Budget: An Evaluation of the Approved Yolo Habitat Conservation Plan in its First 16 Months (Attachment 1).

7. SUBJECT: Purchase of a New Mini Excavator

   Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, 1.) authorizing the City Manager to execute a contract with Holt of California for a total purchase price of $98,897.30 through a cooperative purchase agreement with Sourcewell Contract # 032119-CAT for a new CAT mini excavator; and 2.) Authorizing a budget appropriation of $98,897.30 from the Vehicle Replacement Reserve Fund (012) to purchase the new CAT mini excavator.

8. SUBJECT: Professional Engineering Services Contract for the Water Pollution Control Facility (WPCF) Permit Required Groundwater Antidegradation Analysis and Best Practical Treatment or Control (BPTC) Evaluation (Report)

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to award a contract for the Report to Luhdorff & Scalmanini Consulting Engineers (LSCE) in the not to exceed amount of $225,776.

9. SUBJECT: Final Acceptance and Notice of Completion for the 2020 Sewer & Water Repair & Replacement Project, CIP 20-07

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____ to: 1.) Authorizing a $23,555.78 increase to the construction contract contingency, bringing the total contract contingency to $1,383,555.78; and 2) Accepting the construction contract for the 2020 Sewer & Water Repair & Replacement Project, CIP 20-07, with T&S Construction Co., Inc., as complete and authorize the City Clerk to file a Notice of Completion.

10. SUBJECT: Final Acceptance and Notice of Completion for the Country Oaks Subdivision Project (Subdivision Final Map #4851)

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, accepting the public improvements associated with the Country Oaks Subdivision Project (Subdivision Final Map 4851), completed by Molly Avenue, LLC, a California Limited Liability Company, as complete and authorize the City Clerk to file a Notice of Completion.

11. SUBJECT: Crawford Park Community Rain Garden Demonstration Project Appropriation, CIP #21-11

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing an appropriation of $76,581 to the Sustainability Fund (365) and the same $81,581 to the Crawford Park Community Rain Garden Demonstration Project, CIP #21-11.

12. SUBJECT: List of Projects for FY 21/22 Funded by SB1 Road Maintenance and Rehabilitation Account (RMRA)

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, adopting a list of projects for FY 21/22 funded by SB1 Road Maintenance and Rehabilitation Account (RMRA) funds.

13. SUBJECT: Construction Contract for 2021 Road Maintenance Project, CIP 20-02

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, 1.) Approving a construction contract for the 2021 Road Maintenance Project, CIP 20-02; awarding the construction contract in the amount of $1,302,120.10 to Lister Construction; authorizing a contract contingency up to 15% ($195,318); and authorizing the City Manager to execute the construction contract and change orders; and 2.) Approving a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $204,000; authorizing a contract contingency up to 10% ($20,400); and authorizing the City Manager to execute the agreement and amendments; and 3.) Waiving immaterial minor bid irregularities in the bid submitted by the lowest responsible bidder submitting a responsive bid (Lister Construction).

14. SUBJECT: Construction Contract for 2021 ADA Improvement Project, CIP 20-09 & 21-06

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, 1.) approving a construction contract for the 2021 ADA Improvement Project, CIP 20-09 & 21-06; awarding the construction contract in the amount of $270,290.50 to MCE Corporation; authorizing a contract contingency up to 15% ($40,543); and authorizing the City Manager to execute the construction contract and change orders; and 2.) Approving a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $58,985; authorizing a contract contingency up to 10% ($5,898); and authorizing the City Manager to execute the agreement and amendments; and 3.) Approving waiving an immaterial minor bid irregularity by the lowest responsible bidder submitting a responsive bid (MCE Corporation).

H. PUBLIC HEARINGS

15. SUBJECT: PUBLIC HEARING - 2020 Urban Water Management Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council: 1.) Conduct a Public Hearing; and 2.) Adopt Resolution No. _____, adopting the 2020 Urban Water Management Plan.

16. SUBJECT: PUBLIC HEARING - Water Shortage Contingency Plan

RECOMMENDATION FOR ACTION Staff recommends that the City Council: 1.) Conduct a Public Hearing; and 2.) Adopt Resolution No. _____, approving the City's Water Shortage Contingency Plan (WSCP), Appendix I of the Urban Water Management Plan (UWMP); and 3.) Introduce and waive the first reading of Ordinance No. _____, "An Ordinance of the City Council of the City of Woodland, California Amending Section 13.32.040 of the Woodland Municipal Code related to Water Conservation."

I. REPORTS OF THE CITY MANAGER

17. SUBJECT: Construction Contract for Gibson Road Improvements Projects, CIP 20-01 and 20-08

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, 1.) Apoproving a construction contract for the Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street, CIP 20-01, and the W. Gibson Road Safe Routes to School – West Street to CR98 Project, CIP 20-08; awarding the construction contract in the amount of $10,173,036.30 to Martin Brothers Construction; authozing a contract contingency up to 15% ($1,525,955.44); and authorizing the City Manager to execute the construction contract and change orders; and 2.) Approving a consultant services agreement for construction management and inspection services with Unico Engineering, Inc. in the amount of $1,294,864.02; authorizing a contract contingency up to 10% ($129,486.40); and authorizing the City Manager to execute the agreement and amendments.

18. SUBJECT: East Main Street Improvement Project, CIP 13-05; Award Construction Contract

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a resolution of the City Council to: 1.) Approve a construction contract for the East Main Street Improvement Project, CIP 13-05; award the construction contract in the amount of $5,510,566.80 to Mc Guire and Hester; authorize a contract contingency up to 10% ($551,057); and authorize the City Manager to execute the construction contract and change orders; and 2.) Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $539,298; authorize a contract contingency up to 10% ($53,930); and authorize the City Manager to execute the agreement and amendments; and 3.) Approve a consultant services amendment for design with Mark Thomas and Company, in the amount of $12,247.00 for a total agreement amount of $508,170.51 and authorize the City Manager to execute the amendment.

19. SUBJECT: Approve Issuance of Spring Lake CFD 2004-1, Special Tax Bonds, Series 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, Authorizing The Execution And Delivery Of A Third Supplemental Fiscal Agent Agreement, A Bond Purchase Agreement, And A Continuing Disclosure Certificate; Approving The Form Of The Official Statement And The Distribution Thereof; Authorizing The Issuance Of Series 2021 Bonds; And Approving Certain Other Actions Related Thereto

20. SUBJECT: Introduction of Purchasing Ordinance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council introduce, and read by title only, Ordinance No. _____, "An Ordinance of the City Council of the City of Woodland Amending sections of Title 3, Chapter 3.32 of the Woodland Municipal Code Relating to Purchasing Procedures"

21. SUBJECT: Redistricting Process following Release of 2020 Census Data

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, establishing an Advisory Redistricting Commission charged with recommending modifications to the City Council District Map.

J. 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 1, 2021 was posted on Friday, May 28, 2021 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

In order to minimize the spread of the COVID-19 virus, the City of Woodland is providing multiple alternatives to viewing City Council meetings and providing comments on items on the agenda. These alternatives allow the City to adhere to social distancing requirements, follow the Governor's Executive Order N-29-20 (which suspends certain requirements of the Brown Act), and provide a way for the public to provide public comment live during the meeting.

VIEWING MEETINGS ONLINE
You are able to view meetings online here: https://www.cityofwoodland.org/meetings

Click on the meeting to view the video. It will say LIVE next to the meeting.

SUBMITTING COMMENTS BY E-MAIL
If you wish to make a comment during general public comment or on a specific agenda item, please submit your comment via email to CouncilMeetings@cityofwoodland.orgprior to Public Comment on that item. Emails comments submitted, to be read into the record, shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

SUBMITTING COMMENTS BY VOICE MAIL
If you wish to leave a voice mail message, please dial (530) 661-5900, press Option 1. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time. Voice mail messages should be three (3) minutes in length.

VIRTUAL PARTICIPATION BY ZOOM VIDEO CONFERENCING

The City of Woodland is now offering the ability to view and participate in City Council meetings via video meetings and telephonic conferencing via "Zoom" video conferencing computer technology. Instructions for participating via Zoom are provided below.

How do I join the City Council meeting via Zoom Video Conferencing?

Please visit: https://zoom.us/j/99759026181 from a smart phone or computer. You will be prompted to install the Zoom app on your smart phone or computer. From a computer there is an option to view the meeting within the browser without installing the app. You are now ready to join the meeting.

If you have previously installed the Zoom app, you can enter the following meeting ID to join the meeting: 997 5902 6181

I don't have a computer or smart phone; can I still use Zoom?

If you do not have a smart phone or computer to access the meeting via Zoom, no problem! You can participate on the phone.

Call 1-669-900-6833 (Toll Free) and enter meeting ID 997 5902 6181.

How can I provide Public Comment on Zoom?

The Mayor will request public comment during the Public Comment period on the agenda and during each Public Hearing and Regular Calendar Item. Once the Mayor has announced the public comment period, please do one of the following:

USING A COMPUTER OR SMART PHONE:

- Click on the "Raise Hand" feature in the webinar controls. This will notify City staff that you have raised your hand.
- City staff will unmute your microphone when it is your turn to provide public comment.
- A prompt will appear to confirm you would like to be unmuted and then you will have three (3) minutes to provide public comment.
- Once your public comment has ended, you will be muted again.

USING A REGULAR PHONE:

- Dial *9 (star 9), this will notify City staff that you have "raised your hand" for public comment.
- City staff will unmute your microphone when it is your turn to provide public comment.
- You will hear "you are unmuted" and then you will have three (3) minutes to provide public comment.
- Once your public comment has ended, you will be muted again.

I am having difficulties preparing for the meeting and learning Zoom, do you have any resources to help me?
Yes, please visit Zoom's website support page on helpful tips to prepare for the meeting:

https://support.zoom.us/hc/en-us/categories/201146643

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 1, 2021
ITEM #: E.1
SUBJECT: Long Range Calendar

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

Staff Contact:
Ana 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.

Ken Hiatt
City Manager

Attachments:

1. City Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

JUNE 15TH **REGULAR MEETING**

Consent Calendar
City Council Meeting Minutes of May 4, 2021 and May 18, 2021
Annual Waste Mangement Liens – Call for Public Hearing
Annual Weed Abatement Liens – Call for Public Hearing
2nd Reading – Ordinance amendment related to Water Shortage Contingency Plan
2nd Reading – Procurement Ordinance Update
Approve design consultant agreement for Monitoring Wells Project, CIP 21-02
County Road 25A (Miekle Ave. to Promenade Dr.) CIP 19-09 and East Heritage Parkway Mid-Block Crossing Improvement Project, CIP 19-10; Final Acceptance and Notice of Completion

Public Hearings
SCIP Financing Plan – Public Hearing
Public Hearing – Annual Lighting and Landscaping Assessments

Reports of the City Manager
Board and Commission Members – Appointment and Re-appointment
Fiscal Year 21/22 Budget Adoption

JULY 6TH **REGULAR MEETING**

City Council Meeting Minutes of June 1, 2021 and June 15, 2021
Woodland Research and Technology Park Project Update

JULY 20TH **REGULAR MEETING**

Public Hearing – Annual Waste Management Liens
Public Hearing – Annual Weed Abatement Liens
Tree Ordinance Amendments Update

SUMMER RECESS – JULY 21, 2021 THROUGH AUGUST 16, 2021

Future Topics / Study Sessions:

American Rescue Plan Funding Strategies (July / August)
Waste Container Ordinance (TBD)
Waste Management Residential Smart Truck (TBD)
Comprehensive Zoning Update (October)
Redistricting (November)

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: F.2
SUBJECT: Proclamation in Honor of Bill Marcus

Recommendation for Action: Staff recommends that the City Council adopt a proclamation honoring Bill Marcus in appreciation of his distinguished services on the Manufactured Home Fair Practices Commission.

Staff Contact
Dan Sokolow, Senior Planner - 530-661-5927, dan.sokolow@cityofwoodland.org

Prepared by: Dan Sokolow, Senior Planner

Ken Hiatt
City Manager

Attachments:
1. Proclamation Honoring Marcus

PROCLAMATION HONORING BILL MARCUS
FOR HIS DISTINGUISHED SERVICE ON THE MANUFACTUED HOME FAIR PRACTICES COMMISSION

WHEREAS, Bill Marcus has chaired the Manufactured Home Fair Practices Commission since its inception, a period of nearly 20 years, and has spent nearly his entire adult life working as an economist focused on the complex aspects of public utility economics, policy, and operations in the U.S. and Canada; and

WHEREAS, Bill Marcus holds a bachelor's degree in economics with the highest distinction from Harvard University and a master's degree in economics from the University of Toronto and has spent more than 40 years as an economist for the California Energy Commission, JBS Energy, Inc., and MCPM Economics, a background that has translated well for his service on the Manufactured Home Fair Practices Commission and straightforward, factual, and procedurally equitable approach to all matters before the Commission; and

WHEREAS, the Manufactured Home Fair Practices Commission has handled a number of challenging issues during its existence that required a steady hand to guide the Commission and work with City staff, understand and accurately assess the costs and revenues for the operation of manufactured home parks, ensure that the residents and owners of Woodland's manufactured home parks are respected and treated equally, and Commission decisions are made consistent with the provisions of the City's Manufactured Home Space Rent Control Ordinance; and

WHEREAS, Bill Marcus has been the "steady hand" since the Commission's inception and Commission meetings and hearings were always marked by his ability to ask questions in a thoughtful but direct manner and listen carefully to better understand the matter under consideration; and

WHEREAS, Bill Marcus' tenure on the Commission has been marked by his ability to thoughtfully engage his colleagues on the Commission and ensure their input is valued.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland does hereby recognize and extend the sincerest appreciation and gratitude to Bill Marcus for his distinguished, volunteer service to our City and the City's Manufactured Home Fair Practices Commission.

Dated: June 1, 2021

_____
Tom Stallard, Mayor

Mayra Vega, Council Member

Vicky Fernandez, Council Member

Tania Garcia-Cadena, Council Member

Rich Lansburgh, Council Member

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: G.3
SUBJECT: Pride Proclamation

Recommendation for Action: Staff recommends that the City Council adopt a proclamation declaring the month of June 2021 as "Pride Month".

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

Discussion:
Council is asked to show their support for Pride Month via issuance of a proclamation.

Ken Hiatt
City Manager

Attachments:
1. Pride Proclamation_2021

PROCLAMATION
DECLARING JUNE AS LESBIAN, GAY, BISEXUAL AND TRANSGETNER (LGBT) PRIDE MONTH
IN WOODLAND, CALIFORNIA

WHEREAS, on June 28,1969, the LGBT community took a brave stand for human rights at the Stonewall Inn in New York City, marking the first major demonstration for LGBT equal rights; and

WHEREAS, each June cities and towns throughout the United States, celebrate LGBT Pride Month to celebrate the bravery it takes for LGBT people to come out as their true selves, build community, and promote equal rights for all; and

WHEREAS, a tremendous amount of progress has been made since Stonewall, members of the LGBT community still face discrimination simply for being their true selves; and

WHEREAS, last fall the City Council re-affirmed the City of Woodland as a "safe and welcoming" place for all people, regardless of race, religion, age, gender, sexual orientation, disability or ethnicity; and

WHEREAS, countless individuals throughout Woodland, California are dedicated to improving and embracing the lives of the LGBT community; and

WHEREAS, Pride month offers the community an opportunity to reflect upon the discrimination and inequality that has troubled LGBT people, while celebrating and embracing the work of individuals and organizations who have continuously fought to create equality for all;

NOW, THEREFORE, BE RESOLVED that the Woodland City Council hereby declares the month of June "Lesbian, Gay, Bisexual, and Transgender Pride Month" in the City of Woodland; and

BE IT FURTHER RESOLVED that the City Council calls upon all citizens of Woodland to eliminate prejudice everywhere it exists, recognizing that all people in Woodland should be treated equally regardless of sexual orientation or gender identity, and to celebrate the magnificent diversity of our community during LGBT Pride Month.

DATED: June 1, 2021

_____
Tom Stallard, Mayor

Mayra Vega, Mayor Pro Tem

Vicky Fernandez, Council Member

Tania Garcia-Cadena, Council Member

Tom Stallard, Council Member

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: G.4
SUBJECT: Resolution Authorizing Participation in the Employment Risk Management Authority (ERMA)

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing Participation in the Employment Risk Management Authority (ERMA) and authorizing the City Manager to sign the Intent to Participate into ERMA.

Staff Contact
Sheila McShane, Human Resources Manager, (530) 661 5807, sheila.mcshane@cityofwoodland.org

Fiscal Impact
The Fiscal Year 2021/22 annual budget for Yolo County Public Agency Risk Management Authority (YCPARMIA), and the City's related annual contribution for insurance rates assumes participation in this excess liability program.

Background
The City participates in the Yolo County Public Agency Risk Management Authority (YCPARMIA), along with numerous other public agencies in Yolo County, for purposes of providing oversight, administration, and pooling for various insurance programs. As a best management practice, coverage through YCPARMIA pays for claims up to a specified self-insured retention amount; this amount varies depending upon the type of claim. For claims over that specified amount, YCPARMIA members belong to an Excess Liability Joint Powers Authority. To ensure the best value and coverage for members, YCPARMIA recently changed providers for this excess liability coverage. The new provider does not cover claims arising out of employment related liabilities, such as employee harassment or discrimination, and therefore these claims types need to be covered under a different provider.

Discussion
YCPARMIA recently changed providers for excess liability coverage, and moved from California Joint Powers Risk Management Authority (CJPRMA) to the California Affiliated Risk Management Authority (CARMA) Excess Liability Joint Powers Authority to provide better coverage, flexibility, and overall cost. This new JPA, CARMA, does not include coverage for and will not pay claims arising out of employment related liabilities. Possible costs of investigation and litigation for employment law matters can be prohibitive to an employer and is best addressed through a pooling of resources and coordinated effort towards ensuring best management practices are following to avoid claims. To continue to limit liabilities and receive coverage for these types of claims, enrollment in the Employment Risk Management Authority (ERMA) JPA is necessary.

The Board of YCPARMIA has approved an intention to join the Employment Risk Management Authority (ERMA) JPA for coverage related to employment law matters. Completing this enrollment requires each member agency to adopt a resolution.

ERMA has been providing employment law risk management coverage for over twenty years and is currently

comprised of eleven (11) JPA members and two (2) individual members. Assets as of March 3, 2020 were $30,458,550 with expected liabilities of $18,809,475. YCPARMIA's self-insured retention level is set to $500,000, with ERMA providing excess coverage up to $2.5million. Funding is maintained at the 80% confidence level.

Participation in ERMA includes access to employment law trainings (67 trainings conducted in California for FY20/21), Employee Protection Line as an option for reporting wrongdoing (confidential reporting tool), access to training courses in compliance with AB1825, AB1234, and SB1343 (harassment and discrimination training), access to one hour per month legal consultation from either Liebert Cassidy Whitmore or Jackson Lewis public sector employment law firms, an objective and qualified investigation panel, and an approved and experienced defense panel to handle claims.

ERMA Loss Preventions services are designed to minimize the exposures of members. These services include live and online training with focus on employment-related topics and sexual harassment prevention and response which meet California state mandated training requirements.

Obligations of Membership in ERMA include the following:

- The YCPARMIA Executive director will become a Member of the ERMA Board of Directors
- Three-year membership commitment to ERMA. However, if a member of YCPARMIA were to terminate membership in YCPARMIA, they would no longer be qualified as a member of ERMA and would be terminated. The member would then have an opportunity to join ERMA on an individual basis, if desired. As with YCPARMIA a member of ERMA would have continuing financial obligations for the years in which they participated until those years are closed.
- To cooperate in management of claims with YCPARMIA and ERMA
- ERMA, similar to CJPRMA and CARMA, has the right to settle any claim in excess of the YCPARMIA retained limit up to the ERMA Limit of Liability
- To comply with ERMA training requirements

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, authorizing Participation in the Employment Risk Management Authority (ERMA) and authorizing the City Manager to sign the Intent to Participate into ERMA.

Prepared By: Sheila McShane, Human Resources Manager

Reviewed By: Kimberly McKinney, Director of Administrative Services

Ken Hiatt
City Manager

Attachments:

1. Reso authorizing City Manager to sign ERMA agreement
2. Intent To Participate Form_2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING PARTICIPATION IN THE EMPLOYMENT RISK MANAGEMENT AUTHORITY (ERMA)

WHEREAS, the City of Woodland wishes to obtain Employment Practices Liability coverage for the period July 1, 2021: and

WHEREAS, the Employment Risk Management Authority (ERMA) is a self-insured joint powers authority created for the sole purpose of Employment Practices Liability Coverage. ERMA is comprised of various public entities who risk share up to $1 million against potentially unlawful employment practices and discrimination claims; and

WHEREAS, ERMA formed primarily due to the fact that government entities have not historically been able to secure Employment Practices Liability (EPL) coverage at a competitive cost through the commercial insurance marketplace; and

WHEREAS, ERMA has met all of the high professional standards established by the California Association of Joint Powers Authorities (CAJPA) in the areas of governance, finance, claims control, safety and loss control and ERMA is fully accredited by CAJPA. CAJPA's accreditation process requires reviews by independent consultants in the areas of accounting, claims adjusting, and actuarial analysis; and

WHEREAS ERMA provides services to both Joint Powers Insurance Authorities and individual public entities; and

WHEREAS, the City of Woodland has determined that it is in the best interest to become a member of ERMA for the purpose of obtaining Employment Practices Liability coverage; and

WHEREAS ERMA requires the City of Woodland to pass a resolution expressing the desire and commitment of the City of Woodland participation in ERMA, which requires a three year minimum participation period. The City of Woodland also understands our entity will be bound by the provisions in the ERMA Joint Powers Agreement just as though it were fully set forth and incorporated herein whether our entity had signed it individually or through an underlying Joint Powers Insurance Authority.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND HEREBY RESOLVES:

THAT, the City of Woodland approves participation in ERMA July 1, 2021 and

THAT, the City Manager on behalf of the City of Woodland is hereby authorized to take any and all actions necessary to implement the foregoing resolution.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2021

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 _____, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____,
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Employment Risk Management Authority (ERMA)

Intent to Participate

Entity or JPA Name: _____

Contact Person: _____

Mailing Address: _____

_____

_____

Telephone: (___)_____ FAX: (___)_____ E-mail:_____

Please check the appropriate box(s):

☐ Having received an indication for membership participation in the ERMA program, we agree to participate effective _____, 2021, at the following retention level.

☐ $25K ☐ $50K ☐ $75K ☐ $100K ☐ $250K ☐ $500K

☐ We are presently unable to commit to program participation but would appreciate receiving additional information concerning ERMA. Please provide us with: _____

_____

Signature of representative authorized to bind the entity or JPA: _____

Please return this form to:

Sedgwick
1750 Creekside Oaks Drive, #200, Sacramento, CA 95833
Attention: Jennifer Jobe, Executive Director
Jennifer.jobe@sedgwick.com
FAX: (916) 244-1199

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: G.5
SUBJECT: 2020 Water Quality Report

Recommendation for Action: Staff recommends that the City Council receive and accept the 2020 Water Quality Report.

Staff Contact:
Matt Cohen, Associate Engineer – (530) 661-5973, matt.cohen@cityofwoodland.org

Fiscal Impact:
Staff management and publication and distribution costs are approximately $3,000 and funded through the Water Enterprise fund.

Background:
The City of Woodland is dedicated and committed to providing the highest quality drinking water feasible. Each year, the City samples and analyzes the water supply to ensure the system meets or exceeds all regulatory requirements for health standards. The attached 2020 Annual Water Quality Report educates consumers by outlining and defining the test results and sources for both regulated and unregulated substances and identifies areas of continuing and growing concern for water system reliability. The results from the 2020 testing and analysis, as outlined in the attached report, reflect that Woodland water continues to meet or exceed all current primary and secondary quality standards without violations. Staff recommends that the City Council read the attached 2020 Annual Water Quality Report to learn more about the quality of Woodland's water.

Per State regulations the City, as a water purveyor, produces and distributes an Annual Water Quality Report to inform consumers of water quality testing results and to address related items or areas of interest of current or future water quality. The attached report was developed using staff input and will be published by Gemini Group LLC. This report will be available online and referenced in the July utility bill. Paper copies will be available at City facilities (City Hall, Municipal Services Center, Library, and Woodland Community Center) or upon request. In order to conserve resources, a paper copy will not be distributed in utility bills.

As outlined in the report, drinking water standards are identified as Primary (regulated and enforced for health), Secondary (regulatory recommendations for aesthetics - taste, odor, color), and Unregulated (may be regulated in the future). The report addresses the sources, source water assessment, health information, and contact information related to the City's drinking water. The report also provides information on other subjects of interest, such as the surface water treatment process, lead in home plumbing, benefits of chlorination, and the EPA.

Discussion:
The Woodland Davis Clean Water Agency (WDCWA) began delivery of high quality treated Sacramento River water on June 1, 2016. In the first full calendar year of receiving surface water, 2017, the City received 189 water quality complaints as the distribution system adjusted to the new water chemistry. The City received 77 water quality complaints in 2019 and 70 water quality complaints in 2020. The City received 89% of its

water supply directly from WDCWA in 2020. The remaining 11% came from stored WDCWA surface water from the City's aquifer storage & recovery wells (ASR wells), which was pumped back into the distribution supply to meet summer demand. This approach provides consistent water quality Citywide and avoids using groundwater directly into the distribution system or directly to customers.

Before the creation of WDCWA, Woodland's only water source was from wells that tap into groundwater aquifers at varying depths throughout the city. The City still maintains five active groundwater wells and six standby groundwater wells in addition to the three newly constructed ASR Wells (construction completed in early 2018).

The outlook for 2021 involves even greater use of stored ASR surface water compared to 2020 and also includes supplemental use of groundwater to meet peak day demand. Because 2020 was a dry year and there have already been curtailments to WDCWA's water rights, 2021 will involve operating through water supply curtailments to WDCWA's water rights. For supplemental water, the City prioritizes the use of stored ASR surface water over the use of groundwater. If groundwater is used, it will be blended in with the surface water supply such that all customers will still receive water that is primarily surface water and generally maintaining surface water characteristics.

The 2020 Consumer Confidence Report will be available on the City's website in both English and Spanish. The website link will be distributed to residents via their July water bill. Water Quality Report pamphlets will be made available to the general public at City Hall, Woodland Public Library, and Woodland Community & Senior Center once these facilities become open to the public again.

Conclusion:
Staff recommends that the City Council receive and accept the 2020 Water Quality Report.

Prepared by: Matt Cohen, Associate Engineer

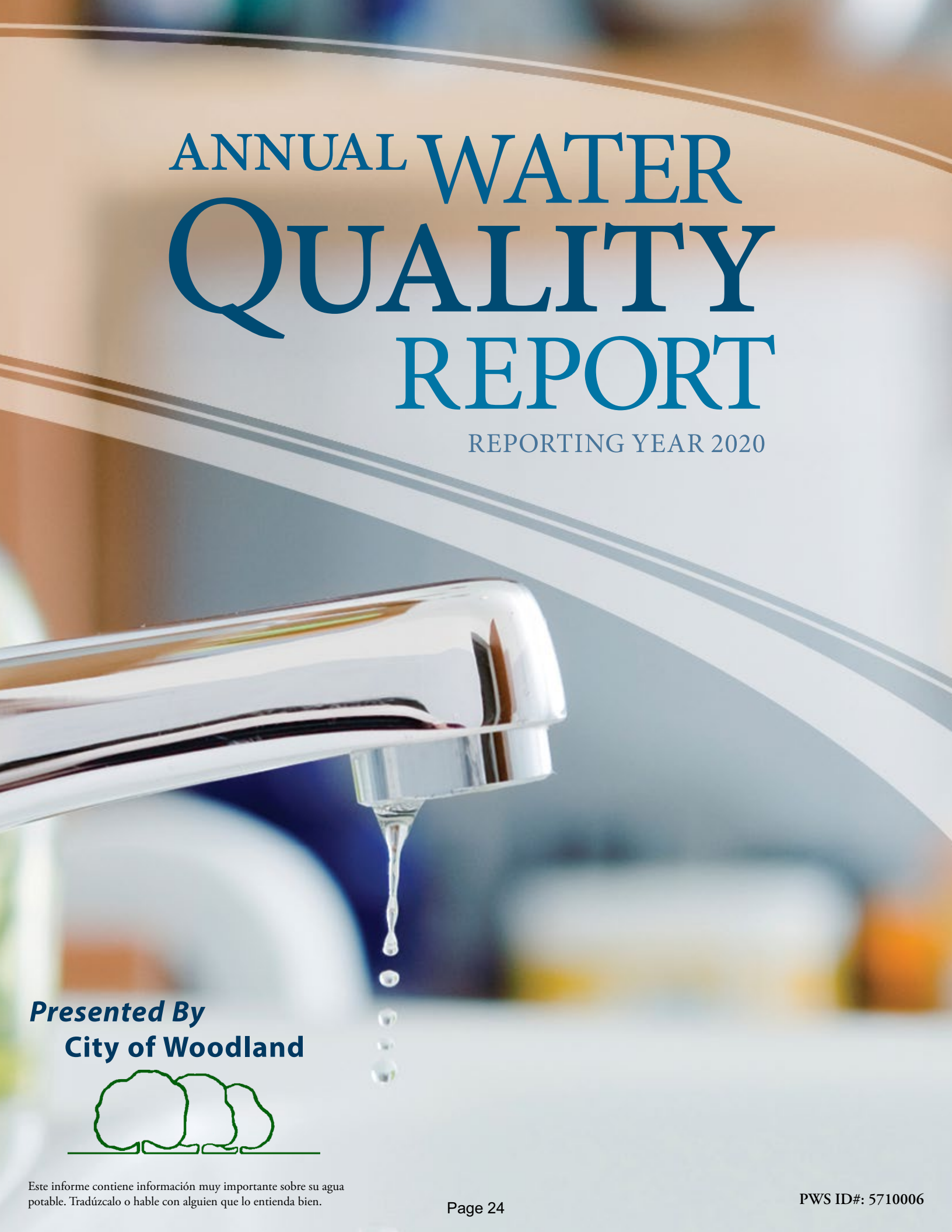
Reviewed by: Tim Busch, Principal Utilities Civil Engineer
Brent Meyer, Community Development Director/ City Engineer

Ken Hiatt
City Manager

Attachments:
1. 2020 Consumer Confidence Report

ANNUAL WATER QUALITY REPORT

REPORTING YEAR 2020



Presented By

City of Woodland

Este informe contiene información muy importante sobre su agua potable. Tradúzcalo o hable con alguien que lo entienda bien.

PWS ID#: 5710006

Dear Woodland Water Customer,

The City of Woodland is proud to provide the 2020 Water Quality Report and inform you that your tap water met all state and federal drinking water standards. Over 1,000 water quality samples were taken in 2020 to ensure you're receiving the highest-quality drinking water.

The past couple of water years have been some of the driest on record in California. Though the lack of precipitation presents numerous challenges for water utilities, the outlook for 2021 water supply demonstrates the benefits of the city's recent investments in water infrastructure.

The Sustainable Groundwater Management Act (SGMA) has placed renewed emphasis on managing groundwater basin sustainably in California. The City's 2016 conversion to surface water has improved water quality while decreasing the reliance on groundwater. Treated Sacramento River water remains the primary source for Woodland in 2021. To deal with drought conditions, the City of Woodland is prepared with its recently constructed Aquifer Storage and Recovery (ASR) wells to pump high-quality, treated surface water that the city has stored in the underground aquifer. In addition to the stored surface water, the city maintains groundwater wells that can be blended with surface water to ensure adequate supply while maintaining high-quality water throughout.

Our staff is available if you have questions or concerns about your water.

Sincerely,

Tim Busch,
Principal Utilities Civil Engineer

Benefits of Chlorination

Disinfection, a chemical process used to control disease-causing microorganisms by killing or inactivating them, is unquestionably the most important step in drinking water treatment. By far, the most common method of disinfection in North America is chlorination.

Before communities began routinely treating drinking water with chlorine (starting with Chicago and Jersey City in 1908), cholera, typhoid fever, dysentery, and hepatitis A killed thousands of U.S. residents annually. Drinking water chlorination and filtration have helped to virtually eliminate these diseases in the U.S. Significant strides in public health are directly linked to the adoption of drinking water chlorination. In fact, the filtration of drinking water plus the use of chlorine is probably the most significant public health advancement in human history.

How chlorination works:

Potent Germicide Reduction in the level of many disease-causing microorganisms in drinking water to almost immeasurable levels.

Taste and Odor Reduction of many disagreeable tastes and odors like foul-smelling algae secretions, sulfides, and odors from decaying vegetation.

Biological Growth Elimination of slime bacteria, molds, and algae that commonly grow in water supply reservoirs, on the walls of water mains, and in storage tanks.

Chemical Removal of hydrogen sulfide (which has a rotten egg odor), ammonia, and other nitrogenous compounds that have unpleasant tastes and hinder disinfection. It also helps to remove iron and manganese from raw water.

Lead in Home Plumbing

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high-quality drinking water, but we cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. (If you do so, you may wish to collect the flushed water and reuse it for another beneficial purpose, such as watering plants.) If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline at (800) 426-4791 or at www.epa.gov/safewater/lead.

Important Health Information

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants may be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. The U.S. EPA/CDC (Centers for Disease Control and Prevention) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline at (800) 426-4791 or http://water.epa.gov/drink/hotline.

Contact Us

For more information about this report, or for any questions related to your drinking water, please phone the Woodland Public Works Department at (530) 661-5962 or email at pubworks@cityofwoodland.org.

Para más información acerca del reporte o si tiene preguntas acerca del agua potable por favor llame al Departamento de Obras Públicas de la Ciudad de Woodland al (530) 661-5962 o envié un correo electrónico a pubworks@cityofwoodland.org.

Property owners, please share this information with your tenants!

Substances That Could Be in Water

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

In order to ensure that tap water is safe to drink, the U.S. Environmental Protection Agency (U.S. EPA) and the State Water Resources Control Board (State Board) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. The U.S. Food and Drug Administration regulations and California law also establish limits for contaminants in bottled water that provide the same protection for public health. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk.

Contaminants that may be present in source water include:

Microbial Contaminants, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife;

Inorganic Contaminants, such as salts and metals, that can be naturally occurring or can result from urban storm-water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming;

Pesticides and Herbicides, that may come from a variety of sources such as agriculture, urban storm-water runoff, and residential uses;

Organic Chemical Contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and which can also come from gas stations, urban storm-water runoff, agricultural applications, and septic systems;

Radioactive Contaminants, that can be naturally occurring or can be the result of oil and gas production and mining activities.

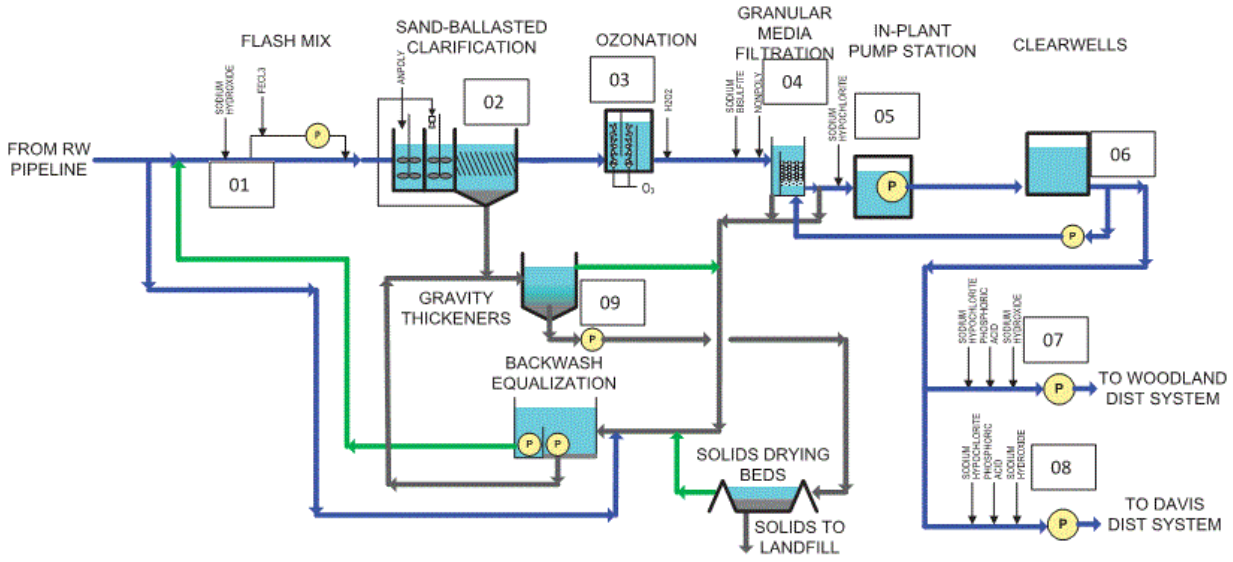
More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water Hotline at (800) 426-4791.

Where Does Your Water Come From?

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

Surface water is pumped from the Sacramento River to the Woodland Davis Clean Water Agency's (WDCWA) Regional Water Treatment Facility (RWTF) for various treatment processes (see diagram) and the addition of chlorine (for disinfection) prior to distribution. For more information about the RWTF, visit www.wdcwa.com/. Surface water is also stored below ground in the city's three Aquifer Storage & Recovery (ASR) wells for use in summer months to supplement WDCWA-supplied water. The city intends to meet demand primarily through the use of treated surface water and stored ASR water but also maintains five active groundwater wells and six standby wells as additional backup water sources. Groundwater is treated with liquid chlorine (sodium hypochlorite) at the wells for disinfection. When groundwater sources are needed, the city prioritizes the use of groundwater wells that blend groundwater with the primary surface water supply prior to distribution to maintain high-quality drinking water for all customers.

Surface Water Treatment Process



Test Results

Our water is monitored for many different kinds of substances on a very strict sampling schedule. The water we deliver must meet specific health standards. Here, we only show those substances that were detected in our water (a complete list of all our analytical results is available upon request). Remember that detecting a substance does not mean the water is unsafe to drink; our goal is to keep all detects below their respective maximum allowed levels.

The state recommends monitoring for certain substances less often than once per year because the concentration of these substances do not change frequently. In these cases, the most recent sample data are included, along with the year in which the sample was taken.

We participated in the 4th stage of the U.S. EPA's Unregulated Contaminant Monitoring Rule (UCMR4) program by performing additional tests on our drinking water. UCMR4 sampling benefits the environment and public health by providing the U.S. EPA with data on the occurrence of contaminants suspected to be in drinking water, in order to determine if U.S. EPA needs to introduce new regulatory standards to improve drinking water quality. Unregulated contaminant monitoring data are available to the public, so please feel free to contact us if you are interested in obtaining that information. If you would like more information on the U.S. EPA's Unregulated Contaminants Monitoring Rule, please call the Safe Drinking Water Hotline at (800) 426-4791.

REGULATED SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	MCL [MRDL]	PHG (MCLG) [MRDLG]	AMOUNT DETECTED	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Bromate (ppb)	2020	10	0.1	0.08	ND–1	No	By-product of drinking water disinfection
Chlorine (ppm)	2020	[4.0 (as Cl2)]	[4 (as Cl2)]	0.9	0.8–0.9	No	Drinking water disinfectant added for treatment
Control of DBP precursors [TOC] (ppm)	2020	TT	NA	0.87	0.32–1.2	No	Various natural and man-made sources
Haloacetic Acids (ppb)	2020	60	NA	11.2	ND–39	No	By-product of drinking water disinfection
Hexavalent Chromium (ppb)	2020	NS[1]	0.02	0.14	0.12–0.15	No	Discharge from electroplating factories, leather tanneries, wood preservation, chemical synthesis, refractory production, and textile manufacturing facilities; Erosion of natural deposits
Nitrate [as nitrogen] (ppm)	2020	10	10	ND	NA	No	Runoff and leaching from fertilizer use; Leaching from septic tanks and sewage; Erosion of natural deposits
TTHMs [Total Trihalomethanes] (ppb)	2020	80	NA	19.5	4.6–34	No	By-product of drinking water disinfection

Tap Water Samples Collected for Copper and Lead Analyses from Sample Sites throughout the Community

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AL	PHG (MCLG)	AMOUNT DETECTED (90TH %ILE)	SITES ABOVE AL/ TOTAL SITES	VIOLATION	TYPICAL SOURCE
Copper (ppm)	2019	1.3	0.3	0.0715	0/35	No	Internal corrosion of household plumbing systems; Erosion of natural deposits; Leaching from wood preservatives
Lead (ppb)	2019	15	0.2	ND	0/35	No	Internal corrosion of household water plumbing systems; Discharge from industrial manufacturers; Erosion of natural deposits

SECONDARY SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	SMCL	PHG (MCLG)	AMOUNT DETECTED	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Chloride (ppm)	2020	500	NS	24.5	20–29	No	Runoff/leaching from natural deposits; Seawater influence
Odor–Threshold (TON)	2020	3	NS	1.6	1.2–2	No	Naturally occurring organic materials
Specific Conductance (µmho/cm)	2020	1,600	NS	255	220–290	No	Substances that form ions when in water; Seawater influence
Sulfate (ppm)	2020	500	NS	10.2	7.4–13	No	Runoff/leaching from natural deposits; Industrial wastes
Total Dissolved Solids (ppm)	2020	1,000	NS	137	87–170	No	Runoff/leaching from natural deposits
Turbidity (NTU)	2020	5	NS	0.03	0.03–0.04	No	Soil runoff

UNREGULATED CONTAMINANT MONITORING RULE – PART 4 (UCMR4)			
SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AMOUNT DETECTED	RANGE LOW-HIGH
Manganese (ppb)	2020	4.79	0.43–13

UNREGULATED AND OTHER SUBSTANCES [2]			
SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AMOUNT DETECTED	RANGE LOW-HIGH
Calcium (ppm)	2020	14.1	11–18
Chlorate (ppb)	2020	125.5	75–210
Hardness, Total [as CaCO3] (ppm)	2020	74	43–111
Magnesium (ppm)	2020	8.7	7.6–9.8
Phosphate (ppm)	2020	2	1.9–2.1
pH (Units)	2020	7.9	7.9–7.9
Sodium (ppm)	2020	22.5	19–26

[1] There is currently no MCL for hexavalent chromium. The previous MCL of 10 ppb was withdrawn on September 11, 2017.

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

Source Water Assessment

The State Water Resources Control Board -- Division of Drinking Water, requires water providers to conduct a source water assessment (SWA) to help protect the quality of future water supplies. The SWA describes where a water system's drinking water comes from, the type of polluting activities that may threaten source water quality, and an evaluation of the water's vulnerability to those threats.

The source water assessment for the Sacramento River was conducted by several agencies and identified eight potential watershed contaminant sources: agricultural drainage, livestock, forest activities, river corridor and river recreation, storm water and urban runoff, industrial NPDES dischargers, wastewater facilities, and watershed spills. The report states that "overall, the Sacramento River continued to provide good quality raw water. The raw water can currently be treated to meet all drinking water standards using conventional water treatment processes." The Sacramento River Watershed Sanitary Survey 2020 Update Report can be found here: https://cityofwoodland.org/SacramentoRiverSanitarySurvey.

Definitions

90th %ile: The levels reported for lead and copper represent the 90th percentile of the total number of sites tested. The 90th percentile is equal to or greater than 90% of our lead and copper detections.

AL (Regulatory Action Level): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

MCL (Maximum Contaminant Level): The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs (SMCLs) are set to protect the odor, taste and appearance of drinking water.

MCLG (Maximum Contaminant Level Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. EPA.

MRDL (Maximum Residual Disinfectant Level): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

MRDLG (Maximum Residual Disinfectant Level Goal): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

NA: Not applicable.

ND (Not detected): Indicates that the substance was not found by laboratory analysis.

NS: No standard

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

PDWS (Primary Drinking Water Standard): MCLs and MRDLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.

PHG (Public Health Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California EPA.

ppb (parts per billion): One part substance per billion parts water (or micrograms per liter).

ppm (parts per million): One part substance per million parts water (or milligrams per liter).

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

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

µmho/cm (micromhos per centimeter): A unit expressing the amount of electrical conductivity of a solution.

How Long Can I Store Drinking Water?

The disinfectant in drinking water will eventually dissipate, even in a closed container. If that container housed bacteria prior to filling up with the tap water, the bacteria may continue to grow once the disinfectant has dissipated. Some experts believe that water can be stored up to six months before needing to be replaced. Refrigeration will help slow the bacterial growth.

Information on the Internet

The U.S. EPA (https://goo.gl/TFAMKc) and the Centers for Disease Control and Prevention (www.cdc.gov) Web sites provide a substantial amount of information on many issues relating to water resources, water conservation, and public health. Also, the Division of Drinking Water and Environmental Management has a Web site (https://goo.gl/kGepu4) that provides complete and current information on water issues in California, including valuable information about our watershed.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: G.6
SUBJECT: Responses to the 2019-2020 Yolo County Grand Jury: The Hawk, The Beetle, and the Budget: An Evaluation of the Approved Yolo Habitat Conservation Plan in its First 16 Months

Recommendation for Action: Staff recommends that the City Council review and approve the City of Woodland responses to the 2019-2020 Yolo County Grand Jury: The Hawk, the Beetle and the Budget: An Evaluation of the Approved Yolo Habitat Conservation Plan in its First 16 Months (Attachment 1).

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

Discussion:

The Yolo County Grand Jury studies the workings of city and county governments including special districts, groups and/or organizations that receive public funds. Based on annual assessments, the Yolo County Grand Jury publishes yearly findings and recommendations which require response from local jurisdictions.

The City of Woodland is in receipt of the 2019-2020 Yolo Grand Jury's report (Attachment 2) on the Yolo Habitat Conservancy titled *The Hawk, the Beetle, and the Budget: An Evaluation of the Approved Yolo Habitat Conservation Plan in its First 16 Months*. The report makes eleven findings (F1-F11) and six recommendations (R1-R6). The combination of findings and recommendations address areas pertaining to the business model, fiscal management, administration, and habitat conservation goals of the Yolo Habitat Conservancy and the Yolo Habitat Conservation Plan. Pursuant to Penal Code Section 933.05, the Grand Jury requested the City respond to Findings and Recommendations. As required, Staff provides the attached responses.

Staff accepted findings numbered F2, F4, F8, F9, and F10 which outline comments related to effective Habitat Conservation goals, strategy, and management.

Staff respectfully disagrees wholly or partially with the findings numbered F1, F5, F6, F7, and F11 suggesting inefficiencies relating to revenue management, financial models, and leadership.

The City was asked to specifically respond to Recommendations numbered R2, R3, R4, and R6 related to Habitat Conservation Plan administration and leadership. As a result of changes proposed in the general administration of the YHC, the recommendations are not warranted. Staff has offered the following general comment:

As of July 1, 2020, YHC has contracted with Yolo County for general administration. In the event the City of Woodland is not satisfied with the County's administration of YHC it can communicate this concern and request that the YCH Board of Directors terminate or not renew the contract and determine if an alternative administrative model is necessary

Yolo County HCP Administrator, Charlie Tschudin, will provide a presentation to the City Council in the near future to provide an overview of the plan and recent actions made by staff to achieve HCP goals.

Conclusion:
Staff recommends that the City Council review and approve the City of Woodland responses to the 2019-2020 Grand Jury: The Hawk, the Beetle and the Budget: An Evaluation of the Approved Yolo Habitat Conservation Plan in its First 16 Months (Attachment 1).

Prepared By: Cindy Norris, Principal Planner

Reviewed By: Brent Meyer, Community Development Director / City Engineer

Ken Hiatt
City Manager

Attachments:
1. Grand Jury Response Comments
2. Grand Jury Report
3. Grand Jury Response Form

Community Development Department 300 First Street Woodland CA 95695 (530) 661-5820 (530) 406-0832 Fax

City of Woodland

City of Woodland City Council Responses to the 2019-2020 Grand Jury: The Hawk, the Beetle, and the Budget: An Evaluation of the Approved Yolo Habitat Conservation Plan in its First 16 Months

FINDINGS

F1. **The YHC is a business attached to a cause (habitat and species conservation). If the business model fails (due to poor management or insufficient revenue), the Plan's conservation objectives will not be accomplished.**

Response: The City partially disagrees with this finding. Though it is clear that the success of the business model impacts the success of the conservation objectives, the City does not agree with the characterization of the YHC as a business.

F2. **The Plan as developed and approved is well constructed to accomplish its species and habitat conservation goals.**

Response: Agree

F4. **The Swainson's Hawk is the covered species most associated with agricultural landscapes in Yolo County. Developing a workable conservation strategy for the hawk balances maintaining an economically viable agricultural landscape with protecting foraging and nesting habitats.**

Response: Agree

F5. **The Plan as developed by the YHC focused primarily on its conservation goals but failed to anticipate a sound financial model for its implementation and its ongoing success over a 50-year term.**

Response: Disagree. The YHC has participated in continued efforts to render a sound financial model. Further, there are opportunities to evaluate and refine this model through periodic assessment and adjustment of fees every five years outlined in Section 8.4.1.6.2.

F6. **For the Plan to endure and prosper, the YHC requires leadership from a person with a business management skill set who has some knowledge of conservation, as opposed to a conservation-oriented person who has some knowledge of business.**

Response: partially disagree/agree. The City believes that YHC leadership should have proficiency in both management and conservation.

F7. The YHC Board of Directors has not developed a clear strategy that includes having an executive director in place whose daily responsibilities focus on managing money, people, and risk.

Response: Disagree. As of July 1, 2020, YHC has contracted with Yolo County for general administration of YHC. The scope of work is as follows:

> The County Administrator's Office (CAO) will be responsible for the general administration and shall serve as the Executive Director of the Yolo County Habitat Conservancy and administer the Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) under the direction of the Board of Directors pursuant to Section 7.1 of the Joint Powers Agreement of the Yolo County Habitat/Natural Community Conservation Plan Joint Powers Agency. In conjunction with the existing Memorandum of Understanding with the Yolo County Department of Financial Services, these two agreements for service will be inclusive of all administrative, legal, human resource, finance, budget, and related administrative functions, as well as all oversight and administration of programmatic functions of HCP/NCCP including permitting, acquisition of easements, and management and monitoring tasks that are consultant staffed.

F8. The future survival of the Plan depends upon the YHC Board of Directors' ability to limit its administrative expenses to match that portion of its revenue allocated to administration staff size and composition (a balance of YHC staff and consultants).

Response: Agree

F9. The Plan provides the YHC Board of Directors with the authority to partner with an existing land management agency (a plan operator) such as the Natomas Basin Conservancy that has an existing staff with the required qualifications and infrastructure to manage the Plan and to hire and manage the necessary environmental consultants.

Response: Agree

F.10 The YHC Board of Directors has the authority to approve integration of YHC operations into the Office of the Yolo County Administrator with that office providing 20% of a manager position and 50% of an analyst position.

Response: Agree

F.11 The availability of backup funding from JPA members is necessary for the Plan to survive.

Response: Disagree. The YHC FY20-21 budget does not contemplate additional loans or prepayments from member agencies.

RECOMMENDATIONS:

R2. **By December 31, 2020, the YHC Board of Directors should identify the specific business qualifications and skill sets required for an executive director or a plan operator to manage and lead the YHC in the long term.**

Response: The City does not support the recommendation, as it is not warranted. As of July 1, 2020, YHC has contracted with Yolo County for general administration. The contract term is July 1, 2020 to June 30, 2021. In the event the City of Woodland is not satisfied with the County's administration of YHC it can communicate this concern and request that the YHC Board of Directors terminate or not renew the contract.

R3. By December 31, 2020, the YHC Board of Directors should do an analysis to match the YHC's staff size and composition (a balance of employees and consultants) with both its revenue and its conservation mission.

Response: The City does not support the recommendation, as it is not warranted. YHC evaluates and forecasts its organizational needs as part of its annual budget process.

R4. By March 31, 2021, the YHC Board of Directors should evaluate how well the person, plan operator, or other entity chosen to manage and lead the YHC is serving the needs of the Plan and how well the Plan is serving Yolo County and the four cities that comprise the JPA.

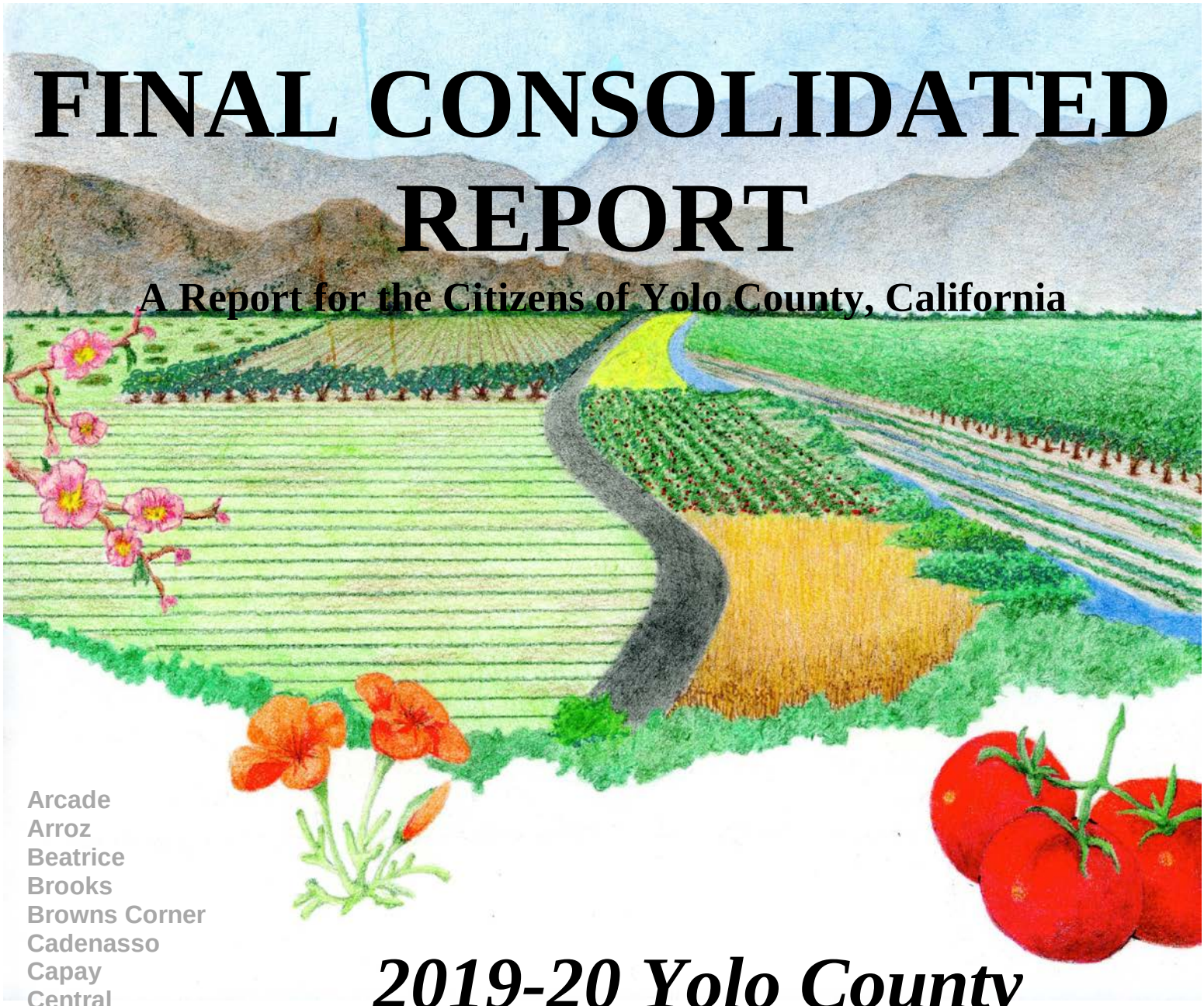
Response: The City does not support the recommendation, as it is not warranted. As of July 1, 2020, YHC has contracted with Yolo County for general administration. In the event the City of Woodland is not satisfied with the County's administration of YHC it can communicate this concern and request that the YCH Board of Directors terminate or not renew the contract. As mentioned above, the contract term is July 1, 2020 to June 30, 2021 and an evaluation of whether to extend this arrangement— which will include a consideration of the issues mentioned in this recommendation—will therefore occur on or before that date.

R6. By June 30, 2021, the YHC Board of Directors and the member agencies of the JPA should evaluate whether the Plan would be best served by partnering with an existing plan operator, such as the Natomas Basin Conservancy.

Response: The City does not support the recommendation, as it is not warranted. As of July 1, 2020, YHC has contracted with Yolo County for general administration. In the event the City of Woodland is not satisfied with the County's administration of YHC it can communicate this concern and request that the YCH Board of Directors terminate or not renew the contract and determine if an alternative administrative model is necessary

FINAL CONSOLIDATED REPORT

A Report for the Citizens of Yolo County, California



Arcade
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Dufour
Dunnigan
El Macero
El Rio Villa
Esparto
Fremont
Green
Greendale
Guinda
Hershey
Jacobs Corner
Kiesel
Kings Farms
Knights Landing
Lovdal
Lund
Madison
Merritt
Monument Hills
Norton
Peethill
Plainfield
Riverview
Rumsey
Saxon
Sorroca
Sugarfield
Swingle
Tancred
Tyndall Landing
University of California Davis
Valdez
Vin
Webster
West Sacramento
Willow Point
Winters
Woodland
Yolo
Zamora

2019-20 Yolo County Grand Jury

September 24, 2020
Woodland, California

2019-2020
YOLO COUNTY GRAND JURY
FINAL CONSOLIDATED REPORT

A Report for the Citizens of Yolo County, California

September 24, 2020

Woodland, California

Acknowledgements

Special thanks to jurors Lisa DeSanti, Ann Kokalis, Richard Kruger, Sherwin Lee, Lynn Otani, and Laurel Sousa for their extra time and effort in performing important officer duties during our term.

Thanks also to all the jurors during our tenure who gathered information, contributed to the writing of the various individual committee reports, and worked the many hours required for thorough investigations.

Cover Art by Judy Wohlfrom, 2017-2018 Foreperson

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EDUCATION • AGRICULTURE • INDUSTRY
Grand Jury
County of Yolo
Founded 1850

GRAND JURY
County of Yolo
P.O. Box 2142
Woodland, California 95776

Honorable Sonia Cortés
Judge, Superior Court of California
1000 Main Street
Woodland, CA 95776

Dear Judge Cortés,

The 2019-2020 Yolo County Grand Jury is honored to prepare and present our Final Consolidated Report to you and to the citizens of Yolo County.

In early March 2020, the Grand Jury ceased meeting in person and went to remote meetings and interviews due to COVID-19. In May 2020, with consultation from the Court, the Yolo County Board of Supervisors voted to extend our term from June 30, 2020 to December 31, 2020. This unprecedented extension allowed the Grand Jury time to finish our investigations and reports under these challenging circumstances.

The Grand Jury received and reviewed 19 citizen complaints. Of those complaints, four were referred to the different Grand Jury Committees, and two were declined. Due to the timing of some submitted complaints, five are being forwarded to the incoming Grand Jury so the complaints may receive adequate review and investigation.

The Grand Jury inspected the Yolo County Monroe Detention Facility (Women's section) as stipulated by the California Penal Code. In its Final Consolidated Report, the Grand Jury presents six reports based on investigations initiated by the Grand Jury, and one based on citizen complaints.

The 2019-2020 Yolo County Grand Jury is composed of a diverse group of selfless volunteers from throughout the county. The Final Consolidated Report represents the commitment and hard work of the Jurors, who were dedicated to finding the truth and improving the county community. I personally wish to express my sincere gratitude and admiration to all those who applied their various skills and interests in accomplishing this task.

The Grand Jury appreciates and thanks all the Yolo County employees and officials, as well as those in Jury Services, providing us with outstanding support and guidance throughout the process. It has been our honor and privilege to serve the citizens of Yolo County.

Leslie Field

Leslie Field, Foreperson
2019-2020 Yolo County Grand Jury

The 2019-2020 Yolo County Grand Jury

Leslie Field, Foreperson ~ Davis

Lynn Otani, Foreperson Pro Tem ~ West Sacramento

John Arnold ~ Davis

Lisa DeSanti ~ Davis

Lisa Klotz ~ Davis

Ann Kokalis ~ Davis

Richard Kruger ~ Davis

Sherwin Lee ~ Davis

James McFarland ~ Davis

Mohamed Sidahmed ~ Davis

Laurel Sousa ~ Davis

Alan Uota ~ Davis

Rick von Geldern ~ Winters

We also wish to thank those members who were unable to complete their volunteer service ~ Charlene Chick, Catherine Doherty-Handy, Adam Gardizi, Clayton Morgan, Janice Palmer, Melesio Perez, Eli Richman, Jonathan Rothman, Joe Sanchez, Stuart Williams, Enas Wilson, and Audrey Ybarra

ABOUT THE GRAND JURY

The United States Constitution's Fifth Amendment and the California Constitution require that each county appoint a Grand Jury to guard the public interest by monitoring local government. Per California Penal Code Section (§) 888, the Yolo County Superior Court appoints 19 Grand Jurors each year from a pool of volunteers. These Yolo County citizens, with diverse and varied backgrounds, serve their community as Grand Jurors from July 1st to June 30th. The Yolo County Grand Jury is an official, independent body of the court, not answerable to administrators or to the Board of Supervisors.

FUNCTION

The California Grand Jury has three basic functions: to weigh criminal charges and determine whether indictments should be returned (Penal Code §917); to weigh allegations of misconduct against public officials and determine whether to present formal accusations requesting their removal from office (Penal Code §992); and to act as the public's "watchdog" by investigating and reporting on the affairs of local government (e.g., Penal Code §§919, 925, et seq.). The purposes of any Grand Jury civil investigation are to identify organizational strengths and weaknesses and to make recommendations aimed at improving the services of county and city governments, school districts, and special districts under study. Based on these assessments, the Grand Jury publishes its findings and may recommend constructive action to improve the quality and effectiveness of local government.

Recommendations from the Grand Jury are not binding on the organization investigated. The governing body of any public agency must respond to the Grand Jury findings and recommendations within 90 days. An elected county officer or agency head must respond to the Grand Jury findings and recommendations within 60 days. The following year's Grand Jury will then evaluate and report on the required responses.

The findings in this document report the conclusions reached by this year's Grand Jury. Although all the findings are based on evidence, they are the product of the Grand Jury's independent judgment. Some findings are the opinion of the Grand Jury rather than indisputable statements of fact. All reports included in the document have been approved by at least 12 jurors. Any juror who has a personal interest or might be perceived to have a personal interest in an investigation, is recused from discussion and voting regarding the matter. All reports are reviewed by the Grand Jury's lead advisors to ensure conformance with prevailing laws.

While the Yolo County Grand Jury's primary function is civil review of government agencies, it is also called upon periodically to participate in criminal indictments, usually based on evidence presented by the District Attorney. On its own initiative, the Grand Jury may investigate charges of malfeasance (wrongdoing), misfeasance (a lawful act performed in an unlawful manner), or nonfeasance (failure to perform required duties) by public officials.

The Grand Jury investigates complaints from private citizens, local government officials, or government employees; initiates investigations based on ideas generated from the jury; and follows California Penal Code that requires it to inspect the county's jails.

Copies of the Grand Jury's Final Consolidated Report, consisting of each year's individual reports on departments and agencies and responses to the prior year's report, are available in hard copy at the courthouse, in all public libraries, and on-line via the Grand Jury's website, http://www.yolocounty.org/grand-jury. Grand Jurors and all witnesses are sworn to secrecy and,

except in rare circumstances, records of meetings may not be subpoenaed. This Secrecy ensures that neither the identity of the complainant nor the testimony offered to the Grand Jury during its investigations will be revealed. The Grand Jury exercises its own discretion in deciding whether to investigate or report its findings on citizen complaints.

HOW TO SUBMIT A COMPLAINT

Complaints must be submitted in writing and should include any supporting evidence available. A person can pick up a complaint form at the county courthouse, the jail, or any local library; can request a form be mailed by calling 530-406-5088, or by writing to the Grand Jury at P.O. Box 2142, Woodland, CA 95776; or by accessing the Grand Jury's website at http://www.yolocounty.org/grand-jury. Complaints should be mailed to P.O. Box 2142, Woodland CA 95776 or sent to the Grand Jury's email address, grandjury@yolocounty.org. It is not necessary to use the printed form as long as the essential information is included in the complaint. Complaints received after February, when the Grand Jury's work is coming to a close, may be referred to the next year's Grand Jury for consideration.

REQUIREMENTS AND SELECTION OF GRAND JURORS

To be eligible for the Grand Jury you must meet the following criteria:

- You must be a citizen of the United States;
- You must be 18 years of age or older;
- You must have been a resident of Yolo County for at least one year immediately before selection;
- You must be in possession of your natural faculties, of ordinary intelligence, of sound judgement and fair character;
- You must possess sufficient knowledge of the English language;
- You are not currently serving as a trial juror in any court of this state during the time of your Grand Jury term;
- You have not been discharged as a Grand Juror in any court of this state within one year;
- You have not been convicted of malfeasance in office or any felony; and
- You are not serving as an elected public officer.

In addition to the requirements prescribed by California law, applicants for the Grand Jury should be aware of the following requirements:

- Service on the Grand Jury requires a minimum of 25 hours per month at various times during the day, evening and weekend. During peak months, 40 hours a month is typical, with more hours for those in leadership positions.
- Jurors must maintain electronic communications to participate in meeting planning, report distribution, and other essential jury functions. Such communications can be supported by computers at local libraries or personal electronic devices.

Each spring, the Yolo County Superior Court solicits applicants for the upcoming year's Grand Jury. Anyone interested in becoming a Grand Juror can apply to the Court in the spring, usually in April. Application forms are available at the courthouse or from the Grand Jury's website at http://www.yolocounty.org/grand-jury. Applications are managed by the Jury Services Supervisor, Yolo County Courthouse, 1000 Main Street, Woodland, CA 95695, telephone 530-406-6828. The Court evaluates written applications and, from these, identifies and interviews potential jurors to comprise the panel of nineteen citizens and alternates. Following a screening process by the Court, Grand Jurors are selected by lottery as prescribed by California law.

INVESTIGATIONS

2019-2020
YOLO COUNTY GRAND JURY
FINAL CONSOLIDATED REPORT

Monitoring Compliance with 2017-2018 Yolo County Grand Jury Recommendations

SUMMARY

The 2017-2018 Yolo County Grand Jury (Grand Jury) published six investigative reports, with a combined total of 30 Findings and 26 Recommendations. The six investigative reports were:

1. Inmate Visitation Policy at the Monroe Detention Center
2. Juvenile Detention Facility Investigation
3. Follow-up: Elections Office Indiscretions and Culpability
4. Improving the Yolo County Libraries and Archives
5. The Looming Crisis of City Pension and Retirement Medical Costs
6. Reporting and Analysis of Child Welfare Statistics

The 2019-2020 Grand Jury followed up on seven of the 26 recommendations to assess their implementation status. Representative and important recommendations were selected from each of the investigative reports, except the Juvenile Detention Facility Investigation, since aspects of this facility were also investigated by the 2018-2019 Grand Jury.

Those seven recommendations (in order of appearance in the original report) are:

- Funding for and implementation of an online system for making visiting appointments at the Yolo County Monroe Detention Center;
- Funding for and implementation of a video visiting system at the Yolo County Monroe Detention Center;
- The Elections Office should maintain documentation of all training classes and individual instruction that includes, at minimum: signatures of individuals attending with date and topic covered;
- Provide a social worker to assist Yolo County Library staff in dealing with homeless, substance-abusing, and mentally ill individuals and families;
- Post a code of appropriate behavior for library patrons;
- Create a simple statistical template and/or graph that shows three-year past (actual) and projected (look back, look forward) pension costs and liabilities and their impact on city budgets;

- The Child, Youth and Family Branch of the Yolo County Health and Human Services Agency **s**hould submit a proposal to the Board of Supervisors for a continuous quality improvement unit.

This investigation was undertaken to determine the progress made in response to these previous Grand Jury recommendations and to provide a public update on that progress. The 2019-2020 Grand Jury found that agencies have implemented, or are in the process of implementing, all seven recommendations.

For recommendations that have not been fully implemented, the 2019-2020 Grand Jury recommends further updates from the Yolo County Sheriff's Office. The Grand Jury also recommends that the City of West Sacramento and City of Woodland post budget and/or retiree medical and pension costs on their websites.

On March 19, 2020 Governor Gavin Newsom issued Executive Order N-33-20, a statewide "stay home" order, in response to the COVID-19 pandemic. This investigation, the data gathered, and recommendations generated from it occurred prior to the COVID-19 pandemic and ensuing orders.

ACRONYM

BOS	Yolo County Board of Supervisors

BACKGROUND

Each year, the Yolo County Grand Jury (Grand Jury) publishes reports of its yearlong investigations for the citizens of Yolo County. Elected officials or heads of agencies investigated by the Grand Jury are required to comment on the findings and recommendations within 60 days, and governing bodies such as boards and councils are required to comment within 90 days.

Penal Code section (§) 933.05 guides the format of the responses to Grand Jury findings and recommendations. For findings, respondents must indicate whether there is full or partial agreement or disagreement with each finding and specify the disputed portion of the finding, with an explanation of the reasons for the dispute.

For recommendations, respondents must include one of the following:

- The recommendation has been implemented. This response must include a summary of the implemented action.
- The recommendation has not yet been implemented but will be in the future. This response must include a timeframe for implementation.

- The recommendation requires further analysis. This response must explain the scope and parameters of an analysis or study and include a timeframe for the review, not to exceed six months from the date of publication of the Grand Jury Report.
- The recommendation will not be implemented. The respondent must provide an explanation for the negative response.

There are a number of reasons for an agency not to implement an otherwise valid recommendation: (1) the agency has already implemented a program that addresses the recommendation's goal; (2) the recommendation duplicates a function or activity of another agency; (3) the agency is aware of information not available to or not considered by the Grand Jury, leading the agency to believe that the recommendation will not achieve its intended purpose.

It is the prerogative of subsequent grand juries to follow up on the implementation of previous recommendations. Due to the large number of recommendations made by each Grand Jury, and the constraints of the 12-month Grand Jury service year, only a limited number of recommendations can be reviewed in a given year.

The current Grand Jury reviewed the 2017-2018 Grand Jury report for recommendations that were to have been implemented by June 30, 2019. Seven of those recommendations were selected to be reviewed.

APPROACH

For this investigation, the Yolo County Grand Jury reviewed agency websites, made onsite inspections, requested and reviewed documents, and contacted respondent agencies by mail and email.

DISCUSSION

The recommendations in this section are listed under their corresponding investigative report title, in the order they appear in the 2017-2018 Grand Jury report. After each recommendation is a table that reproduces those required and invited responses the Grand Jury received (with date of receipt). These responses were published in the 2018-2019 Grand Jury report. Following each table are the results of this follow up investigation of that recommendation, including verbatim responses to the current Grand Jury's inquiries.

Inmate Visitation Policy at the Yolo County Monroe Detention Center

Recommendation 2: The Yolo County Board of Supervisors should allocate funding for implementation of an online system for making visiting appointments (to be implemented by Dec. 31, 2020 with evidence of planning by Oct. 31, 2018).

Agency responses to Recommendation 2:

Yolo County Board of Supervisors (July 10, 2018)	The Board of Supervisors maintains an IT Innovation Fund to fund innovative online projects and welcomes an application by the Sheriff should he seek to implement such a system
Yolo County Sheriff (May 25, 2018)	This recommendation requires further analysis

In response to the follow up status inquiry dated January 23, 2020, the Sheriff's Office submitted the following updated response in a letter dated February 4, 2020:

> "The Sheriff's Office purchased a new Jail Management System (JMS) in October 2019 and is in the beginning phases of project implementation. The new system is scheduled to go live the end of 2020. Although the new JMS does manage inmate visitation, unfortunately it does not offer an online portal for family and friends to schedule visitation. Family and friends would still need to call Records in the jail to schedule visits. For this reason, once the new JMS is live, the Sheriff's Office will contract with a third party software vendor and develop an interface with the new JMS to offer seamless online visitation scheduling. The Sheriff's Office is asking County BOS to include this cost in the FY20/21 budget. It is therefore expected that online scheduling for visitation will be an option for family and friends of inmates in 2021."

Recommendation 3: The Yolo County Board of Supervisors should allocate funding for implementation of a video visiting system (to be implemented by Dec. 31, 2020 with evidence of planning by Oct. 31, 2018.)

Agency responses to Recommendation 3:

Yolo County Board of Supervisors (July 10, 2018)	The Board of Supervisors maintains an IT Innovation Fund to fund innovative online projects and welcomes an application by the Sheriff should he seek to implement such a system
Yolo County Sheriff (May 25, 2018)	This recommendation requires further analysis. While the Detention Center is not currently equipped to allow videoconference visitations, this is a technology that will be included with the upcoming jail expansion.

In response to the follow up status inquiry dated January 23, 2020, the Sheriff's Office submitted the following updated response in a letter dated February 4, 2020:

> "In 2007, the concept of video visitation was adopted as part of the jail expansion project. We broke ground on construction mid-year of 2018. Since that date, we have been working to implement both in person and video visitation for all inmates.
>
> "Currently the visitor center is built and awaiting installation of hardware, in-person phones and video kiosks. The Sheriff's Office is currently coordinating with the contractors and phone vendor to plan the complex rollout. This will involve installing in-person visiting phones in the visiting center, installing video kiosks in the visiting center and converting the in-person visiting booths in the housing units to video kiosks.
>
> "The project will be completed in phases so inmates will not lose any visiting privileges while the conversion is taking place. For example, B-1 pod inmates will be escorted to the visiting center for in person visiting while that housing unit's visiting phones are being converted to video kiosks. Once the kiosks are completed, the B-1 pod inmates will have video visitation while the next housing unit is being converted. This phased rollout, will continue until all housing units are converted to video kiosks. Once the conversion has been completed, all inmates will have the opportunity of in-person and/or video visitation throughout the facility. We anticipate the conversion project to be completed within the next 6 months barring any major setbacks."

Follow-Up: Elections Office Indiscretions and Culpability

Recommendation 1: Because of the critical need for ongoing training in all areas, the Elections Office should maintain documentation of all training classes and individual instruction that includes, at minimum: signatures of individuals attending with date and topic covered.

Agency responses to Recommendation 1:

Yolo County Board of Supervisors (July 10, 2018)	This recommendation will be implemented
Assessor / Clerk-Recorder / Registrar of Voters (June 29, 2018)	We will work with HR and management staff to research best practices and develop a more holistic and centralized tracking and documentation structure that we can begin implementing in 2018-19.

The Grand Jury requested copies of the Elections Office training documents on February 3, 2020 and received a comprehensive listing of all training on February 20, 2020. The list was sorted by Branch Office, Name, Date Attended, Conference Name / Training Class, Topic, and Location of event.

Improving the Yolo County Libraries and Archives

Recommendation 1: By December 31, 2018, the Yolo County Librarian, the Yolo County Department of Social Services, and the Yolo County Board of Supervisors should provide for a social worker, either full- or part-time, to assist library staff in dealing with homeless, substance-abusing, and mentally ill individuals and families who appear at libraries. This professional would speak appropriately with such people, establish connections for them with appropriate county services, and advise library staff about ways to deal with such people if and when they present problems for library patrons.

Agency response to Recommendation 1:

Yolo County Board of Supervisors (July 10, 2018)	This recommendation will be implemented as follows. By 12/31/18, the Yolo County Library will collaborate with the Yolo County HHSA; the Cities of Davis, West Sacramento and Winters; and nonprofit health, medical and social service providers in Yolo County to obtain ongoing and consistent informational outreach and service referral at branch libraries in Yolo County. Service providers will also offer further training for library staff to effectively work with Library users to inform them of free and low cost housing, transportation, food, medical and mental health resources.

The 2019-2020 Grand Jury requested an update on February 4, 2020 as to the steps taken toward obtaining ongoing consistent informational outreach and service referrals, as well as the specified training for library staff. The following response from the Yolo County Librarian is dated February 28, 2020:

"1. Beginning in late 2018, Yolo County Library (YCL) coordinated with Yolo County Health and Human Services Agency (HHSA) to start offering on-site weekly visits by case managers with the Yolo County First Responders Mental Health Urgent Care unit at the Arthur F. Turner Community Library in West Sacramento. Library patrons who may be experiencing homelessness can get free information and assistance connecting to community resources including mental health services, housing and food resources, and crisis resources.

"2. In 2017, 2018, and 2019, YCL hosted I SEE YOU art programs for persons experiencing homelessness at the Mary L. Stephens Davis Branch Library and the Arthur F. Turner Community Library in West Sacramento. The program provides free access to art teachers, art supplies, meals, and resources for persons experiencing homelessness in Yolo County. Artwork created by local artists is sold at the end of the program. All proceeds raised are given directly to the artists in the program.

"3. YCL participates in the Yolo County Homeless and Poverty Action Coalition, attends meetings bi-annually, monitors email correspondence from the Coalition, and participates when there is a library-related issue discussed.

"4. In January 2019, YCL partnered with HHSA to install self-service kiosks at the Esparto Regional Library and Knights Landing Branch Library to connect residents to various federal, state and local assistance programs including CalFresh. YCL staff have been trained to assist residents with this service.

"5. In January 2019, in West Sacramento, YCL staff met with representatives from the Yolo County Administrator's Office, the West Sacramento Police Department and the Yolo County Sheriff's office to review and implement strategies to keep library users and employees safe while on-site at YCL facilities. A similar meeting was held with the Davis Police Department in June 2019. These meetings provided opportunities to discuss strategies for staff to de-escalate situations in branch libraries that may involve individuals who may be experiencing homelessness and/or struggling with mental illness and/or substance abuse challenges.

"6. Since early 2019, YCL has participated in the HHSA Homeless Multidisciplinary Team meetings in West Sacramento on a monthly basis. Case managers and support staff from various County agencies convene to discuss resource needs and treatment strategies for individuals experiencing homelessness. If YCL needs information, referrals, assistance or other support related to residents who are experiencing homelessness, troubleshooting is done in this forum.

"7. Throughout 2019, library staff at the Arthur F. Turner Community Library in West Sacramento partnered with the West Sacramento Friends of the Library after receiving grant funding from the West Sacramento Community Foundation to purchase and distribute free healthy snacks to individuals experiencing homelessness at the library. Additional donations funded a free clothes closet at this branch library for people in need of clean and warm clothing.

"8. From June-August 2019, staff at the Arthur F. Turner Community Library in West Sacramento and Clarksburg Branch Library received grant funding from the California Library Association to offer free meals to children and teens. Meals were provided five days a week for eight weeks. More than 1,100 free meals were served at these two locations.

"9. On June 13, 2019, three YCL employees participated in the Davis Homeless Solutions Summit to help create a timeline for a three-year Community Action Plan to address homelessness in Davis.

"10. In July 2019, YCL collaborated with HHSA to co-author the *Yolo County Street Sheet Informational Resource Guide* for emergency, temporary and permanent housing resources in Yolo County. The Guide is available at all YCL branches and includes information on day shelters and resource centers, free meal programs, clothes closets, children and teen services, residential drug treatment, veteran services, emergency shelters, transitional housing, permanent supportive housing, permanent affordable housing, and transportation.

"11. In October 2019, YCL partnered with the Yolo County District Attorney's Office to install self-service kiosks at the Clarksburg Branch Library and the Yolo Branch Library to connect residents to various federal, state and local victim's assistance programs. The kiosks will be installed at these branch libraries in early 2020. YCL staff will receive training on these kiosks to assist residents if they have questions.

"12. Beginning in November 2019, YCL partnered with HHSA to host a life-skills class at the Arthur F. Turner Community Library in West Sacramento. The class is the first of its kind in Yolo County, and teaches life, employment and reading skills to 20 single mothers who were recently housed in West Sacramento.

> "13. On January 16, 2020, YCL provided a 90-minute All Staff Training workshop on resources in Yolo County for persons experiencing homelessness at the Arthur F. Turner Community Library in West Sacramento. More than 50 employees attended the workshop.
>
> "14. In January and February 2020, YCL partnered with HHSA to offer library staff two 90-minute Mental Health First Aid Training sessions at the Mary L. Stephens Davis Branch Library and the Arthur F. Turner Community Library in West Sacramento."

Recommendation 2: By October 1, 2018, all Yolo County libraries should post a code of appropriate behavior for library patrons. This code should appear in large print and in the most frequently used local languages. It should be visible in several places within the library. When a library staff person speaks with a patron about misbehaving in the library, the patron should be asked to read a copy (in the person's primary language) and sign and date it to indicate that it was read.

Agency responses to Recommendation 2:

Yolo County Board of Supervisors (July 10, 2018)	This recommendation will be implemented as follows. By 10/1/18, the Yolo County Library will create an 11x17-inch sized Code of Behavior poster in English, Spanish, Chinese, and Russian which will be featured prominently in all branch libraries. Library staff will also have copies of the Code of Behavior to distribute to individuals in these languages at service points at all branch libraries. For the following reasons, the recommendation to require individuals to read and sign a copy of the Library's Code of Behavior will not be implemented: 1) This action could further escalate difficult and tense interactions with individuals who are already agitated, thereby jeopardizing the health and safety of staff and other library users. 2) This action assumes all individuals have the ability to read and comprehend the Library's Code of Behavior, which is an incorrect assumption based on the knowledge and experience of Library staff. 3) This action would create barriers for individuals with social, emotional or cognitive differences. The Yolo County Library will continue with its current practice to have Library staff de-escalate a situation with an individual who has violated the Code of Behavior, communicate directly with the individual to help them understand the type of behavior that is appropriate in the facility; provide a warning; and if the conduct continues, require the individual to leave the facility for a specified period of time (most suspensions last one day). If the individual commits further Code of Behavior violations upon their return to the Library, further suspensions are issued escalating progressively from one week up to six months in duration. All steps in this process are documented in writing; Library staff deliver a suspension letter to the individual that include the conduct leading to the suspension determination, the length of the suspensions and the right to appeal the determination to the County Librarian.
Woodland Library (Invited Response) (August 15, 2018)	This recommendation will be implemented as follows. By October 1, 2018, the Woodland Public Library will create an 11x17 inch sized “Library Rules and Regulations Governing Public Behavior” poster in English and Spanish which will be prominently displayed in the library. Library staff will also have copies of the rules to distribute to individuals in these languages at each service desk. The Woodland Public Library will not be implementing the recommendation for individuals to sign the library rules. The Library works with staff and the security guard to enforce the rules through an established system of warning and suspensions from the library. Suspensions are documented and those that are longer than a week are discussed with the patron and the patron receives a letter that includes the conduct leading to the suspension and the date they may return to the library.

Members of the 2019-2020 Grand Jury visited several Yolo County libraries in November and December 2019 to evaluate the degree of actual implementation as specified by the Board of Supervisors. The findings of the visits were as follows:

> Davis – The Code of Behavior was posted in a prominent location in all four languages and of the specified size.
>
> Winters – The Code of Behavior was posted in a prominent location and of the specified size, but in only English and Spanish, and was partially hidden.
>
> West Sacramento – The Code of Behavior was posted in a prominent location in all four languages and of the specified size.

The Woodland Library while not a branch of the Yolo County library system, did agree to post their Code of Behavior. Three different Grand Jury members visited the library on three different days, and they were unable to locate the posting inside the library.

See Appendix A for the County's Code of Behavior in English and Appendix B for the Woodland Public Library Rules and Regulations Governing Public Behavior posted on the Woodland Library's website.

The Looming Crisis of City Pension and Retirement Medical Costs

Recommendation 2: By February 1, 2019, city councils and staff should create a simple statistical template and/or graph that shows three-year past (actual) and projected (look back, look forward) pension costs and liabilities and their impact (% of total) on the city budget General and All Fund base. This is necessary to assure transparency to the public (for an example developed by the Grand Jury, see the Appendix C on page 49).[1]

Agency responses to Recommendation 2:

Davis City Council (July 10, 2018)	City staff will work with our fiscal consultant to incorporate a graph in our forecast model to address the look back/look forward information. City of Davis staff has reached out to the other Yolo cities, as well as Yolo County. All are committed to working together and sharing information and ideas to address pension and related retirement costs. The City of Davis is also working on an outreach document that is easy to understand. We anticipate sharing this with the public in a variety of ways by 2019.
West Sacramento City Council (August 23, 2018)	The City's Long-Term Financial Forecast looks at historical trends for a 5-10-year period and forecasts several years into the future, focusing on major revenue sources, major expense categories and wages, benefits pension and OPEB costs in-depth. A summary of the forecast will be included in the City's adopted FYs 2019/20 and 2020/21 budget document which will be accessible on the City's website once adopted.
Winters City Council (September 4, 2018)	The City of Winters utilizes a 10-year financial forecast that includes all obligations, including pensions and retiree medical cost assumptions for the period.
Woodland City Council (August 30, 2018)	The City can easily incorporate this recommendation to supplement existing charts and graphs already used to convey pension and retiree medical cost data to the City Council and the public.

The 2019-2020 Grand Jury reviewed city websites to determine whether the cities had followed through on their promises in response to this recommendation.

City of Davis offers a substantial Financial Forecast as part of its Fiscal Budget.[2] The city also summarized pension related matters in an insert sent to Davis property owners with their city services bill in late 2019; this insert is available on the city website.[3] The City of Davis is offering its citizens the information this recommendation suggested.

The 2019-2020 Grand Jury could not find comparable information consistent with the responses from the other cities. In January 2020, the Grand Jury sent letters to the City Managers of the other cities requesting an update on this issue. Their responses are as follows:

City of West Sacramento: (response letter dated February 14, 2020)

> "The City Council adopted the budget for FYs 2019-20 and 2020-21 on June 19, 2019; however, that budget document, including the long-term projections and pension/OPEB projections, is not yet posted to the City's website. Finance staff is

in process of developing a new, more transparent and user-friendly budget document that will be posted to the City's website once it is completed. Our goal is to have the new budget document developed and posted to the City's website before the end of calendar year 2020. Finance staff is also working on developing a more robust long-term financial plan, diving deeper into the pension and OPEB liability forecasts to help develop proposed funding strategies to address the significant projected increases in annual cost related to these unfunded liabilities. Once that model is completed, it will be presented to the City Council annually, in a public meeting, and will be posted to the City's website separate from the adopted budget document."

City of Winters: (response email dated March 26, 2020)

"The City of Winters utilizes a 10-year financial forecast that includes all obligation, including pensions and retiree medical cost assumptions for the period (from the Appendix of the 2018-2019 Grand Jury report, pp. 109-110).

"You stated that our current budget, 2018-2019 and 2019-2020 does not appear to address pension and retirement medical costs explicitly in detail. This is a correct statement. The City of Winters adopted the referenced budgets on June 19, 2018, and this was prior to the Grand Jury report. While the current budget does not include detailed information for the pension and retiree medical costs, the costs that are projected and provided by the CalPERS for the pension, and the retiree costs are included in the projections going out 10 years. The City of Winters is dedicated to providing our citizens with the most transparent information possible, and 2020-2021 and 2021-2022 budgets that are currently under development will have detailed information on the pension and retiree medical costs included in the narrative, including the impact on the City General Fund as well as all funds. New schedules will be developed and included with the 10-year projections presented in the City Budget.

"The City of Winters approved a Pension and OPEB Policy in June 2019 to begin addressing the unfunded liabilities created by the Pension and OPEB liabilities. This Policy includes a multiyear, multi-fund approach to provide additional discretionary payments in order to pay down the CalPERS unfunded liability as well as an approach to funding the OPEB liability for the City of Winters. This policy was recently amended to allow greater flexibility in selection of the 115 Trust Administrators, and staff is working with both CalPERS and various providers of 115 Trusts to implement the policy as adopted. This policy is posted on the Finance Department tab of the City of Winters Website along with the staff report that accompanied it when the Policy was presented to the City Council for approval.

> "The City of Winters is currently working on providing the 3-year look back/look forward schedule as requested by the Grand Jury. This should be completed in April of 2020.
>
> "The City of Winters understands that we have not completed all tasks recommended by the Grand Jury within the time frame recommended by the Grand Jury, however, the City of Winters does strive keep the City Council and the citizens of the City of Winters informed of the impact of the pension and OPEB changes and impacts on the budget, as we provide a review each year as the Actuarial Valuations are completed."[4]

City of Woodland: (response letter dated February 14, 2020)

> "In response to your comments and to improve transparency and accessibility of the City's information, we will be updating existing data and posting new information in the Financial Transparency section of the website. Specifically, we will isolate the history of expenditures, and future projections for costs associated with both retiree medical and pension costs. We will also ensure that all information provided is consistent with the information displayed and available in both the "OpenGov" transparency portal and the City's adopted budget. Staff believes the updates can be completed within two weeks, by February 28, 2020."

Reporting and Analysis of Child Welfare Statistics

Recommendation 1: By October 31, 2018, the Child, Youth and Family Branch of the Yolo County Health and Human Services Agency should submit a proposal to the Board of Supervisors for a continuous quality improvement unit charged with streamlining data collection and introducing tools that will enable the Branch to use data to drive decisions and measure success.

Agency response to Recommendation 1:

Yolo County Board of Supervisors (July 10, 2018)	This recommendation will be implemented. Development of the statewide Child Welfare System database continues to move forward with the Child, Youth and Family Branch analyst team participating, along with the other 57 counties, in a work group to provide input on design and the functioning of the system. Thus far, a web-based search engine has been prototyped and tested. Additional components to support intake, emergency response and on-going programs have yet to be piloted or completed, and full implementation appears to be several years away. The Child, Youth and Family Branch is unable to substantially influence the State's timeline for full implementation.

The 2019-2020 Grand Jury sent a letter to the Child, Youth and Family Branch of the Yolo County Health and Human Services Agency on January 22, 2020 requesting an

update as to the progress made toward full implementation of the 2017-2018 Grand Jury recommendation. The Child, Youth and Family Branch response dated April 2, 2020 to the update request is as follows:

> "The Child, Youth and Family Branch of the Yolo County Health and Human Services Agency would like to provide the following update regarding the progress made toward full implementation to this recommendation:
>
> "The Child, Youth and Family Branch has implemented a Continuous Quality Improvement (CQI) unit charged with streamlining data collection and introducing tools that will enable the Branch to use data to drive decisions. The CQI unit is compromised (sic) of one (1) Senior Administrative Services Analyst and six (6) Administrative Services Analysts. One (1) of the six (6) Administrative Services Analyst positions in this unit is currently vacant. The CQI unit has developed regular data collection and review processes to analyze both quantitative and qualitative data and develop quality improvement processes to improve service delivery and outcomes for children, youth and families. Information and data gleaned from a variety of sources help to inform quality improvement efforts and includes case reviews, Results Based Accountability (RBA) outcome measure reviews, customer satisfaction surveys, stakeholder feedback, focus groups and staff input. These data provide critical information to Child Welfare Services (CWS) leadership to assess various aspects of the Child Welfare System and to facilitate planning processes that enhance CWS and its practices with a sharp focus on improving outcomes.
>
> "In regards to the development of the statewide Child Welfare System database, in 2019 the State reviewed the progress to date and ultimately reworked the roadmap for this project. This State-led project is the Child Welfare Services-California Automated Response and Engagement System (CWS-CARES) and remains under development.
>
> "Thus far, the following components have been developed and piloted: identity management, Child Welfare history snapshot, facility search and profile, and the Child and Adolescent Needs and Strengths (CANS) assessment tool. As mentioned in the previous Yolo County Board of Supervisors response, additional components of this system related to the full array of intake, emergency response, and ongoing services are either under development or are not yet developed and full implementation continues to be several years away. The Child, Youth and Family Branch remains unable to substantially influence the State's timeline for full implementation. Representatives from the Child, Youth and Family Branch's CQI team continue to actively participate, along with the other 57 counties, in various workgroups to provide input on the design and functioning of the system."

FINDINGS

F1. The Yolo County Sheriff's Office has made progress toward implementation of an online visitation scheduling system and a video visiting system.

F2. The detailed training list submitted by the Yolo County Elections Office meets the requirement of the Recommendation.

F3. The Yolo County Library has implemented a range of programs and trainings to assist the homeless and low income families in Yolo County.

F4. The main libraries in Davis, Winters and West Sacramento have posted their Code of Conduct as recommended by the 2017-2018 Grand Jury.

F5. The City of Davis complied fully and the City of Winters has met their goal regarding the posting of pension information on their respective city websites.

F6. The City of West Sacramento said a summary forecast of pension benefits and OPEB costs would be included in the City's adopted FYs 2019-2020 and 2020-2021 budget document, but this document had not been posted on their website as of May 2020.

F7. The City of Woodland's future projections of retiree medical and pension costs have not been posted on their website as of May 2020.

F8. The Child, Youth and Family Branch established a Continuous Quality Improvement Unit as recommended by the 2017-2018 Grand Jury.

RECOMMENDATIONS

R1. By July 1, 2021 the Yolo County Sheriff's Office should provide a status update to the Grand Jury on the new Jail Management System, specifically its ability to provide online visitation scheduling.

R2. By July 1, 2021 the Yolo County Sheriff's Office should provide an update to the Grand Jury on the operational status of the video kiosks.

R3. The City of West Sacramento should post their budget no later than July 1st of each fiscal year and include future retiree medical and pension costs to provide timely access for their citizens.

R4. By January 1, 2021 the City of Woodland should post updated information regarding projections of future retiree medical and pension costs on its website.

REQUIRED RESPONSES

Pursuant to Penal Code section 933.05, the grand jury requests responses as follows:

From the following individuals:

- Yolo County Sheriff – R1, R2

From the following governing bodies:

- Yolo County Board of Supervisors – R1, R2
- West Sacramento City Council – F6; R3
- Woodland City Council – F7; R4

Note: The governing bodies indicated above should be aware that the comment or response of the governing body must be conducted subject to the notice, agenda and open meeting requirements of the Brown Act.

ENDNOTES

1 Sample of statistical template developed by the 2017-2018 Grand Jury 2017-18 Grand Jury Report (Appendix C, page 49) (Accessed: April 25, 2020)

2 City of Davis Financial Forecast http://documents.cityofdavis.org/Media/Default/Documents/PDF/Finance/2019-2021-Budget/Adopted/04-Financial-Forecast-Adopted-19-20.pdf (Accessed: December 19, 2019)

3 City of Davis utility invoice insert (Winter 2019) https://www.cityofdavis.org/home/showdocument?id=14289 (Accessed: December 19, 2019)

4 City of Winters website showing pension expenditures http://www.cityofwinters.org/wp-content/uploads/2019/10/2020_04PensionOPEB.pdf (Accessed: May10, 2020)

Reports issued by the Civil Grand Jury do not identify individuals interviewed. Penal Code section 929 requires that reports of the Grand Jury not contain the name of any person or facts leading to the identity of any person who provides information to the Civil Grand Jury.

APPENDIX A

Yolo County Library provides access for all to ideas that inform, entertain and inspire. In order to maintain a clean, efficient, pleasant, and safe environment for everyone using the library, the Yolo County Library has adopted the following Code of Behavior:

LIBRARY CODE OF BEHAVIOR

1. **Treat people, materials and furniture with respect.**
2. **Speak and act in a manner that doesn't disturb others.**
3. **Leave pets, bicycles and any large objects outside the building.**
4. **Young children must be closely supervised by a responsible adult.**
5. **Honor all library rules and procedures.**
6. **Immediately report suspicious, unsafe or discourteous behavior to a staff member.**
7. **Consume food and drink outside the library or in designated areas.**

Any person who intentionally interferes with the business of the library by obstructing or intimidating those attempting to carry on business in the library and who refuses to leave the library after being requested to do so by the library management is guilty of a misdemeanor crime under California Penal Code Section 602.1.

Any person who defaces, damages, destroys or steals library property is guilty of a misdemeanor crime under California Penal Code Section 490.5 or Section 19910 of the California Education Code.

All other laws pertaining to behavior in a public place apply, including California Penal Code Sections 314,415,647 and 653b.

APPENDIX B

Woodland Public Library Rules and Regulations Governing Public Behavior

Woodland Public Library is committed to promoting and maintaining a safe, pleasant, and efficient environment for the public and staff. Patrons can help maintain a harmonious and safe library for all by complying with the following rules and regulations:

1. Respect the rights and privileges of all other Library users.
2. Talk in quiet tones and low voices.
3. Refrain from improper conduct. Conduct is regarded as improper if it includes one or more of the following, all of which are violations of criminal or civil codes of law. (Please ask at the desk for the complete text of the codes):
    a. Creating a public disturbance
    b. Obscene and/or abusive language, verbal or written
    c. Mutilating, damaging or defacing any books, map, chart, picture, engraving, manuscript, cassette, or other Library property
    d. Sexual acts
    e. Smoking in or on library grounds
    f. Gambling
    g. Playing a portable audio device without headphones
    h. Loitering on Library premises, such as sitting or standing idly about, sleeping, or lingering aimlessly.
    i. Use of alcohol, narcotics, tobacco, e-cigarettes, and/or hallucinogens on Library premises.
    j. Soliciting or panhandling
    k. Physical or verbal harassment or abuse of Library users or staff.
4. Maintain an acceptable standard of personal hygiene. Unpleasant body odor which substantially interferes with the use and enjoyment of the Library by other patrons or with the ability of staff to work is unacceptable. Shirts and shoes are required.
5. Keep food and drink outside the Library except for bottled water in a secure container.
6. Make sure that all Library materials are checked out before removing them from the premises.
7. Personal property brought into the library is subject to the following:
    a. Items inappropriate to Library use, including but not limited to bicycles, wagons, shopping carts, luggage, large grocery bags, large trash bags, bedrolls, and strollers without children are not allowed in the Library.
    b. Personal possessions must not take up seating or space needed by others.
    c. Personal possessions such as grocery bags, trash bags, backpacks, bedrolls, shopping bags, and luggage left outside the Library are subject to disposal.
    d. The Library is not responsible for personal belongings left unattended.
8. Leave bicycles, shopping carts, skateboards, or other wheeled conveyances off Library grounds, with the exception of wheelchairs and baby strollers/carriages being used to transport persons. A bicycle rack is provided outside the Library.
9. Skateboarding is not allowed on Library premises, and signage is posted to indicate such.
10. Stay with your children or keep them with you. A responsible adult, older sibling, or babysitter must accompany any child under the age of seven.
11. Only service animals are allowed in the Library.

Every School is Vulnerable:
Staff and Students Must Feel Safe for Learning to Occur

SUMMARY

When it comes to public education, few issues command attention like school safety. As threats change and evolve, so, too, must the preparation and response. The 2016-2017 Yolo County Grand Jury (Grand Jury) investigated Comprehensive School Safety Plan (CSSP) compliance and found vulnerabilities that prompted changes in the school districts in Yolo County to make campus access more restricted and secure. Three years later, the current 2019-2020 Grand Jury sought to understand school safety from the perspective of those developing, training in, and carrying out safety protocols. The Yolo County Office of Education, providing alternative and special education to students throughout the county, was also included in this current investigation.

The Grand Jury found that all Yolo County school districts have made safety improvements in the past three years to "harden" their campuses, to include increased visitor signage, check-in procedures, and collaboration with first responders (e.g. police, fire department) to further secure each school. These measures also raise the prominence of the front office, creating additional responsibilities for those staff members.

The California Education Code requires all school districts to prepare site-specific CSSPs. All school districts in Yolo County are current and in compliance with the requirements for preparing and filing CSSPs. The Grand Jury found that small districts, such as Esparto Unified School District (EUSD) and Winters Joint Unified School District (WJUSD), can prepare a district-wide CSSP. WJUSD includes individual campus school safety plans in its CSSP, whereas EUSD does not.

Tracking which teacher has or has not attended safety training is inconsistent between districts. Although there is an expectation that all teachers, substitute teachers, and school staff be able to respond to a variety of emergencies, substitute teachers or staff hired after the beginning of the school year may miss important training. Measures of the effectiveness of the safety training are lacking and missing from CSSPs.

The Grand Jury also found that past high-profile school shooting incidents put great pressure on school administrators to lockdown campuses when facing a variety of potential threats. Additionally, the increasing incidence of trauma-impacted students is presenting new challenges, prompting school staff to adjust their focus from instruction to providing student support.

The Grand Jury recommends: (1) the Esparto Unified School District develop individual safety plans for each school site for its CSSP submission, (2) all school districts identify further plans for hardening campuses, (3) all districts identify staff to engage in train-the-

trainer classes to build internal capacity and share resources across the county districts, (4) all districts require online, on-demand safety training modules be provided to school staff and particularly to staff hired after the beginning of the school year, (5) all districts identify safety training that all substitute teachers must complete before reporting to work, (6) all districts create a method or tool to assess safety training effectiveness, to include an annual survey of participants, and, (7) all districts develop an attendance record and tracking mechanism for safety training participation at each specific site.

On March 19, 2020 Governor Gavin Newsom issued Executive Order N-33-20, a statewide "stay home" order, in response to the COVID-19 pandemic. This investigation, the data gathered, and recommendations generated from it occurred prior to the COVID-19 pandemic and ensuing orders.

ACRONYMS

CDE California Department of Education

CSSP Comprehensive School Safety Plan

EC California Education Code

BACKGROUND

The topic of school safety often triggers tragic images and headlines. As a society, we are conditioned to anticipate the worst – and with good reason. In 2019, there were 25 school shootings in the United States.[1] Two of those occurred in California, leaving four injured and two students dead.[2] Though reports of an active shooter at Woodland High School in May 2019 later proved false,[3] the actions of first responders and the emotional responses among students and school personnel were no less real. Despite research reporting that school shootings are rare,[4] schools must be prepared for any crisis, from accidents and broken bones, to power outages and wildfires – as well as the resulting trauma.

The 2016-2017 Yolo County Grand Jury (Grand Jury) reported on safety concerns related to the physical layout and ease of entry to school campuses.[5] Following the report's publication, each district within the county (Davis Joint Unified School District, Esparto Unified School District, Washington Unified School District [in West Sacramento], Winters Joint Unified School District, and Woodland Joint Unified School District) responded to the recommendations by making some structural changes and/or creating protocols that better secured their schools.[6]

In revisiting the topic of school safety, the 2019-2020 Grand Jury found improvements in visitor signage and check-in procedures, fencing, installation of new locks, collaboration

with first responders, communication, and after-action debrief sessions following live incidents or practice drills.

Though each district is making tremendous strides in "hardening" efforts to further secure campus access, this year's Grand Jury extended the previous investigation to examine safety beyond physical access to school grounds. The 2019-2020 Grand Jury wanted to understand what school safety looks like from the inside, from the perspective of those developing, training in, and/or carrying out new protocols. Again, the Grand Jury focused on the five school districts within Yolo County as well as the Yolo County Office of Education (YCOE). YCOE operates similarly to a school district by providing alternative and special education to students throughout the county.

APPROACH

The Yolo County Grand Jury (Grand Jury) reviewed the most recent Comprehensive School Safety Plans (CSSPs) from each of the school districts in Yolo County: Davis Joint Unified School District (DJUSD), Esparto Unified School District (EUSD), Washington Unified School District (WUSD) in West Sacramento, Winters Joint Unified School District (WJUSD), and Woodland Joint Unified School District (WJUSD) as well as from the Yolo County Office of Education (YCOE).

School officials, administrators, and/or representatives from each of these districts were interviewed. Protocols, procedures, checklists, and other public and internal documents specific to each district were requested and reviewed.

Additional references include the 2016-2017 Yolo County Grand Jury Report: "Are Yolo County Schools in Compliance with School Safety Plans?"[7] and Responses to the 2016-2017 Yolo County Grand Jury Final Report: "Are Yolo County Schools in Compliance with School Safety Plans?"[8]

The California Education Code (EC), sections (§§) 32280-32289, the School Accountability Report Cards,[9] and California School Dashboards[10] for schools in Yolo County were also reviewed.

DISCUSSION

Based on interviews and documents reviewed, every indication is that school officials are fully aware of the challenges in making schools safe and are committed to taking the necessary steps to keep them that way. Given each school's unique physical setting, structural features, community climate, and local laws, there is no one-size-fits-all solution to school safety. Clearly, the challenges are vast, as documented in the Comprehensive School Safety Plans (CSSPs). Though school shootings demand attention

and scrutiny, additional safety threats are experienced with far greater regularity and frequency. Safety drills and protocols intended to prepare students and staff to respond to an array of threats can also, according to witness interviews, have the adverse effect of heightening fear and anxiety.

Interviews with personnel from each school district and the YCOE, and a review of school safety documents suggest that while improvements were made, the following areas warrant attention:

- Comprehensive School Safety Plans (CSSPs): Anticipating Change & Preparing for Ongoing Improvement
- Safety Training: Voids in Who Gets Trained and Measures of Effectiveness
- Trauma-Impacted Students & Staff: Increasing Incidence & Additional Support

A discussion of each of these topics follows.

CSSP: Anticipating Change & Preparing for Ongoing Improvement

California Education Code (EC) sections (§§) 32280–89 mandate that all schools and districts develop CSSPs for adoption by March 1 of each year. The CSSPs document how each campus will deal with safety issues and emergencies, ranging from an active shooter and crime on campus to explosions and earthquakes. Included in these plans are preparations, as well as actions during and in the immediate aftermath of a crisis.The mandate to develop, update and certify CSSPs annually only applies to public schools, per EC §32280:

> "It is the intent of the Legislature that all California public schools, in kindergarten, and grades 1 to 12, inclusive, operated by school districts, in cooperation with local law enforcement agencies . . . develop a comprehensive school safety plan …."[11]

Every year, the California Department of Education (CDE) notifies county superintendents and administrators of changes in EC §§32280-89 that need to be included in the following year's CSSPs. In a letter dated February 18, 2020, State Superintendent of Public Instruction, Tony Thurmond, also encouraged schools to:

> "…include policies and practices that go beyond EC sections 32280–32289 requirements, including but not limited to threat assessment protocols, mental health policies, bullying/cyberbullying prevention procedures, active intruder/shooter protocols, lockdown and shelter-in-place procedures, family reunification plans, and regular drills and exercises for all staff and students."[12]

Here, Dr. Thurmond speaks to safety concerns that are beyond the EC requirements and yet represent risks warranting attention. Interestingly, interviews with school officials

conducted *prior to* the release of Dr. Thurmond's letter brought up the same issues and priorities.

The CDE provides districts with a template[13] to guide their development of CSSPs, and some districts engage consultants to assist them. The Yolo County Office of Education (YCOE) recently initiated efforts to standardize the CSSPs for all school districts within Yolo County. An initiative still in development, these templates are aligned to those provided by the CDE. Districts have the flexibility to develop their own plans and to "go beyond" the basic EC mandates. That flexibility allows school officials to tailor the CSSPs to their specific needs and to determine their own policies and procedures, training approaches, and protocols.

All CSSPs for schools within Yolo County are current and in compliance with EC mandates. Except for Esparto, the CSSPs include individual safety plans for each school site within a district. Designated as a "small school district" with 940 students,[14] Esparto Unified School District has in place a district-wide safety plan that meets EC requirements for districts with fewer than 2,501 students.[15]

Some CSSPs have in place very detailed protocols that "go beyond" the mandates and address many of the areas called out by Dr. Thurmond. A review of the most recent CSSPs submitted by each school district within Yolo County might give the impression they are more boilerplate than tailored. There is more to school site safety planning than appears in the public document. To avoid disclosing sensitive information to potential wrongdoers, the details and tactics developed for the districts and their sites are restricted to school and first-responder personnel as an additional safety measure (as recommended in EC §32281).[16]

Several witness interviews credited the 2016-2017 Yolo County Grand Jury (Grand Jury) investigation on school safety as a catalyst for making signage more visible to visitors, for hardening access to campuses, and for collaborating with all stakeholders of the school community. These improvements were also documented in each school district's response to the recommendations made by the 2016-2017 Grand Jury.[17] In addition, the Grand Jury found some of these actions were already underway when the initial report was published.

The increased prominence of the front office at each campus and tighter check-in procedures also present new vulnerabilities that may require additional safety improvements to make the physical office and the people who work there more secure.

The effectiveness of a CSSP is created in the process of its development, by making sure discussions include all stakeholders (e.g. principals, teachers, parents, students, first responders, community members), by continual re-assessment of new threats or potential threats and concerns, and the implementation of new strategies, protocols, and practices.

Critical, too, is a feedback mechanism for determining how well these changes are working. Such a metric is missing from all safety plans as well as from the CSSP template itself.[18] Granted, there is no clear cause-and-effect methodology for evaluating these changes. However, that should not prevent each district from exploring other qualitative options, such as asking those responsible for carrying out the safety protocols and procedures for their feedback.

Safety Training: Voids in Who Gets Trained & Measures of Effectiveness

Creating a safe environment is fundamental for learning to occur. Yet, establishing and maintaining safety is becoming more difficult as schools must contend with a barrage of changing threats and conditions. Ensuring that teachers and staff are well-prepared to meet these challenges through effective training is vital to enabling schools to go beyond EC safety standards. Herein lies the dilemma: how to balance the mounting demands on the school community with limited resources – time, trainers, and money?

Within this environment, each district is forced to make difficult but informed decisions that prioritize and accommodate for its unique needs. Contract agreements between the school district and its unions must also be considered. Most school districts have opted to prioritize the training of certificated personnel (e.g. teachers) in safety protocols and procedures but not classified employees (e.g. para-educators, noon / yard duty aides, and transportation workers). This year, some districts, such as the Washington Unified School District in West Sacramento, are training their classified staff in emergency and safety procedures.

Schools typically train teachers on safety drills and procedures just prior to the start of each school year. Supplemental refreshers and updates are incorporated into regular drills, tagged onto staff meetings, or discussed as part of an after-incident session throughout the year. Training is provided in many forms, ranging from in-service sessions, to online and practice drills at the school site. Arrangements are also coordinated with vendors who offer specific kinds of expertise (e.g. active shooter training), when warranted. Teachers hired after the start of the school year typically miss these early opportunities, creating a potential vacuum in preparedness.

Another gap in training pertains to substitute teachers. Substitute teachers are a significant part of the educational community. However, districts do not require prospective substitute teacher applicants to participate in formalized safety training prior to reporting for work at any school. Among the largest school districts in the county (Davis Joint Unified School District, Washington Unified School District, and Woodland Joint Unified School District), there are, on average, a total of 155 substitute teachers working in a classroom on any given day. With more than 1,600[19] teachers employed in Yolo County schools, substitute teachers represent nearly 10% of those providing in-class instruction – a significant daily presence.

Once checked in at the front office, substitute teachers typically receive a packet or binder that contains a class roster, lesson plan, daily schedule, and basic safety documents (e.g. floorplans and evacuation routes). Some schools may include posters or flipcharts in each classroom with instructions on what to do in specific emergency situations. Given the nature of this on-call type of work, substitutes may not have time to review the folder in its entirety before meeting with his/her class. If an emergency drill or incident occurs, substitute teachers by necessity may be required to look to other teachers and/or their students for direction in how to respond. Several of those interviewed described examples in which this occurred.

In some districts, inconsistencies in tracking attendance at training sessions add to uncertainty and makes it difficult to determine who has participated. Additionally, districts have no mechanism in place, other than occasional informal check-ins, for assessing the effectiveness of the training or level of confidence among the teachers and staff responsible for carrying out the drills.

Though safety or emergency drills can provide important refreshers and on-the-job-training for new hires and substitutes, the drills can also increase the stress level of an already anxious staff and student body.

Trauma-Impacted Students & Staff: Increasing Incidence & Additional Support

An integral component of the learning process is safety. If the school environment is perceived by students and/or staff as unsafe, learning will be inhibited. Though new fencing, visitor check-ins, and safety training can mitigate threats, the environment within and outside of the school can present ongoing challenges. In response, districts stated to the Grand Jury that they continually monitor and assess for the social/emotional impacts of these challenges and have in place a well-defined process for providing counselors and emotional support for students and staff. The threats are real. So, too, are the emotional impacts related to the loss of life, neglect, bullying, and abuse.

News of any school shooting often generates fears throughout the school community and increases concern. This cycle repeats itself with every tragic occurrence and each time places pressure on school officials to treat all threats the same.[20] School officials and representatives interviewed described heightened concern for the emotional well-being of students and staff. They also spoke of several events that continue to impact members of the school community, expressed for some in the form of trauma. Trauma is an emotional response to a terrible event that can cause sufferers to experience extreme anxiety, sadness, anger, sleeplessness, physical pain, and headaches.[21]

When reports came in May 2019 of an active shooter at Woodland High School, first responders arrived in full force. The school went into lockdown, along with a nearby elementary school. Shelter-in-place orders were issued for yet another campus. For six

hours, students and teachers waited while police conducted room-by-room searches until they were certain no threat existed. Though the initial call was later determined a false report, the experience, according to personnel interviewed, left some teachers and students visibly shaken and/or dealing with post-traumatic stress disorder.

More recently, the accidental off-campus shooting of a Davis High School senior,[22] the killing of a 16-year-old who attended school within Woodland Joint Unified School District,[23] the unexpected death of a Davis elementary school teacher,[24] and reports of a "man covered in blood" who threatened a teacher and attempted to carjack her vehicle outside Esparto High School[25] have been covered by the local papers. Many other, similar incidents are shared by way of Facebook, Instagram, or other outlets. Whether accurate or rumors, word travels fast across social and virtual networks, further compounding the fear and anxiety.

Less publicized but nevertheless traumatic is the uptick in abuse, neglect, and domestic violence in Yolo County. The numbers are documented by several sources, including Yolo County Child Abuse Prevention Council,[26] the Yolo County Health Council,[27] and kidsdata.org[28] (a resource on children's health in California). Interviewees also reported teachers are seeing more incidence of students dealing with homelessness and broken homes, and in turn, extreme acting out behaviors.

In recognition of these threats, as well as the injuries inflicted by bullying and misuse of social media, school officials and representatives are responding by making counseling more available to employees and students, providing training, and increasing awareness about the importance of mental health. Nurses, too, are available at some schools on a regular basis. According to witness interviews, members of the school community are increasingly taking advantage of this support.

School safety encompasses far more than installing new locks, fencing, and check-in procedures. School districts within Yolo County also recognize the emotional health and well-being of students and staff as yet another critical resource to protect.

FINDINGS

F1. The California Education Code requires, with the exception of small districts, that individual safety plans be developed for each school site. Esparto Unified School District qualifies as a small district, and has a single district-wide Comprehensive School Safety Plan (CSSP) that applies to all school sites in the district, not individual plans for each school site.

F2. Districts made safety improvements, including increased visitor signage and tighter check-in procedures, installed new fencing and locks, collaborated with first

responders, engaged in after-action debrief sessions to further secure (i.e. "harden") school campuses and facilities, and continue to plan for further actions.

F3. Increased efforts to harden schools and direct visitors to the front office with improved signage creates additional responsibilities for those working this vital gateway and exposes them to more safety threats.

F4. Tracking of who has or has not participated in safety training events is inconsistent in Yolo County schools.

F5. Measures or approaches for assessing the quality or effectiveness of safety training are missing from the CSSPs.

F6. There is an expectation that all teachers and substitute teachers have a depth and breadth of safety training that enables them to respond to a variety of threats.

F7. Because substitute teachers and teachers hired after the start of the school year are not present for the launch of safety training, their ability to respond to emergency situations is compromised.

F8. In the wake of past high-profile school shootings, school officials face great pressure to react to any threat of potential violence by locking down schools.

F9. Increasing incidence of trauma-impacted students call on teachers and staff to shift focus from instruction mode to providing support they may not be fully trained to offer.

RECOMMENDATIONS

R1. Prior to the start of the 2021-2022 school year, Esparto Unified School District should develop individual safety plans tailored to each school site's particular needs and environment (as opposed to a district-wide Comprehensive School Safety Plan [CSSP]) to enhance the overall value of the CSSP.

R2. Prior to the start of the 2021-2022 school year, District officials should identify additional approaches in their CSSPs for hardening access to areas of schools that remain vulnerable.

R3. Prior to the start of the 2021-2022 school year and each subsequent school year, District officials should identify administrative, certificated, and classified employees to engage in train-the-trainer classes to build internal capacity and share resources across districts.

R4. Prior to the start of the 2021-2022 school year, District officials should require online, on-demand safety training modules be provided and completed by all staff, particularly those hired after the start of the school year, to assure consistency in and breadth of training in safety protocols and procedures.

R5. Prior to the start of the 2021-2022 school year and each subsequent school year, District officials should identify safety training that all substitute teachers must complete before reporting for work in any district.

R6. Prior to the start of the 2021-2022 school year and each subsequent school year, District officials should identify a method and/or tool for measuring the effectiveness of safety training, including an annual survey of all staff.

R7. Prior to the start of the 2021-2022 school year and for use in each subsequent school year, each school principal or designee should develop an attendance and tracking mechanism for determining who has or has not participated in safety training offerings.

COMMENDATIONS

All school officials and representatives recognize the value of maintaining the emotional health and well-being of students and staff. School districts are to be commended for their ability to mobilize resources quickly and provide onsite counseling support following a tragic incident (e.g. sudden loss of teachers, students, and alumni).

REQUIRED RESPONSES

Pursuant to Penal Code section 933.05, the Grand Jury requests responses as follows:

From the following individuals:

- Superintendent of Schools, Yolo County Office of Education – F1, F2, F3, F4, F5, F6, F7, F8, F9; R1, R2, R3, R4, R5, R6, R7

From the following governing bodies:

- Board of Education/Trustees, Davis Joint Unified School District – F2, F3, F4, F5, F6, F7, F8, F9; R2, R3, R4, R5, R6, R7
- Board of Education/Trustees, Esparto Unified School District – F1, F2, F3, F4, F5, F6, F7, F8, F9; R1, R2, R3, R4, R5, R6, R7
- Board of Education/Trustees, Washington Unified School District – F2, F3, F4, F5, F6, F7, F8, F9; R2, R3, R4, R5, R6, R7
- Board of Education/Trustees, Winters Joint Unified School District – F2, F3, F4, F5, F6, F7, F8, F9; R2, R3, R4, R5, R6, R7
- Board of Education/Trustees, Woodland Joint Unified School District – F2, F3, F4, F5, F6, F7, F8, F9; R2, R3, R4, R5, R6, R7

- Board of Education/Trustees, Yolo County Office of Education – F1, F2, F3, F4, F5, F6, F7, F8, F9; R1, R2, R3, R4, R5, R6, R7

Note: The governing bodies indicated above should be aware that the comment or response of the governing body must be conducted subject to the notice, agenda, and open meeting requirements of the Brown Act.

INVITED RESPONSES

From the following individuals:

- District Superintendent, Davis Joint Unified School District – F2, F3, F4, F5, F6, F7, F8, F9; R2, R3, R4, R5, R6, R7
- District Superintendent, Esparto Unified School District – F1, F2, F3, F4, F5, F6, F7, F8, F9; R1, R2, R3, R4, R5, R6, R7
- District Superintendent, Washington Unified School District – F2, F3, F4, F5, F6, F7, F8, F9; R2, R3, R4, R5, R6, R7
- District Superintendent, Winters Joint Unified School District – F2, F3, F4, F5, F6, F7, F8, F9; R2, R3, R4, R5, R6, R7
- District Superintendent, Woodland Joint Unified School District F2, F3, F4, F5, F6, F7, F8, F9; R2, R3, R4, R5, R6, R7

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Reports issued by the Civil Grand Jury do not identify individuals interviewed. Penal Code section 929 requires that reports of the Grand Jury not contain the name of any person or facts leading to the identity of any person who provides information to the Civil Grand Jury.

Reorganization of the Public Guardian and Public Administrator: Needed Change and Continuing Challenges

SUMMARY

Prior to January 2017, the Yolo County Public Guardian / Public Administrator (PG / PA) was an elected office. In late 2016 the Board of Supervisors voted to eliminate the elected office, moving the Public Guardian to the Health and Human Services Agency and placing the Public Administrator in the Office of the Sheriff / Coroner. A comprehensive audit of the PG / PA requested by the Board of Supervisors after the split exposed disorganization and numerous deficiencies in the operation of the previously combined office. Some of the difficulty arose from the severe contraction of the PG / PA budget following the Great Recession of 2007-2008, with the accompanying decrease in staffing and increase in workload and stress. Staffing has improved since its lowest point, but is still below pre-recession levels.

The Yolo County Grand Jury found that the reorganization has been beneficial. Many of the problems documented in the audit have been or are being addressed by the now separate functions. Leaders at the Public Guardian and Public Administrator are dedicated and knowledgeable, and each office is making progress on lingering issues. Nevertheless, staffing remains a concern. With a growing population in Yolo County, both the Public Guardian and Public Administrator offices are experiencing increased demands for their services. While Public Administrator staffing appears to be adequate for now, the Public Guardian continues to suffer from excessive caseloads, employee turnover, and heavy demands on senior staff.

The Public Guardian needs additional personnel to deal with these workload issues. The Grand Jury recommends that Yolo County conduct an analysis to determine appropriate staffing levels for the near and long term for both the Public Guardian and Public Administrator. Additionally, the Public Guardian should develop internship opportunities with local area colleges and universities to cultivate a pool of candidates to fulfill their ongoing staffing needs.

On March 19, 2020 Governor Gavin Newsom issued Executive Order N-33-20, a statewide "stay home" order, in response to the COVID-19 pandemic. This investigation, the data gathered, and recommendations generated from it occurred prior to the COVID-19 pandemic and ensuing orders.

ACRONYMS / GLOSSARY

Conservatee	An individual under conservatorship.
Conservatorship	A legal arrangement wherein an individual or organization is chosen by the Court to protect and manage the personal care and/or finances of a person found to be unable to manage his or her affairs
CAP	Corrective Action Plan
CO	Conservatorship Officer
FTE	Full-Time Equivalent
HHSA	Health and Human Services Agency
LPS	Lanterman-Petris-Short
PA	Public Administrator
PG	Public Guardian

BACKGROUND

The Yolo County Public Guardian (PG) provides support to some of the county's most vulnerable residents. When ordered by the court, the PG serves as the legally appointed guardian for persons determined to be gravely disabled[1] and incapable of caring for themselves, most commonly as a result of dementia or severe mental illness, and who have no one else to provide this support and oversight. This assignment is termed a conservatorship, and can be of a person or an estate. Conservatorship of a person involves helping the conservatee with matters such as healthcare, clothing, and shelter. Estate conservatorship includes the handling of all financial matters. Many cases involve tending to the needs of both the person and his or her estate. Historically, the PG has averaged about 160 conservatees in a given fiscal year in Yolo County. The relevant law is provided in California Probate Code[2] and California Welfare & Institutions Code.[3] Guidance is also found at California Courts: The Judicial Branch of California.[4]

There are two classes of conservatorship administered by the PG:

- Lanterman-Petris-Short (LPS) Conservatorship – Named after the authors of the enabling legislation. LPS conservatees are at risk individuals with incapacitating mental illness referred to the PG by mental health professionals from hospitals and, more recently, penal facilities.[5] Though typically resistant, LPS conservatees receive treatment, possibly in a locked facility, but with the expectation of improvement and eventual release from conservatorship.

- Probate Conservatorship – These conservatees are generally older, often with dementia. Probate conservatees can be referred to the PG or the court by a community agency (e.g. Adult Protective Services), institution, physician or other concerned individual. The PG is always the last resort for probate conservatorships, with family much preferred.[6] Probate conservatees assigned to the PG may stay with the PG for long periods, often until death.

In both types of conservatorship, the PG is required to make a thorough investigation of the individual's circumstances at the initial referral and, if conservatorship is granted, at mandated intervals thereafter. If the PG believes the situation warrants, the findings of the investigation are presented to the court, where it determines whether or not to impose conservatorship.

The Yolo County Public Administrator (PA) can be charged with administering the estate of a county resident who dies without a will and has no family, or none willing, to assume responsibility. In conjunction with the court, the PA will identify and disburse the deceased's assets, if any. The PA also supervises the Indigent Burial Program, which provides for cremation and burial of those who die without resources.

Until January 2017, the Yolo County Public Guardian's and Public Administrator's functions were jointly held by one elected official. Yolo was one of only three counties in California that had an elected PG / PA that combined both roles. In 2016, the long-term incumbent retired at mid-term, presenting an opportunity for the county to reconsider the structure of the two functions.[7] In light of the organization of the PG and PA in most other counties and with input from analysts and interested parties, the Board of Supervisors voted to eliminate the elected PG / PA position and separate the functions of the office.[8] This decision was not without controversy.[9,10] There was concern that non-elected leaders would not bring the same passion and commitment to the work, that the loss of independence would lead to conflict of interest problems, and that it was wrong to deny voters their say. The final vote of the Board of Supervisors was 4-1 in favor of the realignment.[11]

The PG was moved to the Yolo County Health and Human Services Agency (HHSA). Yolo County Code stipulates the PA be elected, a requirement satisfied by placing the PA in the Office of the elected Sheriff / Coroner.[12] The director of HHSA is the titular Public Guardian, and there is a Chief Deputy Public Guardian who runs the daily operation under the Adult & Aging Branch Director. The Sheriff / Coroner is the titular Public Administrator; the daily operation is performed by an Assistant Public Administrator under the Chief Deputy Coroner (see organization charts in the Appendix).

The Grand Jury was interested in determining how well these changes in structure and responsibility are progressing.

APPROACH

Members of the Yolo County Grand Jury (Grand Jury) conducted interviews of representatives of the Yolo County Health and Human Services Agency, the office of the Public Guardian, the office of the Public Administrator, as well as others whose work touched on the role of the PG or PA. The Grand Jury reviewed county documents, Board of Supervisors meeting reports, newspaper articles, public information from relevant organizations and associations, as well as some internal county documents.

DISCUSSION

Public Guardian / Public Administrator: Operational Issues

Coincident with the realignment, in January 2017, the County Administrator and Board of Supervisors requested an audit of the previously combined Public Guardian / Public Administrator (PG / PA) by the County Division of Internal Audit. This comprehensive audit covering primarily the period July 1, 2013 to December 31, 2016 was submitted on October 30, 2017.[13] The intention was to understand the history and current state of the function as a baseline from which to move forward as separate entities. Its purpose was "… to assist the County in identifying potential areas of concern regarding the administrative and fiduciary functions of the office with respect to the management of conservatees (clients) funds, case management, and estates, and the handling of indigents and their estates."[14]

The report revealed many weaknesses and inefficiencies in both functions of the PG / PA as it had previously operated. It described in detail problems with inadequate staff training, lack of written policies and procedures, mishandling of conservatee assets, and disorganized record keeping. To quote from the Executive Summary of the audit:

> "Based on the results review and the determination that, prior to the 2017 reorganization, the office mismanaged the estates of office clients and neglected other fiduciary duties, and the incomplete and poorly organized … condition of the files, the auditors are unable to confirm that misappropriation or misuse of conservatees or decedents assets did not occur." (emphasis in the report)[15]

As a remedy for these problems, the audit stated:

> "Auditors recommend that both PG and PA work with the County's Division of Internal Audit to develop a comprehensive Corrective Action Plan (CAP) that addresses each area of responsibility according to governing codes and laws. The CAP should have performance based results that are measurable and timelines for

> completion. The auditors will perform a review on work completed and work in progress annually until CAP has been fully implemented."[16]

The Director of the Health and Human Services Agency (i.e. the new Public Guardian) and the Sheriff (i.e. the new Public Administrator) each agreed to develop a Corrective Action Plan (CAP) to address these deficiencies. In January 2018, the Health and Human Services Agency (HHSA) adopted a three-year CAP with a completion date of June 30, 2021. Per the CAP, the PG focused mainly on implementing tighter controls on how monies and client assets are handled by the PG and HHSA staff, particularly systemized checks and balances, separation of duties, and improved record keeping. HHSA has periodically updated the Board of Supervisors on progress on the CAP, most recently on February 11, 2020.[17] At that time, the PG stipulated that they were:

> "…currently on track to complete the CAP on time or ahead of schedule, having already completed 14, and making active progress on another 14, of the 29 Total Policy and Procedures due by June 30, 2021."

In the audit, problems within the PA part of the office dealt with the timely disposition of case files and handling of client assets. Information provided from witness interviews indicated that many of these issues persisted after the reorganization, and the Grand Jury was unable to confirm that a CAP for the PA was produced as quickly as the auditors requested. The Sheriff brought in a consultant (a retired Assistant PA from another county) as early as 2017 to assist with installing the requisite organization and developing appropriate formal policies and procedures. A CAP now exists, policies and procedures are codified,[18] and the PA believes it currently conforms to best practices. Updates pertaining to the PA transition, as presented by the Sheriff's Office to the Board of Supervisors, have been limited to discussion of a software upgrade.[19]

The Grand Jury did not specifically consider whether conservatees are receiving an appropriate level care or whether the PG and PA are adhering to relevant statutes and regulations. Many such matters were covered in the Special Audit and are still subject to oversight and remediation by way of the respective CAPs.

PG and PA Staffing

Conservatorship Officers (COs) are those on the PG staff who are most directly involved with clients. Their role is especially demanding. The ideal CO candidate for Yolo County would have a Bachelor of Arts degree with a major or emphasis in psychology, sociology, social welfare, social work or behavioral sciences, and some relevant experience. A partial listing of job functions states the CO:

- "Investigates the financial, medical, psychological, vocational and social backgrounds of clients by interviewing proposed conservatees or wards, their relatives, friends, and appropriate public and private agencies.

- "Researches records for pertinent clinical history, diagnosis and prognosis;
- "Analyzes compiled information to determine whether the person is gravely disabled and substantially unable to provide for their own personal care, shelter and financial needs;
- "Interprets and applies the Welfare and Institution and Probate Codes;
- "Prepares reports and recommendations regarding establishment of conservatorship or guardianship, the powers and duties of proposed conservator, or suitable alternatives;
- "Testifies in court as required;
- "Explains conservatorship to proposed conservatees and wards, their families, and other involved persons or agencies;
- "Serves as clients' rights advocate;
- "Works with community health, welfare and other agencies to arrange for a delivery of services to clients;
- "Develops, plans, and monitors financial resources of clients."[20]

Additionally, conservatorship requires someone with oversight authority to be available 24 hours a day / seven days a week. The responsibility of being on-call at all times rotates among the deputized staff, which are the COs, the Chief Deputy PG, and the Adult & Aging Branch Manager (see HHSA organization chart in the Appendix).

In Fiscal Year (FY) 2006-2007, before the Great Recession of 2007-2008, the PG / PA had 11.75 Full-Time Equivalents (FTEs), including the elected PG / PA and 5.0 COs. As with all municipal government functions, the PG / PA was severely impacted by the fiscal constraints of the economic downturn. By FY 2010-2011, the PG / PA had reduced its staff by nearly half, leaving 6.0 FTEs (including the elected PG / PA) and 2.0 COs.[21] These reductions in staff occurred with little change in the number of conservatees in need of support. In FYs 2006-2007 to 2008-2009, there was an average of 170 conservatees being served. Following the reductions, the PG / PA office served an average of 138 conservatees from FYs 2009-2010 to 2011-2012 (see Figure 1 below). From FYs 2006 to FY 2012, there was essentially no change in the number of decedents that the office was handling (FYs 2006-2007 to 2008-2009 averaged 92 decedents; FYs 2009-2010 to 2011-2012 averaged 91 decedents).

The CO caseload went from an average of 34 before the Recession to 69 in the years immediately following. This continued to increase in subsequent years as additional conservatees (FYs 2012-2013 to 2014-2015 average 162) and decedents (FYs 2012-2013 to 2014-2015 average ~115) came under care of the PG / PA. Interviews indicated that this likely contributed to the problems documented in the audit report, including instances of referrals that were denied without investigation, contrary to statute.

Management and turnover issues were also identified in the audit.[22] The office continued to reduce in staff such that by the time the Board of Supervisors voted to split the office in October 2016, only four employees remained in the PG / PA.[23]

Within the last few years, the budget for the PG / PA has substantially recovered from its lowest point in FY 2011-2012, especially after the re-organization.

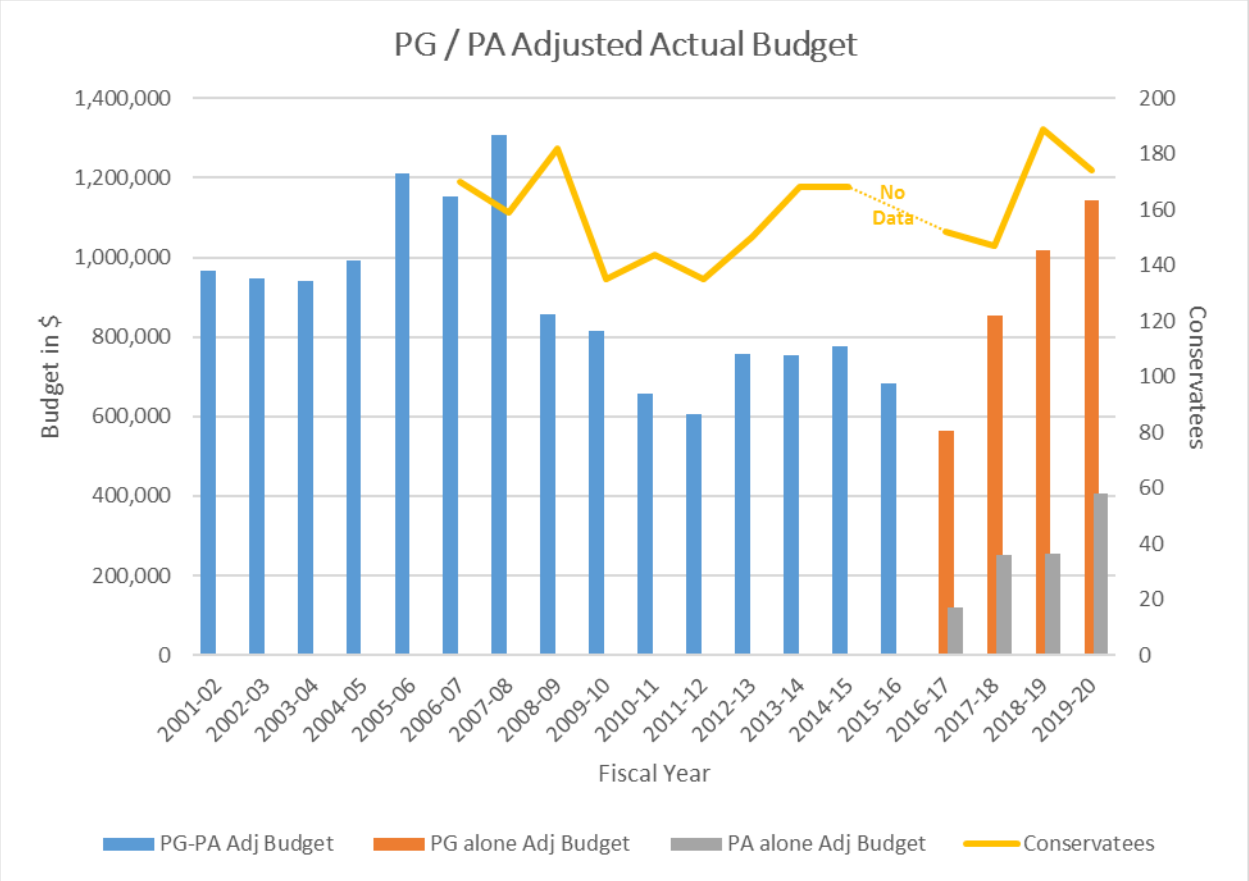

Figure 1: PG / PA Adjusted Actual Budget. Budgets were obtained from Yolo County Budget documents[24] and Yolo County OpenGov listings;[25] both were inflation-adjusted to 2019 dollars with a Consumer Price Index table.[26] Since post-reorganization budgets do not include the salary of the titular PG or PA, the salary of the pre-reorganization elected PG / PA was subtracted from the presented pre-reorganization budgets using actual salary figures where available from budget documents,[27] online resources,[28] and estimated for intervening years. Values for 2019-2020 are budgeted amounts rather than actual. Conservatee numbers are from budget documents for 2006-2007 to 2014-2015 and from PG presentations[29,30,31] for later years; the figure for 2019-2020 represents July-December only.

A review of the funding history for the PG and PA functions, when combined as a single entity and more recently, following its split, shows that funding dropped by more than half from its peak prior to the 2007-2008 recession, and did not recover significantly until after the reorganization. The PG / PA budgets rely exclusively on Yolo County General

Fund monies. Even with the improvement in the economy (prior to the COVID-19 crisis), General Fund resources were and remain very limited in Yolo County. In the introduction to the proposed FY 2019-2020 County Budget, the County Administrator states:

> "The 2019-20 budget represents marginal growth in both discretionary funding as well as State and Federal revenue receipts in most areas. However, rapidly rising pension costs combined with an increase in retiree medical prefunding continue to deplete any growth in General Fund revenues. As a result, the majority of budgets are status quo."[32]

The County Administrator included essentially the same language in Yolo County's proposed budgets since at least FY 2014-2015.

Since the reorganization, the increased PG and PA budgets allowed for additional hires, but not to the level of 2007 (see Figure 2). The PG now has 6.0 FTEs (not including the titular PG, who is also Director of HHSA) and 3.0 COs. Taking advantage of its integration into a much larger department, conservatee receipts and payments are now handled by HHSA financial staff, freeing COs from this responsibility.

Comparison of PG / PA Staffing

2006-2007 Position	FTE		2019-2020 Position	FTE
Assistant Public Guardian/Administrator	1.0		Chief Deputy Public Guardian/HHSA Manager II	1.0
Conservatorship Officer	5.0		Conservatorship Officer	3.0
Administrative Clerk II – 1	1.0			
Office Support Specialist	1.0			
Senior Accounting Technician	0.75		Administrative Services Analyst (reclassified from Senior Accounting Tech)	1.0
			Guardian Technician	1.0
Extra Help			Extra Help Administrative Clerk II	<1.0
			Undergraduate Social Work Intern (16 hours per week)	Temp
Total Public Guardian	**8.75**			**6.0 +**
Deputy Public Administrator	2.0		Assistant Public Administrator Deputy Public Administrator	1.0 1.0
Total Public Administrator	**2.0**			**2.0**
TOTAL	**10.75**			**8.0 +**

Figure 2: Comparison of PG / PA Staffing - Extra Help employees are limited to 1,000 hours employment per fiscal year.[33]
In addition, currently two HHSA Fiscal Staff spend a percentage of their time on PG conservatee fiscal duties. One is an Accountant II and the other is a Senior Accounting Technician, but these are not PG positions. Sheriff's Finance handles some financial matters for the PA.

The current CO caseload for the Yolo County PG is about 60 clients, much higher than the pre-recession average. Of course, each jurisdiction in the nation has unique needs and challenges, so there is no uniform one-size-fits-all ratio of COs to conservatees. However, there is guidance from relevant organizations such as the National Guardianship Association in their Standards of Practice which states:

> "The guardian shall limit each caseload to a size that allows the guardian to accurately and adequately support and protect the person, that allows a minimum of one visit per month with each person, and that allows regular contact with all service providers."[34]

All interviewees with direct knowledge of the PG were in agreement that CO caseloads in Yolo County are too high. COs are constantly "putting out fires" and often do not have the time to do site visits and other routine oversight. The office of the PG receives a large amount of correspondence and other paperwork, including mandated court documents, that are also a substantial drain on CO resources. CO burnout and turnover is a continuing concern. As new people are brought in to what is still a small team, additional strain is placed on remaining staff to provide training.

Further, there is an expectation that total PG cases will rise in the future. In addition to forecasts of an increasing population in Yolo County overall, earlier this year Governor Newsom highlighted the issues of homelessness, mental health, and conservatorships, stating:

> "Clearly, it's time to respond to the concerns of experts who argue that thresholds for conservatorships are too high and should be revisited."[35]

The most comprehensive survey of national public guardian programs found a very wide range of guardian qualifications and caseload.[36] This report reiterated a previous recommendation that a "one-to-twenty ratio would best enable adequate individualized ward attention."[37] Some jurisdictions have attempted to place a cap on caseloads:

- Nebraska, which only established a statewide Office of the Public Guardian in 2015, set the average caseload at 40. A year later Nebraska decided that was unworkable and changed the target average to 20.[38]
- Most counties in Oregon do not have a Public Guardian, so Oregon established a statewide Office of Public Guardian which is limited to 80 clients and is not currently accepting new referrals.[39] California statute requires referrals to be investigated and disallows blanket denial or wait-listing.
- Washington state allows contract service providers to do PG functions but says that there should still be monthly visits, that the standard caseload should not be more than 20, and never more than 36.[40]

In California, the 2014-2015 Contra Costa County Grand Jury published an investigative report on their Public Guardian.[41] This report stated that the average caseload of their deputy conservators was 23. Though the Contra Costa Grand Jury came to many critical findings in their investigation of the PG, over-staffing was not one of them.

The newly formed office of the PA under the Yolo County Sheriff / Coroner as originally constituted had a single employee reporting to the Chief of Finance in the Sheriff's Office. In this configuration the PA was unable to rectify the concerns raised by the audit. In 2019 the PA was put under the Coroner and now reports to the Chief Deputy Coroner. As of this fiscal year, this office now has 2.0 FTEs, an Assistant PA and a Deputy PA. This is still not equivalent to the pre-recession staffing, which was 2.0 Deputy PAs under an Assistant PG / PA, but the PA has been able to make significant progress clearing old case files while staying on top of their current work.

Advantages/Disadvantages of the 2017 Reorganization

No disadvantages were identified in the course of the Grand Jury investigation or from witness interviews. All interviewees were in agreement that operations in both offices had improved. It could be argued that the audit-mandated CAPs could have been implemented under the old organization. However, the audit provided summaries of issues raised by three previous, more limited reviews of the PG / PA from 2008, 2011, and 2013. In each case, the audit concluded:

> "Based on our review and current findings these matters continued and no action has been taken to resolve the findings."[42]

A change in management and organization proved necessary to address these issues.

It is advantageous for the PG to be part of the large HHSA organization. The PG is now able to utilize the expertise of a dedicated financial services section. There is potential for closer collaboration with other offices housed under HHSA that touch upon the mission of the PG, including Mental Health, Adult Protective Services, and Veteran's Affairs.

The PA also benefits from being in a large organization, the Sheriff / Coroner's Office. Many PA referrals come from the Coroner's Office, and the PA is now in close proximity and works closely with them. Additionally, the PA has access to resources in the Sheriff's Office not readily available before the reorganization.

FINDINGS

F1. Reorganization of the Public Guardian / Public Administrator has improved oversight and brought these offices into compliance with best practices with respect to fiduciary matters.

F2. Caseloads for Conservatorship Officers are too high, leading to excessive employee stress and sub-optimal oversight of conservatees.

F3. Recruitment and retention of Conservatorship Officers is an ongoing challenge.

F4. Substantial turnover in Conservatorship Officers leads to a repeating cycle where remaining staff are providing training while managing an already overloaded caseload.

F5. Public Administrator staffing is adequate for now.

F6. Trends indicate the number of people referred to the Public Guardian and Public Administrator will increase.

RECOMMENDATIONS

R1. By June 30, 2021, Yolo County should conduct an analysis to determine appropriate staffing for the Office of the Public Guardian and the Office of the Public Administrator in the immediate and longer term (three to five years).

R2. By June 30, 2021, the Public Guardian should develop internship opportunities with area colleges and universities to cultivate a pool of Conservatorship Officer applicants.

COMMENDATIONS

Public Guardian staff are to be commended for accomplishing their difficult work while managing extraordinarily high caseloads. This is facilitated by leadership at the Public Guardian and Public Administrator that is dedicated, knowledgeable and experienced.

REQUIRED RESPONSES

Pursuant to Penal Code section 933.05, the Grand Jury requests responses as follows:

From the following individual:

- Yolo County Sheriff / Coroner – F1, F5, F6; R1

From the following governing body:

- Yolo County Board of Supervisors – F1, F2, F3, F4, F5, F6; R1, R2

Note: The governing body indicated above should be aware that the comment or response of the governing body must be conducted subject to the notice, agenda and open meeting requirements of the Brown act.

INVITED RESPONSES

From the following individual:

- Director of Yolo County Health and Human Services – F1, F2, F3, F4, F6; R1, R2

ENDNOTES

1 California Welfare and Institutions Code §5008 (h)(1) (A) defines the term "gravely disabled" as a condition in which a person, as a result of a mental disorder, is unable to provide for his or her basic personal needs for food, clothing, or shelter

2 California Probate Code, §§7600-7666

3 California Welfare and Institutions Code, §§5000-5556

4 California Courts: The Judicial Branch of California: Conservatorships. Online at https://www.courts.ca.gov/selfhelp-conservatorship.htm (Accessed: May 2020)

5 California Courts: Mental Health (LPS) Conservatorships

6 California Courts: Who Can File for Conservatorship

7 Lauren King. "Changing of the Guardian: Yolo's public guardian steps down," The Daily Democrat (Woodland, CA), 6/1/2016. Online at https://www.dailydemocrat.com/2016/06/01/changing-of-the-guardian-yolos-public-guardian-steps-down/ (Accessed: May 2020)

8 Yolo County Board of Supervisors, Agenda 10/25/2016 Item 32. "PG-PA Organizational Structure." Online at https://yoloagenda.yolocounty.org/agenda_publish.cfm?id=&mt=BOS&get_month=10&get_year=2016&dsp=agm&seq=5383&rev=0&ag=1643&ln=53327&nseq=5330&nrev=0&pseq=5246&prev=0#ReturnTo53327 (Accessed: May 2020)

9 Lauren King. "Yolo supervisors OK department consolidation," The Daily Democrat (Woodland, CA), 11/22/2016. Online at http://www.dailydemocrat.com/government-and-politics/20161122/yolo-supervisors-ok-department-consolidation (Accessed: May 2020)

10 Anne Ternus-Bellamy. "Supervisors vote to eliminate elected public guardian," The Davis Enterprise (Davis, CA), 11/23/2016. Online at https://www.davisenterprise.com/local-news/county-government/supervisors-vote-to-eliminate-elected-public-guardian/ (Accessed: May 2020)

11 Yolo County Board of Supervisors, Minutes 10/25/2016 Item 32. "PG-PA Organizational Structure." Online at https://yoloagenda.yolocounty.org/agenda_publish.cfm?id=&mt=BOS&get_month=10&get_year=2016&dsp=min&seq=1646 (Accessed: May 2020)

12 Yolo County, CA Code of Ordinances §2-5.117. Consolidation of Offices: Sheriff-Coroner and Public Administrator. Online at https://codelibrary.amlegal.com/codes/yolocounty/latest/yolo/0-0-0-34109 (Accessed: May 2020)

13 Mary E. Khoshmashrab. Yolo County Internal Audit Reports 2018. "Special Review Report of the Public Guardian and Administrator." Online at https://www.yolocounty.org/home/showdocument?id=51135; with "Attachment A- PA- Office of the Sheriff Response" https://www.yolocounty.org/home/showdocument?id=51129 and "Attachment B- PG- Health and Human Services Agency Response" https://www.yolocounty.org/home/showdocument?id=51131 (Accessed: May 2020)

14 Khoshmashrab, Special Review Report, Executive Summary, 1

15 Khoshmashrab, Special Review Report, Executive Summary, 8

16 Khoshmashrab, Special Review Report, 17

17 Yolo County Board of Supervisors, Agenda 2/11/2020 Item 25. "Public Guardian Presentation." Online at https://yoloagenda.yolocounty.org/agenda_publish.cfm?id=0&mt=BOS&get_month=2&get_year=2020&dsp=agm&seq=9219&rev=0&ag=3105&ln=83582&nseq=&nrev=&pseq=&prev=#ReturnTo83582 (Accessed: May 2020)

18 Yolo County Sheriff's Office Policy Manual, Chapter 11 – Public Administrator. Online at https://www.yolocountysheriff.com/wp-content/uploads/2020/05/RELEASE_20200505_T153409_Yolo_County_Sheriff_s_Office_Policy_Manual.pdf (Accessed: May 2020)

19 Yolo County Board of Supervisors, Agenda 3/20/2018 Item 29. "Receive Sheriff/Coroner/Public Administrator Department Update." Online at https://yoloagenda.yolocounty.org/agenda_publish.cfm?id=0&mt=BOS&get_month=3&get_year=2018&dsp=agm&seq=7164&rev=0&ag=1893&ln=66244&nseq=&nrev=&pseq=&prev=#ReturnTo66244 (Accessed: May 2020)

20 Yolo County Human Resources, Class Specifications. "Conservatorship Officer." Online at https://www.governmentjobs.com/careers/yolococa/classspecs/948944?keywords=conservatorship%20officer&pagetype=classSpecifications (Accessed: May 2020)

21 Yolo County 2010-2011 Budget. Online at https://www.yolocounty.org/general-government/general-government-departments/county-administrator/budget-finance/2010-11-county-budget (Accessed: May 2020)

22 Khoshmashrab, Executive Summary, 4: there was a toxic work environment "… which over the years left staff demoralized with some fleeing the county unable to work in the environment."

23 Don Saylor, Yolo County Supervisor, 10/28/2016. "Transition Underway in Yolo County Public Guardian/Public Administrator Office". Online at https://www.donsaylor.org/single-post/2016/10/28/Transition-Underway-in-Yolo-County-Public-GuardianPublic-Administrator-Office (Accessed: May 2020)

24 Yolo County Budget Documents 2003-2004 to 2019-2020. Online at https://www.yolocounty.org/general-government/general-government-departments/county-administrator/budget-finance (Accessed: May 2020)

25 Yolo County Annual Budget to Actual 2013-2014 to present. OpenGov (Financial Transparency). Online at https://yolocounty.opengov.com/transparency#/5175/accountType=expenses&embed=n&breakdown

=0d44fac0-8358-451a-b3e8-19eaa988d1c9&currentYearAmount=cumulative&currentYearPeriod=years&graph=bar&legendSort=desc&proration=true&saved_view=null&selection=DDEA114E23820843989D1AB8399EBF35&projections=null&projectionType=null&highlighting=null&highlightingVariance=null&year=NaN&selectedDataSetIndex=null&fiscal_start=earliest&fiscal_end=latest (Accessed: May 2020)

26 "CPI for All Urban Consumers." U. S. Bureau of Labor Statistics, Series ID CUUR0000SA0. Online at https://data.bls.gov/cpi/data.htm (Accessed: January 30, 2020)

27 Yolo County Budget Documents 2003-2004 to 2005-2006

28 "Kathleen Sylvia, Public Guardian/Administrator" 2011 to 2017. Transparent California, online at https://transparentcalifornia.com/salaries/search/?a=yolo-county&q=kathleen+sylvia&y=2011 through https://transparentcalifornia.com/salaries/search/?a=yolo-county&q=kathleen+sylvia&y=2017 (Accessed: May 2020)

29 Yolo County Board of Supervisors, Agenda 12/11/2018 Item 52. "Public Guardian Update." Online at https://yoloagenda.yolocounty.org/agenda_publish.cfm?id=0&mt=BOS&get_month=12&get_year=2018&dsp=agm&seq=8157&rev=0&ag=1913&ln=75426&nseq=&nrev=&pseq=&prev=#ReturnTo75426 (Accessed: May 2020)

30 Yolo County Local Mental Health Board, Agenda 10/28/2019 Item 8. "Public Guardian Update." Not currently available online

31 Yolo County Board of Supervisors, Agenda 2/11/2020 Item 25. "Public Guardian Presentation." Online at https://yoloagenda.yolocounty.org/agenda_publish.cfm?id=0&mt=BOS&get_month=2&get_year=2020&dsp=agm&seq=9219&rev=0&ag=3105&ln=83582&nseq=&nrev=&pseq=&prev=#ReturnTo83582 (Accessed: May 2020)

32 Yolo County Budget 2019-2020. Online at https://www.yolocounty.org/general-government/general-government-departments/county-administrator/budget-finance/2019-20-county-budget (Accessed: May 2020)

33 County of Yolo Administrative Policies and Procedures Manual. "Procedures for filling short term personnel needs." "Employees hired as extra help can serve continuously for up to ninety (90) days. In no case may the employee work one thousand (1000) hours or more in a fiscal year."

34 National Guardianship Association, "Standards of Practice." Online at https://www.guardianship.org/wp-content/uploads/2017/07/NGA-Standards-with-Summit-Revisions-2017.pdf (Accessed: May 2020)

35 Office of the Governor. "Governor Newsom Delivers State of the State Address on Homelessness" 2/19/2020. Online at https://www.gov.ca.gov/2020/02/19/governor-newsom-delivers-state-of-the-state-address-on-homelessness/ (Accessed: May 2020)

36 P. B. Teaster, E. F. Wood, S. A. Lawrence, and W. C. Schmidt. Jr. "Wards of the State: A National Study of Public Guardianship," Stetson Law Review 37, 193-242 (2007). Online at https://www.stetson.edu/law/lawreview/media/wards-of-the-state-a-national-study-of-public-guardianship.pdf (Accessed: May 2020) (A more detailed version of this study with the same title is available online from other sources, including https://www.americanbar.org/content/dam/aba/administrative/law_aging/wardofstatefinal.pdf)

37 Teaster, 237

38 State of Nebraska Judicial Branch, Office of Public Guardian. "2016 Report." Online at https://supremecourt.nebraska.gov/sites/default/files/opg-2016-report.pdf (Accessed: May 2020)

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40 Washington State Legislature, Chapter 2.72 RCW. Online at https://app.leg.wa.gov/RCW/default.aspx?cite=2.72 (Accessed: May 2020)

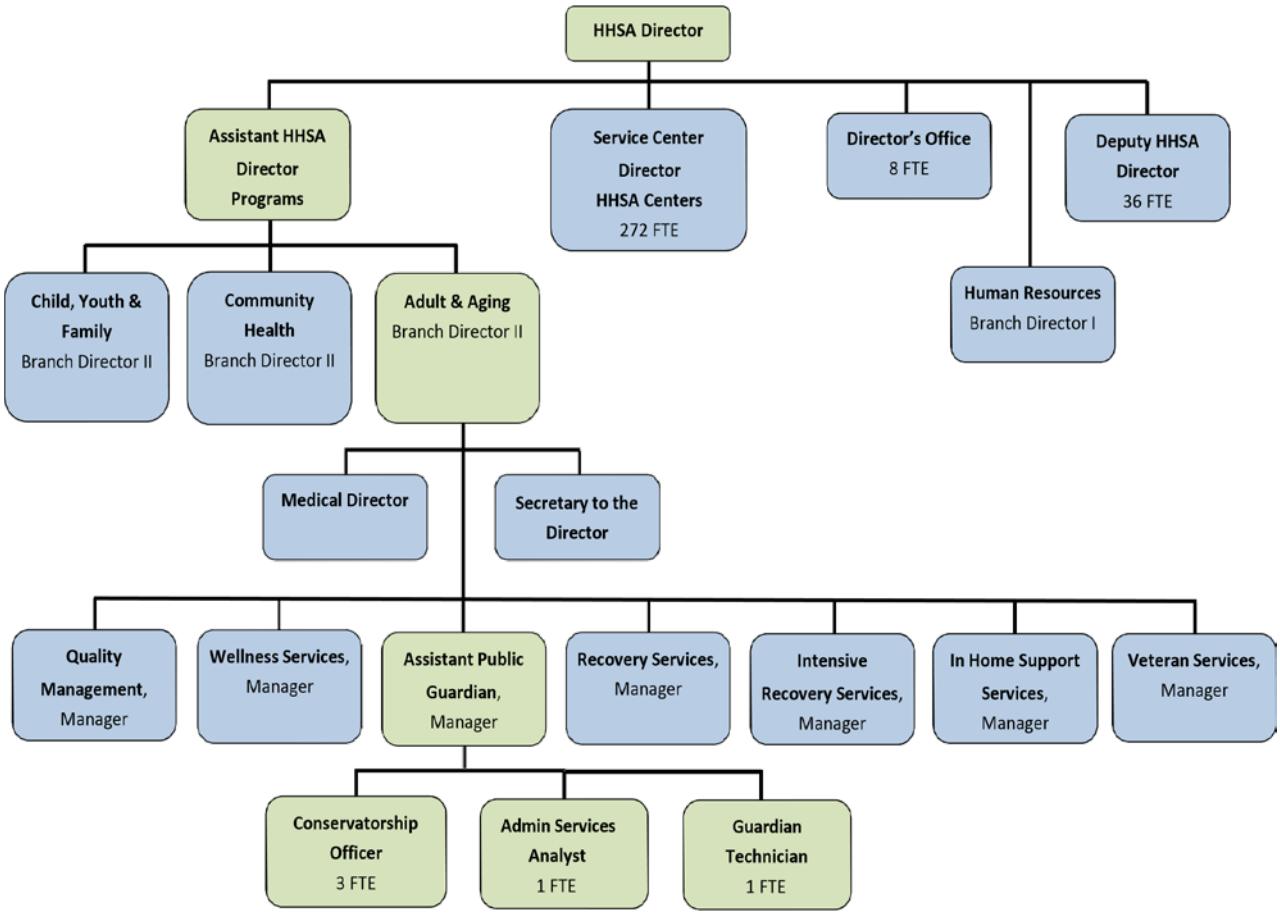
41 "Office of the Public Guardian: Caring for Those Who Can No Longer Care for Themselves," A Report by the 2014-2015 Contra Costa Grand Jury. Online at https://www.cc-courts.org/civil/docs/grandjury/1506%20Office%20of%20the%20Public%20Guardian.pdf (Accessed: May 2020)

42 Khoshmashrab, Special Review Report. 5- 6

Reports issued by the Civil Grand Jury do not identify individuals interviewed. Penal Code section 929 requires that reports of the Grand Jury not contain the name of any person or facts leading to the identity of any person who provides information to the Civil Grand Jury.

APPENDIX

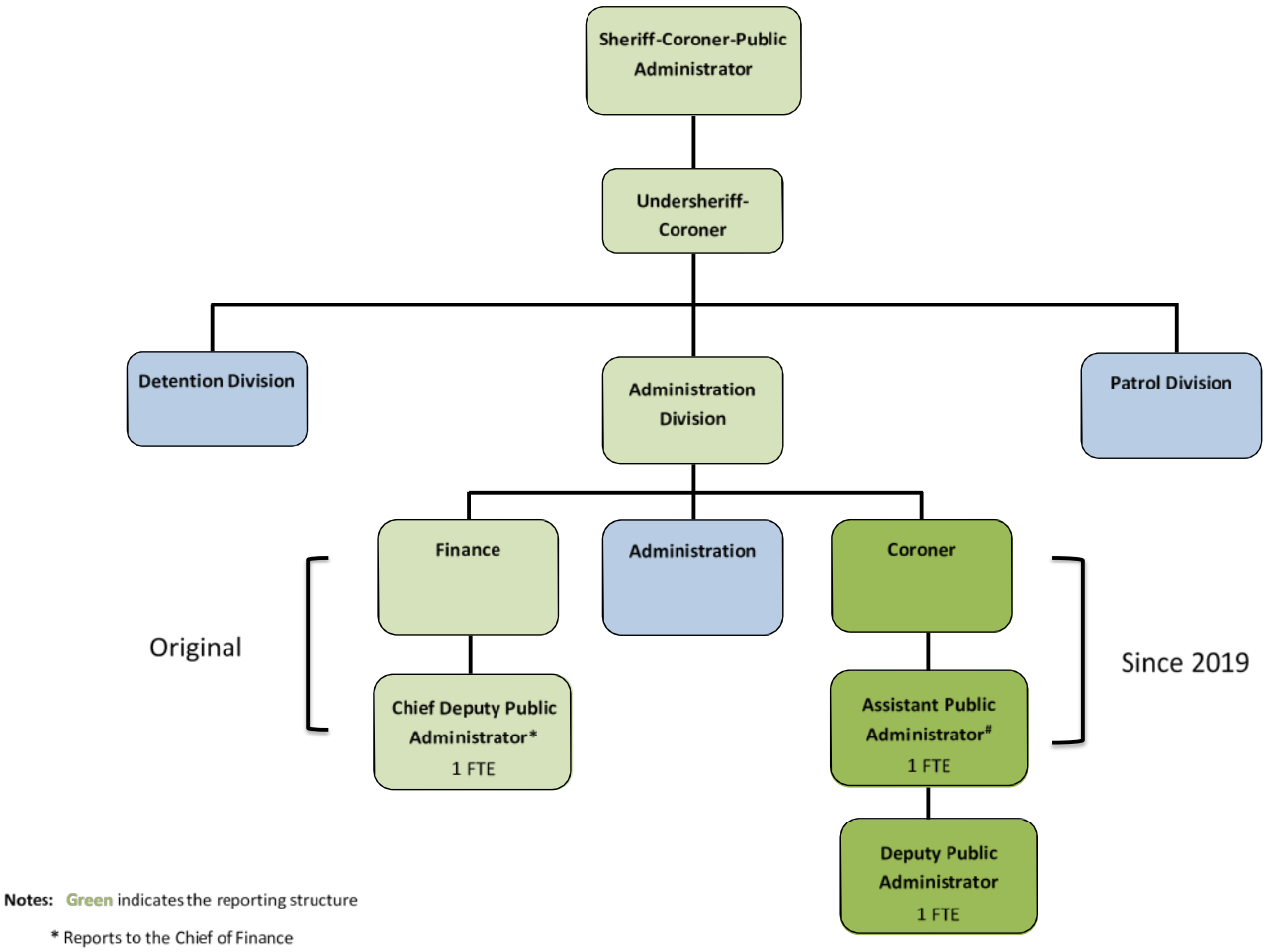
Public Guardian Integration with HHSA



Note: Green indicates the reporting structure

(May 2020)

Public Administrator Integration with Sheriff's Office



(May 2020)

The Hawk, the Beetle, and the Budget: An Evaluation of the Approved Yolo Habitat Conservation Plan in its First 16 Months

SUMMARY

The Yolo Habitat Conservancy (YHC) is a Joint Powers Agency (JPA) established to develop and implement a regional Yolo Habitat Conservation Plan / Natural Community Conservation Plan (the Plan) for Yolo County, California.

The YHC developed the Plan, obtained state and federal approval, and currently is in the process of implementing the Plan. The development and approval of the Plan took many years and cost millions of dollars. The YHC was criticized by the 2015-2016 Yolo County Grand Jury (Grand Jury) for both the length of time it was taking to develop a plan and plan preparation costs incurred to that point.

The Plan provides a process for landowners and developers to comply with the requirements of federal and state endangered species law without having to work directly with federal and state conservation agencies. In exchange for obtaining the Plan's benefits, landowners and developers must pay a fee to the YHC for mitigation of the adverse effects of their development on the Plan's 12 covered species and their habitat.

The Plan was fully approved and permitted as of January 11, 2019. Implementation of the Plan has proceeded from that date. The 2019-2020 Grand Jury found that the Plan as developed and approved is well-constructed to accomplish its species and habitat conservation goals. The Plan provides a centralized process for the coordinated establishment of contiguous conservation land reserves in Yolo County, which effectively benefits the Plan's 12 covered species.

During the first 16 months of the Plan's implementation, mitigation fees received are significantly below the current fiscal year budget and far below the annualized projections in the 50-year model. Under the Plan, a portion of the mitigation fees received is allocated to the YHC's administrative costs. If revenue from mitigation fees are less than expected, fewer dollars are available to pay administrative expenses.

The JPA has three options for management of the Plan: (1) Partner with an existing contract plan operator that already has the expertise / experience needed to operate a successful plan; (2) Directly hire an executive director and staff as employees of the YHC to operate the Plan; (3) Contract with the Yolo County Administrator's Office to provide the administrative structure and services necessary to operate the Plan.

The Grand Jury found that if the Plan is to endure and prosper, the YHC requires leadership from a person with a business management skillset who has some knowledge of conservation, as opposed to a conservation-oriented person who has some knowledge

of business. As written, the Plan fails to anticipate a sound business and financial model for its ongoing success over its 50-year term. If the business model fails (due to poor management or insufficient revenue), the Plan's conservation objectives will not be accomplished.

The Grand Jury found that the future survival of the Plan depends upon the YHC Board of Directors' ability to limit its administrative expenses to match that portion of its revenue allocated to administration staff size and composition (a balance of YHC staff and consultants). The availability of backup funding from the cities and county in the JPA is necessary for the Plan to survive.

The Grand Jury found that a key component of a sound business model for the YHC includes a businessperson to act as executive director. An executive director's daily responsibilities must focus on managing money, people, and risk. Such a person was not in place at the start of the Plan's implementation in January 2019. Currently, the YHC still does not have a clear strategy to have an executive director in place with that business skill set.

The Grand Jury recommends that the YHC Board of Directors immediately find a person, plan operator, or other entity with the business skills needed to manage and lead the Plan in the short-term as the interim executive director's contract expires in August 2020. In the longer term, the Board must identify the specific business qualifications and skill set required for an executive director or a plan operator to manage and lead the YHC. Further, the Board must match the YHC's staff size and composition (a balance of employees and consultants) with both its revenue and its conservation mission.

The Grand Jury further recommends that the YHC Board of Directors should evaluate how well the person, plan operator, or other entity chosen to manage and lead the YHC is serving the needs of the Plan and how well the Plan is serving Yolo County and the four cities that comprise the JPA. That evaluation should be made available to the public on the YHC website.

Finally, the Grand Jury recommends that the YHC Board of Directors and the member agencies of the JPA should evaluate whether the Plan would be best served by partnering with an existing plan operator, such as the Natomas Basin Conservancy.

On March 19, 2020 Governor Gavin Newsom issued Executive Order N-33-20, a statewide "stay home" order, in response to the COVID-19 pandemic. This investigation, the data gathered, and recommendations generated from it occurred prior to the COVID-19 pandemic and ensuing orders.

ACRONYMS / GLOSSARY

Carrying Capacity	The maximum population of a species that a given geographical area can support
Easement, Conservation Easement	A permanent agreement between a landowner and another entity that specifies what the landowner may or may not do with all or part of their owned lands
Fee Simple Title	Fee simple landowners hold title to real property in perpetuity, which includes the right to possess, use, and dispose of the land and any improvements.
HCP	Habitat Conservation Plan – a required part of an application for an Incidental Take Permit. An HCP may be developed either on a project-by-project basis or on a regional scale
Incidental Take Permit	A permit issued under the United States Endangered Species Act that allows a permittee to "take" an endangered / threatened species if such taking is incidental to, and not the purpose of, carrying out an otherwise lawful project. These permits are most commonly issued for construction, utility, transportation, and other infrastructure-related projects. Permittees must implement species-specific minimization and avoidance measures, and fully mitigate the impacts of the project.
JPA	Joint Powers Agency – a formal agreement among two or more public agencies to operate as a single unified organization to accomplish the agreement's specified goal(s). In the case of the YHC, the public agencies that form the JPA are Yolo County and the Cities of Woodland, Davis, Winters, and West Sacramento.
Land Cover Fee	A fee charged to a developer who has applied to the Plan for an incidental take permit covering development that negatively impacts habitat and/or vegetation types critical to one or more covered species in the Plan.
Wetlands Fee	A fee charged to a developer wishing to develop land that is subject to seasonal or perennial flooding / ponding or possesses saturated soil conditions and supports predominantly water loving herbaceous plant species. This fee is in addition to the land cover fee.

Mitigation	Activities that compensate for negative impacts on endangered / threatened species and their habitat
NCCP	Natural Community Conservation Plan – the California state counterpart to the federal HCP; it provides a means of securing take authorization at the state level. The state requirements of an NCCP go beyond a federal HCP in that conservation actions must improve the overall condition of a species, whereas an HCP typically requires only an avoidance of a net adverse impact on a species. Unlike an HCP, an NCCP may only be applied on a regional scale.
Permittees	Yolo County and the Cities of Woodland, Davis, Winters, and West Sacramento. The YHC is also a permittee under the Plan.
SPE	Special Participating Entities – agencies or individuals not subject to the jurisdiction of the permittees but who undertake projects within Yolo County affecting listed species that require a take authorization from the U.S. Fish and Wildlife Service or California Department of Fish and Wildlife.
Take	Loss or potential loss of an endangered / threatened species or its habitat
The Plan	Yolo Habitat Conservation Plan / Natural Community Conservation Plan or YHCP / NCCP or the Yolo Habitat Conservation Plan
YHC	Yolo Habitat Conservancy

BACKGROUND

The 2015-2016 and the 2016-2017 Yolo County Grand Juries previously investigated the Yolo Habitat Conservancy (YHC). The 2015-2016 Grand Jury reported unauthorized and misappropriated spending, mismanagement, and a lack of oversight by the Joint Powers Agency (JPA). The 2015-2016 report was highly critical of the YHC for the length of time and the cost involved in creating a plan.

The 2016-2017 Grand Jury found the JPA's operation to be much improved and was satisfied that many of the previous problems had been eliminated.

The 2019-2020 Yolo County Grand Jury received multiple citizen complaints related to the YHC. The first of these was passed on to the current Grand Jury by the 2018-2019 Grand Jury. These complaints raised questions that justified another investigation.

California Penal Code section (§) 925a states that a grand jury may at any time examine the books and records of any incorporated city or JPA located within the county that empaneled the grand jury. The YHC is a JPA located primarily in Yolo County.

APPROACH

The Grand Jury used three primary methods for this investigation: background research; interviews of local government members, local agency members, Habitat Conservation Plan (HCP) knowledgeable individuals; and review of pertinent documentation, including budgets, contracts, audit reports, and the 2015-2016[1] and 2016-2017[2] Grand Jury Reports. Grand Jurors also attended several YHC Board of Directors meetings.

Additional documents and websites reviewed by the Grand Jury are as follows:

- Yolo Habitat Conservancy[3]
- California Department of Fish and Wildlife[4]
- United States Fish and Wildlife Service, Habitat Conservation Plans[5]
- Newspapers including The Sacramento Bee, The Davis Enterprise, The Winters Express, and The Woodland Daily Democrat
- Natomas Basin Conservancy[6]
- Independent audits of the YHC conducted by Maze & Associates, Accountancy Corporation[7]
- Responses to the 2015-2016 Yolo County Grand Jury Report[8]

DISCUSSION

Endangered / Threatened Species Conservation Philosophy

When the United States Congress passed the Endangered Species Act in 1973, it recognized that the country's rich natural heritage is of "esthetic, ecological, educational, recreational, and scientific value to our Nation and its people."[9] It further expressed concern that many of our nation's native plants and animals were in danger of becoming extinct.

Some plants and animals present in Yolo County are listed by the United States Fish and Wildlife Service or the California Department of Fish and Wildlife as endangered or threatened.[10] Once listed each is referred to as a "covered species" and each one and its habitat is protected.

When a building or land-use project is undertaken there are environmental effects of that activity that are incidental to but nevertheless result from that activity. Some of these

effects may impact endangered species and/or their habitat. For development or land-use projects to proceed, there must be a determination of whether there is an impact on one or more endangered species or their habitat. If a species or habitat is impacted by the development, an incidental take permit is required.

The incidental take permit recognizes that the developer or landowner may unintentionally harm one or more listed species or their habitat while completing proposed projects. In exchange for a permit and the incidental take of a species, landowners agree to compensate for the harm by pursuing specific management protections or mitigation activities for endangered and threatened species.

To obtain an incidental take permit the developer submits an application to the United States Fish and Wildlife Service. A required part of the application for this permit is a Habitat Conservation Plan (HCP). The HCP describes the anticipated species / habitat impacts, how those impacts will be minimized or mitigated, and how the HCP will be funded.

Usage of HCPs grew slowly until United States Fish and Wildlife Service implemented the "no surprises" policy in 1994.[11] This policy assured that the applicant would not incur additional costs or be required to take additional actions once the incidental take permit was issued, regardless of new biological or ecological findings.

A Natural Community Conservation Plan (NCCP) is California's counterpart to the federal HCP. An NCCP provides a means of securing incidental take authorization at the state level. The primary objectives of the NCCP program are broader than a federal HCP. An NCCP seeks to promote the long-term recovery of covered species, protect habitat, diversity of species, and conserve natural communities on an ecosystem scale.

Regional plans, such as the one developed by the YHC, provide state and federal wildlife agency approved mitigation methods that will compensate for a development's predicted negative impacts on habitat and/or one or more of a plan's covered species. This regional process seeks to ensure conservation of endangered species and allows the landowner flexibility in conducting their land-related activities, with the assurance that they are complying with federal and state environmental requirements.

History of the YHC and the Development of the Plan (Yolo Habitat Conservation Plan / Natural Community Conservation Plan)

From 1993 through 2001, governmental entities within Yolo County undertook an extensive effort to produce an HCP. That effort failed in 2001 when no agreement was reached to adopt the draft HCP.

In 2002, Yolo County and the four incorporated cities, formed the Yolo Habitat Conservation Plan / Natural Community Conservation Plan Joint Powers Agency. That

Joint Powers Agency (JPA) decided to pursue a comprehensive conservation plan, a combined HCP / NCCP that would be larger in scope and scale and result in more comprehensive conservation outcomes.

In 2007, the Board of Directors changed the JPA's name to Yolo Natural Heritage Program. In 2012, the Yolo Natural Heritage Program was re-structured to improve the transparency and accountability of its entire operation. A 2010-2011 fiscal year audit found $1.8 million in unauthorized and misappropriated spending. During further investigation, it was also determined that the agency, with little to no oversight, had been mismanaged. Prior to 2012, expenditures incurred toward development of a conservation plan were $6.53 million. Although draft plans were prepared, no plan was finalized, adopted, or approved.

In 2014, the Board of Directors again changed the JPA's name, this time to the Yolo Habitat Conservancy (YHC). The YHC name was officially adopted as the name of the JPA when the First Amended JPA was signed on June 1, 2018.[12]

JPA members have equal standing within the JPA. The individual members have no obligation to make advances (loans to be repaid) or contributions (not required to be repaid) to the YHC and may withdraw at any time with 60 days' notice. The debts, liabilities, and obligations of the YHC belong to the YHC alone, not to any of the individual member agencies.

From the formation of the JPA to the approved and fully permitted plan, the Yolo Habitat Conservation Plan / Natural Community Conservation Plan (the Plan), took 17 years. In addition to the $6.53 million expended prior to 2012, another $4.9 million was spent from 2012 to final plan approval in early 2019.[13]

The Plan is a combined Habitat Conservation Plan (HCP)[14] and Natural Community Conservation Plan (NCCP).[15] The Plan is used by landowners and developers to comply with the requirements of federal and state endangered species laws. The Plan covers all of Yolo County, approximately 653,549 acres and an additional 1,174 acres along Putah Creek in Solano County. The goal of the YHC is to preserve, restore, and enhance habitat for endangered and threatened species in Yolo County while permitting development to proceed according to local land use plans.

The Plan, as approved, establishes a multi-species conservation program to mitigate the expected loss of wildlife habitat and incidental take of protected species that would result from land development. Development includes planned residential, industrial, commercial, mixed use, recreational and open space, and public / quasi-public land uses (roadways and bridges, schools, public parks, water, wastewater, energy generation and distribution, landfills, levees, airports, and other infrastructure).

In the absence of the Plan, the county, cities, developers, and agencies in Yolo County would be required to apply individually to state and federal wildlife agencies for an incidental take permit and to mitigate the impacts of their development in compliance with the federal Endangered Species Act, the California Endangered Species Act, and the California Environmental Quality Act. The required mitigation includes a report that evaluates the development activity's impact on covered species and their habitat, the proposed mitigation actions, locating appropriate replacement habitat, ensuring that those actions are taken, and all paid by the applicant.

With the Plan in place, the developer still applies to a city or county planning department but no longer deals directly with the state and federal agencies and no longer prepares an individualized mitigation plan. Instead, the YHC reviews the impact report prepared at the request of the developer and, if the report is acceptable, the YHC determines the mitigation actions to be taken and a mitigation fee to be paid by the developer. Once the fee is paid and the development is approved by one of the permittee's planning departments, the developer may start the project. The YHC is now responsible for carrying out the mitigation actions. The mitigation fee is generally payable before the grading permit is issued by a city or the county.

Added advantages of having the Plan are: the mitigation fees stay in Yolo County for purchase of easements within the county; the YHC can co-ordinate mitigation actions among multiple developments to benefit multiple species and produce larger scale conservation areas rather than individual and possibly unconnected conservation plots.

Without the Plan in place, mitigation would take place in a "one at a time" process for each impacted species and each development, with no coordination among developments. Replacement habitat could be located anywhere, not necessarily in Yolo County and are more likely to be disconnected small plots.

The Plan relies upon purchase of conservation easements on existing undeveloped land to compensate for the impact of development within Yolo County on covered species and their habitat. The Plan protects habitats and preserves cultivated land for agricultural purposes, although the easements will enhance these lands for covered species through crop restrictions and in some cases through adding hedgerows and other features to improve the cultivated land's habitat value. The easements do not restore agricultural land to its pre-agricultural state.

These conservation easements, along with any YHC-owned land, are what make up the Plan's land reserve. The easements and YHC-owned lands are key parts of the Plan to preserve and/or restore habitat for one or more of the threatened or endangered species. By coordinating the acquisition of easements over multiple development projects, the YHC seeks to ensure sufficient contiguous habitat for an impacted species, thereby increasing the likelihood that the species will survive and hopefully thrive. This land

reserve is established forever, and the Plan includes the funding of an endowment to pay for the monitoring, maintenance, and support of the reserve lands in perpetuity.

Under the Plan there are 12 covered species: Swainson's Hawk, White-tailed Kite, Valley Elderberry Longhorn Beetle, Palmate-bracted Birds-beak, Western Yellow-billed Cuckoo, California Tiger Salamander, Western Burrowing Owl, Western Pond Turtle, Least Bell's Vireo, Giant Garter Snake, Bank Swallow, and Tricolored Blackbird. The hawk and the beetle were the two species most frequently mentioned during this Grand Jury's interviews and research and are included in the title of this report.

Development within Yolo County, given its mainly rural agricultural character, is likely to impact one or more of these 12 species and their habitat. Some of the species covered by the Plan have adapted over time to use agricultural land as habitat. The Yolo County Plan thus became one of the first conservation plans in California to focus primarily on conserving habitat on working agricultural land.

In return for the incidental take permits, the YHC anticipates protecting over 33,000 acres of primarily agricultural land over the 50-year life of the Plan. The YHC purchases habitat conservation easements from willing landowners. These easements primarily prevent the landowners from converting their agricultural operations to orchards and vineyards since row crops and alfalfa provide better habitat for the species covered by the Plan.

The Hawk

The Swainson's Hawk was listed as a threatened species by the California Fish and Game Commission in 1983.[16] It is not listed as a federally threatened or endangered species. Urban development within Yolo County has the potential to impact hawk habitat as does increased farm acreage dedicated to tree crops and vineyards (decreasing the hawk's foraging acreage).

The JPA's role in overseeing habitat mitigation for the Swainson's Hawk arose out of a 2002 Memorandum of Understanding between the JPA and the California Department of Fish and Wildlife. The Memorandum of Understanding established a process for land development activities to proceed during the development of the Plan as it now exists.

According to a report prepared in 2014,[17] the Swainson's Hawk was at "carrying capacity" in Yolo County as of the time of the most recent nesting census survey in 2007. The hawk is only one of 12 "species of concern" listed in the Plan, which has led to questions as to why the hawk is still included in the Plan if Yolo County can support no increase in its population.

The habitat needs of several of the other covered species overlap significantly with the habitat needs of the hawk. Accordingly, the specific habitat requirements of several other covered species will be incorporated and met within the land reserve system components that provide Swainson's Hawk habitat.

Similarly, a question was raised in a complaint to the Grand Jury as to why "half" of the Plan's 50-year budget for a land reserve system is directed toward benefiting the hawk. The 50-year budget amount allocated to the land reserve is $218 million, which is slightly more than 50 percent of the anticipated 50-year funding for the Plan.

No evidence was found to support a conclusion that there has been a specific budget dollar amount allocated for the benefit of any one of the 12 covered species. The land reserve system benefits many species included in the Plan, not just the hawk.

The Beetle

The Valley Elderberry Longhorn Beetle is listed as a federally threatened species, but it is not listed as threatened or endangered by the state. The beetle is found only in riparian areas of California's Central Valley. It is completely dependent on its host plant, the elderberry bush. This shrub is a component of riparian forests throughout the Central

Valley. The greatest historical threat to the beetle has been the elimination, loss, or modification of its habitat by urban, agricultural, or waterway developments that reduce or eliminate its host plants.[18]

Protection of the beetle under the Plan is accomplished through natural community restorations. During calendar year 2019, the YHC assisted three organizations – Yocha Dehe Wintun Nation, Granite Construction Company, and Spring Lake Development – with mitigation activities associated with transplanting 13 elderberry shrubs to the Woodland-Reiff site, a former gravel mine west of Woodland owned by Yolo County. Further natural community restoration involved the planting of elderberry seedlings for the future benefit of the beetle.

Since the approval of the Plan and its implementation in early 2019, fees collected for beetle impact mitigation have provided a major portion of the total fees collected to date. During the first six months of fiscal year 2020 (July 1 to December 31, 2019) mitigation fees related to the elderberry beetle and natural community restoration of elderberry bushes totaled $189,390. Total mitigation fees collected in that period were $211,543. Accordingly, 89.5% of mitigation fees collected during that six-month period were related to restoration of habitat for the beetle.

The Budget – Current Implementation of the Plan

The Plan was fully approved and permitted as of January 11, 2019. The Plan depends on mitigation fees, paid by developers and landowners, for 66% of its funding. Other revenue sources are local funding (10%), interest income (2%), and state and federal funding (21%) (see Appendix A).

The YHC projects revenue of approximately $425 million over the 50-year life of the Plan, an average of $8.12 million per year. This 50-year Plan would be primarily funded through mitigation fees on development projects (~$282.5 million), with additional funding from local, state, and federal sources (~$133 million) and other funding sources (~$9.5 million).

The YHC allocates the mitigation fees it receives to the following cost categories:

- 50.8% Reserve System Establishment[19]
- 2.3% Plan Preparation[20]
- 15.4% Management, Enhancement, Monitoring & Research[21]
- 14.8% Administration[22]
- 14.2% Contingency[23]
- 2.5% Post-permit Endowment Fund[24]

The primary type of mitigation fee, described above, is the land cover fee. Developers with projects that affect wetlands are required to pay a wetland fee in addition to the land cover fee. The wetland fee is allocated separately for natural community restoration projects and management.

The YHC projects cost of approximately $406 million over the 50-year term of the Plan (see Appendix B). Of that amount, $218 million is allocated to establish a land reserve (habitat for species of concern). About $68 million is budgeted for "restoring natural communities."

During the first 16 months of the Plan's implementation, the YHC's administrative costs have been significantly higher than the portion of mitigation fees allocated to administration. During fiscal year 2019-2020 (beginning July 1, 2019), the YHC spent $149,573 for administrative costs but has only allocated $27,143 to administration from mitigation fees received (for period ending February 29, 2020).[25]

Based on the total mitigation fees received in the 16 months since implementation began, a question exists as to whether there will be enough development in Yolo County over the life of the Plan to provide sufficient revenue for the Plan's ongoing viability. In calendar year 2019, mitigation fee revenue collected was $651,821. This compares to average anticipated mitigation fees of $5.6 million per year.

The Plan acknowledges that the participants in the JPA are not expected to, nor are they required to, utilize local general funds for the Plan's implementation in the event of funding shortfalls.[26] The YHC has obtained advances and contributions from the cities and the county in the past, and continued revenue shortfalls will result in future requests for similar non-mandatory advances and contributions.

Ongoing Management of the Plan

The executive director who led the YHC through the Plan's development and approval process chose to step down upon final approval of the Plan. She continues to advise the YHC as a paid consultant. The YHC retained an interim executive director on a one-year contract, which is scheduled to end in August 2020. Two of the critical tasks of the interim director (for approval by the YHC Board of Directors) are developing a management structure and identifying personnel to administer the Plan.

During interviews conducted by the Grand Jury, interviewees agreed that an HCP / NCCP is best served when its executive director has experience as an accountant, a business manager, and an organizer of contract services. This means engaging an experienced business person whose skill set includes managing money, people, and risk. A critical responsibility for any HCP / NCCP executive director is risk management including financial, litigation, persons on reserve lands, and dangers to protected species.

A prospective director's interest in conservation can be considered, but actual conservation-related services (e.g. wildlife biology, restoration ecology) can be contracted as needed. Interviewees stated that based on their experience individuals whose primary skills are in the conservation area rarely have developed the necessary business skills to manage an HCP / NCCP. Being the executive director of such a plan requires business knowledge and skills far more often than conservation knowledge and skills.

Interviewees further stated that the attention of the YHC must now evolve from simply pursuing an environmental cause to managing a business to further that cause. Starting with the implementation of the Plan in January 2019, the role of the YHC changed from writing a plan to protect covered species and their habitat, to managing a business that is dependent on mitigation fee revenue to purchase and maintain property easements and land reserves.

Those interviewed by the Grand Jury, together with other sources, identified three administrative plan options:

1. Partner with a contract plan operator who already has the expertise / experience needed to operate a successful plan;
2. Hire as YHC employees an executive director and staff to operate the Plan; and,
3. Contract with the Yolo County Administrator's Office to provide an administrative structure to operate the Plan.

The Plan, as written and approved, assumed that the YHC would administer the Plan by hiring and managing its own staff in its own facilities. This assumption was made to ensure that the Plan did not understate the potential costs of staffing and administration.

Written into the Plan, however, was a recognition that the YHC could realize cost savings in administration by partnering with existing land management agencies that already have staff in place with the required qualifications and the infrastructure to hire and manage such a staff.[27]

One example of a plan operator that administers multiple HCPs is the neighboring Natomas Basin Conservancy. This Conservancy operates two plans: the Natomas Basin Habitat Conservation Plan, and the Metro Air Park Habitat Conservation Plan. The Natomas Basin Conservancy owns or manages reserve lands in Sutter County that border on eastern Yolo County. It also shares a commonality of some species among the plans it currently operates and the YHC Plan.[28] The Natomas Basin Conservancy has 21 years of peer-reviewed, performance-based mitigation work. It has also gone through multiple litigation challenges and has earned the confidence of federal and state wildlife agencies.

A management proposal put forward to the YHC Board of Directors at its April 20, 2020 meeting included two potential options for executive leadership:[29]

1. Hire a new executive director as permanent staff; or
2. Integrate YHC operations into the Office of the Yolo County Administrator with 20% of a Manager position and 50% of an Analyst position.

Currently, the Plan's management is budgeted to cost $296,000 per year. The 2020-2021 fiscal year cost for Option 1 is projected at $236,000 and for Option 2, $158,000. Based on a 14.8% allocation of mitigation fees toward administration, Option 1 would require $1.6 million in annual mitigation fees and Option 2 would require $1.1 million in annual mitigation fees.

Mitigation fees received in fiscal year 2018-2019 (six months only) were $440,278 and mitigation fees in the first eight months of fiscal year 2019-2020 (July to February) were $384,888. These actual receipts of mitigation fees should be contrasted with the $1.1 million to $1.6 million needed during fiscal year 2020-2021 to fund Option 1 or Option 2. Further comparison can be made to the Plan's anticipated average mitigation fees of $5.6 million per year ($466,667 per month). Total mitigation funding over the 50-year term of the plan is $282.4 million, which averages $5.6 million per year (see Appendix A).

Implementation of the Plan is still in the startup phase. The YHC interim executive director publicly stated to the Board of Directors that the YHC currently has sufficient funds on hand to deal with administrative costs that exceed mitigation fee revenue allocated to administration.[30] The short timeframe since approval of the Plan provides insufficient data for the Grand Jury to determine whether this is a startup issue or a Plan structural problem that will need to be addressed by a Plan adjustment or amendment.

Special Participating Entities

A positive message heard during the Grand Jury's investigation was the extremely positive response to the Plan by Special Participating Entities (SPE). SPEs are non-participants in the development of the Plan, but willing users of the Plan's incidental take permit. Pacific Gas & Electric, Caltrans, and the Yocha Dehe Nation are examples of SPEs or potential SPEs. These SPEs have paid mitigation fees that have provided critically important support for the Plan since implementation began. In addition, the SPEs pay an extra fee intended to offset a portion of the Plan's preparation and approval costs.

In calendar year 2019, total mitigation fees received by the YHC were $651,821. Of that amount, $296,281 (45%), was received from SPEs. Reliance upon SPEs for funding the Plan is not certain over the life of the Plan.

Some SPEs who currently utilize the Plan's incidental take permit process may develop their own HCP. One such SPE, Pacific Gas & Electric, is seeking approval of a Multiple Region Operations and Maintenance Habitat Conservation Plan covering routine maintenance and minor construction projects on natural gas pipelines and electric transmission lines in 34 Northern California counties, including Yolo County.[31] Pacific Gas & Electric has similar habitat conservation plans in place for its operations and maintenance work in the San Francisco Bay Area and San Joaquin Valley.

The Plan's Challenges

The Plan's future challenges include the cyclic nature of land development (with the associated variability in fee revenue). Interviewees indicated that the executive director must be an individual with financial analytical skills, with an interest in conservation, rather than a conservationist who will need to learn administration on the job. This individual will have the skills to adjust forecasting for the multiple boom and bust cycles in the economy over the 50-year life of the Plan. The YHC interim executive director reported to the Board of Directors in January 2020 that there were not many large development projects in the pipeline.

The durability and enforceability of easements in the very long term is another challenge to be faced by the YHC. Easement defense involves response to easement violations by subsequent property owners, neighboring landowners, and third-party trespassers as well as legal defense against claims by affected parties such as subsequent property owners and neighboring landowners.

Conservancy plan operators outside the YHC recognize that the YHC will likely need to retain lawyers to aggressively enforce its easements and lobbyists to engage in advocacy work if a government agency wants to change the nature of the land use on property where the YHC holds either a conservation easement or fee simple title. Those plan operators also recognize the need to engage staff or contractors to conduct inspections of easements and land held in fee simple title to ensure there are no encroachments or other impermissible use of the land.

The current grantor of an easement may be more than willing to work with the YHC and reap the monetary benefit of giving an easement, but issues may arise with subsequent landowners questioning the easements, particularly when they are receiving no financial benefit from the easement.

The appearance of the COVID-19 virus in early 2020 presents another challenge to the Plan. The Plan is funded from fees paid by developers and the virus's impact on development in Yolo County is as yet unknown. A down-turn in development means a decrease in fee income for the Plan, presenting additional financial challenges.

FINDINGS

F1. The YHC is a business attached to a cause (habitat and species conservation). If the business model fails (due to poor management or insufficient revenue), the Plan's conservation objectives will not be accomplished.

F2. The Plan as developed and approved is well constructed to accomplish its species and habitat conservation goals.

F3. The Plan provides a centralized process for the mitigation of covered species / habitat impacts, for obtaining incidental take permits, and for the coordinated establishment of contiguous conservation lands in Yolo County that effectively benefit the Plan's 12 covered species.

F4. The Swainson's Hawk is the covered species most associated with agricultural landscapes in Yolo County. Developing a workable conservation strategy for the hawk balances maintaining an economically viable agricultural landscape with protecting foraging and nesting habitats.

F5. The Plan as developed by the YHC focused primarily on its conservation goals but failed to anticipate a sound financial model for its implementation and its ongoing success over a 50-year term.

F6. For the Plan to endure and prosper, the YHC requires leadership from a person with a business management skill set who has some knowledge of conservation, as opposed to a conservation-oriented person who has some knowledge of business.

F7. The YHC Board of Directors has not developed a clear strategy that includes having an executive director in place whose daily responsibilities focus on managing money, people, and risk.

F8. The future survival of the Plan depends upon the YHC Board of Directors' ability to limit its administrative expenses to match that portion of its revenue allocated to administration staff size and composition (a balance of YHC staff and consultants).

F9. The Plan provides the YHC Board of Directors with the authority to partner with an existing land management agency (a plan operator) such as the Natomas Basin Conservancy that has an existing staff with the required qualifications and infrastructure to manage the Plan and to hire and manage the necessary environmental consultants.

F10. The YHC Board of Directors has the authority to approve integration of YHC operations into the Office of the Yolo County Administrator with that office providing 20% of a manager position and 50% of an analyst position.

F11. The availability of backup funding from JPA members is necessary for the Plan to survive.

RECOMMENDATIONS

R1. By October 1, 2020, the YHC Board of Directors should find a person, plan operator, or other entity with the business skills needed to manage and lead the Plan in the short term as the interim executive director's contract expires.

R2. By December 31, 2020, the YHC Board of Directors should identify the specific business qualifications and skill sets required for an executive director or a plan operator to manage and lead the YHC in the long term.

R3. By December 31, 2020, the YHC Board of Directors should do an analysis to match the YHC's staff size and composition (a balance of employees and consultants) with both its revenue and its conservation mission.

R4. By March 31, 2021, the YHC Board of Directors should evaluate how well the person, plan operator, or other entity chosen to manage and lead the YHC is serving the needs of the Plan and how well the Plan is serving Yolo County and the four cities that comprise the JPA.

R5. By April 15, 2021, the evaluation of the person, plan operator, or other entity chosen to manage and lead the YHC should be made available to the public on the YHC website.

R6. By June 30, 2021, the YHC Board of Directors and the member agencies of the JPA should evaluate whether the Plan would be best served by partnering with an existing plan operator, such as the Natomas Basin Conservancy.

REQUIRED RESPONSES

Pursuant to Penal Code section 933.05, the Grand Jury requests responses as follows:

From the following governing bodies:

- YHC Board of Directors – F1, F2, F3, F4, F5, F6, F7, F8, F9, F10, F11; R1, R2, R3, R4, R5, R6
- Yolo County Board of Supervisors – F1, F2, F4, F5, F6, F7, F8, F9, F10, F11; R2, R3, R4, R6
- City Council, City of Davis – F1, F2, F4, F5, F6, F7, F8, F9, F10, F11; R2, R3, R4, R6
- City Council, City of West Sacramento – F1, F2, F4, F5, F6, F7, F8, F9, F10, F11; R2, R3, R4, R6

- City Council, City of Winters – F1, F2, F4, F5, F6, F7, F8, F9, F10, F11; R2, R3, R4, R6
- City Council, City of Woodland – F1, F2, F4, F5, F6, F7, F8, F9, F10, F11; R2, R3, R4, R6

Note: The governing bodies indicated above should be aware that the comment or response of the governing body must be conducted subject to the notice, agenda, and open meeting requirements of the Brown Act.

INVITED RESPONSES

From the following individual (this response is requested from the person managing the daily operations of the Plan at the time the response is due):

- YHC Executive Director / Yolo County Administrator – F1, F2, F3, F4, F5, F6, F7, F8, F9, F10, F11; R2, R3, R4, R5, R6

APPENDIX A

Yolo HCP / NCCP 50-Year Funding Plan
(amounts stated in 2017 Dollars with no adjustment for inflation)[32]

	Amount (In 2017 Dollars)	Percent of Total Funding
Mitigation Funding		
Land Cover Fee	$ 215,882,000	51%
Wetland Fee	$ 66,526,000	16%
Subtotal Mitigation Funding	$ 282,408,000	66%
Conservation Funding		
Local Sources		
Davis Open Space Program	$ 5,146,000	1%
Cache Creek Area Plan	$ 16,666,000	4%
Lower Putah Creek	$ 10,437,000	2%
Local Foundations & Other Non-Profits	$ 10,000,000	2%
Subtotal Local Sources	$ 42,249,000	10%
State & Federal Sources	$ 72,569,000	17%
Other Local, State & Federal Sources	$ 18,287,000	4%
Subtotal Conservation Funding	$ 133,105,000	31%
Other Funding		
Endowment Fund Investment Income	$ 8,149,000	2%
Operational Fund Interest Income	$ 1,300,000	<1%
Subtotal Other Funding	$ 9,449,000	2%
Total YHC Funding	**$ 424,962,000**	**100%**
YHC 50 Year Costs		
Plan Implementation (50-Yr. Permit Term) – See Appendix A (above)	$ 406,187,000	96%
Endowment Fund Balance, Yr. 50	$ 13,699,000	3%
Plan Preparation	$ 5,076,000	1%
Total Yolo HCP/NCCP Costs	**$ 424,962,000**	**100%**
YHC Net Revenue Surplus / (Deficit)	Zero	

APPENDIX B

Yolo HCP / NCCP Implementation Cost Summary by Cost Category, 50-Year Permit Term (rounded to nearest thousand; amounts stated in 2017 Dollars with no adjustment for inflation)[33]

	Establish Reserve System	Restore Natural Communities	Manage & Enhance Easement & Pre-Permit Reserve Lands	Monitoring, Research & Scientific Review	Administration of Plan	Local Partner Activities in Riparian Corridors	Contingency	5 Year Total
Years 1-5	$24,531,000	$7,738,000	$1,405,000	$1,240,000	$3,590,000	$2,152,000	$3,267,000	**$43,923,000**
Years 6-10	$24,270,000	$7,944,000	$1,478,000	$1,415,000	$3,598,000	$2,152,000	$3,287,000	**$44,144,000**
Years 11-15	$24,270,000	$8,086,000	$1,352,000	$1,642,000	$3,454,000	$2,152,000	$3,297,000	**$44,253,000**
Years 16-20	$24,270,000	$8,204,000	$1,417,000	$1,689,000	$3,462,000	$2,152,000	$3,321,000	**$44,515,000**
Years 21-25	$24,270,000	$8,292,000	$1,365,000	$1,917,000	$3,567,000	$2,152,000	$3,358,000	**$44,921,000**
Years 26-30	$24,270,000	$8,398,000	$1,431,000	$1,953,000	$3,429,000	$2,152,000	$3,365,000	**$44,998,000**
Years 31-35	$24,270,000	$8,552,000	$1,497,000	$2,181,000	$3,437,000	$2,152,000	$3,410,000	**$45,499,000**
Years 36-40	$24,099,000	$8,693,000	$1,563,000	$2,408,000	$3,347,000	$2,152,000	$3,445,000	**$45,707,000**
Years 41-45	$24,126,000	$1,073,000	$1,634,000	$2,375,000	$3,209,000	$2,152,000	$3,225,000	**$37,794,000**
Years 46-50	$0	$1,169,000	$1,327,000	$1,982,000	$3,053,000	$2,152,000	$753,000	**$10,436,000**
50 Year Total	**$218,376,000**	**$68,149,000**	**$14,469,000**	**$18,802,000**	**$34,146,000**	**$21,520,000**	**$30,728,000**	**$406,190,000**
Average Annual Cost	**$4,367,520**	**$1,363,000**	**$289,360**	**$376,040**	**$682,900**	**$430,400**	**$614,540**	**$8,124,000**

ENDNOTES

1 2015-2016 Grand Jury Report https://www.yolocounty.org/home/showdocument?id=35630 (Accessed: June 12, 2020)

2 2016-2017 Grand Jury Report, pages 21-25 https://www.yolocounty.org/home/showdocument?id=43338 (Accessed: June 12, 2020)

3 YHC website, https://www.yolohabitatconservancy.org (Accessed: June 12, 2020)

4 U.S. Fish and Wildlife Service website, https://www.wildlife.ca.gov (Accessed: June 12, 2020)

5 U.S. Fish and Wildlife Service, HCPs, https://www.fws.gov/endangered/esa-library/pdf/hcp.pdf (Accessed: June 12, 2020)

6 Natomas Basin Conservancy website, http://www.natomasbasin.org (Accessed: June 12, 2020)

7 Independent audit of YHC, https://www.yolohabitatconservancy.org/copy-of-documents-1 (Accessed: June 12, 2020)

8 Required Responses to 2015-2016 Grand Jury Report https://www.yolocounty.org/residents/grand-jury/yolo-county-grand-jury-reports/responses-to-2015-2016-grand-jury-report (Accessed: June 12, 2020)

9 Endangered Species Act, 16 U.S.C. §1531(a)(3) https://www.govinfo.gov/content/pkg/USCODE-2012-title16/html/USCODE-2012-title16-chap35-sec1531.htm (Accessed: June 12, 2020)

10 YHC website https://www.yolohabitatconservancy.org/documents Final Yolo HCP/NCCP, Appendix C. (Accessed: June 12, 2020)

11 Although the “no surprises” policy was initially announced in 1984, it was not adopted as a regulation until 1997. See 50 C.F.R. (Code of Federal Regulations) §§ 17.22(b)(5) and 17.32(b)(5). The “no surprises” regulations apply only to incidental take permits where the conservation plan is being properly implemented and apply only with respect to species covered by the conservation plan. Pursuant to the “no surprises” regulation, the U.S. Fish and Wildlife Service shall not require permittees to provide additional land, water or other natural resources, or financial compensation or additional restrictions on the use of land, water, or other natural resources beyond the level provided for under the Yolo HCP / NCCP Plan.

12 YHC Founding Documents https://www.yolohabitatconservancy.org/about (Accessed: June 12, 2020)

13 The YHC paid for plan development out of its General Fund. Annual audits of the YHC are available at its website https://www.yolohabitatconservancy.org/copy-of-documents-1 (Accessed: June 12, 2020). In the annual audits, reference “Expenditures” in the “Statement of Revenues, Expenditures, and Changes in Fund Balance” within each year’s audit. Using these data sources, the following table displays the year by year expenditures for plan development:

	Year	General Fund Expenditures for Plan Development
a.	2012-13	$862,407
b.	2013-14	$693,634
c.	2014-15	$949,043
d.	2015-16	$923,271
e.	2016-17	$705,028
f.	2017-18	$807,691
g.	TOTAL	$4,941,074

14 An HCP is a supporting document for both Federal Endangered Species Act § 10(a)(1)(B) and California Fish and Game Code § 2081 permit applications. Section 10(a)(1)(B) of the federal Endangered Species Act allows incidental take of endangered or threatened species subject to its permit requirements.

15 Section 2081 of the California Fish and Game Code allows the California Department of Fish and Wildlife to enter into management agreements that allow activities which may otherwise result in habitat loss or take of individuals of a state listed species.

16 California Department of Fish and Wildlife website, https://wildlife.ca.gov/Conservation/SSC/Birds Collaborative website on CA Bird Species of Special Concern. (Accessed: June 12, 2020)

17 Estep, J. A. (March 20, 2015). A Proposed Conservation Strategy for the Swainson's Hawk in Yolo County. Prepared for the Yolo Natural Heritage Program, Woodland, CA. A copy of this report is available on the YHC website: https://627e9b84-c712-4ba2-b935-ad28eb619bc6.filesusr.com/ugd/8f41bd_2d607d3d589c4855af8aefada3677216.pdf (Accessed: June 12, 2020)

18 Extensive destruction of California's Central Valley riparian forests has occurred during the last 150 years due to agricultural and urban development. Riparian forests in the Central Valley have declined by as much as 89% during that time. The primary threats to the survival of the beetle include loss and alteration of habitat by agricultural conversion; inappropriate grazing; levee construction, stream and river channelization, removal of riparian vegetation and rip-rapping of shoreline; and recreational, industrial, and urban development. https://www.fws.gov/sacramento/es_species/Accounts/Invertebrates/valley_elderberry_longhorn_beetle/(Accessed: June 12, 2020)

19 Funds identified for the establishment of the land reserve system are used to purchase conservation easements and land acquisition in fee simple, with land title held by the YHC.

20 Funds identified for plan preparation are to reimburse member agencies and the Swainson's Hawk Mitigation Trust Act (MTA) for plan preparation costs. From 2012 through final approval of the Plan in 2018, the YHC estimated that the member agencies spent $1.5 million on preparation of the Plan. The YHC also spent $3.58 million from the MTA on plan preparation. These amounts exclude all grants and other outside funding applied to plan preparation costs. The YHC estimated that total reimbursable plan preparation costs are $5.1 million.

21 Funds identified for management, enhancement, monitoring, and research anticipate that contractors will complete most of the fieldwork, data collection, analysis, and reporting. YHC staff members will manage the contractors and provide oversight for the fieldwork and targeted studies. These funds are not used for the cost of monitoring restoration projects in the "Restore Natural Communities" cost category. Identifying these costs separately ensures that all restoration costs are reflected in one cost category and aids in the calculation of fees for wetland effects.

22 Funds for administration cover expenses for YHC staff, office space, supplies, and professional services. Plan administration costs to carry out the Plan's requirements are estimated to average $683,000 annually during the permit term (Table 8-1, Yolo HCP / NCCP Implementation Cost Summary by Cost Category, 50-year Permit Term). Some Plan administration costs will be necessary beyond the permit term.

23 Contingency funds are to be used on a short-term basis to offset any program costs that are higher than predicted. Contingency funds could be used for acquiring materials and/or data that were not forecast in the budgets; adding temporary staff members or consulting services to address new issues: acquiring land that is more expensive than planned or property that generates extraordinary transaction costs;

applying more expensive management techniques in response to adaptive management needs and conducting additional monitoring; and addressing unforeseen administrative or management costs.

24 Contributions to a permanent endowment fund recognize that some of the responsibilities and costs of the Plan will continue in perpetuity. For example, management must continue beyond the permit term to ensure that the reserve system retains the biological values established during the permit term. Similarly, limited species biological monitoring must continue beyond the permit term to ensure that management actions are effective. Overall, annual costs beyond the permit term are estimated to be about 21% of average annual costs in the final years of the permit term. An endowment fund of approximately $13.7 million in 2017 dollars will be needed at the end of the permit term to generate average real returns adequate for funding $444,000 in post-permit term reserve system management and monitoring, including accounting for inflation after the permit term.

25 Total administrative expenses for fiscal year 2019-2020 (through February 29, 2020) were $233,573. The net amount of $149,573 was after the expenditure of $84,000 as required matching funds for three current grants, as well as work to permit projects that have not yet paid fees. The grants, if awarded, will bring in over $500,000 in funding to the YHC to assist with the extra work associated with setting up a permanent entity to manage the permits and the land reserve system.

26 YHCP / NCCP, chapter 8, page 8-30 https://627e9b84-c712-4ba2-b935-d28eb619bc6.filesusr.com/ugd/8f41bd_f91d5475af24489f9e8c343869e8968f.pdf (Accessed: June 12, 2020)

27 Yolo HCP / NCCP, Chapter 8: Costs and Funding, Section 8.3.5: Plan Administration, page 8-23 https://627e9b84-c712-4ba2-b935-d28eb619bc6.filesusr.com/ugd/8f41bd_f91d5475af24489f9e8c343869e8968f.pdf (Accessed: June 12, 2020)

28 The YHC has 8 of its 12 species in common with the Natomas Basin Conservancy: the Swainson's Hawk, the Valley Longhorn Elderberry Beetle, the California Tiger Salamander, the Western Burrowing Owl, the Western Pond Turtle, the Giant Garter Snake, the Bank Swallow, and the Tricolored Blackbird.

29 YHC Board of Directors meeting materials for April 20, 2020 https://yoloagenda.yolocounty.org/agenda_publish.cfm?id=0&mt=JPA&get_month=4&get_year=2020&dsp=agm&seq=9803&rev=0&ag=3196&ln=87932&nseq=&nrev=&pseq=9802&prev=0#ReturnTo87932 (Accessed: June 12, 2020)

30 YHC Board of Directors meeting materials for January 27, 2020 https://yoloagenda.yolocounty.org/agenda_publish.cfm?id=0&mt=JPA&get_month=1&get_year=2020&dsp=min&seq=3161 (Accessed: June 12, 2020)

31 News release and notice at https://www.fws.gov/sacramento/outreach/2020/02-28-PGE/ (Accessed: June 12, 2020) and https://www.federalregister.gov/documents/2020/03/02/2020-04224/endangered-and-threatened-species-receipt-of-incidental-take-permit-application-and-habitat (Accessed: June 12, 2020)

32 YHCP / NCCP, chapter 8, page 8-30 https://627e9b84-c712-4ba2-b935-d28eb619bc6.filesusr.com/ugd/8f41bd_f91d5475af24489f9e8c343869e8968f.pdf (Accessed: June 12, 2020)

33 Ibid

Reports issued by the Civil Grand Jury do not identify individuals interviewed. Penal Code section 929 requires that reports of the Grand Jury not contain the name of any person or facts leading to the identity of any person who provides information to the Civil Grand Jury.

Election Security in Yolo County

SUMMARY

Ensuring the integrity and security of the election process is basic to a functioning democracy. Citizens want to have confidence in the accuracy and fairness of their election system as well as in the officials who manage them. Although federal, state, and county governments all play a role in secure elections, the Yolo County Grand Jury (Grand Jury) focused this investigation on the election security of Yolo County.

The Grand Jury examined four general categories of election security: (1) the physical security of the ballot, which includes the chain of custody from the polling place or post office to the central count location, through tabulation, and then to archive; (2) the software security of the vendor programs used in election machines for voting, scanning ballots, and tabulation; (3) cybersecurity actions to prevent infiltration into the county system and cybersecurity training for employees; and (4) emergency and contingency planning that prepares election staff with specific emergency responses to ensure voting is not disrupted.

The Grand Jury found that the quality, security, and transparency of work performed by the Yolo Elections Office met the requirements of California Elections codes. Furthermore, the Yolo Elections Office ensured that the public had many opportunities to observe the election process in action by advertising those opportunities by way of multiple platforms. The office went beyond minimum requirements to increase voting opportunities for Vote by Mail drop-offs and same day voter registration. The Grand Jury also found that the Yolo Elections staff interfaced and trained with a variety of local, state, and federal election and security entities and organizations to improve County election security and cybersecurity.

Prior to each election, a county must submit an Elections Emergency Response plan to the Secretary of State's Office. The Grand Jury found that the plan submitted by the Yolo Elections Office for the March 2020 Presidential Primary election was a mix of specific actions and generic statements. Also, the plan did not include important emergency procedures that the Yolo Elections Office had already put in place. The Grand Jury could find no disaster contingency planning in either a Yolo County manual or an election emergency plan that accounted for a potential county-wide disruption of the election process.

Based on these findings, the Grand Jury developed three recommendations: (1) the Yolo Elections Response plan should describe what contingency planning the office has in place and what employees *will* do, as opposed to the generic instructions in the current plan; (2) the Yolo Elections Response plan should include county-wide natural disaster contingencies to combat election disruption leading up to, and through to Election Day;

and (3) Yolo County should include disaster contingency planning for a county-wide disruption of the election process in an existing county emergency document that is accessible to the public online.

On March 19, 2020 Governor Gavin Newsom issued Executive Order N-33-20, a statewide "stay home" order, in response to the COVID-19 pandemic. This investigation, the data gathered, and recommendations generated from it occurred prior to the COVID-19 pandemic and ensuing orders.

ACRONYMS / GLOSSARY

Ballot Sorting Machine	In Yolo County, this is the Agilis Ballot Sorting System by Runbeck. The machine sorts Vote by Mail ballots, verifies voter signatures for accuracy and full audit trail, while inside a secure elections facility.
Canvass	Audit or reconciliation of every ballot cast to ensure that every valid vote cast is included in the election totals
Conditional Voter Registration	Also known as Same Day Voter Registration to include Californians who missed the Voter Registration deadline. Conditional ballots are counted after the county elections office has verified the information.
Count Tabulator System	In Yolo County, the Hart Verity count tabulator system is used (Hart InterCivic, Inc.) This system takes the scanned ballot information and counts the votes. That tally is then sent to the Secretary of State's Office.
DHS	Department of Homeland Security
EAP	Election Administration Plan – Required by the State of California for Voters Choice Act election model counties. Plan includes strategies for voter outreach, voters with accessibility issues, minority languages and emergency preparedness on and around Election Day
HAVA	Help America Vote Act – A 2002 federal act which provides funds for states to meet new election standards
IT	Information Technology
MS-ISAC	Multi-State Information Sharing and Analysis Center

Provisional Ballot	If a voter's name is not found on the polling place list, they may vote provisionally. Provisional ballots are counted after the county elections office has confirmed the voter is registered to vote and has not already voted in that election.
Scanning Machine	In Yolo County, the scanning system is comprised of five Canon DR-G1130 scanning machines divided into groups of two and three. Both groups have their own Hart Verity Central Client and Hart Verity Central Server configurations (by Hart InterCivic, Inc.). This system scans each ballot in preparation for vote count tabulation.
Submission Date	The date by which a county must submit their election emergency plan to the Secretary of State's Office.
USB Drive	Thumb-sized, removable, rewritable device used for data storage that includes a flash memory and an integral Universal Serial Bus (USB) interface.
USB Security Key	USB-type device which works in addition to passwords and/or credentials as a two-factor authentication method
VBM	Vote by Mail ballot
VCA	Voters Choice Act – A 2016 California law that created a new optional election model for counties in the form of vote centers and mail-in ballots, intended to increase voter participation

BACKGROUND

In the United States, there are two state election systems used to select presidential nominees – caucuses and primaries. Caucuses were once the most common method for choosing presidential nominees. By the 2020 nominee season however, only five states and three United States territories used the caucus system to select a presidential nominee. Caucuses are unique in that participants openly show support for candidates. Voting is done in-person and by a show of hands or by breaking into groups. Caucuses are organized and paid for by a specific political party.

Primary elections (primaries) on the other hand, are a state-wide voting process in which voters cast secret ballots for their preferred candidate. Primaries are organized and paid for by state government, not the political party.

California is a primary state and has made three specific changes in the last few years that: (1) affect the impact of the California Presidential Primary election in the national tally; (2) improve voting flexibility and convenience; and (3) decrease the vulnerability of the election process to potential abuse.

First, the 2017 California Senate Bill 568 moved California's Presidential Primary election from June to the first Tuesday in March. Thus, California became part of "Super Tuesday," joining 13 other states and one United States territory. California is the most populous state in the United States. Moving the primary to earlier in the voting calendar allowed for a larger impact on the process.

Second, although all registered voters in California were able to cast their vote on the March 3rd primary date, how that vote is cast was determined by the county in which voters reside. Until 2016, all 58 counties had systems that included a Vote by Mail (VBM) option and in-person voting at local polling places. In September 2016 California passed the Voter's Choice Act (VCA), or California Senate Bill 450.[1] If implemented by a county, this law requires all registered voters to receive a VBM ballot one month prior to the election. That ballot can be returned in one of three ways: by mail, dropped into one of many secured drop boxes, or deposited in-person at a vote center (replacing polling stations). Vote centers would be open either four or 11 days preceding and including Election Day, and citizens could register to vote at a center as well.

Overall, election officials hope that the VCA model will increase voter participation by allowing voters to choose how, when, and where to cast their ballot. The law is optional and allows the 58 California counties to decide if or when they will transition to this new election model. In 2018, five counties pioneered the VCA model (Madera, Napa, Nevada, Sacramento, and San Mateo) and in the March 2020 Presidential Primary election, a total of 15 California counties used the new model. Yolo County does not currently participate in the VCA.

Third, in 2019 California's Secretary of State ordered all 58 voting districts (counties) to upgrade their outdated voting machines and systems by the March 2020 Presidential Primary. The new, upgraded machines decrease the vulnerability of the election system and increase the security of voting. All new voting systems must generate a paper record of every vote. In addition, California does not permit any voting machine or vote tabulator to be connected to the internet.

California passed two laws in 2018 that targeted election security. First, Assembly Bill 3075 established the Office of Election Cybersecurity to coordinate efforts between the Secretary of State and local election officials for the purpose of reducing the possibility and severity of election cyber-attacks. This bill also served to monitor and counteract false or misleading information regarding the electoral process that is published online or on other platforms. False information may suppress voter participation or cause confusion

and disruption of the orderly and secure administration of elections. Second, Assembly Bill 1678 required the Secretary of State to adopt regulations for best practices on the storage and security of voter registration materials.

The Federal Government also has responsibilities in election security. In 2002, the Help America Vote Act (HAVA) was passed by Congress to make reforms to the nation's voting process. This law provides needed funds for states to meet new standards, replace aging voting systems, and improve election administrations. HAVA established the United States Election Assistance Commission to assist states regarding HAVA compliance and distribute HAVA funds.

In January 2017, the Department of Homeland Security (DHS) designated election infrastructure as part of the nation's "critical infrastructure."[2] This designation provided local governments greater access to DHS information and security resources on the topics of cybersecurity and election security.

APPROACH

During this investigation, the Grand Jury interviewed multiple witnesses in order to understand election security and election procedure in Yolo County. Documents regarding election systems (California counties, state, and federal), election security (local, state, and federal), and election policies (Yolo County and other California counties) were reviewed.

The Grand Jury toured the Yolo Elections Office prior to the March 2020 Presidential Primary election. This tour included the count room, scanners, tabulation machine, and secure ballot and machinery storage. In addition, Grand Jury members were present on Election night in the Yolo Elections Office to observe procedures and operations in progress from polling place to the actual vote tally.

DISCUSSION

Ensuring the integrity and security of the election process is basic to a functioning democracy. Citizens want to have confidence in the accuracy and fairness of their election system as well as in the officials who manage them. Although federal, state, and county governments all play a role in secure elections, this report focuses on the election security of Yolo County.

In California, all federal, state, and countywide elections are conducted at the county level under the coordination and supervision of the Secretary of State.[3] Each county has a local election administrator. In Yolo County, this official is the Assessor / Clerk-Recorder / Registrar of Voters. The Registrar of Voters heads the Yolo Elections Office which is

responsible for conducting local and statewide elections, registering citizens to vote, and voter outreach. Each state has a chief elections official. In California, this is the Secretary of State who is responsible for maintaining and safeguarding state voter databases.

Election security can be broken into four general categories:

- Physical security of the ballot includes the chain of custody from the polling place or post office to the central count location, through tabulation, and then to archive
- Software security of the vendor programs – used in election machines for voting, scanning ballots, and tabulation
- Cybersecurity actions to prevent infiltration into the county system and cybersecurity training for employees (The California Statewide Voters Registration database and its security was not examined in this report.)
- Emergency and contingency planning – prepares election staff with specific emergency responses to ensure voting is not disrupted

The April 8, 2020 report of the Yolo County canvass period (election audit) and certification of the March 2020 Presidential Primary election stated that there are 117,181 registered voters in the County. Therefore, out of a county population of approximately 220,000, 53.2% of the residents are registered to vote. The report also stated that 64,858 ballots were counted in the March 2020 Presidential Primary election, which translates to 55.3% of the registered voters having participated.[4]

Physical Security of the Ballot - Scanning

Yolo County uses a "central count" voting system where ballots from multiple election precincts are transferred and tallied at a central location. It is important to understand the many steps a ballot takes from the post office or polling place, to scanning the ballot, to counting and tabulation, and finally to storage, to appreciate the security measures required at each step.

When the first ballot arrives at the Yolo Elections Office, the election is considered "live" and full security measures take effect. Doors to rooms that hold ballots or election machinery are secured by lock and door security seals overnight. Once the room or cage is opened, the seals are cut, initialed, and logged. Non-election staff (such as janitors or other county employees) are not allowed in those areas without election staff present. In addition, public members must sign in and sign out, be given a badge, and be accompanied by staff if they have business beyond the front counter.

The room that holds the five scanning machines, tabulator (in its locked cage), and voting machines for persons with disabilities (in a second locked cage) is monitored by a security camera in the ceiling in real time and is recorded for review. This recorded security footage is kept for a minimum of 400 days.

Full office security continues beyond the election date, through election result canvassing (the reconciliation of all parts of the election process) and election certification within 30 days of Election Day. Full security ends only when all election materials are sent to secured storage for a 22-month records retention hold.

Most ballots come into the Yolo Elections Office in three ways:

1. Vote by Mail (VBM) ballots (including Absentee Ballots for uniformed service members) that arrive at the Elections Office by way of the United States Postal Service or collected from drop off locations, and are held in bins in the room with the ballot sorting machine.

   Although VBMs are counted the same way as ballots from polling places, they are handled differently. VBM ballots are passed through the ballot sorting machine in two passes with two trained elections staff present. First is the scan pass, which digitally weighs and verifies ballot packets so that if other mail envelopes are mistakenly run through the machine, those envelopes will be sorted out. It then takes a digital image of the ballot signature (connected to that envelope's ID code) on each verified envelope. Using the on-screen verification process, staff compares the imaged signature with the signature on file for that voter in the California Voter Database.

   Those who perform signature verification are certified through training by a graphologist from the California Association of Clerks and Election Officials. If the signature comparison finds the signature varies enough from the signature on file, that person is sent a letter to confirm the signature. A response is required before that ballot can be counted.

   The second pass is the audit pass which separates ballots into districts and any envelopes with irregularities (e.g. ripped envelopes, bar code smudges) are sorted to a separate bin for review. The ballot sorting machine then slices the bottom of each envelope open to allow ballot access for the following step of scanning the ballot for vote tally. There is a full audit trail during these scans that is examined by Election staff to ensure the machine is accurate.

   To increase the available options to submit a VBM, Yolo Elections Office partnered with the county library system to create five VBM drop off locations at local libraries beginning three weeks prior to the March 2020 primary.[5]

   Furthermore, Yolo Elections Office piloted two satellite voting centers to increase the opportunity for conditional voter registration as well as to test what a VCA vote center would require. Both centers were staffed by county

employees from the Assessor / Clerk-Recorder / Elections Department. The satellite center in the County of Yolo Administration Center was open for 14 days prior to and through Election Day and saw approximately 150 voters. The second was at the University of California at Davis Memorial Union, on Election Day only, and saw a higher than expected 1,355 voters.

2. Early Ballot Pickup Program on Election Day allows for the midday collection of voted ballots from high-volume polling precincts. During the March 2020 primary, nine locations in West Sacramento and seven locations in Davis were designated. Yolo County has participated in this program since the 2016 Presidential General Election.[6]

   Collection is done in a county-labeled vehicle by a two-person team. Sheriff Deputies follow to provide security at each pickup and until the ballots reach the Yolo Elections Office. These collected ballots are scanned earlier on Election Day, allowing for a robust election result available shortly after the polls close.

3. After the polls close, ballots from all 96 polling places are transported by two-person teams to the Yolo Elections Office loading dock. The area is staffed by Sheriff Deputies and building security. As the equipment from each polling place is moved inside and checked by staff, the ballots in labeled plastic bags are moved inside the count room.

After ballots are collected at the central count Yolo Elections Office, the next step in the process is scanning the ballots. Staff members work in pairs to transfer ballots to any of the five ballot scanning machines for processing. The ballots are removed from the labeled plastic bags, recorded in a log, placed in the scanner by a second person, and scanned.

The front and back page of each ballot is scanned simultaneously to capture all voter marks. Trained Elections staff with the proper login credentials review or adjudicate any flagged ballot images detected (such as write-ins) and ballots flagged as having voter intent issues (e.g. overvotes, undervotes, and write-in candidates that are not sanctioned). Once flagged issues are approved or denied, all scanned paper ballots are placed into new plastic bags labeled with the number of the batch they were run in, logged, and then boxed. Those labeled boxes are stacked in the locked cage within the count room when not actively being used.

Scanning machines cannot tabulate (count or tally the votes). They are encrypted and "air-gapped" for security, meaning they have no network interface.[7] The scanners have an audit trail capability that tracks every button clicked as well as tamper-proof seals on the machines themselves.

The scanned ballot vote information is taken to the count tabulator system by way of a USB drive. However, no data transfer can happen unless a second USB security key is also inserted. Election USB drives are used only once during Election night. Both the collection of the USB drives and the USB security key are stored in a secured case, in a locked office. Each time they are accessed for use, the breach of the security seal is initialed and logged.

Physical Security of the Ballot - Tabulation

The transferred vote data from the scanners are stored only on the count tabulator system. Like the scanners, the tabulation machine cannot be connected to any network or server by state elections code. In order to create data tables, the Secretary of State sends county-specific text files through a secure portal with individual login credentials. Yolo Elections Office staff use those text files, along with a guide created by the vendor technical team, to create a custom extract report from the tabulator system.

After the votes are tabulated, three types of data exports are done onto three USB drives. Two of the three USB drives are used for specific data file exports to update the Yolo County Elections website results for the bar graphs and for the GIS (Geographic Information System) mapping and results (see Figure 1). The third USB drive is used for the tabulated data from the custom extract that is taken to a designated Elections staff computer, printed, then manually entered into the state system by a two-person team by way of the secure portal.

Tallies are sent to the Secretary of State's Office in approximately two-hour increments. Before the election night can be called "over," the designated Elections Office staff (with a second person present for oversight) must verbally confirm the vote for each ballot item with the Secretary of State's Office. This ensures that the vote tally was not tampered with.

The connection from county to state via the singular computer port requires several security steps. A specific computer port must be opened by county IT to allow that computer to interact with the state system. Several tests and a customized set of instructions are generated by the state to ensure that correct data is being transferred. Individual login credentials are required for Yolo Elections staff to access the state system.

In January 2020, Yolo County was one of six election jurisdictions nationally recognized by the United States Election Assistance Commission for Outstanding Innovation in Election Administration.[8] "Clearie" Awards recognize the innovative efforts of election officials across America. Yolo County was recognized for "Harnessing Technology to Improve Polling Place Resources and Response Time, Strengthen Voter Communications, and Increase Future Turnout." The Elections Office partnered with the

Yolo County General Services Department IT staff in 2018 to use GIS, to develop a new poll worker app and to streamline election night reporting for the Yolo County website while also improving voter participation.

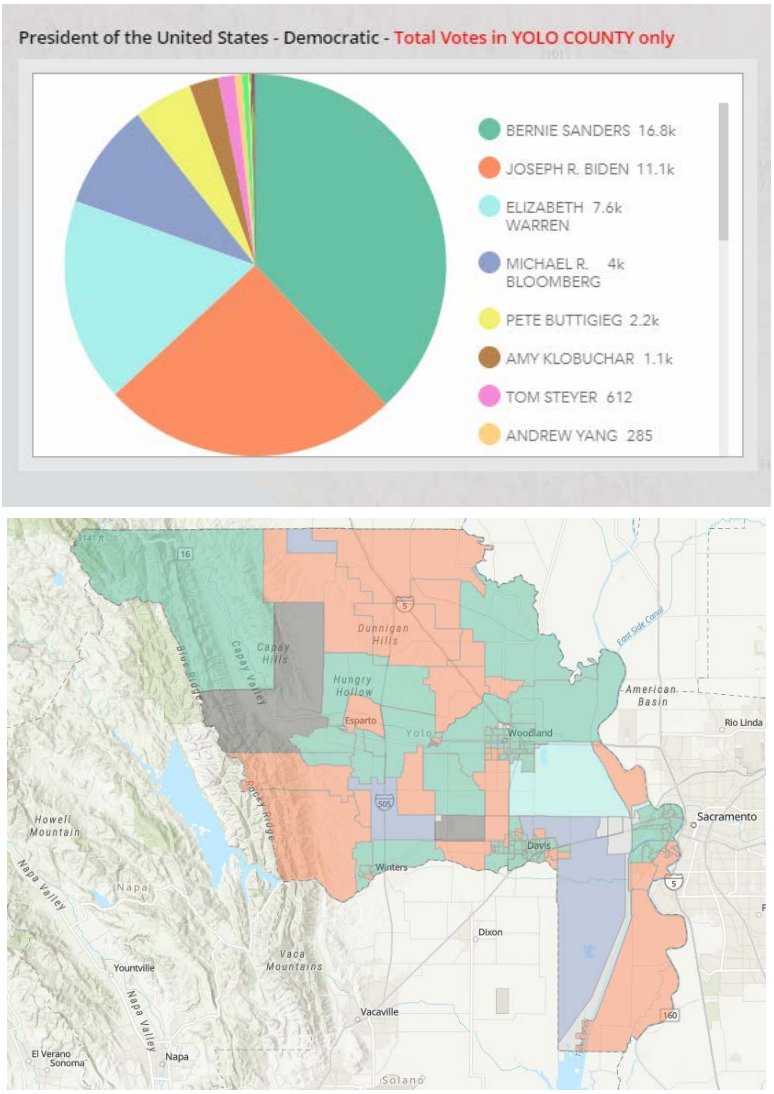


Figure 1. Example of GIS information used to enhance election night reporting on the Yolo Elections Office website for the March 2020 Presidential Primary. The map shows voting precincts color-coded to match the candidate who has the most votes at that time. Colors assigned to each candidate are as shown in the pie chart above.

The poll worker phone app, called the Election Assistant App, is used on Election Day to enhance communication between the poll workers and the Yolo Elections Office. Each polling place and election rover (roaming support staff) are issued a smart phone with the Election Assistant App installed. The app allows for a variety of functions, such as reporting when the polling place doors open or close, reporting wait times, locating the proper polling place for a voter, notifying the Yolo Elections Office when a voting machine for people with disabilities is used, and accessing a decision tree for conditional

versus provisional ballot use. In addition, the app allows poll workers to notify the Yolo Elections Office when assistance is required by selecting the level of need (e.g. low, critical) and adding text or a relevant photo of the issue. Elections staff can see on a projected map the locations of all the phones in real time. This enables Elections staff to send the nearest rover to respond.

The last step in the election process is the canvassing or certification of the election. This begins the Thursday following Election Day. The purpose of the canvass is to account for every ballot cast and to ensure that each valid ballot is included in the official results – VBM, conditional, provisional, uniformed and overseas citizen, and challenged ballots. California Elections Code section (§)15301[9] sets the start date of the canvassing as well as ensuring the canvassing process is open to the public.

One integral part of canvassing is the 1% manual tally. This public process of manually tallying the paper votes in one percent of the precincts, selected at random, verifies by hand the accuracy of the automated count.[10] Basically, this serves as a post-election audit. Yolo County uses dice to randomly draw the precincts to account for every contest and every district. The process of pulling those ballots and tracking the movements of those ballots during the audit is done in a painstaking manner. Each movement the ballot makes during the audit is logged. Throughout the process, at least two people pull the ballots and four people count them.

Election Vendor Software Security

Election software is another potential concern in the security of the ballot. Unauthorized access to the software used by scanning machines, tabulators, and voting machines for persons with disabilities is a vulnerability that requires vendors be vigilant. Counties that purchase election systems are not privy to the results of vulnerability tests and other security measures conducted on the election software. The responsibility for the security of the election systems rests with the state and the hardware and software vendors.

California Elections Code §19201[11] requires the Secretary of State to review and approve all voting systems before they can be bought or used in a California election. In addition, California Elections Code §19211[12] states that before approving a voting system, the Secretary of State's Office will hold a public review hearing. In the March 2020 California Presidential Primary five different vendors were used. [13]

There are four phases for vendor certification in California – application phase, pre-testing activities phase (including test schedule, trusted build, and test plan), testing phase (including hardware, software, usability, security, and quality assurance testing), and finally, report issuance and post-test activities phase (final report and public comment).

Although counties are not directly involved in the process of certifying vendor software or hardware security, California counties are required by the state to perform Logic and Accuracy Testing (LAT) on voting machines and vendor-supplied software systems prior to each election.[14] This testing verifies that the ballot counting program is properly reading and tabulating votes. Yolo Elections Office held LAT testing in public view on February 20, 2020 and it revealed no irregularities.

Election Cybersecurity

Cybersecurity is the protection of internet-connected systems (networks, devices, programs, and data) from attack, damage, or unauthorized access. The Yolo County IT Office maintains the network equipment, server, connection to the state, firewalls, and runs vulnerability tests for the Yolo Elections Office. This includes cybersecurity threats, response, and the training of county employees on topics such as phishing and security awareness training.

Last year, Yolo Elections Office hired a Deputy of Technology to focus on the county and state election systems, assist with IT functions within the Assessor / Clerk-Recorder / Elections Department, and work with the various vendors for all three offices. This position works very closely with Yolo County IT.

At the federal level, once the Department of Homeland Security (DHS) designated election infrastructure as part of the nation's "critical infrastructure" in 2017, DHS began offering information and security resources to local governments.[15] One such resource is the non-profit organization, Center for Internet Security, which is home to both the Multi-state Information Sharing and Analysis Center (MS-ISAC) and the Elections Infrastructure Information Sharing and Analysis Center (EI-ISAC).

MS-ISAC focuses on cyber threat prevention, protection, response, and recovery for federal, state, and local governmental agency members. Yolo County has used MS-ISAC to run penetration tests on county systems. Another function of MS-ISAC is to send out email security notification alerts.

EI-ISAC supports cybersecurity needs of federal, state, and local elections offices through weekly news alerts, election-specific advisories, best practices information, and email messaging. County IT, and Elections IT and Yolo Elections Office managers receive notifications and alerts from both organizations. This redundancy helps to ensure that no threat is overlooked.

The California Secretary of State's Office of Election Cybersecurity and Enterprise Risk Management also assists local elections offices with cybersecurity prevention capabilities and improving cyber incident response. Yolo Elections Office staff participated in the

2019 regional mock cybersecurity tabletop exercises and security drills hosted by this state office.

California enacted elections codes for cybersecurity, such as California Elections Code §19205[16] that ensures that no part of the voting system shall be connected to the internet at any time. Voting systems cannot receive or transmit election data by way of hardwired or wireless means.

Besides the training that County employees receive from County IT on phishing and security awareness and the cybersecurity tabletop training as mentioned above, the Yolo Elections Office staff attend election-specific training. Review of 2019 training documents showed various Elections staff attending vendor training, the Defending Digital Democracy Project Battlestaff Bootcamp, GIS training, Community Engagement training, California State Association of Counties workshops, Secretary of State Help America Vote Act (HAVA) training, and some participated in elections coursework.

Emergency and Contingency Plans for Election Day

Every California county, regardless of the election model they use, must submit an election and emergency plan to the Secretary of State's Office for review prior to each election.[17,18] The intent of these plans is to ensure that the state knows how counties plan to respond to issues on and around Election Day and give their own county election staff direction should emergencies arise.

To augment county plans already in place and to provide guidance for future plans, the Secretary of State's Office released the "Procedure and Guidelines for Voting in a State of Emergency or Natural Disaster" in 2020.[19] This document provides general guidance to elections officials in developing county-specific disaster and emergency plans should a natural disaster or state of emergency occur during critical election times. These critical times include the canvass period, Election Day, and the deadline for the transmittal of military or overseas voters' ballots.

When a county adopts the Voter's Choice Act (VCA) election model, they must submit an Election Administration Plan (EAP) to the state. EAPs must include action steps to expand voter education and outreach as well as plans for voters with accessibility issues and minority language outreach. An EAP must also include prevention measures, plans for potential election disruption, security and contingency as covered under California Elections Code §4005(a)(10)(l)(vi)(VII)(ia and ib).[20]

A major difference between a VCA county's EAP and a non-VCA county election emergency plan is that the EAP is drafted in consultation with the public as stated by law.[21] The Grand Jury reviewed all 15 VCA county EAP plans submitted for the March 2020 Presidential primary. Although all the EAPs included the sections required by law,

how expansive or detailed those sections were varied dramatically between counties. Some counties included public comment questions and answers within their EAP and/or detailed and well-planned emergency and contingency procedures for a natural disaster. All plans were available online, either through the specific county election website or on the California Secretary of State's website.

In comparison, the Grand Jury was unable to find any of the 43 non-VCA county election emergency administration or action plans accessible online to the public. Yolo County Elections Office provided their Emergency Response plan to the Grand Jury for review.

Being unable to compare the Yolo County Plan with any other non-VCA county, the Grand Jury reviewed the Yolo County Elections Emergency Response plan on its own merit and with the information gleaned from witnesses and observation. Elections management staff collectively create and update this plan. Specific points are as follows:

1. The plan states, "if possible, a generator should be present at the main office of the elections official to ensure power will be available. If a generator is available, the elections officials must be aware of the process to set up the generator and perform tests to ensure that it is in proper working order prior to the election."

    - Yolo Elections Office has a backup generator onsite at the central count office and it is checked monthly by county services. This however is not mentioned in the plan. This generator powers three of the five scanners, the tabulation machine, the computer that interfaces with the Secretary of State's Office, and some lighting.

2. The plan states, "consider entering into a Memorandum of Understanding [MOU] with neighboring counties with the same voting equipment in case backup equipment is needed."

    - Yolo County entered into an MOU with Solano County October 30, 2019 under these conditions. Solano County is adjacent to and south of Yolo County and uses the same vendor-supplied machines. The current MOU is not included in the plan.

3. The plan also states that "our office will identify backup locations before an emergency."

    - The need for a backup central count location and a backup polling place are very different, but neither location is described in the plan.

4. Although the plan gives guidance for evacuating a polling place, a heightened security issue, or an event that affects one or more polling places, the plan does not lay out a more county-wide, election-centered emergency disaster response.

In November and especially in March, many areas of Yolo County are prone to flooding. Precipitation and water storage issues can lead to dam failure; slough, causeway and creek flooding; or levee failure. According to the "2018 Yolo County Unincorporated Area Community Profile," flooding is a significant and potentially catastrophic event for unincorporated areas of the county.[22] For Yolo County, approximately 88% of the county's residents live within the four incorporated cities (Davis, West Sacramento, Winters, and Woodland).[23] However, these cities comprise only 5% (50.51 out of 1,021 square miles) of the county land.[24] Therefore 12% of the county's population live in the 95% unincorporated portions.

The Grand Jury reviewed Yolo County mitigation and emergency plans for a variety of disasters which can be found on the Yolo County website. Reviewed were: "County of Yolo Emergency Operation Plan" (Basic, Dec 2013), "Yolo County Multi-Jurisdictional Hazard Mitigation Plan," eight Community Profile Mitigation Plans, and 12 Emergency Support Function Annex Policies (updated 2013 to 2018).

- County-wide election disruption and action are not included in any Yolo County plan nor in the Yolo County Elections Emergency Response plan.

5. The Election Day dissemination of smart phones with the award-winning Elections Assistant App is not mentioned in the Yolo County Elections Emergency and Response plan.

6. Although a plan for a viral pandemic could not have been anticipated, it is now a topic that requires future planning. On March 3, 2020, the Yolo Elections Office experienced a higher than average number of poll worker cancellations. Some of the absences were associated with the fear of COVID-19. The number of cancellations heightened concern among officials over the ability to open all the polling places.

Yolo County Elections

California Elections codes mandate opportunities for the public to observe the election process. Each opportunity was duly advertised on the Yolo Elections Office website and Yolo County website by way of a press release. In addition, the information was sent to local newspapers and released on both the Yolo Elections Office and Yolo County social media accounts. Observation opportunities included:

- The randomized alphabet drawing on December 12, 2019, to determine the name order on the March 2020 Presidential Primary Election ballot (California Elections Code §13113)[25]

- Logic and Accuracy Testing on February 20, 2020 (California Elections Code §15004 (b))[26]

- VBM ballot processing on February 20, 2020 (California Elections Code §15104)[27]
- Election Day at the central count location until the count is complete (California Elections Code §15204)[28]
- Canvassing – 1% manual tally on March 5, 2020 (California Elections Code §15301)[29]

The mission statement of the Yolo Elections Office is to "conduct accurate, efficient elections and to vigorously encourage and protect the voting opportunity for every citizen in Yolo County."[30] Throughout this investigation, Yolo County Elections staff were very helpful, open, responsive, and proud of their accomplishments and future planning.

An election system that is transparent with public notification and access, thoughtfully planned, and secure, gives citizens confidence. Although both the federal government and the state have election security responsibilities, elections are executed at the county level. Counting a ballot is a multi-step process, requiring different types of security as threats evolve and continued vigilance and improvement as technology and procedures change.

FINDINGS

F1. The quality, security, and transparency of work performed by the Yolo Elections Office met requirements by California Elections codes.

F2. Yolo Elections Office ensures that the public can observe the election process in action by advertising each opportunity on multiple platforms.

F3. Yolo Elections Office went beyond minimum standards to increase voting opportunities for Yolo County citizens.

F4. Yolo County Elections staff interact and train with a variety of local, state, and federal election and security entities and organizations in order to improve county election security and cybersecurity actions.

F5. The Yolo County Elections Emergency Response plan for the March 2020 Presidential Primary election did not fully prepare staff for emergencies because it lacked specific actions and details.

F6. The Yolo County Elections Emergency Response plan for the March 2020 Presidential Primary election did not fully prepare staff for emergencies because it failed to include important emergency procedures already in place.

F7. The Yolo County Elections Emergency Response plan for the March 2020 Presidential Primary election did not include disaster contingency planning for the county-wide disruption of the election process even though the primary was conducted during a potential flood season.

F8. Although there are numerous Yolo County manuals and documents online concerning contingency planning and mitigation, no plan includes disaster planning for a potential county-wide disruption of the election process.

RECOMMENDATIONS

R1. By October 1, 2020 (or by the submission date for the November 2020 General Election), the Yolo County Elections Emergency Response plan should describe specific actions the Yolo Elections Office has in place and what their employees will do, as opposed to the generic instructions in the current plan.

R2. By October 1, 2020 (or by the submission date for the November 2020 General Election), the Yolo County Elections Emergency Response plan should describe natural disaster contingencies to combat election disruption leading up to, and during Election Day.

R3. By July 1, 2021, Yolo County should include disaster contingency planning for the county-wide disruption of the election process in an existing county emergency document that is accessible to the public online.

REQUIRED RESPONSES

Pursuant to Penal Code section 933.05, the Grand Jury requests responses as follows:

From the following individual:

- Yolo County Assessor / Clerk-Recorder / Registrar of Voters – F1, F2, F3, F4, F5, F6, F7; R1, R2

From the following governing body:

- Yolo County Board of Supervisors – F8; R3

Note: The governing bodies indicated above should be aware that the comment or response of the governing body must be conducted subject to the notice, agenda and open meeting requirements of the Brown Act.

ENDNOTES

1 California Secretary of State's Office. California Voter's Choice Act. Online at https://www.sos.ca.gov/elections/voters-choice-act/ (Accessed: November 2019)

2 U.S. Election Assistance Commission. Election Management Resources. Elections – Critical Infrastructure. Online at https://www.eac.gov/election-officials/elections-critical-infrastructure (Accessed: March 2020)

3 National Association of Counties. All Elections are Local, the County Role in the Elections Process. Online at https://www.naco.org/resources/featured/all-elections-are-local-county-role-elections-process (Accessed: November 2019)

4 Yolo Elections Office. News and Publications. Conclusion of the Canvass Period and Certification of the 2020 Presidential Primary Election. Online at https://www.yoloelections.org/news-and-publications/press-releases/conclusion-of-the-canvass-period-and-certification-of-the-2020-presidential-primary-election (Accessed: April 2020)

5 Yolo Elections Office. News and Publications. Vote by Mail Ballot Drop Off at Libraries Available for March 3, 2020 Primary Election Beginning Monday February 10th. Online at https://www.yoloelections.org/news-and-publications/press-releases/vote-by-mail-ballot-drop-off-at-libraries-available-for-march-3-2020-primary-election-beginning-monday-february-10th (Accessed: April 2020)

6 Yolo Elections Office. News and Publications. Early Ballot Pick Up on Election Day March 3rd. Online at https://www.yoloelections.org/news-and-publications/press-releases/early-ballot-pick-up-on-election-day-march-3rd (Accessed: April 2020)

7 California Secretary of State's Office. Elections and Voter Information. OVSTA. Security. Online at https://www.sos.ca.gov/elections/ovsta/security/ (Accessed: March 2020)

8 U.S. Election Assistance Commission. Six Winners Announced for EAC's National Award for Outstanding Innovations in Election Administration. Released January 23, 2020. Online at https://www.eac.gov/news/2020/01/23/six-winners-announced-eacs-national-award-outstanding-innovations-election (Accessed: February 2020)

9 California Elections Code §15301

10 Yolo Elections Office. Elections Office Begins the Official Canvass Process Thursday March 5th. Online at https://www.yoloelections.org/news-and-publications/elections-office-begins-the-official-canvass-process-thursday-march-5th (Accessed: April 2020)

11 California Elections Code §19201

12 California Elections Code §19211

13 California Secretary of State's Office. Elections and Voter Information. OVSTA. Voting Technology Vendors. Online at https://www.sos.ca.gov/elections/ovsta/voting-technology-vendors/ (Accessed: April 2020)

14 California Secretary of State's Office. Elections and Voter Information. OVSTA. Security. Online at https://www.sos.ca.gov/elections/ovsta/security/ (accessed: January 2020)

15 U.S. Election Assistance Commission. Election Management Resources. Elections – Critical Infrastructure. Online at https://www.eac.gov/election-officials/elections-critical-infrastructure (Accessed: March 2020)

16 California Elections Code §19205

17 California Secretary of State Office. 2018 VCA Election Administration Plan. Online at https://www.sos.ca.gov/elections/voters-choice-act/2018-archives/2018-eap/ (Accessed: January 2020)

18 National Conference of State Legislatures. Election Emergencies. April 7, 2020. Online at https://www.ncsl.org/research/elections-and-campaigns/election-emergencies.aspx (Accessed: April 2020)

19 California Secretary of State's Office. *Procedure and Guidelines for Voting in a State of Emergency or Natural Disaster*. Effective as of January 1, 2020. Online at https://elections.cdn.sos.ca.gov/pdfs/natural-disaster-guidelines.pdf (Accessed: May 2020)

20 California Elections Code 4005(a)(10)(l)(vi)(VII)(ia and ib)

21 Astrid M. Ochoa, "Voter's Choice Act Implementation: Building a VCA Coalition." Published online, Voter's Choice Act.org, September 2019. Online at https://voterschoice.org/wp-content/uploads/VCA-Nonprofit-Guide-091719-final.pdf (Accessed: December 2019), pg. 5

22 Yolo County website. *Yolo County Unincorporated Area Community Profile (a support annex to the Yolo County Multijurisdictional Hazard Mitigation Plan)*, December 2018. Online at https://www.yolocounty.org/home/showdocument?id=55819 (Accessed: May 2020), pg. 20

23 Yolo County website. *Statistical and Demographic Profile*. Online at https://www.yolocounty.org/home/showdocument?id=30345 (Accessed: May 2020), pg. 2

24 Yolo County website. *Comprehensive Economic Development Strategy (CEDS) 2009-2014*. Online at https://www.yolocounty.org/home/showdocument?id=14351 (Accessed: May 2020), pg. 3

25 California Elections Code §13113

26 California Elections Code §15004 (b)

27 California Elections Code §15104

28 California Elections Code §15204

29 California Elections Code §15301

30 Yolo County website. Welcome to Elections. Elections mission statement. Online at https://www.yolocounty.org/general-government/general-government-departments/elections (Accessed: November 2019)

Reports issued by the Civil Grand Jury do not identify individuals interviewed. Penal Code section 929 requires that reports of the Grand Jury not contain the name of any person or facts leading to the identity of any person who provides information to the Civil Grand Jury.

The Davis Police Accountability Commission, SB 1421, and Residual Questions from the Picnic Day 2017 Incident

SUMMARY

The Davis Police Accountability Commission (PAC) was created by the Davis City Council in the wake of what has come to be known as the Picnic Day 2017 Incident. The 2019 – 2020 Yolo County Grand Jury (Grand Jury) examined the actions of the PAC from its inception to the present, with a view to determining if the PAC is fulfilling the mandate given to it by the City Council.

The first recommendation made by the PAC to the Davis City Council addressed the refusal of the Davis Police Department (DPD) to release an internal affairs investigation of the Picnic Day 2017 Incident following a citizen request made pursuant to California Senate Bill 1421 (2017-2018) (SB 1421). On July 30, 2019 the Davis City Council declined to put the PAC's recommendation to a vote.

When California police officers are investigated for actions taken in the line of duty, they are afforded heightened confidentiality protections by state statute. Consistent with those protections, public access to police internal affairs investigations and personnel files is very limited.[1] Notwithstanding this heightened confidentiality and limited access, a grand jury has the authority pursuant to statute, case law, and attorney general opinion to request and review police personnel files, internal affairs investigations, and findings.[2] Using its legal authority, this Grand Jury obtained the report and related materials of the internal affairs investigation that was the subject of the SB 1421 request and the PAC's recommendation to the City Council.

The Picnic Day 2017 Incident involved three plainclothes Davis police officers and a group of civilians. It occurred on April 22, 2017. An initial press release put out by the DPD two days after the incident contained numerous inaccuracies that deflected responsibility for the altercation away from the officers involved. The description of the incident in the press release was contradicted by witness accounts and a dashcam video that came forward in the days following the incident.

Because the incident involved a potentially improper use of force by the DPD, an internal affairs investigation was commenced. The Davis City Attorney authorized an outside law firm to investigate DPD's handling of the incident and its aftermath. This investigation produced a report that found that two of the officers and the Department itself had violated a number of written DPD policies. The findings in the report were adopted by the DPD.

After initial statements by the Davis City Manager that some form of this report would be released to the public, the Davis City Attorney advised that the report could not be

released on the grounds it involved personnel issues. A public outcry ensued. In response to this outcry, the City Manager engaged an Interim Independent Police Auditor (IPA) to review the internal affairs report and produce a public summary of its findings.

The Grand Jury examined the circumstances under which a police internal affairs investigation may be released pursuant to SB 1421. A group of citizens attempted to use this statute to obtain access to the police internal affairs investigation and report relating to the Picnic Day 2017 Incident. The Davis City Attorney and the DPD refused access to that investigation on the grounds that SB 1421 did not apply.

The Grand Jury found that the PAC's sensitivity to a limited number of individuals has outweighed the claims of the larger community to benefit from hearing the insights and perspectives of the DPD. The PAC's adopted practice of excluding DPD leadership and police officers from its meetings restricts candid dialogue between the PAC and the DPD. This practice also limits the PAC's ability to obtain the specialized knowledge it needs to make recommendations to the Davis City Council. The Grand Jury recommends that the Davis City Council amend the PAC's authorizing resolution to require one or more DPD liaisons to attend all meetings of the PAC. The PAC should also adopt a policy whereby the Davis Police Chief or a designee with the necessary expertise be in attendance at any meeting where a DPD policy, procedure, or practice requires input from a person with specialized knowledge.

The Grand Jury found that the PAC is not meeting its responsibility to provide annual written input to the Davis City Manager and City Council on the effectiveness of the IPA. The Grand Jury recommends that the PAC provide such input on a timely basis.

The Grand Jury found that the PAC is not limited by the non-action of the Davis City Council at its July 30, 2019 meeting. The PAC is authorized to inquire into departures from DPD policy, procedure, and planning during and following the Picnic Day 2017 Incident. The Grand Jury further found that during calendar year 2019 and the first quarter of 2020, the PAC did not meet its responsibility to coordinate with the IPA in identifying and prioritizing DPD policies, procedures, and training programs for auditing. The Grand Jury recommends that the PAC identify topics for IPA auditing by leading a candid public discussion into the how and why of the DPD's release of inaccurate and misleading statements to the media and the public regarding the Picnic Day 2017 Incident, including the release of an edited dashcam video.

The Grand Jury also found that during the internal affairs investigation of the Picnic Day 2017 Incident, there was a failure to follow proper procedures under the Public Safety Officers Procedural Bill of Rights. The Grand Jury recommends that the PAC identify the consequences of the failure to follow proper procedures during the investigation of the inaccurate and misleading press release of April 24, 2017.

The Grand Jury found that the PAC commissioners lack an understanding of how internal affairs investigations are conducted, how departmental findings are made, how SB 1421 requests should be presented, and how the DPD responds to SB 1421 requests. The Grand Jury further found that the DPD misrepresented its decision-making process to the public when it refused a request by a group of citizens related to the investigation of the Picnic Day 2017 Incident. The Grand Jury recommends that the PAC be given an explanation as to the mechanics of an internal affairs investigation, the circumstances under which a release of records may be made pursuant to SB 1421, and the decision-making process used by the DPD when releasing or refusing to release records, including the identity of the person who has the final authority to release or deny access to police records under SB 1421.

The Grand Jury found that PAC commissioners need additional training in best practices for policing, together with specific training as to DPD practices, policies, and procedures. The Grand Jury recommends that the PAC adopt an annual workplan that includes a monthly schedule for training on best practices in policing and specific DPD policies, procedures, and practices. Training should also provide one-on-one opportunities for commissioners to observe Davis police officers at work in the community.

On March 19, 2020 Governor Gavin Newsom issued Executive Order N-33-20, a statewide "stay home" order, in response to the COVID-19 pandemic. This investigation, the data gathered, and recommendations generated from it occurred prior to the COVID-19 pandemic and ensuing orders.

ACRONYMS / GLOSSARY

DPD	Davis Police Department
Gennaco Report	A 22-page document entitled "The 'Picnic Day' Incident – Independent Review of the Interim IPA: Findings and Recommendations," presented by Michael Gennaco of the OIR Group to the Davis City Council, dated April 2018[3]
IPA	Independent Police Auditor
McGregor Scott Report	A 74-page internal document entitled "City of Davis – Independent Review of Davis Police Officers' Conduct on Picnic Day 2017," presented by McGregor Scott of the law firm of Orrick, Herrington & Sutcliffe LLP, (OHS) to the DPD, dated November 9, 2017; this report is also referred to elsewhere as the Orrick or OHS report
OHS	Orrick, Herrington & Sutcliff LLP, a law firm with offices in Sacramento

PAC	Davis Police Accountability Commission
SB 1421	Senate Bill No. 1421 (2017-2018); an act to amend Sections 832.7 and 832.8 of the California Penal Code, relating to peace officer records; approved by the Governor on September 30, 2018; with an effective date of January 1, 2019
Sustained Finding	A finding made by the DPD Police Chief after an internal affairs investigation discloses sufficient evidence to prove, by a preponderance of the evidence, a violation of DPD policy or procedure. If the investigation results in a sustained finding, the Davis Police Chief then determines whether the employee will be disciplined or receive additional training. Discipline may include reprimand, suspension, demotion, or termination.[4]

BACKGROUND

Picnic Day is an annual event held on the campus of the University of California, Davis and at locations throughout the City of Davis. On Picnic Day 2017, Saturday, April 22, an incident occurred involving three plainclothes officers from the Davis Police Department (DPD) and several civilians. (A chronology of significant dates referenced in this Grand Jury report is included in Appendix A.) The incident resulted in the prosecution of five civilians and an internal affairs investigation by the DPD. That investigation led to the McGregor Scott Report, which the Davis City Attorney transmitted to the DPD in November 2017. The McGregor Scott Report is not available to the public.

In response to the Picnic Day 2017 Incident, the Davis City Council established a Police Accountability Commission. This Grand Jury investigation and report examines the effectiveness of the Davis Police Accountability Commission (PAC) from its first meeting in January 2019 through the first quarter of 2020. Effectiveness is assessed, in part, by considering how the PAC has responded to the residual questions from Picnic Day 2017.

On January 1, 2019, 21 citizens, including one member of the Davis PAC, made a Senate Bill 1421 (SB 1421) request to the DPD for release of the McGregor Scott Report and the confidential internal investigation of the Picnic Day Incident. The Davis City Attorney and the DPD denied that SB 1421 request. One of the reasons given by the Davis City Attorney and the DPD for refusing to release the McGregor Scott Report was the lack of a sustained finding of “dishonesty” against an individual police officer, as required by SB 1421. Neither the City Council nor the City Manager had input into the decision to deny that SB 1421 request.

After the refusal to release the Picnic Day records, the PAC presented a recommendation to the Davis City Council for an additional investigation to clarify the findings that led to the refusal. The PAC requested that the City Council direct the City Manager to assign the Independent Police Auditor (IPA) to determine if facts existed to support a finding that would require release of the McGregor Scott Report under SB 1421. That investigation would address the question of whether there was "dishonesty" in the dissemination of an inaccurate DPD press release two days after the Picnic Day 2017 Incident.

On July 30, 2019, the Davis City Council declined to act on the PAC's recommendation. The City Council's decision led to this Grand Jury investigation.

In its investigation, the Grand Jury requested and obtained the McGregor Scott Report and the corresponding internal affairs investigation by the law firm of Orrick, Herrington & Sutcliff LLP (OHS). The Grand Jury also reviewed the DPD's criminal investigation of the Picnic Day Incident.

To understand the impact of the City Council's inaction on the PAC's recommendation, this Grand Jury report traces events beginning with Picnic Day 2017 through the dissemination of the inaccurate press release two days later. The Grand Jury did not attempt to reinvestigate the Picnic Day Incident. Rather, this Grand Jury report uses the Picnic Day Incident and its aftermath to assess the PAC's effectiveness in fulfilling its mandate to address ongoing questions of police accountability that flow from the incident.

APPROACH

The Grand Jury reviewed the following documents:

Gennaco Report.

McGregor Scott Report and corresponding investigatory materials relied upon by the OHS attorneys in the preparation of the McGregor Scott Report. The investigatory materials included recorded interviews with multiple sworn police officers, civilian witnesses to the Picnic Day Incident, and some of the individuals charged with criminal offenses arising from the Picnic Day Incident.

Agreement for Investigative Services between the Davis City Attorney and OHS, dated June 26, 2017.

Confirmation of Engagement and Standard Terms of Agreement between OHS and the Davis City Attorney, dated July 6, 2017.

Billing statements from OHS to the City of Davis for professional services rendered in connection with the OHS investigation and the preparation of the McGregor Scott Report.

Davis City Council Agendas (including attachments) and Minutes and Meeting Summaries relating to the Picnic Day Incident or the Davis PAC.[5]

Davis PAC Agendas (including attachments) and Minutes.[6]

Financial records from the City of Davis relating to the investigation and preparation of the McGregor Scott Report and the preparation of the Gennaco Report.

Police personnel records, including Department Analysis and Findings of the Picnic Day Incident, drafted by the Davis Police Chief, dated December 8, 2017.

Yolo County Superior Court records in the case of The People of the State of California vs. Antwoine Rashadek Perry, et al., Case File CRM-17-2520.

Local newspapers, internet blogs, and television reports, including Davis Enterprise, Sacramento Bee, Davis Vanguard, davisite.org, KCRA News, Fox40 News, abc10 News, and CBS Sacramento News.

Olson, K. and Attard B. (April 10, 2018). *Stakeholder Engagement on Police Oversight for the City of Davis, California.*[7]

President's Task Force on 21st Century Policing. (2015). *Final Report of the President's Task Force on 21st Century Policing.* Washington D.C., Office of Community Oriented Policing Services.[8]

The Grand Jury conducted the following interviews:

City of Davis officials, including individuals from the Davis City Council, City Staff, the Davis PAC, and consultants to the Davis City Council and Davis PAC.

Sworn officers and non-sworn employees of the Davis Police Department.

City of Davis community members.

Representatives from the Grand Jury attended:

Davis PAC Meetings from September 2019 through July 2020 and a Joint Meeting between the Davis City Council and Davis PAC in February 2020.

DISCUSSION

The Davis PAC – Its Composition and Mandate

The Davis City Council created the Davis Police Accountability Commission (PAC) and gave it a mandate through a resolution adopted on July 31, 2018.[9] It created the PAC in large measure as a response to the Picnic Day 2017 Incident and the public backlash against denied public access to the McGregor Scott Report following the report's presentation to the Davis Police Department (DPD) in December 2017.

The City Council appointed commissioners to the PAC following applications by interested citizens and interviews by a council subcommittee. The PAC was designed to consist of nine commissioners and one alternate, but rarely had a full complement. One member of the PAC is a UC Davis student, appointed by ASUCD (Associated Students, University of California, Davis).

In appointing commissioners to the PAC, the City Council sought to reflect a diverse cross-section of the community by including members of various ethnicities, racial backgrounds, sexual orientations, and economic status. A minimum of two members appointed by the council are to have demonstrated previous adverse interactions with the DPD.

No member of the PAC may have a law enforcement background. Two City Council members are appointed as regular liaisons to the commission. The Assistant City Manager serves as city staff liaison.

Terms of PAC commissioners are four years. Because the PAC was recently established, some initial terms are less than four years to establish a staggered schedule for incoming commissioners. No commissioner can serve more than two consecutive terms.

When the PAC received its mandate from the Davis City Council, the authorizing resolution identified the "purpose" of the PAC:

> "The key role of the Police Accountability Commission (PAC) is to provide community-based accountability via a variety of interactions with members of the public, the Independent Police Auditor, the Davis Police Department, and others. The PAC, along with the Independent Police Auditor, is a critical means to create more accountability and transparency in policing."[10]

The mandate given to the PAC set forth seven functions:[11]

1. Develop a community outreach plan;
2. Provide input to audit DPD policies, procedures, and training;
3. Recommend changes / improvements to policy, procedure, or training;

4. Review Independent Police Auditor (IPA) reports on misconduct complaints;
5. Provide input into IPA reports: misconduct complaint investigations; improvements to DPD policies, procedures, or training; results of audits; community outreach;
6. Assess the work of the IPA; and
7. Respond to DPD requests for input (as time permits).

With respect to each of these seven functions, the PAC is to work with the IPA.

The PAC held its inaugural meeting on January 30, 2019. The PAC meets monthly and is subject to the notice, open meeting, and public comment requirements of the Brown Act.[12]

The Davis PAC's Request to the City Council

At the PAC's April and May 2019 meetings, discussions took place concerning unanswered questions remaining from the Picnic Day 2017 investigation. Although some commissioners advocated for a forward-looking process (to the exclusion of a review of Picnic Day), a majority on the PAC supported further investigation of the Picnic Day Incident.

Under the City Council's authorizing resolution, two of the responsibilities given to the PAC are:

- "recommend, for the Independent Police Auditor's consideration, further analysis of complaints or the complaint process," and
- "request further investigation by the Independent Police Auditor."

Consistent with the PAC's responsibilities to address complaints and request further investigations, it adopted a recommendation that the City Council took up at its meeting on July 30, 2019. The PAC's recommendation asked the City Council to "direct the City Manager to assign the IPA to investigate the 2017 Picnic Day Incident to determine if the facts support a finding that would require the release of records."

Specifically, the PAC asked that the IPA "review the events surrounding the April 24, 2017, press release and statements to the press, the decision not to correct inaccurate public information in a timely manner, and any other official statements related to the criminal investigation."[13] The Davis City Council declined to take action on the PAC's recommendation.

To understand why the PAC described the April 24, 2017 press release and statements to the media as "inaccurate public information," the Grand Jury reviewed all the evidence available to it concerning the Picnic Day Incident. The Grand Jury's description of the

incident is not based on sources that either the PAC or the DPD has labeled as "inaccurate public information." Rather, the following description utilizes the sources that the PAC was attempting to access when it made its recommendation to the Davis City Council on July 30, 2019.

Departures from DPD Policy, Procedure, and Planning during the Picnic Day 2017 Incident

One of the PAC's responsibilities is to recommend changes and improvements to DPD policies, procedures, or training. Before it can make any recommendations, the PAC has the responsibility to ask the question: Was the Picnic Day 2017 Incident a failure of policy, planning, and training, or was it a failure to follow policies and procedures already in place?

With respect to policy violations, the internal affairs investigation of the incident resulted in sustained findings against two officers for violation of the policy relating to officer identification when in plainclothes and sustained findings against two officers for violation of the policy prohibiting rude language.[14] The following facts were found from public and non-public sources and led to those sustained findings:

- On Picnic Day, April 22, 2017, three plainclothes DPD officers were assigned to patrol areas in Davis where groups of people may congregate and to report any problems. The three officers were patrolling in a new, unmarked police van, with no license plates or police lights.
- While on patrol, the plainclothes officers decided to return to the police station to change into uniforms and exchange the van for an older unmarked vehicle. They made that decision because they had observed large crowds and realized that if they were going to take enforcement action and participate in crowd control, they should be in uniform. The officers also did not want to "burn" the new, unmarked police van, meaning the public would learn and know it was a police vehicle.
- As the officers travelled eastbound on Russell Boulevard, they observed a large group of people standing on the sidewalk and spilling into the street mid-block between Oak Avenue and College Park. While the van was still eastbound on Russell, one of the plainclothes officers called police dispatch and requested marked units to respond to the scene. Two marked units were dispatched.
- As the plainclothes officers continued eastbound on Russell, they observed a second, smaller group of people congregated on the northwest corner of Russell Boulevard and College Park.[15] The officer driving the van moved into the left-turn lane on eastbound Russell (see Appendix B, Diagram 1). The van stopped in the left-turn lane for a full 35 seconds. Although the windows in the van were open, the plainclothes officers did not attempt to engage the crowd on the corner while the van was stopped in the turn lane.

- While stopped in the turn lane, the two plainclothes officers in the front seats of the van took no action to display their police identification, which they concealed under their shirts. Further, during the 35 seconds that they were stopped, the two officers in the front seat made no effort to don their tactical vests marked with the "POLICE" identifier.
- The unmarked police van made a U-turn from eastbound Russell to the lane closest to the curb of westbound Russell (see Appendix B, Diagram 2). The driver of the van drove within several feet of the crowd and began honking the horn. The DPD described this action as "drive, honk, and yell."[16] Further, the DPD described the U-turn and the honking of the horn as a reasonable way to clear the roadway of obstructions.[17] DPD claims this is "a basic driving maneuver that any member of the driving public could legally make."[18]
- As the van made its U-turn, the officers in the front seat had no intention of identifying themselves as police officers and made a conscious decision not to display their police identification. They intended to appear to be civilians, attempting to clear the road by honking the horn and driving close to the crowd.
- The officer in the front passenger seat did not believe the decision to honk at the crowd amounted to enforcement action. As they were honking, the officers did not intend to blow their cover and "burn" the van. Even as the officer in the front passenger seat began speaking to the crowd through his open window, he did not initially intend to reveal that he was a police officer.
- During the exchange of words between the two front seat officers and the crowd, both officers and some of the people in the crowd used the word "f**k" repeatedly.[19] (In addition to the words exchanged at the scene, one of the plainclothes officers confronted one of the arrested individuals at the police station and stated "Dude, you f**ked up.")
- Videos show that after the unmarked police van came to a stop with its front end facing the crowd on the corner, the plainclothes officer in the front passenger seat quickly opened his door and exited the police van. A fracas ensued. The driver ran around the back of the van and engaged people on the street.
- Neither the front seat passenger nor the driver wore police tactical gear. Neither of them had their police identification initially visible. Neither of them had police weapons visible, but they were carrying service weapons under their shirts.
- The third officer was wearing a police tactical vest that included police identification. The third officer did not exit the van until after the fracas had started.

All three of the plainclothes officers told OHS attorney investigators that they were unaware that the DPD had written policies regarding undercover and plainclothes operations in place at the time of the incident.[20] One of the three officers, who had spent

most of his career with the DPD in plainclothes, told OHS attorneys that there was no plainclothes policy in effect at the time of the incident. The other two officers stated that they had never received any training in the plainclothes policies.

Prior to Picnic Day 2017, the DPD prepared a detailed 24-page Operations Order for that event. The Operations Order identified the shifts and assignments of each officer and unit within the DPD. The three plainclothes officers were assigned to drive around in an unmarked vehicle, look for large groups and parties, and call patrol officers to tend to those crowds. If the plainclothes officers observed crowds requiring enforcement action, they were to report their observations and allow enforcement by uniformed officers in marked police vehicles.

The Picnic Day 2017 Operations Order contained a specific admonition to be given to crowds as a warning to disperse:[21]

> "1. I am [name of officer] of the Davis Police Department. I am declaring this an unlawful assembly. You are in violation of [identify criminal offense] and are subject to arrest.
>
> "2. You have [insert number] minutes to leave this location. You may leave by [insert 2 routes].
>
> "3. You are ordered to leave. If you fail to leave, you may be subject to police batons, chemical agents, and impact munitions, or any force deemed necessary."

The plainclothes officers made no attempt to utilize this admonition or a similar warning appropriate to the circumstances.

The April 24, 2017 DPD Press Release

On April 24, 2017, two days after the Picnic Day Incident, the DPD issued its initial press release (see Appendix C). The first post-incident press release contained inaccuracies involving important details that related to the crowd and the ability of the people in the crowd to identify the individuals as police officers and to identify the unmarked police van as a police vehicle.

The credibility of the initial press release was challenged within a day of its dissemination.[22] The DPD and the public had further reason to question the credibility of the initial press release when a dashcam video recorded by a member of the public was submitted to the DPD three days after the altercation. The Grand Jury reviewed that video, which revealed the following inaccuracies in the initial press release.

- Russell Boulevard was not gridlocked at the time of the incident. The video showed that one of the two westbound lanes on Russell was partially blocked by people standing in the street. Cars traveling westbound on Russell were required

to merge into the one open lane. The blockage at the corner was not the only one, however. Another, larger group of people was partially blocking traffic further west on Russell.

- The video showed that the unmarked police van was never surrounded by the crowd on the corner.
- The video did not show a large hostile group of people. The hostility was limited to the officers and a few people on the street, some of whom were subsequently arrested and charged. There were no hostilities among the people on the street until the unmarked van approached at close range.
- On the video, the two front seat occupants of the van were not wearing any police tactical gear. Neither front seat occupant had a police badge or identification visible at the time they exited the unmarked van.

DPD Policy 1.30-A (as written at the time of the Picnic Day Incident) provided in part:

> "Public information shall be released to the media as promptly as circumstances allow without partiality and in as objective manner as possible."

That policy also stated:

> "Written press statements shall be released only following review by the supervisor of the specific incident or involved officer(s) in an effort to ensure accuracy."[23]

The author of the press release also received an internal directive to have the press release reviewed before dissemination.

Neither the involved officers nor their immediate supervisor reviewed the initial press release to ensure accuracy. The DPD now acknowledges that the initial press release was written to include "facts"[24] to justify the actions of the officers. The DPD also acknowledges that the initial press release was written more as an explanation of the actions of the plainclothes officers than as an objective explanation of events.

The DPD concluded that the "inaccurate" statements in the press release did not violate Policy 1.30-A. The DPD drew no conclusion as to whether the lack of objectivity in the press release was a violation of Policy 1.30-A. The DPD concluded that the only violation of Policy 1.30-A was the failure of the author to obtain review of the press release by the involved officers and their immediate supervisor.

The May 10, 2017 DPD Press Release and the Release of the Dashcam Video

On May 10, 2017, approximately two and a half weeks after the initial press release, a second, more nuanced update of the Picnic Day Incident was released to the media (see

Appendix D). At the same time, the DPD released a slowed-down and shortened version of that dashcam video.[25]

The video released to the public was edited to delete the sequence of events immediately prior to the unmarked van's U-turn. The original dashcam video received by the DPD and available to the OHS attorney investigators shows a marked UC Davis Police vehicle passing through the intersection of Russell and College Park, eastbound, approximately 45 seconds before the van stopped at the intersection.

Prior to the U-turn, the unmarked van was stopped waiting for a turn arrow for a full 35 seconds. The edited version shows only 11 seconds of the stop. During the 35 seconds that the van was stopped, 16 pedestrians and bicyclists crossed Russell Blvd in front of the van. Eleven people crossed from south to north and five people crossed from north to south. The crossing pedestrians caused the crowd on the corner to contract and expand in size. The edited version shows no pedestrians crossing in front of the van.

The video released to the public was also slowed down, making the time of the U-turn and the initial contact with the crowd appear to take longer than the actual time shown on the original dashcam video received by the DPD. The edited version of the video shows 30 seconds from the point where the van started moving to the point where the front passenger's door comes open. The original dashcam video shows 15 seconds for the same sequence.

Criminal Charges against the Five Picnic Day Defendants

On June 1, 2017, approximately six weeks after the Picnic Day Incident, the Yolo County District Attorney's Office charged five individuals with multiple felony and misdemeanor offenses.[26]

Each of the offenses charged had "essential elements" that the prosecution must prove beyond a reasonable doubt to obtain a conviction. The five defendants were charged with offenses that required the prosecutor to prove that the defendants knew, or should have known, that the men with whom they were fighting were police officers.

The inaccuracies in the press release created a public impression that the undercover officers could be identified as police officers when they first confronted the defendants. This impression was articulated explicitly in the charging decision made by the Yolo County District Attorney's Office.[27]

After three days of preliminary hearings in the Yolo County Superior Court, the criminal charges against the five defendants were resolved. All charges requiring proof of the essential element of officer identification were dismissed as to all defendants. All felony charges were dismissed for four of the five defendants after they successfully completed a one-year probationary period. Those four defendants entered no-contest pleas to a less

serious misdemeanor charge. The fifth defendant entered a no-contest plea to one felony charge (not requiring proof of officer identification) and all other felony charges were dismissed.[28]

The OHS investigation and the McGregor Scott Report

On June 26, 2017, the Davis City Attorney engaged the services of the Sacramento law firm of Orrick, Herrington & Sutcliff LLP (OHS)[29] to "perform an internal affairs investigation into an incident that occurred in Davis at approximately 3:30 p.m. on 'Picnic Day,' which was April 22, 2017." The investigation was to be "performed with customary industry standards of professional investigative practice, as well as the Davis Police Department's Internal Affairs Policy."[30]

The Davis City Attorney directed the OHS attorneys to coordinate with the City Attorney's Office as to the appropriate notices required under the Public Safety Officers Procedural Bill of Rights.[31] The Davis Police Chief had responsibility for coordinating interviews and providing access to evidentiary materials and DPD policies.

The McGregor Scott Report and the investigatory materials assembled by the OHS attorneys addressed the following DPD rules and policies and reviewed the actions of DPD officers for potential violations:

- Officer Knowledge of Department Policies
- Officer Dress
- Officer Identification
- General Conduct, Rude Conduct, and Language
- Use of Force
- Department Policy on Press Releases
- Discrimination and Racial or Bias Based Profiling
- Obedience to Laws and Department Policy/Procedure
- Inexcusable Neglect of Duty

Upon its completion, the McGregor Scott Report was transmitted to the Davis City Attorney, who in turn transmitted it to the DPD on November 13, 2017. Following the receipt of the McGregor Scott Report, the Davis Police Chief drafted specific Department findings. The Chief determined whether a specific finding was sustained or unfounded. In drafting the Department's findings, the Chief reviewed the McGregor Scott Report, the corresponding exhibits, and reports related to the investigation.

The DPD adopted the entirety of the McGregor Scott Report, including its conclusions and findings. The Police Chief determined that the OHS investigation was complete, comprehensive, and appropriately conducted.

Although the Davis Police Chief made a sustained finding of a violation of DPD Policy relating to the initial press release, that sustained finding was made against the Department and not against any specific officer. Although the identity of the press release's author was known to the OHS attorneys and the DPD, the Police Chief could not make a sustained finding against the author because that officer had not been properly identified as a "subject officer," nor afforded rights under the Public Safety Officers Procedural Bill of Rights.[32]

In October 2017, the Davis City Council elevated Assistant City Manager Mike Webb to the position of City Manager. Shortly thereafter, the new City Manager went on record as saying that he "felt it was beneficial to have the report come out with a city council meeting in the near future, where citizens would have a vehicle and platform to engage."[33] Subsequently, neither the City Council nor the public was permitted to see the McGregor Scott Report. The City Attorney and the DPD determined that the release of that report was not possible because the investigation and report were a police personnel matter.[34]

Following the public backlash to the announcement that the McGregor Scott Report would not be released, the recently appointed City Manager hired Michael Gennaco as the Interim IPA.[35] Mr. Gennaco was immediately tasked by the City Manager with conducting a review of the McGregor Scott Report and the investigation conducted by the OHS Team. That review culminated in the release of the Gennaco Report in April 2018.

The Gennaco Report: Independent Review by the Interim IPA

The Gennaco Report identified 21 specific deficiencies in the DPD's handling of the Picnic Day investigation, the OHS investigation, and the McGregor Scott Report.[36] In addition to the deficiencies identified in the Gennaco Report, the following questions left open by the McGregor Scott Report and the OHS investigation were either not identified or not thoroughly analyzed in the Gennaco report:

- Whether the OHS investigation and the DPD acted diligently to follow-up with a potential witness who may have provided the police at the scene with physical evidence of the bottle referenced in the first press release. The Gennaco Report acknowledges that a fingerprint was lifted from the bottle. The Gennaco Report stops short of reporting that the fingerprint could not be matched to any of the defendants. The fingerprint was matched, however, to another individual who was identified in the DPD incident reports as present at the scene.

- Whether the officers' use of the "drive, honk, and yell" procedure is contrary to the California Vehicle Code and whether it is a maneuver that any member of the driving public could utilize when a group of pedestrians is partially blocking the roadway.[37]
- Whether the McGregor Scott Report failed to address the actions of the plainclothes officers in relation to DPD Policy 3.18-CC[38] and the Picnic Day Operations Order regarding crowd management.
- Who was responsible for failing to identify the author of the press release as a "subject" witness in the investigation, thereby not affording that officer the notice due under the Public Safety Officers Procedural Bill of Rights.
- Who was responsible for failing to identify the supervisor of the three plainclothes officers involved in the Picnic Day Incident as a "subject" witness, thereby not affording that officer the notice due under the Public Safety Officers Procedural Bill of Rights.
- Whether the Davis City Attorney failed to coordinate with the OHS attorneys as to "subject" witnesses as required by the Agreement for Investigative Services dated June 26, 2017.
- Whether the failure to provide the proper Public Safety Officers Procedural Bill of Rights notices led to the finding against the "Department" as to the violation of the DPD press release policy and whether a finding could have been made against an individual officer if the proper Public Safety Officers Procedural Bill of Rights notice had been given.

SB 1421 Requests for Police Records

SB 1421 amended California Penal Code section (§) 832.7, relating to police officer personnel records. The change in the statute now allows for the release of otherwise confidential police personnel records for the following reasons: incidents involving an officer who discharges a firearm at another person, uses force resulting in death or great bodily injury, engages in sexual assault involving a member of the public, or "… an incident in which a sustained finding was made by any law enforcement agency or oversight agency of dishonesty by a peace officer …directly relating to the reporting of, or investigation of misconduct by, another peace officer …, including, but not limited to, any sustained finding of perjury, false statement, filing false reports, destruction, falsifying, or concealing of evidence."

The legislative intent incorporated into SB 1421, reads as follows:

> "The Legislature finds and declares all of the following:
>
> (a) "Peace officers help to provide one of our state's most fundamental government services. To empower peace officers to fulfill their mission,

the people of California vest them with extraordinary authority — the powers to detain, search, arrest, and use deadly force. Our society depends on peace officers' faithful exercise of that authority. Misuse of that authority can lead to grave constitutional violations, harms to liberty and the inherent sanctity of human life, as well as significant public unrest.

(b) "The public has a right to know all about serious police misconduct, as well as about officer-involved shootings and other serious uses of force. Concealing crucial public safety matters such as officer violations of civilians' rights, or inquiries into deadly use of force incidents, undercuts the public's faith in the legitimacy of law enforcement, makes it harder for tens of thousands of hardworking peace officers to do their jobs, and endangers public safety."[39]

The public's "right to know" versus law enforcement's confidentiality privilege was tested by a group of citizens when a request was made for release of the McGregor Scott Report and the corresponding OHS investigation into the Picnic Day 2017 Incident.

The SB 1421 Request for Release of the McGregor Scott Report

On January 1, 2019, the day on which SB 1421 went into effect, the DPD received a letter requesting records relating to the Picnic Day Incident. Twenty-one people who identified themselves as "community members" signed the request. The request specifically identified the McGregor Scott Report, all supporting evidence used in preparing that report, and all materials forwarded by the DPD to the Yolo District Attorney's Office.

The request was based on the claim that the Gennaco Report had identified a sustained finding against the DPD for violation of the policy on press releases. The request defined the Department's dishonesty as "releasing inaccurate and misleading information to the public, withholding critical information from the public, and repeatedly failing to correct inaccurate and misleading statements …."

The response to the January 1 request was made by letter dated January 10, 2019 on the letterhead of the DPD. The response countered the claim of dishonesty by stating: "The finding concerning the press release was that the initial press release issued by DPD following the Picnic Day Incident was inaccurate but that there was no finding of dishonesty."

The response also noted that there was no sustained finding against a "specific officer." SB 1421 requires a finding of "dishonesty by a peace officer." According to the DPD's response letter, the refusal to release the McGregor Scott Report was justified because there was no finding against a specific officer.

The letter refusing release of the McGregor Scott Report and the OHS investigation included the following language: "The person responsible for the decision not to release the investigation records you requested … is the undersigned with the advice of the City Attorney."[40] The undersigned was identified as the Records and Communications Manager for the DPD. This statement relating to the decision-maker was false according to Grand Jury witnesses.

The Records and Communication Manager did not make the decision to withhold the McGregor Scott Report. Although the response letter was on DPD letterhead, the decision not to release the records was made outside of the DPD by the Davis City Attorney. The Davis Police Chief approved the decision not to release the records. Neither the City Manager nor the City Council reviewed or approved the decision.

By letter dated February 15, 2019, 33 individuals, many of whom had signed the January 1 request, sought clarification of the refusal to release the McGregor Scott Report and the OHS investigation. The February 15th letter challenged the City Attorney's assertion that an inaccurate and misleading press release does not qualify as a dishonest press release. As per the challenge: "It strains credulity that the degree and nature of the misinformation in such a consequential police department press release would be described as anything other than dishonest."

The response to the February 15th letter was dated February 25, 2019 and came directly from the Davis City Attorney on the attorney's law firm letterhead. The February 25th letter focused on the City Attorney's definition of dishonesty. The letter stated: "the types of dishonesty to which SB 1421 applies is not broad but limited to dishonesty-related actions involving some sort of intention or knowing lie or misstatement." Although the City Attorney's limitation on the definition of dishonesty is stated as a settled legal principle, the quoted language does not appear in SB 1421. The quoted language is the City Attorney's legal interpretation, not the expression of the legislature or the courts.

The Definition of "Sustained Finding of Dishonesty" for Purposes of SB 1421

The DPD's response to the January 1, 2019, SB 1421 request was accurate in stating that there was "no finding of dishonesty" in either the McGregor Scott or Gennaco reports. The response was incorrect, however, when it stated that the DPD violation of its press release policy "does not meet the definition of a sustained dishonesty finding under Penal Code section 832.7(b)(1)(c)." It is incorrect because there is no definition of dishonesty in the California Penal Code.

SB 1421, as codified in California Penal Code §832.7(b)(1)(C), provides the following, non-exclusive, examples of dishonesty: perjury, filing false reports, destruction, falsifying, or concealing of evidence.

When considering whether the press release was honest, one factor to consider is the acknowledgment by the DPD that it was not written as an objective explanation of events, but as an attempt to explain the actions of the plainclothes officers. The DPD policy on press releases and communication with the media required objectivity. The DPD policy also included a requirement that the involved officers and their supervisor review the press release for accuracy. The DPD failed to follow their own policy with respect to both requirements.

If the author of the press release had reviewed it for accuracy with the involved officers, one of two results would have followed. First, the involved officers may have confirmed the press release as accurate. In that case, those officers would have been dishonest. After the issuance of the press release, the plainclothes officers have admitted that they intended to appear to be civilians in their unmarked van, thereby not "burning" the van for undercover purposes. Driving toward the group on the corner, the officers initially had no intention of identifying themselves as police officers. The officers only attempted to identify themselves as police after the fighting broke out.

Second, the officers or their supervisor may have refuted the statements in the press release. In that case, if the DPD had released the press statement as written, that action alone would have established dishonesty. By failing to follow the policy on communication with the media, the DPD effectively allowed itself to release a non-objective, inaccurate, and misleading press release where no individuals put themselves in a position to be "dishonest."

When the PAC asked the Davis City Council in July 2019 to assign the IPA to review the events surrounding the press release, it was seeking to resolve the question of what constitutes police officer dishonesty. The PAC framed the question as one of fact, believing that additional information could lead to a "sustained finding of dishonesty," which in turn could lead to a release of the McGregor Scott Report under SB 1421. The IPA advised the City Council that further investigation would be unlikely to yield new facts.

Whether or not new information could be developed, dishonesty, or the lack thereof, remains a legal determination made by the Davis City Attorney. The City Attorney's interpretation and opinion of what constitutes dishonesty as that term is used in SB 1421 was the basis for refusing to release the McGregor Scott Report and investigation. Absent a reconsideration of that opinion, the City Attorney's interpretation of dishonesty will stand until SB 1421's use of the term is clarified by additional legislation or by a court ruling to the contrary.[41]

SB 1421 and Incidents Resulting in Great Bodily Injury

Following the altercation on Picnic Day 2017, two of the plainclothes officers were taken to the emergency room at Sutter Davis Hospital for treatment of injuries sustained in the altercation. The criminal complaint against the five Picnic Day defendants included an allegation that the force used by the defendants was "likely to produce great bodily injury."

SB 1421 allows for release of police internal affairs investigations where there has been "[a]n incident in which the use of force by a peace officer . . . against a person resulted in death, or in great bodily injury."[42] SB 1421 makes no distinction, however, between injury to a police officer or injury caused by a police officer.

On July 31, 2019, the City of Davis and the DPD received a SB 1421 request from a citizen of Davis, which sought release of the Picnic Day 2017 investigation based on this "great bodily injury" provision. The DPD's response came from the Records and Communication Manger in a letter dated August 20, 2019, and simply stated: "The Department has no releasable records responsive to your request."[43]

The Davis PAC – Its Responsibilities

During calendar year 2019, the IPA focused his efforts on investigating complaints made by the public. The PAC spent considerable time at multiple meetings discussing how complaints should be received, whether the PAC should be receiving the complaints, and whether the IPA's investigation and summary of the complaints should be received "as completed" or in batches on a quarterly, semi-annual, or annual basis. In 2019, one batch of completed investigations was received at the December meeting.[44]

While complaints were being pursued by the IPA and the PAC, other responsibilities in the PAC's mandate were not being addressed. One of the PAC's responsibilities, as set out in the authorizing resolution, is to coordinate with the IPA to identify and prioritize DPD policies, procedures, or training practices for IPA auditing.[45] In calendar year 2019, no such audits were identified, prioritized, or conducted.

The Gennaco Report, which was released prior to the creation of the PAC, concluded with a list of 10 specific recommendations.[46] Audit topics suggested by the recommendations in the Gennaco Report include:

- Audit 2018 and 2019 DPD media communications for compliance with updated DPD Policy 1.30-A – Police Media Relations and Information,[47] including:
    - Promptness
    - Objectivity
    - Initial releases notated as preliminary and subject to change

- Review by supervisor or involved officer(s)
- Review by two DPD administrators; names included on written statements
- Written statements attached to original police report

- Audit 2018 and 2019 DPD video releases for compliance with DPD Policy 4.13-A – Release of Video Evidence,[48] including:
  - Identification of all video evidence in critical incidents
  - Timeliness of release
  - Privacy protections of juveniles, victims of certain crimes, and non-involved persons visible in video
  - Adequate justification in situations of delayed release
  - Proper notifications to persons entitled to notice of proposed releases
- Audit 2018 and 2019 DPD use of body-worn cameras for compliance with DPD Policy 4.12A – Body Worn Cameras,[49] including:
  - Adherence to DPD guidelines for activation of body-worn cameras
  - Knowledge of California Penal Code §§632-633 relating to surreptitious recordings
  - Compliance with requirements for wearing, testing, and transferring recordings from body-worn cameras
  - Officers have not used body-worn cameras for prohibited or restricted purpose
  - Officers involved in any critical incident have provided a statement or written report before reviewing recordings
  - Compliance with California Government Code §34090.6(a) relating to media retention

When the Grand Jury began its investigation, the PAC had not undertaken a review or audit of the 10 recommendations in the Gennaco Report.

The PAC is also responsible for providing annual written input to the City Manager and the City Council on the effectiveness of the IPA. As of the date of this report, no written input has been provided by the PAC.[50]

The Grand Jury agrees that the IPA is acknowledged within law enforcement and police accountability communities as having a high degree of knowledge and experience in "best practices" for policing. He also has a solid understanding of the laws applicable to police internal affairs investigations. Although the PAC is charged with assessing effectiveness, it has not developed a protocol for evaluating the IPA's work. The PAC

gives great deference to the IPA, and commissioners seldom challenge him with difficult questions.

Another aspect of the PAC's mandate is the systematic review of DPD policies and procedures. The study of "critical incidents"[51] is one method of understanding how DPD policies and procedures work in practice. The Picnic Day 2017 Incident, the subsequent OHS investigation, and the refusal of the City of Davis to release the McGregor Scott Report under SB 1421 focus on one critical incident and the DPD's response to it.

The following residual questions from the Picnic Day Incident are within the PAC's purview to review DPD policies and procedures:

- The DPD's release of inaccurate and misleading statements to the media and the public regarding the Picnic Day 2017 Incident. Addressing that question leads directly to one element of the damaged trust among members of the public, the PAC, and the DPD.
- The distinction between an "inaccurate" public statement and a "dishonest" public statement. Addressing that question leads to an understanding of the basis for the City Attorney's and DPD's decision to refuse release of the McGregor Scott Report following an SB 1421 request.
- The mechanics of an internal police investigation and the circumstances under which the findings of such an investigation may or may not be released pursuant to SB 1421.
- The DPD's decision-making process for release of police materials pursuant to SB 1421.

Responding to these residual questions requires explanation and input from the IPA, the Davis City Attorney, the Davis City Manager, the Davis Police Chief, and others from within the DPD.

The Davis PAC's Challenges

From the PAC's initial meeting in January 2019 until the City Council declined to act on PAC's recommendation in July 2019, a tension existed among commissioners between resolving issues of the past and looking forward. Some commissioners wanted to address issues of prior police incidents, including the Picnic Day 2017 Incident. Some commissioners wanted to focus on building relationships between the community and the DPD and providing input into DPD policies and procedures. Some commissioners sought to pursue a restorative justice process to address tensions between the DPD and people affected by DPD actions.

From the outset, the PAC adopted a policy that has limited its ability to build relationships with the DPD. The PAC does not want to regularize a police presence at

PAC meetings because of a concern that a police presence would intimidate some members of the public.

At present, monthly PAC meetings are not attended by the Davis Police Chief or his designee. The claim is made by a small number of attendees (fewer than a total of 10 individuals observed during the eight months of meetings attended by Grand Jurors) that the presence of any police officer at the meetings would so traumatize them and others they claim to represent that they would be prohibited from attending the meetings. Consequently, the PAC created a "safe space" policy whereby representatives from the DPD would not attend PAC meetings unless they were specifically invited. Few invitations were extended during 2019.

The Davis Police Chief was invited to the February 2019 PAC meeting. That meeting began at 6:30 p.m., but the Chief's invitation was for 8:00 p.m. to avoid having a police presence during the first hour and a half of the meeting. After the Chief provided an overview of the DPD, the commissioners asked questions about personnel turnover, officers not residing in Davis, a homeless coordinator, homeless camps, and ride-along programs. The commissioners did not ask questions about critical incidents, internal affairs investigations, or release of DPD records pursuant to SB 1421. The Davis Police Chief was not invited to appear before the PAC between February 2019 and June 2020.[52]

At the September 2019 PAC meeting, the IPA led a tabletop exercise[53] on providing public information in emergency situations. The IPA assigned roles to the commissioners and led them through a participatory exercise on providing public information during a critical incident. The IPA emphasized the importance of planning ahead for a critical incident and having policies and procedures in place to deal with such incidents.

The PAC invited a DPD Lieutenant to the October 2019 meeting to provide an overview of the types of training that police officers receive at the Police Academy, through the Davis Police Department, and through POST (Peace Officers Standards and Training). The commissioners asked questions about mental health issues, homelessness, de-escalation training, use of electronic devices, racial profiling, and implicit bias. The Lieutenant's presentation was well received. Nevertheless, no other DPD presentations were requested by the PAC through May 2020.

Other than the tabletop exercise in September 2019 and the presentation by a DPD lieutenant in October 2019, PAC commissioners have not received training on many of the DPD's policies and procedures. Although the presentations by the lieutenant and the IPA were well received, the PAC, as of July 2020, has not followed up by making requests for training by the DPD on other topics.

The lack of a DPD presence at PAC meetings has caused critical questions to go unanswered because neither the City Staff Liaison nor the IPA have the specific technical

expertise to respond to specific DPD proposals scheduled to be heard by the City Council. At the March 2020 meeting, the PAC attempted to formulate input to the City Council on several technical issues: the Accurint Virtual Crime Center (inter-department data sharing), fixed surveillance cameras, portable surveillance cameras, and license plate readers. Also, the PAC attempted to respond to a new DPD policy relating to the Armored Rescue Vehicle. Without a DPD representative present at the PAC meeting, many technical questions relating to the items under consideration went unanswered.

The problematic relationship among the PAC, the DPD, and the City Manager was evident in a community outreach event held on Sunday, November 17, 2019. The PAC had reviewed preparations for that event at its November 7 meeting. A subcommittee reported that it had met with the Davis Police Chief who planned to speak at the start of the outreach event, leave the event, and then possibly return at the end of the event.

The day before the event took place, some commissioners learned that the Police Chief would not be in attendance. No explanation was given for the Chief's non-attendance. At the time of the event, commissioners were confused as to why the Police Chief did not attend.

The City Manager had made the decision that the Police Chief would not attend the community outreach event and communicated that decision to the Chief two days before the event. At the December 2019 PAC meeting, commissioners expressed concern that the subcommittee had been "out of the loop" in the City Manager's decision-making process. Commissioners also expressed concern that absence of the Chief was a missed opportunity for discussion between the DPD and the community.

The PAC's authorizing resolution specifically excludes people with law enforcement backgrounds from being appointed as commissioners. The commissioners are charged, however, with informing the community about police oversight, recommending changes/improvements to policy, procedure, or training, and providing input to IPA reports about complaint investigations and trends. Commissioners need to be knowledgeable in both best practices and the specific practices, policies, and procedures utilized by the DPD.

In the City Staff Report leading to the creation of the PAC, the City Manager, Assistant City Manager, and the Police Chief encouraged the City Council and community members to review the "Guidebook for the Implementation of New or Revitalized Police Oversight", published by the National Association for Civilian Oversight of Law Enforcement in 2016.[54] That guidebook stresses that commissioners must acquire the knowledge and skills necessary to execute their responsibilities for them to be credible and legitimate in the eyes of the constituencies with which they interface.

The guidebook recommends that newly appointed commissioners receive an initial orientation to include an historical account of the establishment of the PAC, the authorizing resolution, and the relationship of the PAC to the City Council, City Staff, and the IPA. That initial orientation has not been incorporated into a PAC training schedule.

The guidebook also recommends that commissioners have training that addresses laws governing public records and public meetings; confidentiality requirements; state and local laws that affect an officer's rights and privacy; case law on stops and detentions, search and seizure, the rights of an arrestee, and the definition of excessive force; and steps in the criminal justice process including arrest, booking, arraignment, bail, hearings, and trial.

As of July 2020 no training program has been established for new or existing commissioners to receive information on the history, organization, and evolution of the DPD. No specific training has been scheduled on DPD police practices and procedures, including: patrol; rules of conduct; procedures for detention, arrest, booking, transport, and provision of medical care for arrestees; use of force guidelines including defensive tactics, takedown, pain compliance maneuvers, handcuffing techniques, use of batons, less-lethal weapons or restraint devices, and use of firearms.

In addition, commissioners have not scheduled training that addresses the DPD's procedures for investigating and reviewing allegations of misconduct and use of force, including officer involved shootings and in-custody deaths; and addressing activities such as large-scale protests.

The DPD has offered the commissioners the opportunity to tour the DPD facilities and participate in ride-alongs with the DPD, activities that are consistent with improving communications between commissioners and the DPD.

FINDINGS

F1. The practice of excluding DPD leadership and officers from meetings of the Davis PAC limits candid dialogue between the PAC and the DPD.

F2. The practice of excluding DPD leadership and officers from meetings of the PAC limits the PAC's ability to obtain the specialized knowledge it needs to make recommendations to the City Council.

F3. Sensitivity to a limited number of individuals has outweighed the claims of the larger community to benefit from hearing the insights and perspectives of the DPD as the PAC attempts to fulfill its responsibility to provide meaningful

guidance to the Davis City Council with respect to police policies, procedures, and practices.

F4. The PAC has not fulfilled its responsibility to provide annual written input to the City Manager and the City Council on the effectiveness of the IPA.

F5. During calendar year 2019 and the first quarter of 2020, the PAC did not coordinate with the IPA to identify and prioritize topics to be audited by the IPA.

F6. As stated in its authorizing resolution, the PAC is to provide community-based police accountability by way of interactions with the public, the IPA, the DPD, and others. The PAC's responsibility to provide police accountability is not limited by the non-action of the Davis City Council at its July 30, 2019 meeting.

F7. With IPA input, the PAC is charged with systematically reviewing DPD policies, procedures, and training for topics to be audited by the IPA. To meet this obligation, the PAC is authorized to inquire into departures from DPD policy, procedure, and planning during and following the Picnic Day 2017 Incident, including the DPD Press Release of April 24, 2017, and the release of the edited dashcam video on May 10, 2017.

F8. The PAC, with input from the IPA, is authorized to provide community-based police accountability by inquiring as to why the OHS attorney investigators, working under the direction of the Davis City Attorney, failed in following the procedures set out in the Public Safety Officers Procedural Bill of Rights, which led to no DPD officer being held individually accountable for the inaccuracies in the April 24, 2017 press release.

F9. PAC commissioners lack understanding of how internal affairs investigations are conducted, how findings based on such investigations are made, how SB 1421 requests should be presented, and how the DPD responds to SB 1421 requests.

F10. The PAC, with input from the IPA, is authorized to provide community-based police accountability by inquiring into the DPD's public misrepresentation of the decision-making process for the release of records under SB 1421. The DPD misrepresented in January 2019 that the Custodian of Public Records made the decision to refuse release of the Picnic Day 2017 investigation.

F11. Because appointment to the PAC is limited to people who do not have law enforcement backgrounds, training is critical for existing and incoming commissioners. For PAC commissioners to be justifiably perceived as knowledgeable on topics of police accountability, both by the public and by the DPD, commissioners require training in a wide variety of best practices for policing, including specific training in DPD police practices, policies, and procedures.

RECOMMENDATIONS

R1. No later than December 31, 2020, the Davis City Council should amend the PAC's authorizing resolution to provide that one or more members of the DPD be designated by the Police Chief as liaison(s) to the PAC to attend all meetings.

R2. No later than December 31, 2020, the Davis PAC should adopt a policy whereby the Davis Police Chief or a designee with the necessary expertise be in attendance at PAC meeting(s) when the consideration of a DPD policy, procedure, or practice requires input from a person(s) with specialized knowledge.

R3. No later than December 31 of each year, the Davis PAC should meet its responsibility to provide annual written input to the Davis City Manager and City Council on the effectiveness of the IPA.

R4. No later than December 31, 2020, the Davis PAC should identify audit topics for the IPA by leading a candid public discussion into the residual questions from the Picnic Day 2017 Incident and its aftermath. Those discussions should include the how and why of the DPD's release of inaccurate and misleading statements to the media and the public in the April 24, 2017 press release and the release of the edited dashcam video on May 10, 2017. The PAC should hear directly from and ask questions of the Davis City Manager, the Davis Police Chief, the author of the initial Picnic Day press release, and the Davis IPA at a public meeting of the PAC.

R5. No later than December 31, 2020, the Davis PAC should identify the consequences of the failure of the OHS attorneys to follow procedures set out in the Public Safety Officers Procedural Bill of Rights in the investigation of the inaccurate and misleading press release of April 24, 2017. The PAC should hear directly from and ask questions of the Davis City Attorney, the Davis City Manager, the Davis Police Chief, and the Davis IPA at a public meeting of the PAC.

R6. No later than December 31, 2020, the PAC should obtain an explanation of the mechanics of an internal police investigation and the circumstances under which the findings of an investigation may or may not be released pursuant to SB 1421. The PAC should hear directly from and ask questions of the Davis City Attorney, the Davis City Manager, the Davis Police Chief, and the Davis IPA at a public meeting of the PAC.

R7. No later than December 31, 2020, the PAC should obtain an explanation of the DPD decision-making process for release of police records pursuant to SB 1421 and the identity of the person who has the final authority to release or deny access to police records under SB 1421. The PAC should hear directly from and ask questions of the Davis City Attorney, the Davis City Manager, the Davis Police Chief, and the Custodian of Records for the DPD at a public meeting of the PAC.

R8. No later than January 15 of each year, the PAC should adopt an annual workplan that includes a monthly schedule of training for incoming and existing commissioners. That training should be heavily focused on best practices and on specific DPD policies, procedures, and practices. Training should provide one-on-one opportunities for commissioners to observe Davis police officers at work in the community.

REQUEST FOR RESPONSES

Pursuant to Penal Code §933.05, the Grand Jury requests responses as follows:

REQUIRED RESPONSES

From the following governing bodies:

- Davis City Council – F1, F2, F3, F4, F5, F6, F7, F8, F9, F10, F11; R1, R2, R3, R4, R5, R6, R7, R8

INVITED RESPONSES

From the following individuals:

- Chief of Police – Davis Police Department – F1, F2, F3, F7, F8, F9, F10, F11; R1, R2, R4, R5, R6, R7, R8
- City Attorney – City of Davis – R5, R6, R7
- City Manager – City of Davis – F4; R3, R4, R5, R6, R7

From the following body:

- Davis Police Accountability Commission – F1, F2, F3, F4, F5, F6, F7, F8, F9, F10, F11; R1, R2, R3, R4, R5, R6, R7, R8

Note: The governing bodies indicated above should be aware that the comment or response of the governing body must be conducted subject to the notice, agenda, and open meeting requirements of the Brown Act.

APPENDIX A
CHRONOLOGY OF SIGNIFICANT DATES REFERENCED IN REPORT:

Date	**Event**
April 22, 2017	Picnic Day 2017
April 24, 2017	Initial Picnic Day Press Release from DPD
April 25, 2017	DPD receives dashcam video from a Davis resident
May 10, 2017	Second Picnic Day Press Release from DPD and release of edited Picnic Day dashcam video
June 1, 2017	Yolo County District Attorney charges five individuals with multiple felonies and misdemeanors arising out of the Picnic Day Incident
June 26, 2017	Davis City Attorney retains McGregor Scott and OHS to perform an internal affairs investigation
August 30, 2017	Four of the five defendants charged in the Picnic Day Incident enter "no contest" pleas. Felony charges to be dismissed after one year of successful probation
September 7, 2017	Fifth defendant enters "no contest" plea
October 17, 2017	Davis City Council appoints Mike Webb as City Manager
November 9, 2017	McGregor Scott Report finalized
November 13, 2017	McGregor Scott Report transmitted from Davis City Attorney to DPD
December 8, 2017	Davis Police Chief issues Department Analysis and Findings of the Picnic Day Incident, adopting the McGregor Scott Report including its conclusions and findings
December 17, 2017	Davis City Manager goes on record as saying that it would be beneficial to have the McGregor Scott Report come out to allow citizens to engage with the City Council
January 19, 2018	Michael Gennaco hired as Interim IPA
April 10, 2018	Release of Gennaco Report to Davis City Council and the public
July 31, 2018	Davis City Council adopts Resolution 18-149 establishing PAC

September 30, 2018	Governor approves SB 1421
January 1, 2019	Effective Date of SB 1421
January 1, 2019	Twenty-one people make SB 1421 request to obtain McGregor Scott Report and OHS investigation
January 10, 2019	DPD response to SB 1421 request of January 1, 2019, written by Davis City Attorney on DPD letterhead, refusing to release McGregor Scott Report and OHS investigation
January 30, 2019	PAC holds its first meeting
February 15, 2019	Thirty-three individuals seek clarification of DPD's refusal to release McGregor Scott Report and OHS investigation
February 25, 2019	Davis City Attorney responds to request for clarification dated February 15, 2019
March 19, 2019	Michael Gennaco transitions from Interim IPA to IPA
May 2, 2019	PAC decides to recommend to the Davis City Council further IPA investigation of SB 1421 declination by DPD
July 30, 2019	Davis City Council meeting - declines to act on May 2 PAC request
July 31, 2019	City of Davis and DPD receive SB 1421 to obtain OHS investigation and McGregor Scott Report based on "great bodily injury" provision of SB 1421
August 20, 2019	DPD responds to SB 1421 request of July 31, 2019, by stating that it has no releasable records responsive to request
November 15, 2019	City Manager directs Davis Police Chief not to attend PAC outreach event on November 17

APPENDIX B

DIAGRAM 1 - Intersection of College Park and Russell Boulevard depicting location of the unmarked police van and the crowd on Picnic Day 2017 prior to the officers' U-turn.

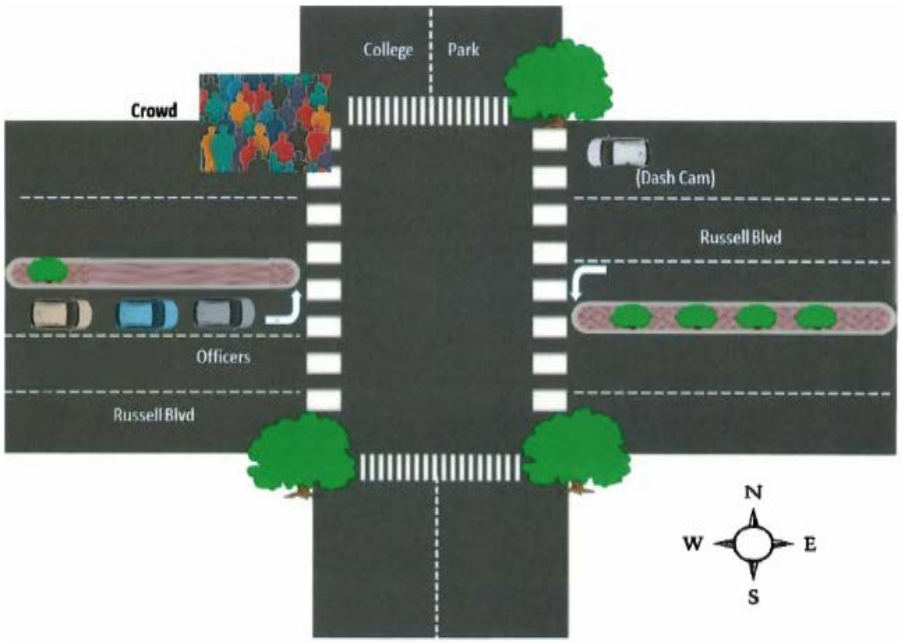
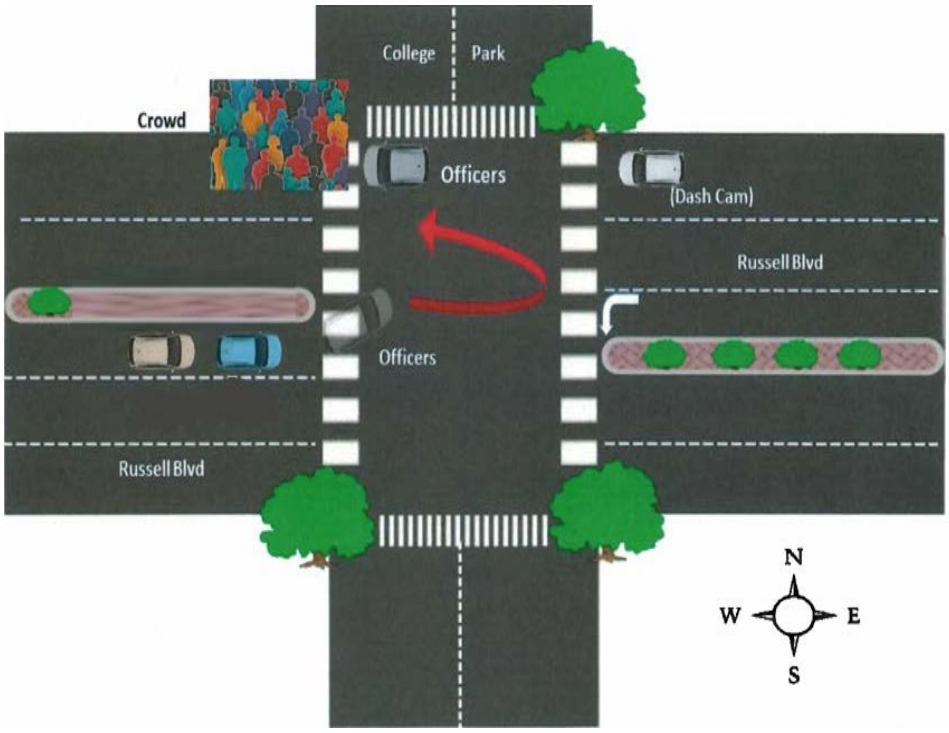


DIAGRAM 2 - Intersection of College Park and Russell Boulevard depicting location of the unmarked police van and the crowd on Picnic Day 2017 following the U-turn.



APPENDIX C

The April 24, 2017 press release was previously posted to the DPD website, but it has subsequently been removed. Insofar as that press release is no longer available in the public domain, it is reproduced here, in its entirety:

> **City of Davis Police**
> **Advisory: Two Davis Police Officers Assaulted by Picnic Day Crowd**
>
> Monday, April 24, 2017, 3:45 p.m.
>
> On April 22, 2017, at approximately 3:30 P.M., three Davis Police Officers working on Picnic Day were traveling on Russell Blvd in an unmarked police vehicle when the officers encountered a large group of people in the roadway who were blocking traffic. One officer was wearing police attire with visible badge and the other two were wearing plainclothes, although they had clearly displayed badges on their chests and visible police weapons. At the time, Russell Blvd was nearly gridlocked due to Picnic Day related traffic and many large parties occurring in the area. Due to the obvious safety hazards the group presented, the officers pulled near the group to take action.
>
> Before the officers could act, the unmarked police vehicle was surrounded by a large hostile group and several subjects began to yell threats at the police officers in the car. One subject quickly moved to simulate he was pulling a gun on the officers. As the officers exited the car and began to identify themselves as the police, two officers were immediately physically attacked by multiple suspects and beaten on the ground. While on the ground, the officers were kicked, punched in the head, and one officer was struck with a bottle on the side of his head. As the officers were being assaulted they could see people in the crowd filming the attack with their cell phones.
>
> The surrounding crowd was hostile and presented a serious threat to the officers, who were easily identifiable by their displayed badges and attire. The officers were able to fight back and call for help. Two injured officers were taken to the Sutter Davis emergency room for treatment. One suffered injuries to his eye and face and the other was treated for a bleeding head wound caused by a bottle.
>
> The following three involved suspects were arrested and booked at the Yolo County Jail:
>
> · Alexander Reide Craver (22 year old male from West Sacramento) - arrested for Aggravated Battery (243b Cal PC), Assaulting a Peace Officer (243c1 Cal PC), Felony Obstruction of Peace Officer (69 Cal PC), Assault with a Deadly Weapon (245 Cal PC).

· Antwoine Rashadek Perry (21 year old male from Elk Grove). - arrested for aggravated battery (Cal PC 243b), Felony Obstruction of Peace Officer (Cal PC 69).

· Elijah James Williams (19 year old male from West Sacramento) - arrested for Assault on a Peace Officer (243c1 Cal PC), Aggravated Battery (243b Cal PC), and Assault with a Deadly Weapon (245c Cal PC), Felony Obstruction of Peace Officer (Cal PC 69).

The Davis Police Department is asking anyone with cell phone video or information regarding this case to contact our investigations unit at 530-747-5400.

Lt. Paul Doroshov
PIO

APPENDIX D

The May 10, 2017 press release was previously posted to the DPD website, but it has subsequently been removed. Insofar as that press release is no longer available in the public domain, it is reproduced here, in its entirety:

> **City of Davis Police**
> **Davis Police Department Releases Video of Picnic Day Altercation Involving Police Officers**
>
> May 10, 2017
>
> As earlier reported by the Davis Police Department, on Saturday, April 22, 2017, at approximately 3:30 P.M., three Davis Police Officers working on Picnic Day were traveling on Russell Blvd in an unmarked police vehicle when the officers encountered a large group of people in the roadway who were blocking traffic. The officers stopped, an altercation ensued and three involved suspects were arrested, booked at the Yolo County Jail and released after posting bail.
>
> The criminal investigation surrounding the arrests of the three individuals is continuing. Once it is completed, the Yolo County District Attorney's Office will review all pertinent reports and evidence and make an independent criminal filing decision. As with any use of force, and pursuant to the Department's existing protocol, an internal review was immediately initiated to evaluate the situation and determine whether there was compliance with the law and departmental policies and procedures. Additionally, summary incident information was released to the public along with the request for anyone who had video of the incident to contact the Davis Police Department.
>
> Following the release of information by the Davis Police Department, the media was contacted by involved parties/witnesses who reported new and differing accounts of the incident. The media reported general claims were that the police instigated the incident, that there was racial bias and that the force used in the arrests was excessive.
>
> On Tuesday, April 25, 2017, a Davis resident turned over dash cam video that captured a broad visual field and depicted important details of the incident. Importantly, the dash cam video shows that other witnesses were present and there is likely other video evidence available that has not yet been provided to the Davis Police Department. Additional video evidence may be helpful, in conjunction with all other available evidence being gathered (e.g. witness statements, officer interviews, forensic analyses, and documentary evidence), to inform appropriate conclusions regarding the pending investigations.
>
> Therefore, to assist the Department's ongoing effort to investigate this incident, the dash cam video is being released. We are asking the public to view the dash cam video and to contact the Davis Police Department at (530) 747-5400 to

provide any information regarding witnesses or to provide contact information for those who may have additional video.

For video viewing, the following three were arrested:

- Male wearing darker red shirt and shorts.
- Male wearing lighter red shirt and dark backpack.
- Male wearing tank top and shorts.

The dash cam video is now available to the public through the links below. The links will also be posted to the Department's website, Facebook page and Twitter account (@cityofdavispd). [hyperlinks are no longer valid]

In addition, the City Attorney's Office has retained former Sacramento County Sheriff John McGinness, who has extensive experience in conducting investigations and also in law enforcement management, to conduct an Internal Affairs Investigation into the conduct of the involved officers to determine whether there was any misconduct and whether any changes to departmental policy and/or training are warranted. McGinness began his investigation last week. He will have access to all evidence relating to this incident, along with full access to any members of the Davis Police Department that are needed to conduct the internal investigation. When the investigation has been completed, the Department will take appropriate action consistent with findings and recommendations resulting from the independent review.

Office of the Police Chief

(530) 747-5405

ENDNOTES

1 California Penal Code §832.7(a)

2 California Penal Code §832.7(a). The McGregor Scott report is not available to the public. The Grand Jury obtained a copy of the report (and all related investigatory materials) pursuant to California Penal Code §832.7(a); see also City of Woodlake v. Tulare County Grand Jury, 197 Cal. App. 4th 1293, 1303 (2011*);* 79 Ops.Cal.Atty.Gen. 185 (1996)

3 The Gennaco Report may be found at: http://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/CouncilMeetings/Agendas/20180410/07A-Interim-Police-Auditor-Report-Picnic-Day-Incident.pdf (Accessed: June 17, 2020)

4 https://www.cityofdavis.org/city-hall/police-department-/how-are-we-doing/complaint-inquiry-submission (Accessed: June 9, 2020)

5 Davis City Council agendas are available at: https://www.cityofdavis.org/city-hall/city-council/city-council-meetings/agendas (Accessed June 9, 2020). Minutes and Meeting Summaries for the Davis City Council are available at: https://www.cityofdavis.org/city-hall/city-council/city-council-meetings/minutes (Accessed June 9, 2020)

6 Davis PAC agendas are available at: https://www.cityofdavis.org/city-hall/commissions-and-committees/police-accountability-commission/agendas (Accessed June 11, 2020). Minutes for the Davis PAC are available at: https://www.cityofdavis.org/city-hall/commissions-and-committees/police-accountability-commission/minutes (Accessed June 11, 2020)

7 The consultant team of Kathryn Olson and Barbara Attard recommended a two-prong approach to the Davis City Council on April 10, 2018: (1) hire an independent police auditor and (2) establish a Davis Police Accountability Board to work with the auditor to provide input to the City Council. http://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/CouncilMeetings/Agendas/20180410/08-Police-Oversight-Recommendation.pdf (Accessed: June 11, 2020)

8 https://cops.usdoj.gov/pdf/taskforce/TaskForce_FinalReport.pdf (Accessed: June 17, 2020)

9 http://documents.cityofdavis.org/Media/CityCouncil/Documents/PDF/CityCouncil/Police-Accountability-Commission/Reference-Documents/Resolution-18-149-Police-Accountability-Commission.pdf (Accessed June 11, 2020)

10 Ibid.

11 Ibid.

12 California Government Code §§54950-54963

13 The PAC's recommendation to the Davis City Council may be found at: http://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/CouncilMeetings/Agendas/20190730/09-PAC-Picnic-Day-Recommendation.pdf (Accessed June 17, 2020)

14 Gennaco Report at page 3

15 Based upon a review of a video received from a witness at the scene of the incident, the OHS attorney investigators concluded that the crowd at the corner of Russell Boulevard and College Park numbered approximately 42 people, with approximately 15 African-American pedestrians, 10 Latino pedestrians, 7 Asian, Arab, or South Asian pedestrians, and 10 white pedestrians within the camera's view. That review was a part of the findings from the investigation that the DPD adopted in its entirety.

16 In executing the "drive, honk, and yell" procedure on Picnic Day, DPD officers drove an unmarked police van so close to the crowd as to be unable to leave the scene without striking pedestrians; honked the horn of the vehicle in a manner that several witnesses at the scene described as belligerent; and yelled "get the fuck out of the road."

17 In support of this statement, the DPD quoted from California Vehicle Code §27001: "Use of horns. (a) The driver of a motor vehicle when reasonably necessary to insure safe operation shall give audible warning with his horn." The DPD did not reference the following provision of California Vehicle Code §27001: "Use of horns. (b) The horn shall not otherwise be used, except as a theft alarm system …. ."

18 The Gennaco report described the "plan" devised by the three plainclothes officers to "drive, honk, and yell" as "inherently problematic." The report found that a more thoughtful approach would likely have avoided the resulting clash between the officers and the individuals in the street. Per the Gennaco report, better approaches were easy to envision:

> "Either the involved officers could have waited for responding uniformed officers to arrive or they could have donned their tactical gear which would have more identified themselves as police officers, parked the van a near distance, alighted from the van, clearly announced themselves as police officers, and requested the crowd to move up onto the sidewalk."

19 Use of the word "fuck" constitutes "rude conduct" under DPD policies 7.04, 7.06, and 7.10 (as written at the time of the incident). Rude conduct is defined as "words or acts directed towards, and in the presence of another, that are discourteous, impolite, uncivil, or violent in nature."

20 The written plainclothes policies (DPD Policy 2.36B (prior to amendments made in response to the Picnic Day Incident)) that the officers should have followed when engaging the crowd included the following:

> "The quick and effective recognition of plainclothes or undercover officers is important for the safety of the officer, any responding officers, and to the public. Plainclothes and undercover operations shall be done in accordance to the provisions of this policy.
>
> "As a general rule, plainclothes or undercover officers should always assume they will not be identifiable or recognized by other responding officers or citizens as a police officer …. .
>
> "When taking police action in plainclothes, officers shall wear/display their badge or department-issued identification card so that it is readily visible or so that is worn immediately adjacent to their firearm …. .
>
> "Whenever feasible, plainclothes officers should be wearing marked/identifiable police jackets, raid shirts, or police vests when taking police action or when present at a crime or incident scene … .
>
> "Stopping suspected violators while operating an unmarked police vehicle:
>
> > "Police officers stopping suspected violators shall attempt to choose the safest available location for the police officer and the motorist, consistent with the need for prompt action.
> >
> > "Police officers shall take into consideration the road and weather conditions, terrain, lighting, traffic and the nature of the violation.
> >
> > "The police officer shall also attempt to choose a location that will afford both the driver and the police officer a sense of safety."

21 This order to disperse in the Picnic Day 2017 Operations Order is consistent with DPD Procedure 3.18-CC, Crowd Management Guidelines, a procedure mandated by California Penal Code §13514.5.

22 In a report dated April 2, 2018, and presented to the City Council on April 10, 2018, http://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/CouncilMeetings/Agendas/20180410/07B-Picnic-Day-2017.pdf (Accessed June 9, 2020)
the Davis City Manager and Police Chief stated that "[b]y mid-morning Tuesday April 25, 2017, the press began contacting the Davis Police Department for additional information regarding the incident and for a response to claims by involved parties/witnesses who reported to the media new and differing accounts of the incident." The claims made by the parties/witnesses included:

- the police officers instigated the incident;
- the officers were unrecognizable as the police because they did not identify themselves and were in plainclothes driving an unmarked police vehicle;
- there was racial bias involved;
- the force used in the arrests was excessive; and
- the preliminary release of information put out by the DPD on Monday April 24, 2017, at 3:45 p.m. was inaccurate.

23 One of the essential functions specified in the Police Chief's position description is "[p]repare reports and approve press releases." With reference to the April 24, 2017, press release, the Police Chief did not approve the final version of the press release. The Police Chief read the press release and directed the author to verify its accuracy with the officers involved. The author failed to follow this directive from the Chief.

24 The specific "fact" that was included to justify the actions of the officers was "[o]ne subject quickly moved to simulate that he was pulling a gun on the officers." No gun was seen by any witness at the scene of the incident. No gun was ever recovered from the scene or the surrounding vicinity. The Gennaco Report labeled the press release statement concerning the gun as "imprecise" and concluded that "[n]o witness described the action as a person 'simulating' the 'pulling' of a gun."

25 Only a portion of the dashcam video was released to the public. The edited video is available through multiple media outlets and on YouTube. For example:

> https://www.sacbee.com/news/local/crime/article149824174.html (Accessed June 9, 2020)
>
> https://www.davisenterprise.com/local-news/police-receive-video-of-picnic-day-brawl-witnesses-asked-to-come-forward (Accessed June 9, 2020)

26 The Criminal Complaint is from the Yolo County Superior Court File: The People of the State of California vs. Antwoine Rashadek Perry, et al., Case File CRM-17-2520. The criminal charges against the five defendants included:

> Counts 1 and 3: Felony assault by means of force likely to produce great bodily injury on a police officer (CA Penal Code §245(c);
>
> Counts 2, 4, 5, 6, and 7: Felony resisting a police officer by means of threats, force, or violence (CA Penal Code §69);
>
> Count 8: Misdemeanor resisting or obstructing a peace officer (fleeing from police) (CA Penal §148(a)(1).

27 The California Rules of Professional Conduct for attorneys state: The prosecutor in a criminal case shall: (a) not institute or continue to prosecute a charge that the prosecutor knows is not supported by probable cause. Rule 3.8(a).

28 Yolo County Case Number Case File CRM-17-2520; https://oneweb.yolo.courts.ca.gov/OneWebCaseInquiry/#/CaseNumberSearch (Accessed: June 17, 2020)

29 The DPD made the decision to have the investigation conducted by investigators outside of the department. As stated by Chief Darren Pytel in a Public Release dated April 5, 2018: "Due to the nature of this incident, and the public/media interest and allegations, the Police Department ordered an outside, independent investigation to determine whether there was any misconduct on the part of the involved police officers."

30 The hourly rate for attorney time billed in the OHS investigation was $500 per hour. The rate did not vary among the lead partner on the investigation, McGregor Scott, and the two associate attorneys who worked on the investigation. A total of 401.75 attorney hours were billed for the investigation and the drafting of the McGregor Scott Report. Of those total hours, McGregor Scott personally billed 45.25 hours and the two associates combined billed 356.5 hours. The total amount billed to the City of Davis was $203,914.89, which included attorney time, paralegal time, and disbursements for postage and word processing. The rate billed by the OHS attorneys may be compared to the billing rate for the IPA, which has varied from $200 to $225 per hour.

31 California Government Code §§3300, et seq.

32 The first billing entries by the OHS attorneys are for work performed in researching the Peace Officers Bill of Rights. OHS billed the City of Davis a total of $3,000 for legal research identified to the Peace Officers Bill of Rights. Review of the OHS billing records do not identify any communication between the OHS attorneys and the City Attorney's office concerning "the appropriate notices of interrogation under the POBR" as required in the Agreement for Investigative Services.

33 https://www.davisvanguard.org/2017/12/scott-report-set-released-early-january/ (Accessed June 10, 2020)

34 California Penal Code §832.7(a)

35 Michael Gennaco was hired as Interim IPA on January 19, 2018. In March 2019, the Interim designation was removed from Michael Gennaco's title and his firm, OIR Group of Playa del Rey, California, was retained to provide independent police auditor services. The rate for those services is $200 per hour, not to exceed $80,000 per fiscal year (pro-rated for fiscal year 2019). The contract with OIR Group runs through June 30, 2021.

36 Among the deficiencies in the OHS investigation and the McGregor Scott Report, as identified in the Gennaco Report (see Gennaco Report at pages 6 to 13) are the following:

- The OHS investigation did not address the failure of one (or more) of the involved officers to complete timely reports (when use of force has occurred or an arrest has been made for resisting arrest, battery on a police officer, or injury to a police officer, a report must be completed before the end of the officer's shift).
- The OHS investigation failed to address why only one of the three plainclothes officers involved in the Picnic Day Incident properly documented the use of force.
- The OHS investigation did not address the failure of the other two plainclothes officers to document the use of force as required by DPD protocols.
- The OHS investigation failed to consider whether the plainclothes officers had previously "burned" the unmarked police van on a call minutes prior to the road clearing incident.
- The OHS investigation failed to inquire of the three plainclothes officers as to whether they requested an estimated time of arrival for the marked patrol units.
- The OHS investigation failed sufficiently to discuss whether the decision by the plainclothes officers to position the van so close to the crowd left them with no good tactical options.
- The OHS investigation failed to inquire of the three plainclothes officers as to whether they intended to clear the other crowds standing further down the street using the "drive, honk, and yell" maneuver that they deployed at the intersection.
- The OHS investigation failed to discuss the lack of medical records in the DPD investigation file. The defendants were charged with felony assault on a peace officer, which required proof that the force used was likely to produce great bodily injury. To make this proof, medical records should have been obtained by DPD and included in the file sent to the District Attorney's Office.
- The OHS attorneys failed to record their interviews with the Police Chief and the Deputy Police Chief.

37 California Vehicle Code §27001 provides:

(a) The driver of a motor vehicle when reasonably necessary to insure safe operation shall give audible warning with his horn.

(b) The horn shall not otherwise be used, except as a theft alarm system …. .

California Vehicle Code §21950 provides:

(a) The driver of a vehicle shall yield the right-of-way to a pedestrian crossing the roadway within any marked crosswalk or within any unmarked crosswalk at an intersection, except as otherwise provided in this chapter.

(b) This section does not relieve a pedestrian from the duty of using due care for his or her safety. No pedestrian may suddenly leave a curb or other place of safety and walk or run into the path of a vehicle that is so close as to constitute an immediate hazard. No pedestrian may unnecessarily stop or delay traffic while in a marked or unmarked crosswalk.

(c) The driver of a vehicle approaching a pedestrian within any marked or unmarked crosswalk shall exercise all due care and shall reduce the speed of the vehicle or take any other action relating to the operation of the vehicle as necessary to safeguard the safety of the pedestrian.

(d) Subdivision (b) does not relieve a driver of a vehicle from the duty of exercising due care for the safety of any pedestrian within any marked crosswalk or within any unmarked crosswalk at an intersection.

38 Crowd Management, Intervention, and Control, DPD Policy and Procedure 3.18-CC, a procedure mandated by California Penal Code §13514.5 https://www.cityofdavis.org/home/showdocument?id=13463 (Accessed June 17, 2020)

39 Senate Bill No. 1421, Section 1 (2017-2018), https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB1421 (Accessed June 23, 2020)

40 If a written public records request is denied because the local agency does not have the record or has decided to withhold it, the agency's response must be in writing and must identify by name and title each person responsible for the decision. California Gov. Code §§6253, subd. (d), 6255, subd. (b). This requirement is also incorporated into DPD Policy 5.05-C, Release of Records/Public Records Act.

41 The Davis City Council retained the services of a new City Attorney, effective July 1, 2019.

42 California Penal Code §832.7(b)(1)(A)(ii)

43 The refusal to release records in response to the July 31, 2019, request is the subject of pending litigation in the Yolo County Superior Court: The People's Vanguard of Davis vs. The City of Davis and The Davis Police Department, Court File CVPT-2019-1832.

44 Independent Police Auditor Semi-Annual Report, December 2019 https://www.cityofdavis.org/home/showdocument?id=14297 (Accessed: June 17, 2020)

45 The April 6, 2020, meeting of the PAC included a discussion of its proposed 2020 Workplan. Although the Workplan has been on the PAC's agenda for each meeting in 2020, a final version had not been adopted as of the conclusion of the April 2020 meeting. See https://www.cityofdavis.org/city-hall/commissions-and-committees/police-accountability-commission/agendas (Accessed: June 17, 2020)

46 Gennaco Report at pages 21-22

47 Police Media Relations & Release of Public Information, DPD Policy and Procedure 1.30-A https://www.cityofdavis.org/home/showdocument?id=13277 (Accessed: June 17, 2020)

48 Release of Video Evidence, DPD Interim Policy and Procedure 4.13-A https://www.cityofdavis.org/home/showdocument?id=13545 (Accessed: June 17, 2020)

49 Body Worn Video Cameras, DPD Interim Policy and Procedure 4.12-A https://www.cityofdavis.org/home/showdocument?id=13489 (Accessed: June 17, 2020)

50 The PAC's proposed 2020 Workplan reflects uncertainty as to the scope of the PAC's assessment of the work of the IPA. Although the Workplan acknowledges that the City Council charged it with providing written input on the effectiveness of the IPA, the Workplan proposes to limit the scope of that input to addressing the question of whether the IPA is effective in his working relationship with the PAC. See http://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/Police-Accountability-Commission/Agendas/2020/2020-04-06/06B-PAC-Work-Plan.pdf. (Accessed June 10, 2020)

51 Critical incidents are generally defined in DPD policy as:

- Officer-involved shootings, regardless of whether a person was hit by gunfire;
- A use of force resulting in death or serious bodily injury to another;
- All deaths while an arrestee/detainee is in the custodial care of the Department unless there is no preliminary evidence of any of the following: misconduct, a use of force, or an act committed by an arrestee/detainee that appears intended to cause injury or death; or
- Any other police encounter where the Police Chief, the IPA and the City Manager determine the release of video is in the public interest.

See Release of Video Evidence, DPD Interim Policy and Procedure 4.13-A
https://www.cityofdavis.org/home/showdocument?id=13545 (Accessed: June 17, 2020)

52 At the June 1, 2020, PAC meeting Police Chief Darren Pytel discussed the DPD restraint and use of force policies. See PAC meeting minutes at
http://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/Police-Accountability-Commission/Agendas/2020/2020-07-06/05A-Minutes-June-1-2020.pdf (Accessed: July 7, 2020)

53 A tabletop exercise is an emergency preparedness activity that takes participants through the process of dealing with a simulated emergency scenario. Individuals are assigned emergency management roles and discuss a variety of responses to simulated emergency situations.

54 The suggested training of PAC members was taken, in large part, from the Guidebook for the Implementation of New or Revitalized Police Oversight, published by the National Association for Civilian Oversight of Law Enforcement in 2016. This source was cited in a Staff Report from the City Manager, Assistant City Manager, and Police Chief to the Davis City Council, dated July 11, 2017.
https://d3n8a8pro7vhmx.cloudfront.net/nacole/pages/175/attachments/original/1534263107/Guidebook_for_the_Implementation_of_New_or_Revitalized_Police_Oversight_2016_FINAL.pdf?1534263107
(Accessed: June 10, 2020)
and
http://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/CouncilMeetings/Agendas/20170711/08-Police-Oversight.pdf (Accessed: June 10, 2020)

Reports issued by the Civil Grand Jury do not identify individuals interviewed. Penal Code section 929 requires that reports of the Grand Jury not contain the name of any person or facts leading to the identity of any person who provides information to the Civil Grand Jury.

Striving to Make a Difference: Responses to the 2018-2019 Yolo County Grand Jury Report

The Yolo County Grand Jury acts as a citizen "watchdog" by investigating and reporting on the affairs of local government including citizen complaints about local government. The Grand Jury reports its findings and recommendations to Yolo County residents. The 2018-2019 Grand Jury conducted and published five investigative reports, with a total of 48 Findings and 27 Recommendations:

1. Flood Management in the Urban Environment – Yolo LAFCo and the Role of Reclamation Districts 537 and 900 within the City of West Sacramento
2. Missed Funding Opportunities: West Sacramento Flood Control Projects
3. Health and Human Services: The Drug Medi-Cal Organized Delivery System – A Watershed Moment
4. Sci-Tech Academy: A Model For The Future?
5. Office of Refugee Resettlement (ORR) Report: ORR Places Youth In Yolo County Detention – What Can Be Improved?

This report briefly describes each investigation, summarizes its findings and recommendations, and provides agency and individual responses to those findings and recommendations.

BACKGROUND

Although the Grand Jury reports to the Superior Court of California, County of Yolo, it is a wholly independent body with authority to investigate any function of city or county government or of tax-supported agencies or districts operating in Yolo County. The California Constitution of 1849-1850 authorized the formation of grand juries. The grand juries are governed by California Penal Code sections (§§) 888 through 939.91 and California Government Code §§3060 through 3075.

Each year, 19 Yolo County residents are selected by the court for one-year terms running from July 1 to June 30. At the end of the term, the Grand Jury publishes a report of its investigations and recommendations. These reports are available on the Grand Jury's website at http://www.yolocounty.org/business/community/grand-jury/yolo-county-grand-jury-reports, and at all Yolo County libraries.

Elected officials or heads of agencies investigated by the Grand Jury are required to comment on the findings and recommendations within 60 days, and governing bodies such as boards and councils are required to comment within 90 days.

California Penal Code §933.05 guides the format of the responses to Grand Jury findings and recommendations. For findings, respondents must indicate whether there is full or partial agreement or disagreement with each finding and specify the disputed portion of the finding, with an explanation of the reasons for the dispute.

For recommendations, respondents must include one of the following:

- The recommendation has been implemented. This response must include a summary of the implemented action.
- The recommendation has not yet been implemented but will be in the future. This response must include a time frame for implementation.
- The recommendation requires further analysis. This response must explain the scope and parameters of an analysis or study and include a time frame for the review, not to exceed six months from the date of publication of the Grand Jury Report.
- The recommendation will not be implemented. The respondent must provide an explanation for the negative response.

There are a number of reasons for an agency not to implement an otherwise valid recommendation: (1) the agency has already implemented a program that addresses the recommendation's goal; (2) the recommendation duplicates a function or activity of another agency; (3) the agency is aware of information not available to or not considered by the Grand Jury, leading the agency to believe that the recommendation will not achieve its intended purpose.

RESPONSES TO THE 2018-2019 GRAND JURY REPORT

Below is a summary of the five investigations undertaken by the 2018-2019 Grand Jury, along with the findings, recommendations, and responses for each report. Agency responses can also be found at: https://www.yolocounty.org/residents/grand-jury/yolo-county-grand-jury-reports/responses-to-2018-2019-grand-jury-reports

1. Flood Management in the Urban Environment – Yolo LAFCo and the Role of Reclamation Districts 537 and 900 within the City of West Sacramento

The 2018-2019 Yolo County Grand Jury (Grand Jury) received complaints regarding concerns that the City of West Sacramento (City) was inappropriately moving towards bringing Reclamation Districts (RD) 537 and 900 under City governance. Because the City was the proposed governing body for the Districts, the complainants were also concerned that the City might misallocate funds intended for flood protection. The Grand Jury was unable to find an instance when a landowner district became a subsidiary of a

city or county. The reclamation districts are opposed to coming under the City jurisdiction in any format.

The City submitted proposal applications in August 2018 to the Yolo Local Agency Formation Commission (YLAFCo) to bring the southern section of RD 537 and the entirety of RD 900 under the City as subsidiaries after YLAFCo made that recommendation in the February 2018 Final YLAFCo Maintenance Service Review (MSR) and Sphere of Influence (SOI) Report.

However, the earlier December 2017 YLAFCo Draft MSR/SOI for RD 537 and 900 made two recommendations: the subsidiary option and one allowing the reclamation districts to consolidate (the more common approach). Conflicting information from multiple interviews and documents made it impossible for the Grand Jury to determine why the consolidation option in the 2017 Draft MSR/SOI report was removed from the 2018 Final report.

In response to the City's applications and in spite of YLAFCo's recommendation, RD 537 and RD 900 submitted their own proposal applications in December 2018 to YLAFCo to consolidate. The MSR/SOI recommendations, proposal applications, and procedures became the focus of this investigation.

The Grand Jury found there was a lack of communication and proactive collaboration among all four agencies (RD 537, RD 900, City, and YLAFCo) over the vital topic of West Sacramento flood protection. In addition, YLAFCo failed to do a thorough examination during the MSR/SOI and proposal application processes into public costs, the City's General Fund exposure to liability, and the West Sacramento Area Flood Control Agency (WSAFCA)'s solvency before the Final MSR/SOI was reduced to one unique option. By its own admission, YLAFCo knew this path was risky yet chose it in spite of YLAFCo's own previously stated positions. It had been 13 years since YLAFCo completed a MSR/SOI on the reclamation districts, eight years longer than the five years mandated by LAFCo law (Gov. Code §56425(g)).

RECOMMENDATIONS

R1. By December 31, 2019, each reclamation district website should highlight its purpose, history, and the important work done or planned, in order to improve transparency.

Response from Board of RD 537: Recommendation has been implemented. A website as described for Reclamation District No. 537 was established May 2019 (www.rd537.specialdistrict.org)

Response from Board of RD 900: Recommendation has been implemented. Reclamation District 900 has established a website which it is working to enhance to make it more useful and transparent to the public.

R2. By October 1, 2019, General Managers for RD 537 and RD 900 should have regularly scheduled formal meetings (minimally quarterly) with the City Manager to discuss joint directives and goals.

Response from West Sacramento City Council: Recommendation has been implemented. The City Council will direct the City Manager to implement the Grand Jury Recommendation R2.

Response from Board of RD 537: Recommendation requires further analysis. Based on YLAFCo action on July 25, 2019 and statements made by the City of West Sacramento's attorney, the City Manager will have *zero* involvement in the management of a consolidated RD900. Furthermore, the area of RD537 within the City will detach and be annexed into RD900. RD 537 will coordinate with the management of RD900 on this process.

Response from Board of RD 900: Recommendation has been implemented. Reclamation District No. 900 would be pleased to attempt to schedule quarterly meetings with the city manager of the City of West Sacramento to discuss joint directives and goals.

R3. By February 1, 2022, YLAFCo should revisit and publish the MSR/SOI for RD 537 and 900 earlier than scheduled to ensure whatever final decision in governance is made, the result is not detrimental to the functioning of flood protection.

Response from YLAFCo Commissioners: This recommendation requires further analysis. The earliest possible date the RD 537 and RD 900 boundary changes will take effect is July 1, 2020. Currently, LAFCo has the MSR for the reclamation districts scheduled for fiscal year 2023/24. Therefore, the current schedule would provide for an MSR three years after the boundary changes would occur. LAFCo reviews this schedule every year at a minimum or anytime as needed and can assess if an earlier review is warranted.

Response from Board of RD 537: Recommendation requires further analysis. Agreed. Although RD537 will cease to have territory and operations in the West Sacramento Basin with YLAFCo's 07/25/19 actions; we will continue to have concerns for the wellbeing of the property owners we have served there. Outside oversight will be more important than ever to insure adequate flood protection is being provided.

Response from Board of RD 900: Recommendation requires further analysis. Reclamation District No. 900 is not opposed to Recommendation 3. However, should the alternative reorganization proposal made by Reclamation Districts 900 and 537 (to detach the city portion of RD 537 and annex that territory into RD 900, with RD 900 working with the Department of Water Resources to take over maintenance area 4) be adopted by Yolo LAFCo it would appear that revisiting the MSR/SOR for RDs 537 and 900 would be unnecessary.

R4. By January 1, 2020, increase the size of the WSAFCA Board from three to seven members and include a public member.

Response from West Sacramento City Council: Recommendation requires further analysis. YLAFCO acted in July 2019 to reorganize the reclamation districts. Until such time as the reorganization if fully complete, it is premature to entertain changes to the WSAFCA Board given that the subject reclamation districts are members of the current WSAFCA Board.

Response from Board of RD 537: Recommendation requires further analysis. RD537 believes that increasing the size of the WSAFCA Board to include public members is appropriate, but should be an increase from three (3) to five (5) members rather than seven (7). RD537 will continue to participate in the WSAFCA JPA until a potential reorganization of its membership and Board structure is unanimously agreed to and approved by the necessary agencies and the CCVFPB.

Response from Board of RD 900: Recommendation requires further analysis. RD 900 believes that increasing the size of the WSAFCA Board to include public members is appropriate, but should be an increase from three (3) to five (5) members rather than seven (7), with one (1) public member to be appointed by the City of West Sacramento and one (1) public member to be appointed, jointly, by RDs 900 and 537. RD 537 should remain a member of WSAFCA with one Trustee on the Board, both for continuity and to avoid the difficulty of withdrawal given the position of the California Central Valley Flood Protection Board as expressed in the Amendment to the WSAFCA Joint Powers Agreement.

To accomplish this the WSAFCA Joint Powers Agreement must be amended, which will require the unanimous agreement of the three members. This should be addressed following Yolo LAFCO's decision on the competing reorganization proposals currently before Yolo LAFCO: (i) the City of West Sacrament (sic) proposal to make RD 900 and the City portion of RD 537 subsidiary districts of the City of West Sacramento, and (ii) RD 900 and 537's alternative proposal to detach the City portion of RD 537 and annex that territory into RD 900.

R5. By January 1, 2020, YLAFCo should create an internal procedure/policy to conduct an *independent,* third-party examination when confronted by an extremely impactful or unique issue on topics such as costs and liability, before any final recommendation is made by the YLAFCo Commission. Reliance on opinions paid for by affected parties should only be one basis for consideration. This new procedure/policy ensures due diligence, best practices, and is in the public's best interest.

Response from YLAFCo Commissioners: Recommendation has been implemented by LAFCo. Notwithstanding the response to Finding F9, at its August 22, 2019 meeting LAFCo adopted a new Yolo LAFCo Project Policy 6.13 as follows:

One of LAFCo's purposes is to make studies and to obtain and furnish information which will contribute to the logical and reasonable development of local agencies in each county and to shape the development of local agencies so as to advantageously provide for the present and future needs of each county and its communities. During the preparation of an MSR and/or SOI, LAFCo may consider obtaining any needed analysis or studies by soliciting or hiring consulting services.

R6. By January 1, 2020, YLAFCo should ensure a mechanism exists, if legally feasible, for funding independent, third-party examinations when considering impactful or unique proposals (such as billing the affected or impacted parties).

Response from YLAFCo Commissioners: Recommendation will not be implemented because it already exists. LAFCo's fee schedule already provides a mechanism to pay for such an examination as follows, "Any additional expenses incurred by the Commission, in excess of the deposited amount, will be billed to and paid by the applicant before completion of the LAFCo proceedings, including final recordation and filings." This includes any additional studies or analysis deemed necessary by LAFCo.

R7. By January 1, 2020, the Board of Supervisors should lead the creation of a multi-agency and stakeholder flood committee or working group to facilitate collaboration among all Yolo County communities on all flood topics, plan for global warming flood changes, and present these discussions to the citizens. Since two Yolo County Supervisors are YLAFCo commissioners, those supervisors should present the formation of this committee to the full board.

Response from Yolo County Board of Supervisors and YLAFCo Commissioners: The recommendation requires further analysis. This year, Yolo County reinitiated FloodSAFE Yolo 2.0, a coordinated comprehensive flood management planning effort for the west side of the county. One of the goals is to establish a sustainable

governance structure. Once that is established, it may offer an opportunity for greater coordination, but for now, it is the desire of the parties involved to start with a smaller area and demonstrate success before expanding. Should, however, the cities express interest in a countywide approach in the near term, the County stands ready to participate. Meanwhile, many agencies and stakeholders in Yolo County, including the County, participate in the following flood coordination groups:

Westside Sacramento Integrated Regional Water Management (Lake, Solano, Napa and Yolo counties with Yolo County chairing the effort)

Lower-Sacramento/Delta North Regional Flood Management Planning Group (Yolo and Solano counties, Reclamation District 2068/2098, WSAFCA, SAFCA, Solano County Water Agency)

Central Valley Flood Control Association (50+ reclamation districts, 6 counties and 4 flood control agencies; Yolo County holds a seat on the Board)

Central Valley Ag Floodplain Task Force Executive Committee

Water Resources Association of Yolo County (County, all cities within Yolo County and Yocha Dehe Wintun Nation)

2. Missed Funding Opportunities: West Sacramento Flood Control Projects

The Yolo County Grand Jury (Grand Jury) identified that the flood control projects in the West Sacramento area did not receive the requested federal funding for levee improvement projects. The missed funding opportunities were significant and could have totaled in the millions of dollars. The Grand Jury tracked the funding requests in an attempt to determine why this occurred.

The State of California has large-scale flood management plans. However, each community has the responsibility to secure funding for their flood protection. West Sacramento Area Flood Control Agency (WSAFCA), an agency comprised of the City of West Sacramento and Reclamation Districts 537 and 900, attempted to obtain funding for flood protection projects. WSAFCA lacked extensive knowledge of the funding process and had little critical collaboration from regional, state, and federal agencies.

The Grand Jury found that the process local government agencies must take to secure state and federal funding is complicated and subject to change. The Grand Jury also found that specialists in flood control funding are essential at the lobbying and consulting levels.

WSAFCA failed to secure federal funding for its flood protection projects in the last two budget cycles. However, in late 2018, WSAFCA received $400,000 from the U.S. Army

Corps of Engineers (USACE) for project design. The Sacramento Area Flood Control Agency (SAFCA) received its entire requested amount. When neighboring urban centers, such as Sacramento, strengthen their flood defenses, flood risk could be transferred to neighboring unimproved levees. In this case, the unimproved levees of West Sacramento and Yolo County could be at risk.

RECOMMENDATIONS

R1. **By October 1, 2019, WSAFCA (and by extension, the City of West Sacramento) should reinforce clear, open lines of communication with its local, state, and federal flood control partners.**

Response from City Council of West Sacramento and WSAFCA Board: Recommendation has been implemented. The City of West Sacramento and WSAFCA have taken steps to establish clear, open lines of communication with its local, state and federal flood control partners. See City Council's response to Finding F2:

The City Council/WSAFCA disagrees with Grand Jury Finding F2. Flood Protection Division staff meet regularly with the USACE, DWR, CVFCB, and SAFCA as part of the Oversight Management Group to coordinate flood control project implementation in the Sacramento Region. This monthly coordinating meeting is unprecedented with regard to Federal flood control projects and has been in place for over two years. Based in part through this coordination, WSAFCA effectively: executed a Credit MOU with USACE for work on the Southport Levee Project (up to $130 million federal investment value); secured $400,000 in FY2019 federal appropriations; and secured a recommendation of $400,000 in the FY2020 president's budget. WSAFCA has also secured approximately $161 million in state funding for flood projects in advance of federal funding.

Additionally, Flood Protection Division staff meets regularly with our state partner to coordinate implementation of both local-led flood projects as well as the federal flood project. Flood Protection Division staff also lead an active stakeholder flood protection committee in Yolo County, the planning team for the Lower Sacramento River/Delta North Region, funded by DWR. Yolo County is a member of that group, along with Solano County and SAFCA.

R2. By October 1, 2019, WSAFCA (and by extension, the City of West Sacramento) should build additional relationships with consultants and lobbyists with expertise in current practices who specialize in flood protection funding.

Response from City Council of West Sacramento: Recommendation has been implemented. Since 2006, WSAFCA utilized the City of West Sacramento lobbyist

for a coordinated lobbying effort on federal priorities, including flood protection. Starting in December 2018, WSAFCA retained Federal Water Consulting as an additional, and separate, lobbyist specializing and focused solely on federal flood control funding and federal project implementation.

Response from WSAFCA Board: Recommendation has been implemented. Since 2006, WSAFCA utilized the City of West Sacramento lobbyist for a coordinated lobbying effort on federal priorities, including flood protection. Starting in Aug 2019, WSAFCA retained Federal Water Consulting as an additional, and separate, lobbyist specializing and focused solely on federal flood control funding and federal project implementation.

R3. By January 1, 2020, the Board of Supervisors should lead the creation or reactivation of a multi-agency and stakeholder flood protection committee or working group to facilitate collaboration among all Yolo County communities on all flood topics, and to present these discussions to the citizens.

Response from Yolo County Board of Supervisors: The recommendation requires further analysis. This year, Yolo County reinitiated FloodSAFE Yolo 2.0, a coordinated comprehensive flood management planning effort for the west side of the county. One of the goals is to establish a sustainable governance structure. Once that is established, it may offer an opportunity for greater coordination, but for now, it is the desire of the parties involved to start with a smaller area and demonstrate success before expanding. Should, however, the cities express interest in a countywide approach in the near term, the County stands ready to participate. Meanwhile, many agencies and stakeholders in Yolo County, including the County, participate in the following flood coordination groups:

Westside Sacramento Integrated Regional Water Management (Lake, Solano, Napa and Yolo counties with Yolo County chairing the effort)

Lower-Sacramento/Delta North Regional Flood Management Planning Group (Yolo and Solano counties, Reclamation District 2068/2098, WSAFCA, SAFCA, Solano County Water Agency)

Central Valley Flood Control Association (50+ reclamation districts, 6 counties and 4 flood control agencies; Yolo County holds a seat on the Board)

Central Valley Ag Floodplain Task Force Executive Committee

Water Resources Association of Yolo County (County, all cities within Yolo County and Yocha Dehe Wintun Nation)

3. Health and Human Services: The Drug Medi-Cal Organized Delivery System – A Watershed Moment

While investigating an unrelated Health and Human Services topic, the Yolo County Grand Jury (Grand Jury) became aware of the newly-implemented Drug Medi-Cal Organized Delivery System (DMC-ODS).

On July 1, 2018, the Yolo County Health and Human Services Agency (HHSA) implemented a massive change in the treatment of Substance Use Disorders (SUD). Yolo County is one of 40 California counties taking part in the DMC-ODS pilot program under California's Medicaid Section 1115 waiver launched in 2015. DMC-ODS includes 10 essential benefits mandated by the Affordable Care Act (aka Obama Care) which were limited under the prior Drug Medi-Cal Standard Program.

Not only does DMC-ODS expand SUD treatment, it also fundamentally changes SUD services. Under DMC-ODS, SUD treatment is now considered medically necessary. Candidates must be diagnosed with at least one SUD as defined by the Diagnostic and Statistical Manual of Mental Disorders (DSM). New SUD treatment is assessment-driven by means of a standardized tool created by the American Society of Addiction Medicine (ASAM). Once an individual is determined by the DSM diagnosis and ASAM assessment to have a SUD, that individual is placed in a level of treatment based upon their needs. As treatment continues, the individual may move into intensive inpatient care or outpatient services on a continuum of care.

The DMC-ODS significantly improved care by covering a previously ignored population, especially adult men. Additionally, people seeking treatment can enter any door in HHSA to receive care, much like that of a managed care system. Those interviewed by the Grand Jury agreed that this program was a transformative step in SUD treatment.

Yolo County and HHSA should be commended for participating in a pilot program that improves the care of its citizens. HHSA should also be commended for reorganizing from "silos" to multiple access points for clients.

Although the DMC-ODS positively improves and expands SUD services, this change also resulted in negative impacts for some providers including a substantial increase in paperwork and the need to hire more staff. More than one county, including Yolo County, saw a loss of providers due to this change. Start-up errors by providers early in the implementation created a delay in state reimbursement of service costs.

RECOMMENDATIONS

R1. By January 1, 2020, Yolo County Health and Human Services should designate or add a full time staff person to support and assist current and future providers of DMC-ODS.

Response from Yolo County Board of Supervisors and Yolo County Health and Human Services Agency: This recommendation has been implemented. The Health and Human Services Agency requested an additional position in their 2019-20 budget, which was approved by the Board of Supervisors, that will support and assist current and future providers of DMC-ODS services.

R2. By January 1, 2020, Yolo County Health and Human Services should identify more in-county service providers so that residents need not travel out of the county for care.

Response from Yolo County Board of Supervisors and Yolo County Health and Human Services Agency: This recommendation has been implemented. The Health and Human Services Agency recently brought an additional provider to West Sacramento to provide Medication Assisted Treatment for those struggling with opiate addiction. Additionally, the agency is actively pursuing avenues to bring additional residential and/or detoxifications providers to Yolo County.

4. Sci-Tech Academy: A Model For The Future?

Nearing the 10-year anniversary of Science and Technology Academy (Sci-Tech), the Yolo County Grand Jury (Grand Jury) decided to look at this charter school's educational strategy and its future challenges. Sci-Tech opened in 2010 in the former Woodland Joint Unified School District (WJUSD) Grafton Elementary School site in Knights Landing. Sci-Tech uses technology in three ways: (1) to connect teachers, students, and parents to the ongoing educational task, (2) to reach out to the broader community, and (3) to facilitate innovative teaching and learning. Unlike traditional public schools, charter schools have the flexibility to fashion a unique curriculum and to draw students from a wide geographic area.

The Grand Jury found that Sci-Tech creates a strong union between teachers, students, and parents with a creative use of science coupled with a small town family atmosphere. Sci-Tech has a strong governance committee and an involved parent organization. The Grand Jury also found that the school uses effective communication systems to connect with families and integrate an educational plan for its students. Sci-Tech connects older students with younger students in a way that promotes social confidence. Sci-Tech engages the local community so that Knights Landing once again has a center for community activity.

Like Grafton School before it, Sci-Tech faces substantial issues in the small, isolated community. Concerns relate to the desire to maximize enrollment to meet budgetary needs, the insufficient number of classrooms for increased enrollment, and Sci-Tech's location in a floodplain, which makes additional construction cost-prohibitive. However,

Sci-Tech's innovative approach to education and attention to relationships makes it a unique model worthy of replication.

The Grand Jury did not issue any recommendations, but commended Sci-Tech for its focus on science, use of technology to enhance learning, the dedication of its staff, its attention to building relationships, its good communication, hard work, and instilling the joy of learning. These are lessons for a lifetime.

5. Office of Refugee Resettlement (ORR) Report: ORR Places Youth In Yolo County Detention – What Can Be Improved?

The 2018-2019 Yolo County Grand Jury (Grand Jury) received complaints regarding the health and well-being of unaccompanied alien children detained by the Office of Refugee Resettlement (ORR) who were placed at the Juvenile Detention Facility (JDF) within the Yolo County Probation Department.

Unaccompanied alien children are assessed by the ORR (background, medical and mental health needs) and placed in facilities based on legal requirements (constitutional rights of due process, legal settlements such as the Flores Settlement) and child welfare best practices in order to provide a safe and least restrictive setting. Placement could be a shelter facility, foster care, group home, staff-secure or secure care facility, residential treatment facility, or other special needs facility.

The JDF is one of only two secure care facilities in the United States. They house ORR youths whom the ORR assesses for primarily being a danger to themselves or others, or who have been charged with having committed a criminal offense. The JDF has found many of the unaccompanied alien children inaccurately assessed by ORR, and has released youth to family or sponsors, or transferred them to a less severe facility whenever appropriate.

Under the current contract (set to expire in 2020) between JDF and the ORR, JDF can only house 24 unaccompanied alien children at any given time. Although the population constantly changes, the average population since 2018 has been well below the maximum.

The previous 2017-2018 Yolo County Grand Jury found that JDF needed more officers and recommended that the Yolo County Board of Supervisors rethink contracting with ORR. In addition, the Grand Jury found that the contract with the ORR benefitted the county financially, but created the risk of youth becoming wards of the county.

The 2018-2019 Grand Jury found that since the 2017-2018 Grand Jury report, the California Auditors inquiry, and staff changes in December 2018, positive changes in the JDF have occurred. These include hiring more officers, increasing officer training time

from 40 to 120 hours, and adding an in-house training officer. In addition, the unaccompanied alien children have increased phone time, video chat opportunities, more access to mental health workers and counselors, and various social improvements. JDF staff seem to recognize that the unaccompanied alien children entering their facility are traumatized and require individualized help for coping and learning behavioral management skills.

The Grand Jury found that (1) viewpoints differ on the JDF complex issues, (2) the public lacks access to Probation Department policies and procedures through the Yolo County website, (3) the Notice of Placement often lacks necessary details for placement and steps for release, (4) the reasons ORR gives for referring youth for placement at the JDF are sometimes inappropriate, (5) the controversial use of pepper spray is in contrast to a mandated "homelike" environment, (6) many ORR youths often lack criminal or gang affiliation, yet are housed at JDF with those that do, (7) JDF procedures do not mandate a behavioral therapist consistently in the pods nor at use-of-force reviews, (8) because of certain practices, the JDF fails to meet legal mandates for a homelike setting, (9) there has been a pattern of successful lawsuits against ORR concerning Flores Settlement violations for youth at the JDF, (10) ORR youth phone calls are not private and are recorded in potential violation of the Flores Settlement, (11) the recently offered video conferencing for ORR youth is not included in JDF policies, (12) the ORR program is financially important to the county, yet risks potential litigation, (13) outside time could be increased, (14) the uncertainty about length of stay and future placement creates stress for ORR youth, (15) ORR youth are fearful that mental or medical problems brought to the attention of workers will be used against them by the ORR, (16) JDF hiring focuses on officers, not therapists, and (17) traumatized youth are exposed to artwork that might trigger bad memories and anxiety.

RECOMMENDATIONS

R1. By October 1, 2019, Notices of Placement should include explanations of the status of their immigration cases, what must be done to be released from the JDF, and the steps youth must take to be stepped down to another facility or released.

Response from Yolo County Board of Supervisors**:** This recommendation requires further analysis and coordination with ORR as implementation may entail modification to ORR policy. The Notice of Placement in a Restrictive Setting form is completed in accordance with the ORR Manual of Procedure and notes the reason for initial or continued placement in a restrictive setting, as determined by the ORR Federal Field Specialist. Case managers assigned to work with each youth routinely educate youth on the requirements for placement at less-restrictive settings and youth's attorneys, as well as their case managers, provide updates on the status of their immigration cases as new information becomes available.

R2. By January 1, 2020, the JDF should convene an independent interdisciplinary task force composed of educational experts to determine how to improve educational opportunities at the JDF including: how to provide culturally competent education, concrete strategies for addressing the wide range of education levels, and providing age appropriate reading material in the youths' primary languages.

Response from Yolo County Board of Supervisors**:** This recommendation will not be implemented because it is not warranted. Yolo County Office of Education (YCOE) Alternative Education staff have been involved in on-going culturally-responsive curriculum and classroom professional development designed to provide differentiated instruction for all students. YCOE Alternative Education staff meet weekly and utilize many community agencies and stakeholders to achieve these goals. Additionally, site administration from YCOE utilize a professional development steering committee comprised of several community members and education services professionals.

R3. By October 1, 2019, the JDF should allow youth who are not charged with criminal offenses to make private and unrecorded phone calls.

Response from Yolo County Board of Supervisors**:** This recommendation requires further analysis. While current practices meet standards set forth by the Flores Settlement, the Probation Department is not opposed to evaluating ways to maximize youth privacy while maintaining their safety.

R4. By January 1, 2020, the JDF should update both its Youth Handbook and policies and procedures manual to state that youth have the right to communicate with family and others through an internet-based videoconferencing system.

Response from Yolo County Board of Supervisors**:** The recommendation requires further analysis. The Probation Department is vested in facilitating family reunification and will explore internet-based videoconferencing systems and other means of providing access to technology to augment traditional phone calls and on-site visiting hours.

R5. By October 1, 2019, the JDF should conduct activities outside whenever possible to allow youth more outdoor time and outside recreational time should be added to existing incentive programs.

Response from Yolo County Board of Supervisors**:** This recommendation was initiated in March 2019 and implementation is ongoing. The JDF conducts activities outside of the living unit whenever possible. The Probation Department will

continue to evaluate ways to maximize opportunities for youth to enjoy activities outdoors.

R6. By January 1, 2020, the Board of Supervisors should study the possibility of limiting or eliminating the use of pepper spray in the JDF as have other states and the County of Los Angeles.

Response from Yolo County Board of Supervisors: The recommendation requires further analysis. In accordance with the position of the Chief Probation Officers of California (CPOC), the Probation Department will continue to closely monitor the appropriateness of any use of pepper spray and evaluate the necessity of maintaining this tool while a related statewide study is conducted.

R7. By January 1, 2020, an independent behavioral therapist trained in de-escalating potentially violent outbursts should be stationed in pods during waking hours to help resolve situations before use of force appears necessary and thus reduce stress and injuries to both staff and youth.

Response from Yolo County Board of Supervisors: This recommendation will not be implemented as its goal is already being adequately addressed. Behavioral health staff trained in de-escalation have a frequent presence in the living units during waking hours. Additionally, all detention staff are trained in the Crisis Prevention Institute's Nonviolent Crisis Intervention model and are equipped to respond to escalating situations. Additional training in de-escalation techniques is provided as it becomes available so that staff are current and competent in the most effective responses to potentially violent outbursts and behaviors. Emotional and physical safety of staff and youth is of paramount importance and is always at the forefront of our training program.

R8. By January 1, 2020, the JDF should provide youth with therapists independent of ORR to enable youth to speak freely about their problems and obtain counsel without fear that normal teenage emotional problems are criminalized and used as justification for continued confinement.

Response from Yolo County Board of Supervisors**:** We are unable to implement this recommendation due to the very nature of the ORR program. ORR is the legal guardian of all undocumented youth and ORR provides consent for and oversight of all services in the same manner as any guardian. Of note, behavioral health services are provided by Yolo County clinical staff; they are not direct employees of ORR. Additionally, youth do not remain in secure placement due to their emotional problems; rather, only youth who continue to present a danger to others, based on clinical assessment, remain in secure placement in order to ensure the safety of all youth.

R9. By October 1, 2019, the JDF should provide youth with a means for anonymously submitting complaints independent of detention officers, including by computer.

Response from Yolo County Board of Supervisors**:** The recommendation requires further analysis. The Probation Department is committed to affording youth various avenues to submit complaints and will further consider ways to facilitate an anonymous process.

R10. By January 1, 2020, the JDF should enact procedures to mandate attendance of behavioral therapists during post use-of-force incidents to allow feedback at a critical time when they could coach detention officers on potentially better methods to de-escalate such situations.

Response from Yolo County Board of Supervisors**:** The recommendation was implemented in March 2019. The Probation Department is currently updating its Policies and Procedures Manual to reflect this mandate.

R11. By January 1, 2020, the Board of Supervisors should convene an independent interdisciplinary group to ensure youths' privacy and to improve environmental conditions at the JDF.

Response from Yolo County Board of Supervisors**:** This recommendation will be implemented utilizing the existing Juvenile Justice Commission, comprised of members of the public with varying interests and areas of expertise who are appointed by the Court with the mission to inquire into the administration of the juvenile court law in Yolo County and to assist in efforts toward prevention and reduction of juvenile delinquency, as required by law.

R12. By January 1, 2020, the Probation Department should consider posting its policy and procedures manual and the JDF's Youth Handbook on the Yolo County website. The County should thereafter keep updated versions on the website, and provide a means for the public to freely offer suggestions for improvement.

Response from Yolo County Board of Supervisors**:** The recommendation requires further analysis. While the Probation Department is committed to transparency, it is also committed to maintaining the security of the institution and will consider additional measures while ensuring this balance.

R13. By January 1, 2020, Yolo County should provide a procedure that allows non-ORR related health workers access to youth for mental health treatment,

which allows youth to freely discuss their problems without fear that their medical condition is criminalized.

Response from Yolo County Board of Supervisors**:** The recommendation will not be implemented. Under no circumstances are youth's medical conditions criminalized, and as such, no outside intervention is called for in this matter.

R14. By January 1, 2020, Yolo County should allow access to ORR youth by its medical advisory committee, the Yolo County Health Council, to ensure youth are being properly treated.

Response from Yolo County Board of Supervisors**:** This recommendation requires further analysis. While this is not the purview of the Yolo County Health Council, the Yolo County Health & Human Services Agency (HHSA) is playing an increasingly active role in oversite (sic) of ORR mental and medical health services. HHSA contracts with a third party provider to conduct chart reviews and provide recommendations for improvement. HHSA has also increased oversite (sic) via the Quality Assurance Committee Meeting process by instituting a mechanism to respond to concerns from partners regarding quality of care. This recommendation will be further analyzed in collaboration with the Public Health Officer and HHSA.

R15. Because few local and ORR youths are being detained in the JDF, and one pod is empty, it should be considered for use as the transitional adult facility proposed by the probation department to enable continued funding of the JDF by the ORR.

Response from Yolo County Board of Supervisors**:** The recommendation requires further analysis. Utilizing the vacant living unit for a transition age program is being considered by the Probation Department and County stakeholders, however, implementation of a transitional age program in the facility is an issue fully independent of the matter of continuing the ORR program in Yolo County.

RESPONSE PROCEDURE FORM
TO YOLO COUNTY GRAND JURY REPORT

The governance of responses to the Grand Jury Final Report is contained in Penal Code §933 and §933.05. Responses are required in writing and in electronic format as to the findings and recommendations of the Grand Jury report. By law, a governing body of a public agency must submit a response to the Yolo County Superior Court within 90 days and an elected official or agency head must respond within 60 days.

Please submit all responses in writing to:

- The Honorable Sonia Cortés, 1000 Main Street, Woodland, CA, 95695
- Yolo County Grand Jury Foreperson, PO Box 2142, Woodland, CA 95776.

Please submit all responses by way of email attachments to the Yolo County Grand Jury Foreperson at grandjury@yolocounty.org.

Report Title: **The Hawk, the Beetle, and the Budget: An Evaluation of the Approved Yolo Habitat Conservancy Plan in its First 16 Months**
Report Date: September 24, 2020

FINDINGS

[X] I (we) agree with the findings numbered:

F2, F4, F8, F9, and F10

[X] I (we) disagree wholly or partially with the findings numbered:

F1, F5, F6, F7, and F11

RECOMMENDATIONS

[ ] Recommendations numbered: _____
have been implemented (attach a summary describing the implemented actions).

[ ] Recommendations numbered: _____
require further analysis (attach an explanation of the analysis or study, and the time frame for the matter to be prepared by the officer or director of the agency or department being investigated or reviewed; including the governing body where applicable. The time frame shall not exceed six (6) months from the date of the Grand Jury Report).

[X] Recommendations numbered: **R2, R3, R4, and R6**
will not be implemented because they are not warranted and/or are not reasonable (attach an explanation).

Total number of pages attached ___

Print Name_____ Date _____

Signature_____

Title _____

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: G.7
SUBJECT: Purchase of a New Mini Excavator

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, 1.) authorizing the City Manager to execute a contract with Holt of California for a total purchase price of $98,897.30 through a cooperative purchase agreement with Sourcewell Contract # 032119-CAT for a new CAT mini excavator; and 2.) Authorizing a budget appropriation of $98,897.30 from the Vehicle Replacement Reserve Fund (012) to purchase the new CAT mini excavator.

Staff Contact:
Jeremy Cox, Utilities Administrator, (530) 661-5882, Jeremy.Cox@cityofwoodland.org

Fiscal Impact:
The purchase of a new CAT mini excavator was not included in the FY21 approved budget. However, additional savings occurred to the Sewer Collections System Budget (220-086-7853-5262) which will be transferred to the Vehicle Replacement Reserve Fund (Fund 012) in the amount of $98,897.30 to pay for the total purchase price of the new CAT mini excavator. This additional Council action of authorizing a budget appropriation from Fund 012 is required to increase the Fund 012 expenditure account (012-084-7841-5545) for the purchase.

Background:
Public Works staff recognized the need for an additional Caterpillar (CAT) mini excavator due to the increase workload in the field for replacement and repair of the City's aged utility infrastructure. The decision to purchase a CAT brand mini excavator is primarily to ensure utility crews have familiarity and training on the same mini excavators to reduce any confusion of operating the equipment and safety concerns with switching to different mini excavators. Furthermore, the consistency of having the same brand mini excavator allows fleet to keep a stock of parts on hand to make immediate repairs rather than a long downtime where the equipment can't be used by utility staff to make repairs.

Discussion:
The City identified that Woodland does not have a local vendor for CAT equipment sales. The closest CAT authorized sales location to Woodland is Holt of California in Pleasant Grove, approximately 11 miles away.

The City obtained a quote from Holt of California for a new mini excavator for the total purchase price of $98,897.30 which includes a public government agency reduction of the purchase price by 20% utilizing the pricing from Sourcewell Contract # 032119-CAT, a cooperative purchase agreement with CAT. As Holt of California is the authorized seller of CAT the pricing is allowed to be used for government agencies purchases of CAT equipment.

Sourcewell is a local government unit, public corporation and public agency that was created as a service cooperative to provide programs and services to education and government. Sourcewell was established with the statutory purpose to assist public agencies in meeting specific needs which are more efficiently delivered

cooperatively than by an entity individually. Sourcewell is authorized to establish competitively awarded cooperative purchasing contracts on behalf of itself and public agencies. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services.

Public Works staff proposes to utilize a cooperative purchasing agreement with Sourcewell (contract # 032119-CAT) to purchase the CAT mini excavator from Holt of California. The cooperative purchasing agreement satisfies the requirements of the City's Purchasing ordinance (Municipal Code Section 3.32.140c). "C. Competitive Bidding Already Completed. When the Purchasing Officer and the authorized contracting party, with the approval of the City Manager, determines that:

1. A competitive bid procedure has been conducted by another public agency," "and

2. The price to the City is equal to or better than the price to that public agency."

After City Council action on this item, staff will work with the City Attorney on a contract to be executed by the City Manager.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, 1.) authorizing the City Manager to execute a contract with Holt of California for a total purchase price of $98,897.30 through a cooperative purchase agreement with Sourcewell Contract # 032119-CAT for a new CAT mini excavator; and 2.) Authorizing a budget appropriation of $98,897.30 from the Vehicle Replacement Reserve Fund (012) to purchase the new CAT mini excavator.

Prepared By: Jeremy Cox, Utilities Administrator

Reviewed By: Craig Locke, Public Works Director

Ken Hiatt
City Manager

Attachments:
1. Holt of CA CAT Quote
2. CAT Cooperative Purchase Agreement
3. Resolution - CAT Mini Excavator

HOLT of California CAT

April 28, 2021

CITY OF WOODLAND FINANCE DEPARTMENT
Account # 6370500
FINANCE DEPARTMENT
300 FIRST STREET
WOODLAND, California 95695
Attention: Mark Clifton

New Caterpillar Model: 306 Compact Construction Equipment with all standard equipment in addition to the additional specifications listed below:

STOCK NUMBER: **M22658** SERIAL NUMBER: YEAR: SMU:

ADDITIONAL SPECIFICATIONS

Reference #	Description of Material and Equipment	Reference #	Description of Material and Equipment
523-7568	306 07A CR MINI EXCAVATOR	522-6505	CAMERA, REAR VIEW
557-1710	SOFTWARE, STICK STEER CONTROL	579-2605	BLADE, ANGLE, BOCE
542-6391	COUNTERWEIGHT, EXTRA	575-0492	THUMB, HYD + COUPLER, PG, HYD, 5T
527-2802	TRACK, 16", TG W/RUBBER PAD	464-9907	BUCKET-HD, 12", 2.1 FT3, 5T
569-7626	SEAT, AIR SUSP, FABRIC, HEATED	464-9909	BUCKET-HD, 18", 3.1 FT3, 5T
523-6409	CAB	464-9911	BUCKET-HD, 24", 4.6 FT3, 5T

WARRANTY INFORMATION

Standard Warranty:	12 months / unlimited hours
Extended Warranty:	306-60 MO/3000 HR POWERTRAIN + HYDRAULICS + TECH
CSA	Dry Parts Kit - 24 MO/1000 HR

SELL PRICE	$119,133.77
EXT WARRANTY	Included
SOUCEWELL DISCOUNT	($22,562.20)
ADDITIONAL HOLT OF CA DISCOUNT	($5,000.00)
NET BALANCE DUE	$91,571.57
SALES TAX (8%)	$7,325.73
CSA	Included
AFTER TAX BALANCE	$98,897.30

F.O.B/TERMS: EMD - PLEASANT GROVE 7518

This quote is good for (30) days. Any machine quoted outside of HOLT of CALIFORNIA's inventory is subject to revision All quotes are subject to credit approval and prior sale. Any quoted interest rates are subject to change without notice. Quote is void unless machine is delivered, and remains, within HOLT of CALIFORNIA's Dealership territory for two years or unless the machine has at least 1000 hours if delivered outside of Holt's territory.
THE ADDITIONAL TERMS AND CONDITIONS ON THE REVERSE SIDE ARE PART OF AND INCORPRORATED IN THIS AGREEMENT. THIS AGREEMENT SHALL NOT BE CONSIDERED ENFORCEABLE UNTIL ACCEPTED BY HOLT AND EXECUTED BY ITS OFFICE. ANY INDIVIDUAL SIGNING THIS AGREEMENT REPRESENTS AND WARRANTES THAT HE/SHE IS AT LEAST 18 YEARS OLD AND HAS THE AUTHORITY TO BIND CUSTOMER TO THE TERMS OF THE AGREEMENT.

Accepted by _____ Date,_____
(Please Print)

Signature _____

Sincerely,
Collin Turk
Territory Manager
Holt of California
cturk@holtca.com
9163359357

DocuSign Envelope ID: A05DDB3F-661F-4EB5-AF77-6D47E6730B71

FORM E

CONTRACT ACCEPTANCE AND AWARD

(Top portion of this form will be completed by Sourcewell if the vendor is awarded a contract. The vendor should complete the vendor authorized signatures as part of the RFP response.)

Sourcewell Contract #: 032119-CAT

Proposer's full legal name: Caterpillar Inc.

Based on Sourcewell's evaluation of your proposal, you have been awarded a contract. As an awarded vendor, you agree to provide the products and services contained in your proposal and to meet all the terms and conditions set forth in this RFP, in any amendments to this RFP, and in any exceptions that are accepted by Sourcewell.

The effective date of the Contract will be May 13, 2019 and will expire on May 13, 2023 (no later than the later of four years from the expiration date of the currently awarded contract or four years from the date that the Sourcewell Chief Procurement Officer awards the Contract). This Contract may be extended for a fifth year at Sourcewell's discretion.

Sourcewell Authorized Signatures:

DocuSigned by:
Jeremy Schwartz
C05D2A139D06488...
SOURCEWELL DIRECTOR OF OPERATIONS AND PROCUREMENT/CPO SIGNATURE

Jeremy Schwartz
(NAME PRINTED OR TYPED)

DocuSigned by:
Chad Coauette
7E42B8F817A64CC...
SOURCEWELL EXECUTIVE DIRECTOR/CEO SIGNATURE

Chad Coauette
(NAME PRINTED OR TYPED)

Awarded on May 10, 2019

Sourcewell Contract # 032119-CAT

Vendor Authorized Signatures:

The Vendor hereby accepts this Contract award, including all accepted exceptions and amendments.

Vendor Name Caterpillar Inc.

Authorized Signatory's Title North America Industry Manager

VENDOR AUTHORIZED SIGNATURE

Patrick Kearns
(NAME PRINTED OR TYPED)

Executed on May 10, 2019

Sourcewell Contract # 032119-CAT

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH HOLT OF CALIFORNIA FOR A TOTAL PURCHASE PRICE OF $98,897.30 THROUGH A COOPERATIVE AGREEMENT WITH SOURCEWELL CONTRACT # 032119-CA FOR A NEW CAT MINI EXCAVATOR AND AUTHORIZING ADDITIONAL APPROPRIATIONS FROM THE SEWER ENTERPRISE AND VECHICLE REPLACEMENT FUNDS

WHEREAS, the City Staff requests an additional $98,897.30 budget appropriation from the Vehicle Replacement Reserve Fund (012) to purchase a new CAT mini excavator; and

WHEREAS, the additional budget appropriation will be funded by transferring funds from the Sewer Enterprise Fund (220) to the Vehicle Replacement Reserve Fund (012); and

WHEREAS, City Staff obtained a quote from Holt of California, and authorized CAT Equipment Seller, with pricing used from the cooperative purchase agreement of Sourcewell contract # 032119-CA; and

WHEREAS, the Purchasing Ordinance allows for competitive bidding procedure conducted by another public agency and the price to the City is equal or better than the price to that public agency; and

WHEREAS, Sourcewell is a public agency that is authorized to establish competitively awarded cooperative purchasing contracts on behalf of public agencies; and

WHEREAS, City staff requests authorization for the City Manager to execute a contract with Holt of California for a new CAT mini excavator for the total purchase price of $98,897.30

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

SECTION 1. That the City Council hereby authorizes the City Manager to execute a contract with Holt of California for a total purchase price of $98,897.30 through cooperative agreement with Sourcewell contract # 032119-CA for a new CAT mini excavator; and

SECTION 2. Authorizes an additional appropriation of $98,897.30 from the Vehicle Replacement Reserve Fund (012) for the mini excavator purchase.

PASSED AND ADOPTED this 1st day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

APPROVED AS TO FORM:

_____

Ethan Walsh, City Attorney

ATTEST:

_____

Ana B. Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: G.8
SUBJECT: Professional Engineering Services Contract for the Water Pollution Control Facility (WPCF) Permit Required Groundwater Antidegradation Analysis and Best Practical Treatment or Control (BPTC) Evaluation (Report)

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to award a contract for the Report to Luhdorff & Scalmanini Consulting Engineers (LSCE) in the not to exceed amount of $225,776.

Staff Contact:
Chris Fong, Senior Associate Civil Engineer, (530) 661-5972, chris.fong@cityofwoodland.org

Fiscal Impact:
Funding for CIP #14-02, Water Pollution Asset Replacement Project, is included in the Capital Budget approved by City Council on June 16, 2020. The project currently has a total budget of $3,302,119, funded by the Sewer Enterprise Fund. Overall funding for the Report will be funded out of CIP #14-02. CIP #14-02 identifies and funds numerous WPCF assets that need to be replaced for the WPCF to continue to operate as designed.

There are no impacts to the City's General Fund.

Background:
The City's WPCF operating permit, Order R5-2020-0015, is issued by the California Regional Water Quality Control Board (RWQCB). The Order was adopted by the RWQCB on April 16, 2020 and became effective on June 1, 2020. The Order outlines all the operational, testing, and reporting requirements for the WPCF to be in compliance with all regulatory requirements. One of the many requirements of the Order is the submittal of technical reports. The Order lists a total of forty-five technical reports that need to be submitted to the State over a ten year period. The numerous technical reports are submitted by City staff with assistance by consultants, as necessary.

Staff continuously goes through the Order to ensure that the City's WPCF remains in compliance with all the permit requirements. The Report that is the subject of this Council Item is required technical report number 22 and is due by November 30, 2021. Work on most of the technical reports are funded out of the WPCF's operational budget. However some of the reports, such as the Antidegradation Analysis and BPTC (Report), are associated with providing input/direction to the future asset replacements at the WPCF.

Discussion:
The WPCF has two permitted discharges of processed wastewater. Discharge 1 is the discharge of tertiary treated wastewater to surface water (Tule Canal). Discharge 2 is the discharge of untreated or secondary treated wastewater to ponds. The subject of the Report is to determine what, if any, contamination the City's Discharge 2 has to the surrounding groundwater. The outcome of the Report will play a large role in determining (a) if the City can continue to discharge to ponds or (b) what modifications, if any, may be needed

to continue the current discharge to ponds.

City staff issued a Request for Qualifications (RFQ) for firms to provide engineering services related to aquifer storage and recovery wells and monitoring wells in March of 2021 and selected five firms. One of the qualified firms was LSCE which the City is selecting to assist with the Report due to their groundwater expertise. Staff has been in communication with RWQCB staff and the LSCE contract scope (Attachment B) is in line with what the State is expecting.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to award a contract for the Report to Luhdorff & Scalmanini Consulting Engineers (LSCE) in the not to exceed amount of $225,776.

Prepared By: Chris Fong, Senior Associate Civil Engineer

Reviewed By: Brent Meyer, Community Development Director/ City Engineer

Ken Hiatt
City Manager

Attachments:
1. Resolution
2. LSCE Scope of Work

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AWARDING A PROFESSIONAL ENGINEERING SERVICES CONTRACT FOR THE WATER POLLUTION CONTROL FACILITY (WPCF) PERMIT REQUIRED GROUNDWATER ANTIDEGRADATION AND BEST PRACTICAL TREATMENT OR CONTROL (BPTC) EVALUATION (REPORT)

WHEREAS, the City of Woodland wishes to enter into a Professional Engineering Services Contract with Luhdorff & Scalmanini Consulting Engineers (LSCE) for an amount not to exceed $225,776; and

WHEREAS, the City of Woodland's WPCF operating permit requires that the Report be submitted to the State by November 30, 2021; and

WHEREAS, in March 2021, the City of Woodland underwent a quality based selection process and selected 5 engineering firms to be qualified to assist the City with aquifer storage and recovery wells and monitoring wells; and

WHEREAS, LSCE is one of the 5 qualified firms to assist the City and the City wishes to utilize LSCE for this Report; and

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

Section 1. The City Council hereby approves the Professional Engineering Services Contract for the WPCF permit required groundwater degradation and best practical treatment or control evaluation (Report), with LSCE in the not to exceed amount of $225,776. The City Manager is hereby authorized and directed to execute the contract, 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 herein does not change.

Section 2. Copies of the Professional Engineering Services Contract 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 First day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

82093.00006\8679936.2

Luhdorff & Scalmanini
Consulting Engineers

May 24, 2021 Project No. 20-7-065

Mr. Chris Fong
City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

SUBJECT: Scope of Work for Phase 2 Field Work and Data Analysis for Water Quality Impact Assessment, Woodland Pollution Control Facility, City of Woodland, California

Dear Mr. Fong,

Luhdorff and Scalmanini, Consulting Engineers (LSCE) is pleased to provide the following scope of work to address the recommendations presented in the Phase 1 investigation that was documented in the Phase 1 technical memorandum (TM). The scope of work described herein encompasses a Phase 2 investigation to support the Groundwater Background Characterization Report. This scope also presents tasks to further refine the analysis conducted in Phase 1, collect additional data via field work, and create a report that can address the groundwater quality impact assessment section of the Groundwater Antidegradation Analysis and Best Practical Treatment or Control (BPTC) Evaluation for Groundwater Protection Report. Work conducted by LSCE for WPCF has been divided into multiple phases. With Phase 1 complete, this document presents the scope and budget for Phase 2.

PHASE TWO SCOPE

Task 1. Project Management

This task will encompass all meetings and project coordination efforts undertaken by LSCE. These efforts will include coordinating and communicating with outside services, attending meetings with City of Woodland staff, and billing and invoicing. This task will also involve a remote presentation to City staff during a scheduled workshop. This presentation will include a discussion of the work completed thus far, results from Phase 1, and plan for Phase 2.

Task 2. Groundwater Background Characterization Report

As part of the Phase 1 work conducted by LSCE, a TM was produced and submitted to the City of Woodland. This task would modify that TM for submittal to the Regional Water Quality Control Board. LSCE will analyze the most recent collection of transducer data being collected at the Woodland Pollution Control Facility (WPCF) and update corresponding time series graphs and charts. LSCE will also update background and compliance well statistics with current measurements and expand the analysis to include historical electrical conductivity (EC). The report will be appended with a discussion on the statistical analysis and existing discussions will be updated with information pertaining to the most recent time

series EC charts and graphs. The Phase 1 TM will be reformatted into a report format and submitted to the City of Woodland for review. LSCE will address comments received on the draft report and finalize the report for submittal to the Regional Water Quality Control Board prior to the June 30th, 2021 deadline.

Task 3 – Field work (Transducers Data Collection)

LSCE will continue to collect data from the six transducers deployed in the existing background and compliance wells. LSCE will also deploy transducers in the two new monitoring wells to be installed as part of Task 6. This monitoring will continue until the end of September 2021. At that time, monitoring will be terminated, and transducers will be retrieved from the wells.

Task 4 – Field Work (Geophysical Survey)

LSCE will conduct geophysical survey in the vicinity of the compliance wells (Figure 1). This work will provide information on the lateral profile of EC in shallow groundwater extending outward from the compliance wells. This data will add context to the influence of the WPCF wastewater ponds on groundwater quality and the extent of that influence. This information will also help in identifying areas where the WPCF operations do not influence groundwater quality and where future background monitoring wells can be installed to gain a greater understanding of the variability in background water quality.

Subtask 4.1 – Location Siting

LSCE will identify optimal locations at the facility for the geophysical survey. This task will include a site visit to identify suitable locations and coordination with on-site WPCF staff. This surveying will be centered around the compliance wells to characterize EC in the area surrounding the compliance wells.

Subtask 4.2 – Geophysical Survey

LSCE staff will coordinate and supervise the surveying. Surveying will be conducted at the three compliance wells with up to three surveys at each site.

Task 5 – Field Work (Hydro-punching)

Task 5 involves conducting hydro-punching at select locations at the WPCF and its vicinity (assuming access is not prohibited). These locations will be selected based on the results of the geophysical surveys and need for additional data in areas where data gaps exist such as east of the WPCF in the vicinity of compliance well MW-6. Hydro-punching will provide a snapshot of EC concentrations at the facility and support the results obtained from the geophysical surveys.

Subtask 5.1 – Location Siting

LSCE will identify optimal locations at the facility for hydro-punching. Site selection will take into account the results from the geophysical surveys. Based on these results, sites will be selected to create an EC snapshot at the facility while also reinforcing geophysical testing results with sampled EC results from the hydro-punching effort.

Subtask 5.2 – Hydro-punching

LSCE staff will coordinate and supervise the testing and analyze the results of the hydro-punching. Testing will be conducted at the sites identified in Task 4.2. LSCE will also collect water samples that will be analyzed for EC, TDS, and Nitrate. The cost for this task includes hydro-punching at 32 sites and the lab analysis for EC, TDS, and Nitrate for these 32 samples.

Task 6 – Field Work (Well Installations)

This task will oversee the installation of two new monitoring wells to create a more robust compliance and background monitoring program (Figure 2). Analysis of land use, irrigation practices, groundwater level fluctuation patterns, and EC measurements in Phase 1 indicated the area to the east of the facility at compliance well MW-6 may represent background conditions rather than groundwater conditions influenced by WPCF operations. Due to the information available during Phase 1, the groundwater conditions in the vicinity of compliance well MW-6 could not be directly attributed to operations at the facility. As mentioned above, the data collected from this well and other data sources suggests MW-6 is being influenced by farming operations to the east. A new background well located east of the WPCF using information gathered from Tasks 4 and 5 would provide a background monitoring location in this area and verify whether MW-6 should remain a compliance well or be recommended as a background well.

Lastly, MW-9 will be replaced by a new background well. During data collection by LSCE, flooding near MW-9 was observed and the surface completion of MW-9 appeared not to be water tight, allowing water from the ground surface to enter the well and compromise the groundwater level and quality data collected from this well. Therefore, the data collected at this well is subject to being influenced by flood water and does not provide an accurate representation of water levels and EC during times of heavy rainfall. Replacing MW-9 with a background well that is nearby but, in an area, not susceptible to flooding would provide better data measurements. This task will also include destroying MW-9 so it cannot act as a conduit for flood water into the underlying groundwater system (Figure 2).

Subtask 6.1 – Location Siting/Bid Assistance

This task includes the coordination of the installation of new monitoring wells between LSCE staff and outside services. LSCE will also conduct site visits to identify and select suitable drill sites. LSCE will also assist in acquiring driller bids if needed.

Subtask 6.2 – Well Installation Work Plan

LSCE will generate a work plan for the installation of the new wells including well design and destruction of MW-9.

Subtask 6.3 – Oversee Well installation

This task includes well installation oversight by LSCE. LSCE senior staff will finalize the well designs and staff members will supervise and inspect the well installations. Once well installations are complete, LSCE will deploy transducers into the new monitoring wells to collect EC, water level, and temperature data.

Subtask 6.4 – Technical Memorandum

LSCE will prepare a technical memorandum to document the drilling of the new wells. This memorandum will include maps of the locations of the wells drilled, well specifications, and well diagrams displaying well construction information.

Task 7 – Seepage Testing

Currently, the City of Woodland estimates the seepage rate from the WWTP basins to be 15 inches of water per year. LSCE proposes updating this value by conducting a water balance test. The water balance testing methodology has been refined and studied for over a decade. LSCE has employed this methodology on dairy farms in the Central Valley to investigate seepage from unlined lagoons. This methodology has also been used by LSCE to quantify seepage from basins at Regional San Wastewater Treatment Plan to provide additional information for their CAP program.

Two ponds will be identified by LSCE for seepage testing: one lined and one unlined. Comparing seepage rates at lined and unlined ponds will determine whether soil cement treating ponds reduces percolation. Pressure transducers will be deployed into the ponds being tested to collect water level measurements. Meteorological equipment will also be deployed to collect air temperature, surface temperature of the pond liquid, relative humidity, and wind speed data. Meteorological measurements will be utilized to calculate evaporation rates. All inflows and outflows from the ponds will be stopped for the duration of the tests. According to the water balance method, changes to the water levels in the ponds can be attributed to evaporation and seepage. A simple calculation subtracting evaporation from water level changes will yield the seepage rate.

Task 8 – Data Analysis

LSCE will analyze all the data accumulated in tasks 2 through 4. Data analysis for the transducers will consist of quality assurance/quality control and data processing. All time-series graphs and charts and all statistical analyses will be updated with the newly collected data. The statistical analyses conducted to compare background EC to compliance well EC measurements will be expanded to include historical EC measurements as well.

Data will also be collected and analyzed from the new monitoring wells installed. Maps will be generated to display the locations of the new monitoring wells with existing monitoring wells. Background water quality calculations will be updated with data from the new background wells and compared to data gathered at the compliance wells during this time period. A statistical analysis will also be conducted and compared to the original analysis. LSCE will also combine all water quality data collected and generate heat maps to highlight EC hotspots at and around the facility.

Geophysical data will be analyzed and presented in cross sections displaying the change in EC concentrations along a lateral transect. Data collected from the hydro-punching field work will be overlayed on these geophysical data to provide additional context to both sets of data. Maps will be generated to display the locations of the hydro-punching and geophysical surveys. This analysis will include a discussion of the lateral extent of elevated EC and the potential sources. This discussion will also

explore the implications of the newly collected data on the EC patterns observed at compliance and background wells.

Data collected during the seepage study will be analyzed and seepage rates for the unlined and lined ponds will be calculated. Meteorological data will be used as input for an evaporation model to generate evaporation values in 15-minute intervals. Changes in water levels will be calculated at the same interval using data collected through pressure transducers deployed in the ponds. Seepage rates will then be calculated from these values at a specified confidence interval. These seepage rates will be utilized in conjunction with effluent EC measurements to calculate mass loading from the two ponds. Maps and time-series plots will be generated to communicate these results graphically.

Task 9 – Report

As per the NPDES permit documentation, WPCF is required to submit an Antidegradation and BPTC report to the Regional Board on November 30, 2021. Part of this report involves conducting a water quality impact assessment. LSCE will compile the results from Tasks 1 through 8 into a water quality impact assessment report that can be incorporated into the City's Antidegradation and BPTC report submittal to the Regional Board.

LSCE will utilize the data collected and analyzed in the above tasks to analyze and quantify the impact on groundwater from WPCF activities. This report will discuss, with regards to EC measurements, the measurements at compliance versus background monitoring wells, mass loading, a comparison to baseline conditions, and resulting changes in groundwater. These sections will satisfy the corresponding discussion requirements of the water quality assessment portion of the Antidegradation and BPTC report.

A first draft of the report will be submitted to the City of Woodland for comments and a meeting will be scheduled to discuss the City's feedback. LSCE will address these comments and submit a second draft of the report to the City.

PHASE TWO SCHEDULE

Table 1. Phase Two Schedule

Tasks	May	June	July	August	September	October	November
Task 1.							
Task 2.							
Task 3.							
Task 4.							
Task 5.							
Task 6.							
Task 7							
Task 8							
Task 9							

PHASE TWO BUDGET

Table 2. Summary Budget Table	
Tasks	**Estimated Budget**
Task 1. Project Management	$8,880
Task 2. Groundwater Background Characterization Report	$5,700
Task 3. Field Work (Transducers Data Collection)	$10,940
Task 4. Field Work (Geophysical Survey)	$32,400
Task 5. Field Work (Hydro-punching)	$44,151
Task 6. Field Work (Well Installation/Destruction)	$44,680
Task 7. Seepage Study	$30,380
Task 8. Data Analysis	$16,720
Task 9. Water Quality Assessment Report	$11,400
10% contingency*	$20,525
Total Project Budget	**$225,776**

*LSCE has added a 10% contingency to this budget due to the amount of field work involved. This contingency will help cover costs of any unforeseen work related to the tasks described in this scope.

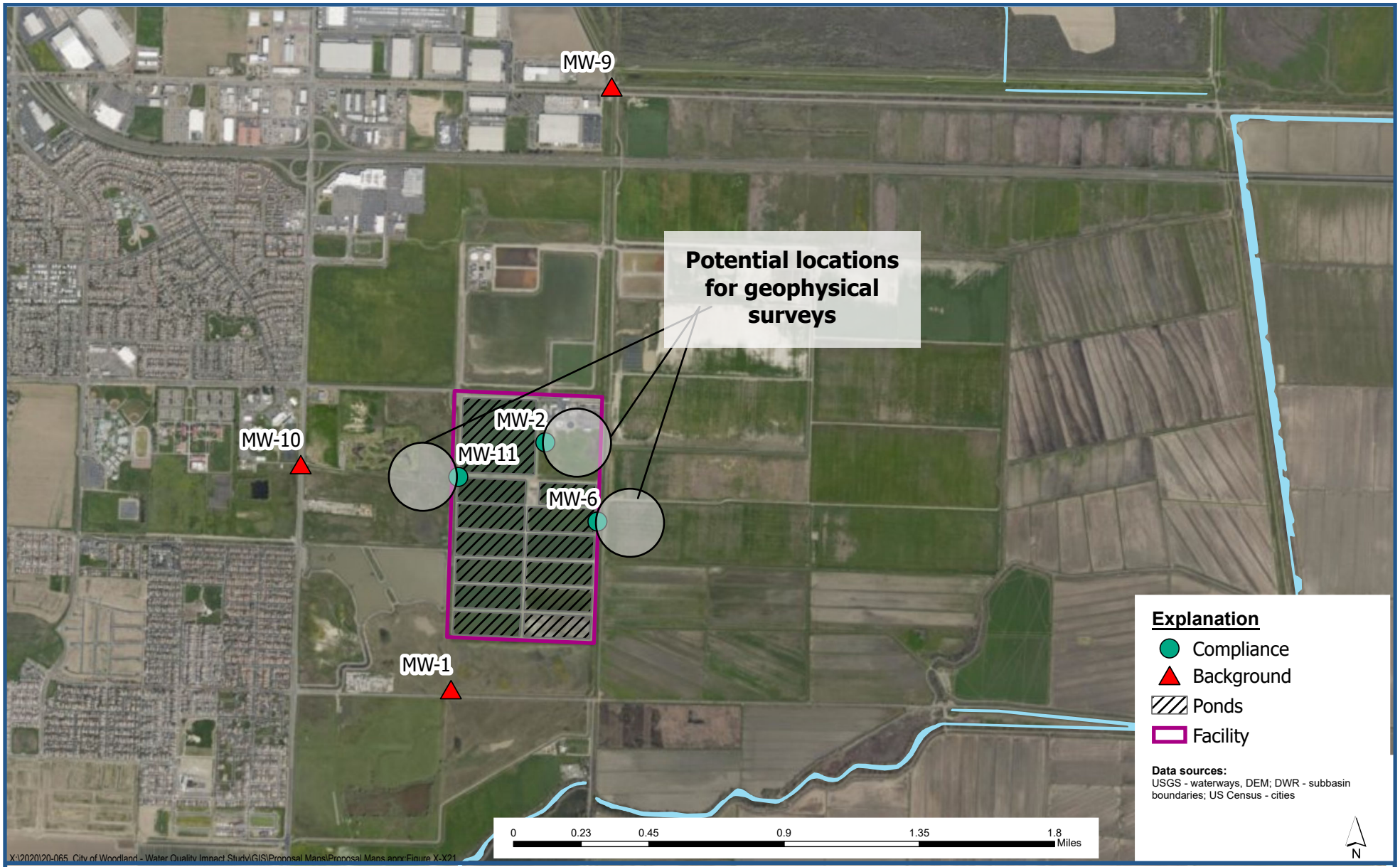
Sincerely,

LUHDORFF AND SCALMANINI
CONSULTING ENGINEERS

William Halligan
Senior Principal Hydrogeologist

Pavan Dhaliwal
Project Hydrogeologist

Attachment(s):
Figure 1 Geophysical Survey
Figure 2 Well Installations/Destruction
Budget Table
Fee Schedule

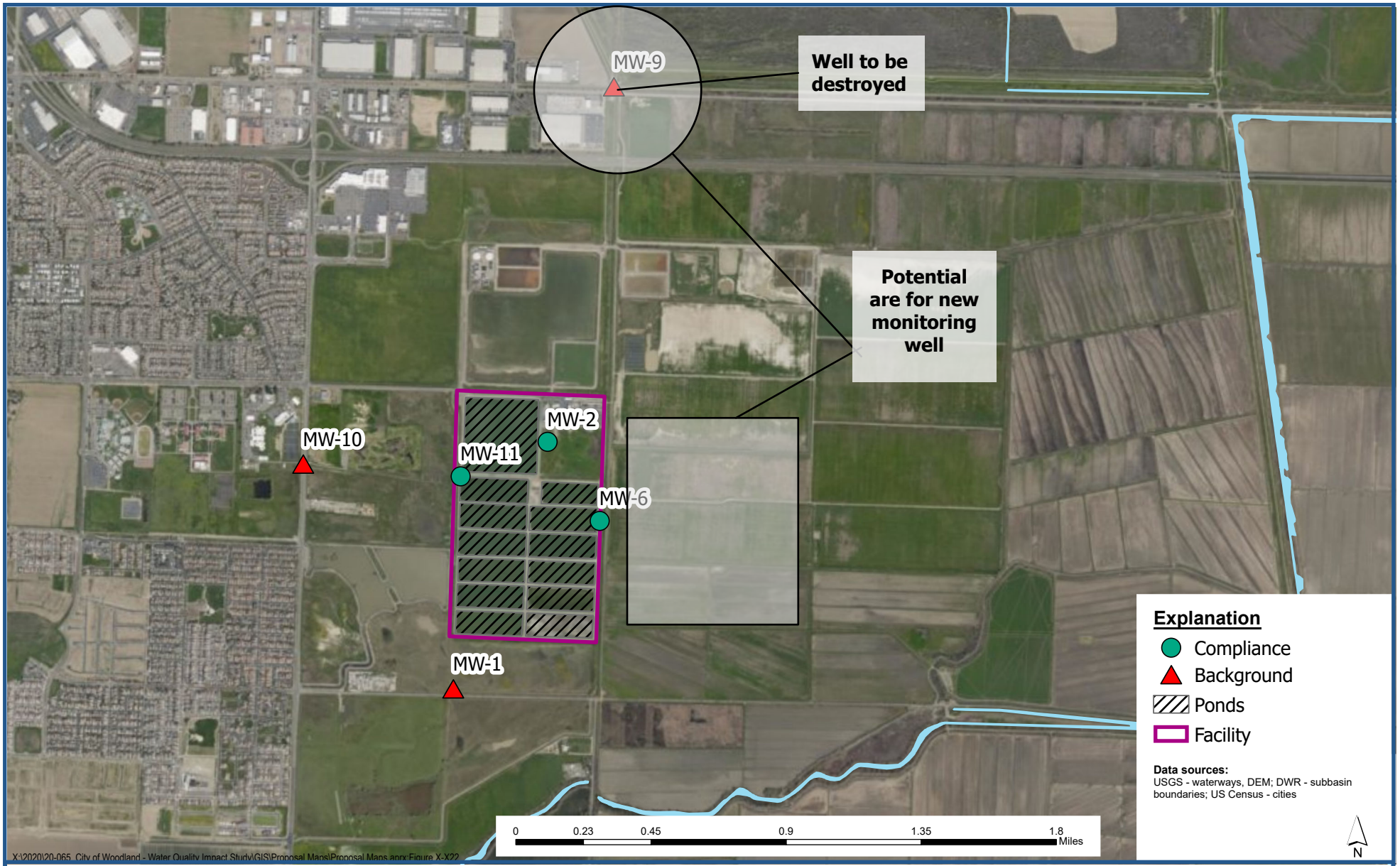


Luhdorff & Scalmanini
Consulting Engineers

Geophysical Survey

Project/Report Name
Client Name/Project Location

Figure 1



Luhdorff & Scalmanini
Consulting Engineers

Well Installation/Destruction

Project/Report Name
Client Name/Project Location

Figure 2

Table 1: Budget										
	Senior Principal	Principal	Supervising	Senior	Project	Staff	Clerical	Direct Costs	Subtotal for Task	Total
	$230	$225	$215	$196	$170	$145	$80			
Phase 2										
Task 1 - Project Management	12				36					$8,880
Meetings, Invoicing and Billing, Project Coordination, Presentation										
									Subtotal for Task 1	**$8,880**
Task 2 - Groundwater Background Characterization Report	10				20					$5,700
The TM from Phase 1 will be updated with recent data, updated and additional discussions, and statistical analysis. TM will be transitioned to Groundwater Background Characterization Report for Regional Board submittal.										
									Subtotal for Task 2	**$5,700**
Task 3 - Field Work (Transducers Data Collection)*	4				16	40		$1,500		$10,940
Data collection from deployed transducers. Task 2 costs have been calculated for data collection until the end of September 2021.										
									Subtotal for Task 3	**$10,940**
Task 4 - Field Work (Geophysical Studies)	4				36	8		$24,200		$32,400
*these costs are estimates based on current quotes. Price is subject to change based on actual testing location, time of testing, site access, and unforeseen circumstances										
									Subtotal for Task 4	**$32,400**
Task 5 - Field Work (Hydro-Punching)	4				52	24		$30,911		$44,151
*these costs are estimates based on current quotes. Price is subject to change based on actual testing location, time of testing, site access, and unforeseen circumstances										
									Subtotal for Task 5	**$44,151**
Task 6 - Field Work (Well Installations)	18				62			$30,000		$44,680
*these costs are estimates based on current quotes. Price is subject to change based on actual testing location, time of testing, site access, and unforeseen circumstances										
									Subtotal for Task 6	**$44,680**
Task 7 - Seepage Testing	16				72	48		$7,500		$30,380
Quantifying seepage rates at two ponds										
									Subtotal for Task 7	**$30,380**
Task 8 - Data Analysis	12				48	40				$16,720
Data collected from tasks 2 through 7 will be analyzed										
									Subtotal for Task 8	**$16,720**
Task 9 - Report	12				44	8				$11,400
LSCE will present all findings in a final report										
									Subtotal for Task 9	**$11,400**
									Phase 2 Total	**$ 205,251.00**
									10% Contingency	**$ 20,525.10**
									Phase 2 Grand Total	**$ 225,776.10**

Luhdorff & Scalmanini
Consulting Engineers
500 FIRST STREET • WOODLAND, CA 95695

2021 SCHEDULE OF FEES

ENGINEERING AND RELATED FIELD SERVICES

Professional*

Senior Principal	$230/hr.
Principal Professional	$225/hr.
Supervising Professional	$215/hr.
Senior Professional	$175 to 196/hr.
Project Professional	$155 to 170/hr.
Staff Professional	$140 to 150/hr.

Technical

Engineering Inspector	$140/hr.
ACAD Drafting/GIS	$138/hr.
Engineering Assistant	$115 to 135/hr.
Scientist	$115 to 135/hr.
Technician	$115 to 135/hr.

Clerical Support

Word Processing, Clerical	$83/hr.
Digital Communications Specialist	$93/hr.
Project Admin/Accounting Assistant	$93/hr.

Vehicle Use	$0.58/mi.
Subsistence	Cost Plus 15%
Groundwater Sampling Equipment (Includes Operator)	$170.00/hr
Copies	$0.20 ea.

Professional or Technical Testimony	200% of Regular Rates
Technical Overtime (if required)	150% of Regular Rates
Outside Services/Rentals	Cost Plus 15%
Services by Associate Firms	Cost Plus 15%

** Engineer, Geologist, Hydrogeologist, and Hydrologist*

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: G.9
SUBJECT: Final Acceptance and Notice of Completion for the 2020 Sewer & Water Repair & Replacement Project, CIP 20-07

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to: 1.)Authorize a $23,555.78 increase to the construction contract contingency, bringing the total contract contingency to $1,383,555.78; and 2.)Accept the construction contract for the 2020 Sewer & Water Repair & Replacement Project, CIP 20-07, with T&S Construction Co., Inc., as complete and authorize the City Clerk to file a Notice of Completion.

Staff Contact:
Tim Busch, Principal Utilities Civil Engineer, (530) 661-5963; tim.busch@cityofwoodland.org

Fiscal Impact:
The authorized contract amount with T&S Construction Co., Inc. is $4,359,548 with an approved contingency amount of $1,360,000. To date, eight change orders have been executed in a total amount of $1,340,081.16. A final change order is currently proposed in the amount of $43,474.62, which results in a total change order amount of $1,383,555.78, exceeding the authorized contingency by $23,555.78. Staff is requesting a $23,555.78 increase to the construction contract contingency to cover the final change order and close out the contract.

The project has an authorized total budget of $6,655,000, funded through Water Enterprise ($2,950,000) and Sewer Enterprise ($3,705,000) Funds. All work was completed within the authorized project budget.

There is no impact to the City's General Fund.

Background:
The Project (CIP 20-07) was scoped as a precursor to both the Gibson Road Bicycle/Pedestrian Mobility Project, CIP 20-01, which will improve Gibson Road between East Street and West Street, and the W. Gibson Road Safe Routes to School Project, CIP 20-08, which will improve Gibson Road between West Street and CR98. CIP 20-07 was originally bid to investigate subsurface conditions and make the necessary water and sewer repairs to clear the way for pavement replacement between East Street and West Street, but it was also contemplated that any water and sewer repairs on Gibson Road between West Street and CR98 would be added to CIP 20-07 if the work was necessary and of similar nature.

The interceptor sewer on East Street between Gibson Road and Gum Avenue is part of a multi-year project to transfer sewer flows from the Beamer Trunk Sewer to the Gibson Trunk Sewer and to address existing sewer deficiencies on Pendegast Street while replacing deficient sewer mainlines and laterals along the route. Construction of the interceptor sewer will continue in the 2021 Sewer and Water Repair and Replacement Project, CIP 20-14 and will finish in the 2022 Sewer and Water Repair and Replacement Project, CIP 21-01.

Approximately 6,600 linear feet of mainline water pipe was replaced by the project, thereby eliminating a portion of the antiquated system of 2-inch diameter cast iron water mains located behind sidewalks. These

mains are notorious for problems such as breaks and leaks as they are buried shallow enough to be subject to diurnal fluctuations in temperature and can be disturbed by homeowner's front yard improvements. The project constructed new 8, 10 and 12-inch diameter mains in the street and connected the residences with new polyethylene services, which now deliver more reliable water pressure and uninterrupted water service for 118 residences. Concurrently, the project repaired more than 32 feet of sanitary sewer defects in the same area, reconstructed 2 existing manholes, installed 7 new manholes, reconstructed or rehabilitated 88 service laterals, structurally lined just under 7,600 linear feet of Gibson Road sewer mains and installed 1,931 feet of interceptor sewer on East Street.

Discussion:

As mentioned above, 8 change orders have been executed, to date, in the amount of $1,340,081.16. The primary reason for these change orders was directing a change in construction methodology for both the interceptor sewer as a result of encountering caving soils and for the sewer replacements in order to lower these utilities to a sufficient depth where they would clear the upcoming road reconstruction section. Other change orders included improving water facilities on W. Gibson Road, installing conduit beneath the sidewalk for future street lighting, realigning the improvements to accommodate unknown or undocumented buried utilities that were discovered during construction to be in conflict with the design, paying right-of-entry fees necessary to bore new water main beneath Union Pacific Railroad tracks on Gibson Road, and hauling and stockpiling of East Street trench soils for use by a future pedestrian overcrossing project. A final change order is currently proposed in the amount of $43,474.62 to account for additional work above the bid amounts (primarily extra asphalt, concrete and traffic signal detector loop replacements) and six feet of additional interceptor sewer installed above the originally proposed amount. This final change order would bring the total change order amount to $1,383,555.78, which is $23,555.78 over the authorized contract contingency. The increase in contingency does not impact the total project budget as shown below.

See the table below for a breakdown of the project costs:

Construction Contract	$4,359,548
Project Design	$265,000
Change Orders	$1,384,000
Total Construction Cost	$6,008,548
Project/Construction Management and Staff Time	$600,000
Railroad Pipeline Licensing	$20,000
Total Project Costs	$6,628,548
Original Project Budget	$5,500,000
Current Project Budget	$6,655,000

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, to: 1.) Authorize a $23,555.78 increase to the construction contract contingency, bringing the total contract contingency to $1,383,555.78; and 2.) Accept the construction contract for the 2020 Sewer & Water Repair & Replacement Project, CIP 20-07, with T&S Construction Co., Inc., as complete and authorize the City Clerk to file a Notice of Completion.

Prepared By: Mark Miller, Associate Engineer

Reviewed By: Tim Busch, Principal Utilities Civil Engineer
Brent Meyer, Community Development Director / City Engineer

Ken Hiatt
City Manager

Attachments:

1. Resolution

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE 2020 SEWER & WATER REPAIR AND REPLACEMENT PROJECT, CIP 20-07, CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

WHEREAS, the City Council approved the plans and specifications for the 2020 Sewer & Water Repair & Replacement Project, CIP 20-07 (the "Project") and authorized advertisement for bids on November 19, 2019; and the City of Woodland advertised for bids on December 17, 2019; and

WHEREAS, the City Council approved Resolution 7399 on February 4, 2020, to execute a construction contract with T&S Construction Co., Inc., in the amount of $4,359,548 and approved a 10% construction contingency ($435,955) for the Project with a total project budget of $5,500,000; and

WHEREAS, the City Council approved Resolution 7657 on March 16, 2021, to increase the available construction contingency to $1,360,000 for a total contract amount of up to $5,719,548; and

WHEREAS, the construction of the Project began on March 9, 2020 and was completed in May 2021; and

WHEREAS, eight contract change orders were executed in an amount totaling $1,340,081.16, and one final change order remains to be executed in the amount of $43,474.62, which brings the total contract change order amount to $1,383,555.78; and

WHEREAS, authorization for a construction contract contingency increase of $23,555.78 is required to execute the final change order change and close out the construction contract.

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

Section 1. The City Council hereby authorizes a $23,555.78 increase to the construction contract contingency, bringing the total contingency to $1,383,555.78.

Section 2. The City Council hereby accepts the 2020 Sewer & Water Repair & Replacement Project, CIP 20-07 as complete.

Section 3. The City Council hereby authorizes the City Clerk to file a Notice of Completion for the 2020 Sewer & Water Repair & Replacement Project, CIP 20-07.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular Council meeting of the City Council held on the 1st day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: G.10
SUBJECT: Final Acceptance and Notice of Completion for the Country Oaks Subdivision Project (Subdivision Final Map #4851)

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, accepting the public improvements associated with the Country Oaks Subdivision Project (Subdivision Final Map 4851), completed by Molly Avenue, LLC, a California Limited Liability Company, as complete and authorize the City Clerk to file a Notice of Completion.

Staff Contact:
Ed Wisniewski, Senior Civil Engineer - (530) 661-5975; ed.wisniewski@cityofwoodland.org

Fiscal Impact:
There is no impact to the City budget other than future operation and maintenance costs. All infrastructure improvements were paid for by the developer. In-tract infrastructure costs were paid solely by the developer, and the developer participates in the City-wide Development Impact Fee Program which is the funding mechanism for shared infrastructure.

The Governmental Accounting Standards Board Statement 34 (GASB 34) requires state and local governments to include valuation and depreciation information on public infrastructure assets (excludes landscaping) for accounting purposes and financial reports. The total cost of public infrastructure in the GASB34 categories that the City will acquire with these improvements is shown below.

Est. GASB34 category	Country Oaks (SM #4851)
Road	$650,000
Water	$250,000
Sewer	$240,000
Storm Drain	$190,000

Background:
On November 1, 2007, the Woodland Planning Commission approved Molly Avenue, LLC's application for the 38-lot tentative subdivision map and site plan & design review located northwest of the intersection of Gum Avenue and Matmor Road as an extension of Molly Avenue and Betty Avenue, subject to a set of Conditions of Approval.

With the approval of Final Map 4851 on March 5, 2019, Molly Avenue LLC entered into a Subdivision Improvement Agreement, a contract to construct in-track subdivision improvements and offsite improvements to serve the property. Improvement plans were approved on March 7, 2019 and construction began in Spring

2019.

Discussion:
As of May 6, 2021, Molly Avenue, LLC has completed the infrastructure improvements to the satisfaction of the City Engineer and the Public Works & Community Development Departments. The work was designed to City Standard Specifications and the improvements were inspected by the City during construction. Following Council acceptance, the City Clerk will file a Notice of Completion for the completed items initiating release of the developer's performance and payment securities for these improvements. The developer has provided a warranty security to correct any defects identified during the warranty timeframe of one year following the filing of the Notice of Completion.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, accepting the public improvements associated with the Country Oaks Subdivision Project (Subdivision Final Map 4851), completed by Molly Avenue, LLC, a California Limited Liability Company, as complete and authorize the City Clerk to file a Notice of Completion.

Prepared By: Ed Wisniewski, Senior Civil Engineer

Reviewed By: Brent Meyer, Community Development Director/ City Engineer

Ken Hiatt
City Manager

Attachments:
1. Resolution
2. Location Map

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ACCEPTING PUBLIC IMPROVEMENTS FOR SUBDIVISION MAP NUMBER 4851 (COUNTRY OAKS SUBDIVISION)

WHEREAS, on November 1, 2007, the City Planning Commission approved Tentative Map No. 4851 "Country Oaks" and the associated Conditions of Approval; and

WHEREAS, Molly Avenue, LLC entered into a subdivision improvement agreement to construct the infrastructure necessary to serve the development permitted by the Map (the "improvements") and furnished bonds to ensure the timely completion of the improvements; and

WHEREAS, on March 7, 2019, the City Engineer approved the improvement plans for Country Oaks (Subdivision Map No. 4851); and

WHEREAS, as of May 6, 2021, Molly Avenue, LLC, a California Limited Liability Company, has completed the Improvements; and

WHEREAS, the Subdivision Map Act and the Woodland Municipal Code require the City to accept public improvements which have been completed; and

WHEREAS, Molly Avenue, LLC has requested that the City accept those Improvements that have been completed;

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

Section 1. The City Council hereby accepts those Improvements constructed as shown on the improvement plans entitled "Improvement Plans for Country Oaks Subdivision No. 4851)" and approved by the City Engineer on March 7, 2019.

Section 2. The City Council hereby authorizes the City Clerk to file the Notice of Completion and release the developer's securities held for the completion of public improvements associated with the Country Oaks (Subdivision Map No. 4851) Project.

Section 3. Through adoption of this resolution, the City of Woodland does not waive any of its rights, or obligations of Molly Avenue, LLC, a California Limited Liability Company, or any other entity, under the conditions of approval for the Map, any associated development agreement, reimbursement agreement, participation agreement, or under any other document, ordinance or applicable law.

Section 4. The adoption of this resolution shall not be deemed to cure any breach by Molly Avenue, LLC, a California Limited Liability Company, or any other entity of its obligations under the Map or any other document, ordinance, or applicable law.

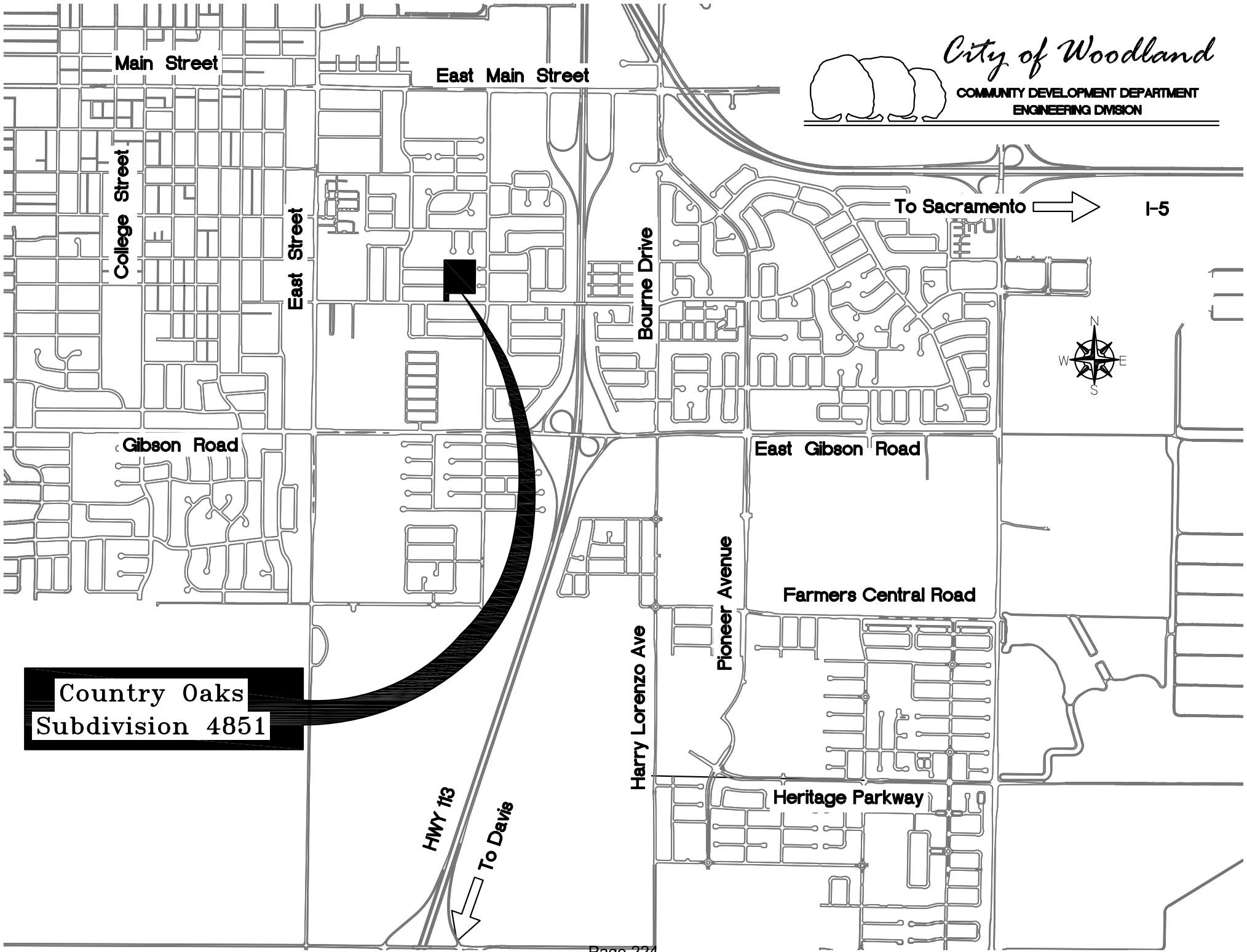
PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 1st day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk


City of Woodland
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION
Main Street
East Main Street
College Street
East Street
Bourne Drive
To Sacramento
I-5
N
W
E
S
Gibson Road
East Gibson Road
Pioneer Avenue
Farmers Central Road
Harry Lorenzo Ave
Country Oaks
Subdivision 4851
HWY 113
To Davis
Heritage Parkway

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: G.11
SUBJECT: Crawford Park Community Rain Garden Demonstration Project Appropriation, CIP #21-11

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing an appropriation of $81,581 to the Sustainability Fund (365) and the same $81,581 to the Crawford Park Community Rain Garden Demonstration Project, CIP #21-11.

Staff Contact:
Ken Loman, Environmental Sustainability Manager, (530) 661-2060, ken.loman@cityofwoodland.org

Fiscal Impact:
This action will result in a budget appropriation of $81,581 to the Sustainability Fund (365) and the same $81,581 to the Crawford Park Community Rain Garden Demonstration Project, CIP #21-11. Fund 365 has sufficient funding available to support this project. $49,000 of project funding came from a Local Government Commission grant and was previously appropriated to CIP 21-11. The total project budget is $130,581.

City Council Priority Goals
This project supports the following City Council Priority Goals:

Improve Quality of Life

The project supports the following Key Strategies for improving quality of life:

Invest in cultural and recreational amenities

The project enhances the range of parks and recreational (educational) facilities and activities, and provision of exceptional public services, consistent with community expectations.

Focus on sustainability and resiliency to climate change

By providing a demonstration site and a venue for related community education programming, the project enhances community capacity for stewardship of land, water, air and energy resources, an example of how small-scale projects build resilience. The project protects and improves the quality of the natural environment and a City park, enhancing opportunities for all residents to live active and healthy lifestyles.

Background:
On August 18, 2020 Council adopted Resolution No. 7538, approving an Agreement between the Local Government Commission (LGC) and the City, creating Capital Improvement Program Project #21-11, and authorizing appropriation of funds to the Sustainability Fund (365) for the purpose of creating a Community Rain Garden Demonstration Project at Crawford Park, 1733 College St, Woodland (site concept plan attached). This authorized an appropriation of $49,000 to the Sustainability Fund (365) and CIP #21-11, to be offset by grant funds from LGC.

The grant funds from LGC originated with the National Recreation and Park Association's Great Urban Parks Campaign (GUPC) Grant Program to implement green stormwater infrastructure and recreational amenities within public parks. Grants made through this program are intended to improve local environmental quality, increase access to high quality park spaces that provide multiple benefits to residents, and create a community that is engaged in green stormwater infrastructure solutions.

Discussion:

Staff worked with LGC and the project designers to develop a project that met the goals of the grant program. The project designers, working directly through LGC, estimated the project to cost $75,000. On April 21, 2021, a Notice Inviting Bids was posted and submitted bids were opened on May 12, 2021. The City received the following two responsive bids:

Bidders Name	Base Bid Amount	Base Bid Plus Additive Alternate
CJB Construction	$84,156.23	$115,526.02
Marina Construction	$110,185.90	$144,562.20

Of the two bids received, the low Base Bid from CJB Construction was $84,156.23 plus one Add-Alternate of $31,369.79 for a combined total of $115,526.02. The higher than estimated bids may result from steeply rising material costs and a busy labor market. The Base Bid included the stormwater inlet and swale area marked as #1 on the attached concept plan (between the exercise path and Eldorado Drive). However, staff and the landscape architects recommend including the Add-Alternate, the construction of the seating area and adjacent "upland" planting area marked as #8 on the attached concept plan, to create a more complete project. Staff estimates that inspections will cost $5,000. As $49,000 was previously appropriated to this project from the GUPC grant, the cost of the both the base bid and the Add-Alternate bid will require an additional $66,526.02, plus an additional $15,054.98 for contingency and staff costs for an appropriation of $81,581.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing an appropriation of $81,581 to the Sustainability Fund (365) and the same $81,581 to the Crawford Park Community Rain Garden Demonstration Project, CIP #21-11.

Prepared By: Ken Loman, Environmental Sustainability Manager

Reviewed By: Brent Meyer, Community Development Director/ City Engineer

Ken Hiatt
City Manager

Attachments:

1. Resolution - Rain Garden Construction Appropriation
2. Site Plan

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE APPROPRIATION OF FUNDS TO THE SUSTAINABILITY FUND (365) FOR CONSTRUCTION OF THE CRAWFORD PARK COMMUNITY RAIN GARDEN DEMONSTRATION PROJECT, CIP #21-11

WHEREAS, on August 18, 2020, the City Council created CIP Project #21-11 for the purpose of creating a Community Rain Garden Demonstration Project at Crawford Park, and

WHEREAS, on that same date, the City Council entered into an agreement with the Local Government Commission (LGC) to accept $49,000 in grant funds provided by the National Recreation and Parks Association's Great Urban Parks Campaign (GUPC) grant program to be used for that purpose, and

WHEREAS, the Crawford Park Community Rain Garden Demonstration Project supports the City's Climate Action Plan by demonstrating low-water-use gardening techniques, City goals toward quality of life by improving neighborhood aesthetics and public engagement, and aligns with the goals of the GUPC grant program's efforts to implement green storm water infrastructure and recreational amenities within public parks, and

WHEREAS, the City solicited bids for construction of the project on April 21, 2021 and received two bids on May 12, 2021, the lower of which totaled $115,526.02; and

WHEREAS, the City Council wishes to appropriate $81,581 to the Sustainability Fund (365) to supplement the grant funds provided by LGC for construction of the project, including inspection costs and contingency funds, and

WHEREAS, Fund 365 has sufficient funds available for this purpose.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby:

Section 1. Authorizes the appropriation of $81,581 to the Fiscal Year 2020-21 Sustainability Fund (365) and the same $81,581 to the Crawford Park Community Rain Garden Demonstration Project, CIP #21-11.

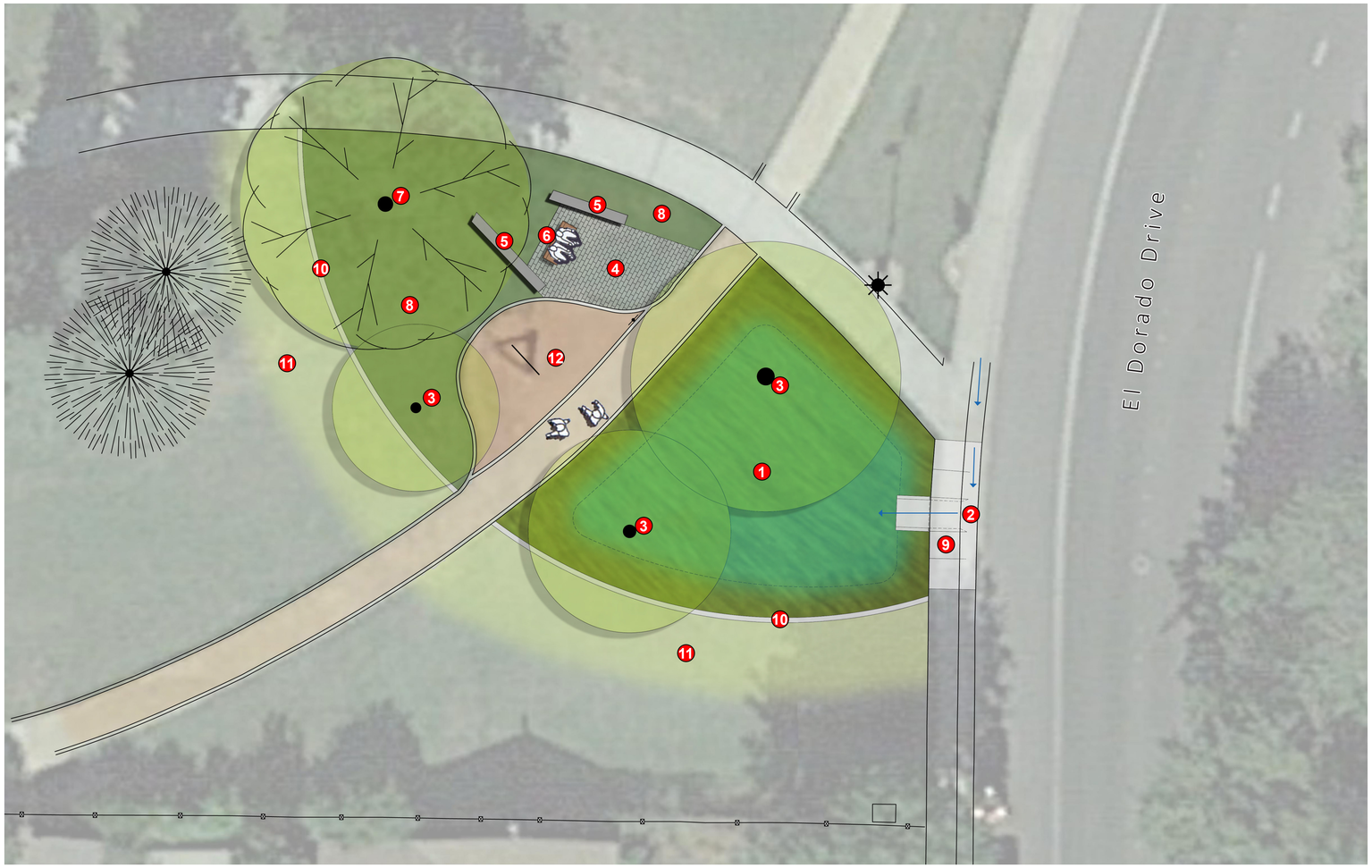
PASSED AND ADOPTED by the City Council this 1st day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

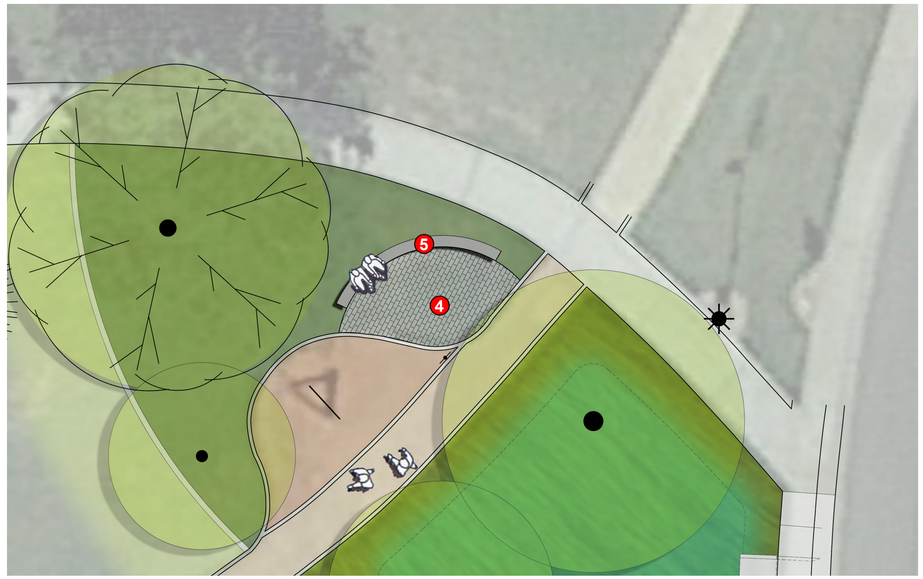


Woodland's Crawford Park: Rain Garden Concept Plan

June 9, 2020

0′ 10′ 20′ 40′

1. 1,500 square foot rain garden accepts stormwater runoff from El Dorado Drive.
2. Entry point of stormwater runoff.
3. New park trees.
4. Pervious pavement seating area.
5. Concrete/Mosaic tile seatwalls.
6. Wood bench.
7. Existing mature park tree to be used as a focal point.
8. Upland sun and shade drought-tolerant planting demonstration areas.
9. New concrete sidewalk, curb, gutter, and covered stormwater channel.
10. New concrete mow band separates ornamental landscape from park turfgrass.
11. If needed, transition turfgrass grade to meet walkway and concrete mowband conditions.
12. Existing exercise station "Pull-up Bar" area to remain at current location.



Current Curvilinear Seating Area Design

June 18, 2020

California drought-tolerant plantings

Mosaic tile art seatwall

Pervious pavement pathway/patio space

Rain garden and interpretative signage

Urban Rain Design inc. A Studio of Green Infrastructure

ATLAS LAB

California SLGI STUDENT LEADERSHIP IN GREEN INFRASTRUCTURE™

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: G.12
SUBJECT: List of Projects for FY 21/22 Funded by SB1 RMRA

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, adopting a list of projects for FY 21/22 funded by SB1 Road Maintenance and Rehabilitation Account (RMRA) funds.

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

Fiscal Impact:
In fiscal year 21/22, the City will receive an estimated $1,178,388 from the Road Maintenance and Rehabilitation Account (RMRA) created by Senate Bill 1 (SB1), the Road Repair and Accountability Act of 2017. The list of projects that are funded in-part or solely with FY 21/22 RMRA revenue are included in the current Capital Budget. Due to SB1 funding requirements, staff will return annually (prior to July 1 each year) to establish the City's priority for receipt of RMRA funding.

The projected revenue to the City of Woodland for the first ten years of SB1 RMRA is just over $16 million.

There is no impact to the General Fund.

Background:
In April 2017, Senate Bill 1 (SB1) was passed by the Legislature and signed into law by Governor Jerry Brown to address the significant funding shortfall for road maintenance and repair in the state. The bill includes funding for State transportation infrastructure, public transportation and cities and counties. The bill includes annual accountability provisions for cities and counties that ensure the community has access to information on projects proposed for SB1 funding and requirements to report on actual funding expenditures. Beginning in November 2017, the State Controller began depositing SB1 funding into the RMRA, a portion of which is distributed by formula directly to cities and counties.

For the City of Woodland to continue receiving its allocation, the City must annually adopt a list of projects that will be funded in-part or solely with the following fiscal year's RMRA revenues. Additionally, Staff submits project details and budget documentation to the CTC by July 1 each year for verification of compliance with SB1 requirements. The process of adopting a list of RMRA funded projects included in the Capital Budget and reporting to the CTC is an annual requirement of SB1 funding.

Discussion:
The estimated RMRA revenue for FY 21/22 is $1,178,388.

The following is the list of projects identified in the current Capital Budget as being funded in-part or solely with FY 21/22 Road Maintenance and Rehabilitation Account revenues:

- CIP #13-05: East Main Street Improvement Project

- CIP #20-01: Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street
- CIP #20-08: W. Gibson Road Rehabilitation Project – West Street to CR 98

The following is the previously adopted list of projects that will also utilize FY 21/22 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects, the City is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

- CIP #19-05: 2020 Road Rehabilitation Project – Matmor Road & Gum Avenue

The annual submittal of project details to the CTC does not preclude the City from amending the funded projects to align with City needs and priorities as long as all projects are consistent with RMRA priorities and are eligible road maintenance and rehabilitation projects.

SB1 funding has a requirement that funded projects be identified in the City's Capital Improvement Budget and Council adopt the list of RMRA funded projects each year. However, the City is only required to identify one year at a time. Thus, the current Council action for adopting a project list funded by RMRA only addresses the next fiscal year. Future year's project funding shown in the project budget is for informational purposes and will be appropriated annually as the SB1 funding is received.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, adopting a list of projects for FY 21/22 funded by SB1 Road Maintenance and Rehabilitation Account (RMRA) funds.

Prepared By: Diana Ayón, Senior Associate Civil Engineer

Reviewed By: Brent Meyer, Community Development Director/ City Engineer

Ken Hiatt
City Manager

Attachments:
1. Resolution
2. CIP Sheets

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ADOPT A LIST OF PROJECTS FOR FY 21/22 FUNDED BY SB1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure residents are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City adopts a Capital Budget which includes all projects to receive funding from Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which includes a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City will receive an estimated $1,178,388 in RMRA funding in Fiscal Year 2021/22 from SB1; and

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

Section 1. The City Council hereby adopts the following list of newly proposed projects that will be funded in-part or solely with FY 21/22 Road Maintenance and Rehabilitation Account revenues:

- CIP #13-05: East Main Street Improvement Project
- CIP #20-01: Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street
- CIP #20-08: W. Gibson Road Rehabilitation Project – West Street to CR 98

Section 2. The City Council hereby adopts the following previously proposed and adopted list of projects that will also utilize FY 21/22 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

- CIP #19-05: 2020 Road Rehabilitation Project – Matmor Road & Gum Avenue

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular City Council meeting held on the 1st day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

CITY OF WOODLAND

CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name: East Main Street Improvement Project

Project #: 13-05

MPFP:

Funding Source(s): Fund 506 - Measure "E"
Fund 351- Transportation Grants
Fund 361 - RMRA

Project Proponent: Katie Wurzel

Project Manager: Diana Ayon

User Department: Community Development

	Project Costs			
	Fund 506 - Measure "E"	Fund 351- Transportation Grants	Fund 361 - RMRA	Fund 210 - Water
Prior Year Allocation	$450,000	$1,800,000	$0	$0
Fiscal Year				
2019-20	$0	$1,156,000	$500,000	$0
2020-21	$1,200,000	$0	$500,000	$50,000
2021-22	$0	$0	$0	$0
2022-23	$0	$0	$0	$0
2023-24	$0	$0	$0	$0
Subtotal	$1,650,000	$2,956,000	$1,000,000	$50,000
TOTAL	$5,656,000			

Cost Estimate By Category:	
Pre-Design/Environmental/Studies	$0
Design Costs:	$550,000
Construction Costs:	$5,156,000
Land Acquisition:	$0

ABOUT THE PROJECT:

Project Description: Project will install bike lanes on Main Street and curb and gutter, landscape, fencing, irrigation and storm drainage on the north side of East Main Street between Pioneer Avenue and East Street. Project also includes an off-street bike path from Pioneer to Matmor.

Justification Project is consistent with the Bicycle Transportation Plan and is needed to improve intra city bikeways, which are required before support will be given for the Woodland-Davis bikeway. Project also improves the blighted entrance to downtown and screens the railroad tracks along Main Street

Pertinent Issue: Project will improve bicycle interconnectivity of Woodland by providing bke lanes on Main Street between Pioneer Avenue and East Street. Project will also enhance the appearance of East Main Street. Some of the 351 funding comes from de-programming of the I-5/SR 113, $1.08 M from SACOG Bike/Ped & local/regional grant. Construction is delayed until 2017/18 to match SACOG funding availability. $100,000 was awarded from a Community Design SACOG Grant in the FY16 funding cycle.

CITY OF WOODLAND

CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name: Gibson Road Bicycle/Pedestrian Mobility Project - East to West Street

Project #: 20-01

MPFP:

Funding Source(s): Fund 351- Transportation Grants
Fund 507 - Measure "F"
Fund 361 - RMRA

Project Proponent: Katie Wurzel

Project Manager: Diana Ayon

User Department: Community Development

Project Costs

	Fund 351- Transportation Grants	Fund 507 - Measure "F"	Fund 361 - RMRA	Fund 210 - Water	Fund 220 Sewer
Prior Year Allocation	$0	$0	$0	$0	Ø
Fiscal Year					
2019-20	$0	$0	$500,000	$0	
2020-21	$3,933,000	$1,700,000	$0	$50,000	$ 50,000
2021-22	$0	$0	$0	$0	
2022-23	$0	$0	$0	$0	
2023-24	$0	$0	$0	$0	
Subtotal	$3,933,000	$1,700,000	$500,000	$50,000	$ 50,000
TOTAL	~~$6,183,000~~	$ 6,233,000			

Cost Estimate By Category:

Pre-Design/Environmental/Studies	$10,000	
Design Costs:	$590,000	
Construction Costs:	~~$5,633,000~~	$ 5,683,000
Land Acquisition:	$0	

ABOUT THE PROJECT:

Project Description: Project will rehabilitate the pavement on Gibson Road between East and West Streets. Improvements include pavement rehabilitation, improved bike lanes, sidewalk repairs, ADA ramp improvements and traffic signal improvements.

Justification Part of the on-going pavement rehabilitation program.

Pertinent Issue: Project was awarded grant funding through the 2018 SACOG Local Regional Funding round. State/Federal funding source has yet to be determined. The total grant amount is $3.933 M. Grant match will be $1.7M of MSF funding.

CITY OF WOODLAND

CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name: W. Gibson Road Rehabilitation - West Street to CR 98

Project #: 20-08

MPFP:

Funding Source(s): Fund 351- Transportation Grants
Fund 361 - RMRA
Fund 506 - Measure "E"

Project Proponent: Katie Wurzel

Project Manager: Diana Ayon

User Department: Public Works

Project Costs

	Fund 351- Transportation Grants	Fund 361 - RMRA	Fund 506 - Measure "E"	Fund 210 - Water	Fund 220 Sewer
Prior Year Allocation	$0	$0	$0	$0	0
Fiscal Year					
2019-20	$600,000	$77,700	$0	$0	
2020-21	$3,216,000	$1,200,000	$300,000	$100,000	$100,000
2021-22	$0	$0	$0	$0	
2022-23	$0	$0	$0	$0	
2023-24	$0	$0	$0	$0	
Subtotal	$3,816,000	$1,277,700	$300,000	$100,000	$100,000
TOTAL	~~$5,493,700~~	$5,693,700			

Cost Estimate By Category:			
	Pre-Design/Environmental/Studies	$0	
	Design Costs:	$677,700	
	Construction Costs:	~~$4,916,000~~	$5,016,000
	Land Acquisition:	$0	

ABOUT THE PROJECT:

Project Description: Project will rehabilitate the pavement on W. Gibson Road between West Street and CR 98. Improvements include pavement rehabilitation, improved bike lanes, narrowed travel lanes, sidewalk repairs, ADA ramps, signal improvements, road diet and a pedestiran actuated lighted crossing at California.

Justification The pavement on Gibson Road is failing beyond maintenance levels.

Pertinent Issue: Project was awarded grant funding through the 2018 and 2019 SACOG funding rounds and received a total State/Federal grant amount of $3,816,000.

CITY OF WOODLAND

CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name: 2020 Road Rehabilitation - Matmor Rd & Gum Ave

Project Proponent: Katie Wurzel

Project #: 19-05

MPFP:

Project Manager: TBD

Funding Source(s): Fund 361 - RMRA
Fund 507 - Measure "F"
Fund 506 - Measure "E"

User Department: Public Works

Project Costs

	Fund 361 - RMRA	Fund 507 - Measure "F"	Fund 506 - Measure "E"	Fund 210 - Water	Fund 220 Sewer
Prior Year Allocation	$5,000	$0	$0	$0	0
Fiscal Year					
2019-20	$0	$0	$0	$0	
2020-21	$0	$0	$0	$0	
2021-22	$1,000,000	$0	$1,000,000	$0	
2022-23	$1,500,000	$0	$1,000,000	$100,000	$100,000
2023-24	$1,500,000	$1,000,000	$275,000	$0	
Subtotal	$4,005,000	$1,000,000	$2,275,000	$100,000	$ 100,000
TOTAL	~~$7,380,000~~	$7,480,000			

Cost Estimate By Category:			
	Pre-Design/Environmental/Studies	$100,000	
	Design Costs:	$500,000	
	Construction Costs:	~~$6,880,000~~	$6,980,000
	Land Acquisition:	$0	

ABOUT THE PROJECT:

Project Description: Project will rehabilitate Matmor Road from E. Main Street to Gibson Road and Gum Avenue from East Street to Matmor Road. Improvements include rehabilitation of the existing asphalt roadway, repair of damaged curb, gutter and sidewalk as needed and improvements to ADA access at intersections within the corridors. The project will widen and improve delineation of the existing bike lanes to encourage bicycle transportation to nearby shopping centers and elementary schools within the project area. The estimated useful life of the project is 15-20 years.

Justification Matmor Road and Gum Avenue are known to be failing and are identified in the City's Pavement Management System as having PCI less than or equal to 55. The roadways are both corridors that carry significant local and regional vehicular traffic as well as local bicycle traffic accessing adjacent neighborhoods, shopping centers, schools, parks and the Yolo County Fairgrounds.

Pertinent Issue: The project will repair existing failing roadways within the City. Work will be coordinated with major utility repair work to maximize cost efficiencies for the road and utility programs. Revenue projections for RMRA are as follows: FY18: $325,000 (actual recived $349,323),FY19: $900,000 (actual received $1,108,104), FY20: $1 million, FY21: $1.14 million. This project will likely begin construction inFY23 and conclude in FY24. This allows adequate revenue to build project in its entirety.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: G.13
SUBJECT: Construction Contract for 2021 Road Maintenance Project, CIP 20-02

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, 1.) Approving a construction contract for the 2021 Road Maintenance Project, CIP 20-02; awarding the construction contract in the amount of $1,302,120.10 to Lister Construction; authorizing a contract contingency up to 15% ($195,318); and authorizing the City Manager to execute the construction contract and change orders; and 2.) Approving a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $204,000; authorizing a contract contingency up to 10% ($20,400); and authorizing the City Manager to execute the agreement and amendments; and 3.) Waiving immaterial minor bid irregularities in the bid submitted by the lowest responsible bidder submitting a responsive bid (Lister Construction).

Staff Contact:
Justin Lau, Junior Engineer, (530) 661-5960, justin.lau@cityofwoodland.org

Fiscal Impact:
The 2021 Road Maintenance Project, CIP 20-02, is included in the current Capital Budget in the amount of $1,358,238. Funding includes $94,262 in Measure E funding, $1,200,000 in Measure F funding and $63,976 in Water Enterprise Funds to fund improvements associated with water utility conflicts. This project funding is consistent with the current approved Capital Budget and the Measure E & F Spending Plans. Future appropriations of $340,000 will be recommended with the Capital Budget Update and included with the Citywide Annual FY22 Proposed budget.

The project budget includes the costs for design, project management, construction management/inspection and construction.

There is no impact to the General Fund.

Background:
In 2006, voters approved the Measure E, ½ cent sales tax, along with advisory measures to identify voter preferences for use of those tax proceeds. Under the advisory measures, road maintenance and repair received the second highest voter response.

In November 2016, Woodland voters approved Measure F, which extended the ½ cent sales supplemental sales tax. The 12-year approval of Measure F, a General Tax, includes funding for general city services such as street maintenance. Funds from both Measure E & F will be utilized to complete this project.

Staff maintains a pavement management program that tracks pavement conditions and aims to address pavement maintenance on local streets with the Measure E and F funds. Pavement maintenance typically refers to surface treatments such as slurry seal, chip seal, microsurfacing or other combination treatments. It may also include minor rehabilitation such as grinding and overlaying - where the top few inches of the asphalt surface is

removed and replaced. Overlaying is typically performed when the underlying road structure is stable, but the asphalt is failing or beginning to fail.

Further deteriorated roads that require significant rehabilitation or reconstruction are beyond the scope of the pavement maintenance program and are typically performed as standalone capital projects, often with grant funding.

The intent of the pavement maintenance program is to place surface treatment and perform minor rehabilitation to keep roads that are in good to moderate condition from further deterioration. The focus of the program is generally local residential streets as these streets are often in a condition that is easily addressed with pavement maintenance and are more cost effective.

Throughout the life of Measure E and into Measure F, we have performed pavement maintenance in all areas of town on every local street that required treatment. We are now shifting focus for a short time to address higher classification roadways that are in a condition that is conducive to these treatment types.

Discussion:

On April 20, 2021, Council approved plans and specifications for the project. The project scope as a base included the microsurfacing of W. Cross from CR98 to West Street, W. Lincoln from CR98 to West Street and Cottonwood from W. Main to Gibson Road. To allow flexibility in awarding as much work as feasible, the project was bid with four additive alternates (see attached project location map). Where applicable, roadway restriping will include narrower travel lanes to allow for wider bike lanes within the corridors.

•Alternate A: Cottonwood St – W. Main St to W. Beamer St - Microsurfacing
•Alternate B: Cottonwood St – El Dorado Dr to Gibson Rd – Microsurfacing
•Alternate C: Clover St – West St to Walnut St - Microsurfacing
•Alternate D: West St – South City Limits to Gibson Rd – Grind and Overlay

The determination of low bidder and, basis of award, for the construction contract was the base bid plus all alternatives.

On May 19, 2021, the City received two bids for construction of the project. Staff has performed due diligence in reviewing the bids and the bids comply with the technical submittal requirements. The City received one responsive bid:

Bidder's Name	Base Bid Amount	Base Bid + All Alternates
Lister Construction	$743,717.72	$1,449,851.56
B&M Builders*	$897,368.25	$1,604,175.22

*The bid was deemed non-responsive due to using incorrect bid forms.

After reviewing the bid packages, staff has determined that Lister Construction is the lowest responsive, responsible bidder with a total bid, including all alternates, of $1,449,851.56.

Lister Construction's bid had immaterial bid irregularities resulting from its failure to (1) include page II-13 which lists contractor's license information and DIR registration status and (2) sign the Experience & Qualifications signature page in their bid submittal package. These are immaterial and minor deviations

because (1) Lister Construction's DIR registration status can be ascertained from the Public Works Contractor Registration Certification form submitted with the bid, which in turn also allows the City to easily confirm Lister Construction's contractor licensing status and (2) Lister Construction signed all other bid forms as well as the bid bond, which negates the issue related to the failure to sign the Experience and Qualifications form signature page. The City is additionally familiar with Lister Construction and confident in their ability to complete the necessary work. Failure to sign the Experience & Qualifications and include page II-13 are, therefore, immaterial bid irregularities the City has the discretion to waive.

Lister Construction's bid breakdown is as follows:

Base Bid	$743,717.72
Alternate A	$147,731.46
Alternate B	$47,035.68
Alternate C	$209,701.75
Alternate D	$301,664.95
Total Base + All	**$1,449,851.56**

Staff is requesting that in addition to the base bid, the contract award include Alternate B, C & D for a total contract amount of $1,302,120.10. Alternate A is not recommended due to limited project funding.

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

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

Staff anticipates construction starting in June 2021 with completion in early Fall 2021.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, 1.) Approving a construction contract for the 2021 Road Maintenance Project, CIP 20-02; awarding the construction contract in the amount of $1,302,120.10 to Lister Construction; authorizing a contract contingency up to 15% ($195,318); and authorizing the City Manager to execute the construction contract and change orders; and 2.) Approving a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $204,000; authorizing a contract contingency up to 10% ($20,400); and authorizing the City Manager to execute the agreement and amendments; and 3.) Waiving immaterial minor bid irregularities in the bid submitted by the lowest responsible bidder submitting a responsive bid (Lister Construction).

Prepared by: Justin Lau, Junior Engineer

Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Location Map

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT FOR THE 2021 ROAD MAINTENANCE PROJECT, CIP 20-02

WHEREAS, the City of Woodland has $1,358,238 of Measure E, Measure F and Water Enterprise funds identified in the Capital Budget to maintain and extend the life of Woodland's street network, referred to as the 2021 Road Maintenance Project, CIP 20-02 (the "Project"); and

WHEREAS, the City Council approved the plans and specifications and authorized bid advertisement on April 20, 2021; and

WHEREAS, the City opened bids on May 19, 2021, and of the 2 received bids, the lowest responsive, responsible bidder was Lister Construction determined by their base bid plus all alternates amount of $1,449,851.56; and

WHEREAS, the City wishes to waive minor bid irregularities, award the construction contract for the base bid plus Alternate B C, & D to Lister Construction in the amount of $1,302,120.10 and authorize a contingency up to 15%; and

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

WHEREAS, the City wishes to approve the consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $204,000 and authorize contingency up to 10%; and

WHEREAS, the City Council wishes to approve the construction contract with Lister Construction and the agreement with Associated Engineering Consultants, Inc. and authorize their execution through the adoption of this Resolution.

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

Section 1. The City Council hereby approves the construction contract with Lister Construction in the amount of $1,302,120.10. The City Manager is hereby authorized and directed to execute the contract and change orders up to 15% ($195,318) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 2. The City Council hereby approves the consultant services agreement with Associated Engineering Consultants, Inc. in the amount of $204,000. The City Manager is hereby authorized and directed to execute the agreement and amendments up to 10% ($20,400)

of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 3. Copies of the Construction Contract and Consultant Agreement for Construction Management and Inspection Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this 1st day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

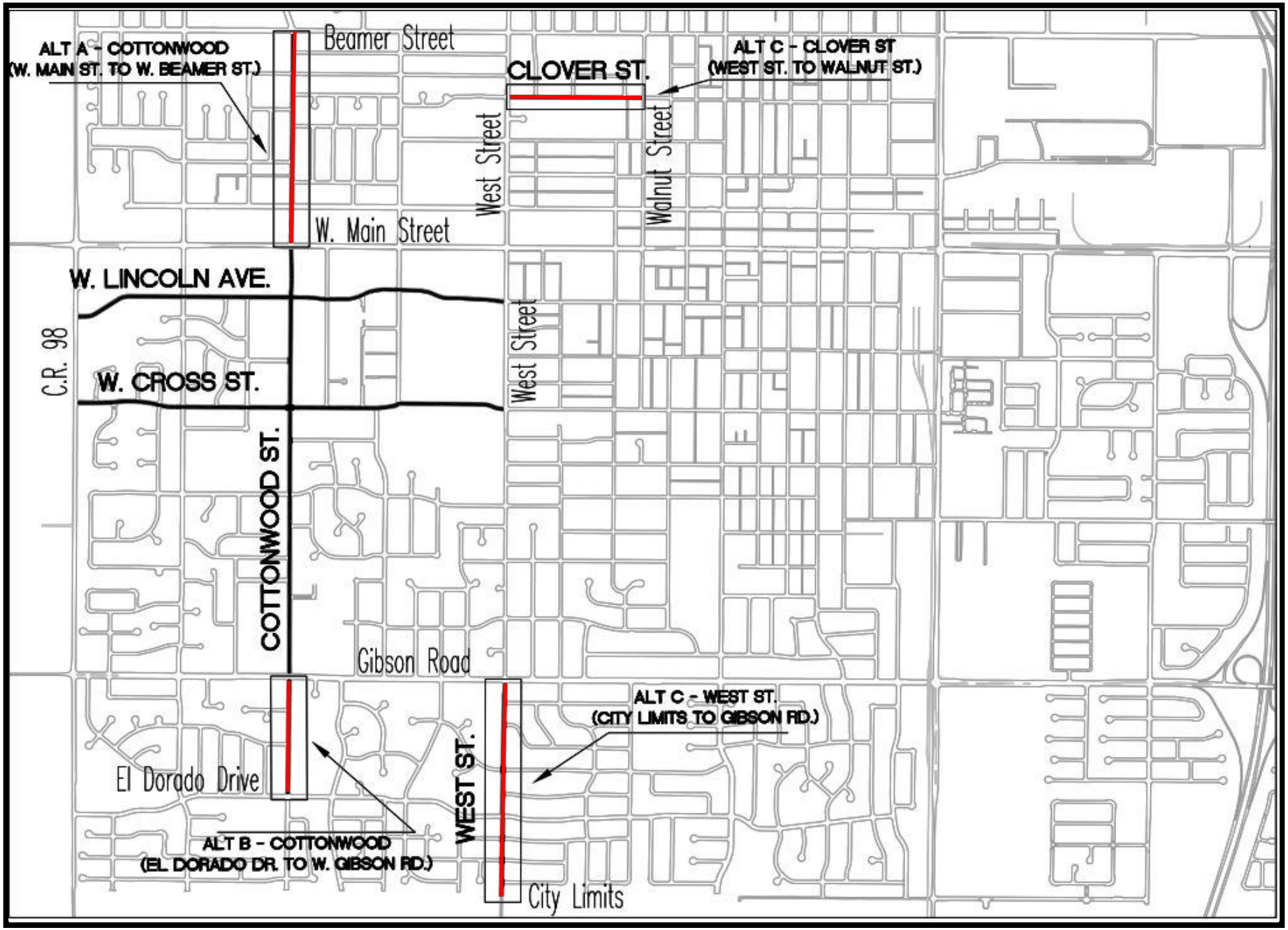
ATTEST:

_____
Ana B. Gonzalez, City Clerk

2021 Road Maintenance Project Locations

Additive Alternates

Base Bid



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: G.14
SUBJECT: Award Construction Contract for 2021 ADA Improvement Project, CIP 20-09 & 21-06

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, 1.) approving a construction contract for the 2021 ADA Improvement Project, CIP 20-09 & 21-06; awarding the construction contract in the amount of $270,290.50 to MCE Corporation; authorizing a contract contingency up to 15% ($40,543); and authorizing the City Manager to execute the construction contract and change orders; and 2.) Approving a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $58,985; authorizing a contract contingency up to 10% ($5,898); and authorizing the City Manager to execute the agreement and amendments; and 3.) Approving waiving an immaterial minor bid irregularity by the lowest responsible bidder submitting a responsive bid (MCE Corporation).

Staff Contact

Justin Lau, Junior Engineer, (530) 661-5960, Justin.lau@cityofwoodland.org

Fiscal Impact

The total project budget is $455,000 as identified in the current Capital Budget as CIP 20-09 & 21-06. The project funding is $405,000 in Community Development Block Grant (CDBG) funding and $50,000 in Water Enterprise Funds to fund improvements associated with water utility conflicts.

The difference between the total project budget and the contract award is the amount budgeted for design, construction management, inspection and construction contingency. The project was bid with multiple additive alternatives to provide the flexibility to award as much work as possible while ensuring the project does not exceed the approved funding.

There is no impact to the General Fund.

Background

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

In 2019 and 2020, the Engineering Division applied for and received $405,000 in CDBG grant funding for access improvements for persons with disabilities to various locations within the City.

Discussion

On April 20, 2021, Council approved plans and specifications for the project, and the bid period commenced. The engineer's estimate of construction cost for the base bid was $225,000 and for the base bid plus all additive alternates was $430,000.

The project was bid with the following five additive alternates (see attached map for location of Alternates A through E):

Alternate A: Locust St & Grafton St
Alternate B: Woodland Ave & Cleveland St
Alternate C: West St
Alternate D: Monte Vista
Alternate E: Cleveland St & Park Ave

The basis of award for the construction contract was the base bid plus all additive alternatives.

On May 19, 2021, the City received six bids for construction of the project. Staff has performed due diligence in reviewing the bids and, waiving minor bid irregularities, the bids comply with the technical submittal requirements. The City received the following six responsive bids:

Bidder's Name	Base Bid Amount	Base Bid Plus All Additive Alternates
MCE Corporation	$150,160.50	$330,618.50
FBD Vanguard	$189,163.00	$334,329.00
Lister Construction	$220,375.00	$398,015.00
Aj's Concrete & Landscape	$222,102.00	$412,542.00
PBM Construction	$247,728.00	$514,277.00
B&M builders	$243,436.00	$532,477.00

After reviewing the bid packages, staff has determined that MCE Corporation is the lowest responsive, responsible bidder with a total base bid plus all alternates of $330,618.50.

MCE Corporation's bid had an immaterial bid irregularity resulting from its failure to acknowledge Addendum 1. Addendum 1 provided a copy of the most current Davis-Bacon wage rates, which would have applied to the contractor awarded regardless of whether the addendum was issued. Furthermore, Davis-Bacon wage rates are generally substantially lower and less expensive in scope relative to the requirements and wage rates established under California prevailing wage law, which also apply to the project. The failure by MCE Corporation to acknowledge Addendum 1 is, therefore, an immaterial bid irregularity the City has the discretion to waive.

Staff recommends that the contract be awarded to include the base bid and Alternates A, B, C & E as sufficient funding exists for this added work. Alternate D is not recommended due to limited project funding.

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

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

Staff anticipates construction starting in June and completion in late summer 2021.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, 1.) approving a construction contract for the 2021 ADA Improvement Project, CIP 20-09 & 21-06; awarding the construction contract in the amount of

$270,290.50 to MCE Corporation; authorizing a contract contingency up to 15% ($40,543); and authorizing the City Manager to execute the construction contract and change orders; and 2.) Approving a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $58,985; authorizing a contract contingency up to 10% ($5,898); and authorizing the City Manager to execute the agreement and amendments; and 3.) Approving waiving an immaterial minor bid irregularity by the lowest responsible bidder submitting a responsive bid (MCE Corporation).

Prepared by: Justin Lau, Junior Engineer

Reviewed by: Brent Meyer, Community Development Director/ City Engineer

Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Location Map

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT FOR THE 2021 ADA IMPROVEMENT PROJECT, CIP 20-09 & 21-06

WHEREAS, the City of Woodland has a total project budget of $455,000, including $405,000 in Community Development Block Grant (CDBG) and $50,000 in Water Enterprise funds identified in the Capital Budget for access improvements for persons with disabilities, referred to as the 2021 ADA Improvement Project, CIP 20-09 & 21-06 (the "Project"); and

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

WHEREAS, the City Council approved the plans and specifications and authorized bid advertisement on April 20, 2021; and

WHEREAS, the City opened bids on May 19, 2021, and of the six received bids, the lowest responsive, responsible bidder was MCE Corporation determined by their base bid plus all alternates amount; and

WHEREAS, the City wishes to waive minor irregularities, accept the bid and award the construction contract for the base bid plus Alternates A,B,C & E to MCE Corporation in the amount of $270,290.50 and authorize a contingency up to 15%; and

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

WHEREAS, the City wishes to approve the consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $58,985 and authorize a contingency up to 10%; and

WHEREAS, the City Council wishes to approve the construction contract with MCE Corporation and the agreement with Associated Engineering Consultants, Inc. and authorize its execution through the adoption of this Resolution.

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

Section 1. The City Council hereby approves the construction contract with MCE Corporation, in the amount of $270,290.50. The City Manager is hereby authorized and directed to execute the contract and change orders up to 15% ($40,543) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 2. The City Council hereby approves the consultant services agreement with Associated Engineering Consultants, Inc. in the amount of $58,985. The City Manager is hereby authorized and directed to execute the agreement and amendments up to 10% ($5,898) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 3. Copies of the Construction Contract and Consultant Agreement for Construction Management and Inspection Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

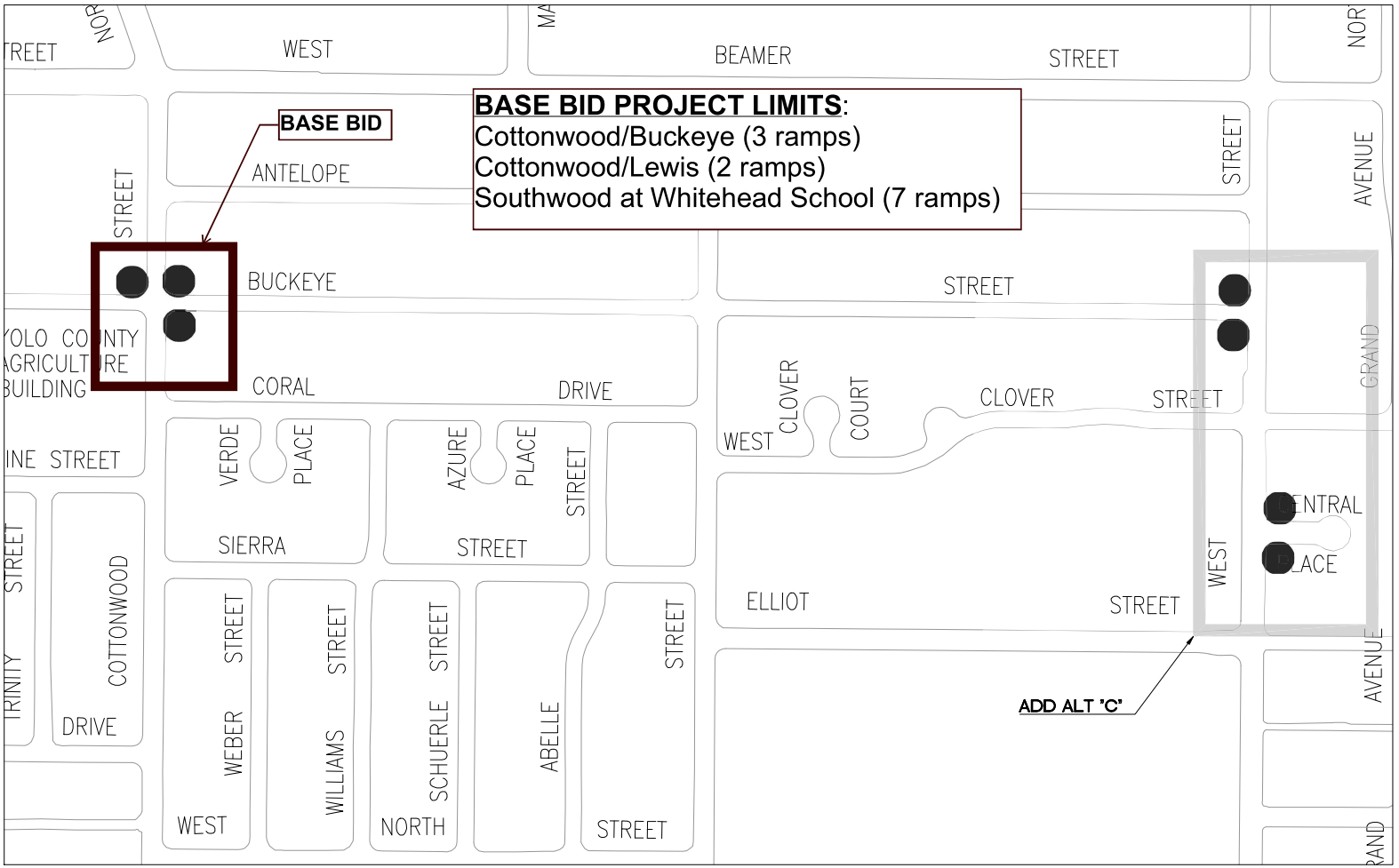
PASSED AND ADOPTED by City Council of the City of Woodland at a regular City Council meeting held on the 1st day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk



SHEET NOTES

● CALTRANS DETAIL A88A ADA RAMP C

PROJECT #20-09 AND 21-06
2021 ADA IMPROVEMENT PROJECT
PROJECT LAYOUT

BENCH MARK:
ELEVATION: N/A DATUM: N/A
DESCRIPTION:

CITY OF WOODLAND
APPROVED BY:

Brent Meyer
City Engineer
DATE:

PROJECT ENGINEER'S SIGNATURE
BY: Diana R. Ayon
Diana R. Ayon
Senior Associate Civil Engineer
DATE: 3/3/21 P.E. C73038
REGISTRATION EXP.: 12/31/2022

SCALE:
HORIZ. NOT TO SCALE VERT. NOT TO SCALE
DATE: 3/3/21

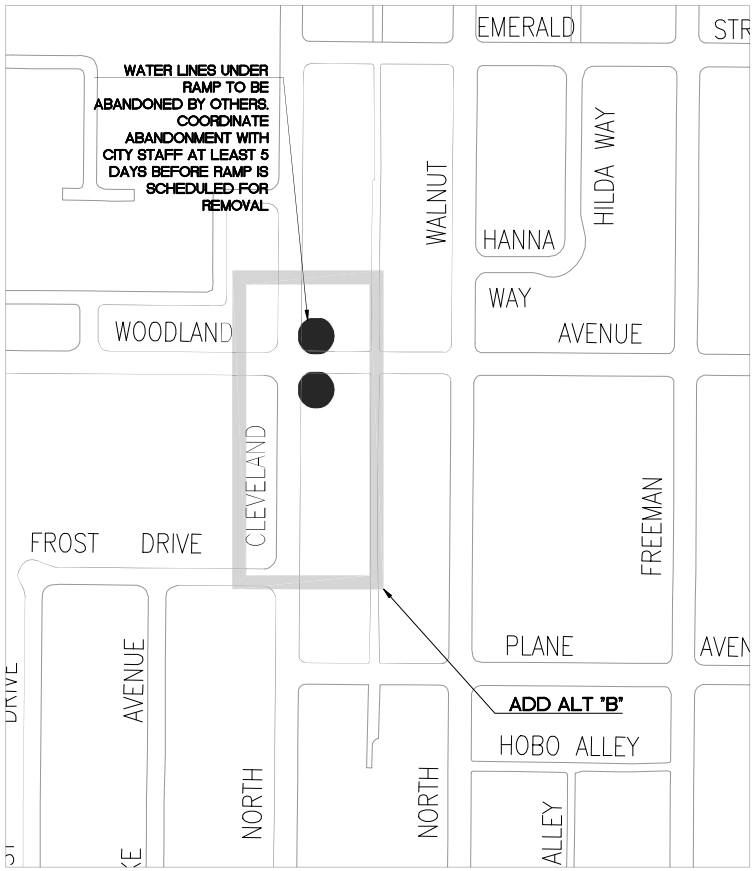
DESIGNED BY DIANA R. AYON
DRAWN BY SARA ANDREOTTI
REVIEWED BY KATHLEEN WURZEL
FILE:

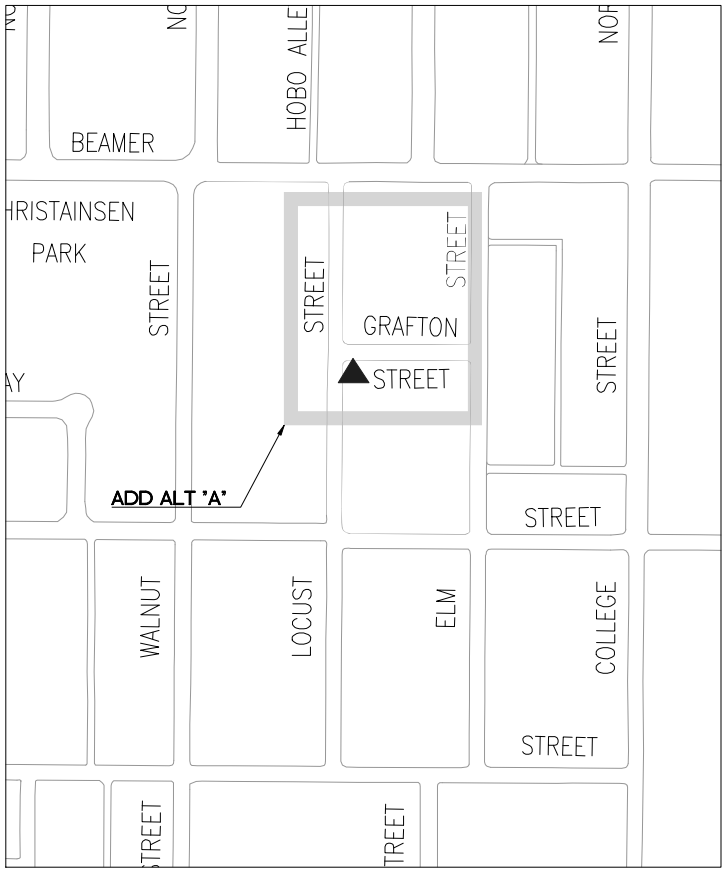
REVISIONS

NO.	DESCRIPTION	BY APPR.	DATE DATE

REGISTERED PROFESSIONAL ENGINEER DIANA R. AYON C73038 Exp.12/31/22 CIVIL STATE OF CALIFORNIA

2021 ADA IMPRV. PROJECT
SHEET 4 OF 8





SHEET NOTES

- CALTRANS DETAIL A88A ADA RAMP C
- CALTRANS DETAIL A88A ADA RAMP CASE A

PROJECT #20-09 AND 21-06
2021 ADA IMPROVEMENT PROJECT
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Brent Meyer
City Engineer
DATE:

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Diana R. Ayon
Senior Associate Civil Engineer
DATE: 3/3/21 P.E. C73038
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DRAWN BY SARA ANDREOTTI
REVIEWED BY KATHLEEN WURZEL
FILE:

REVISIONS

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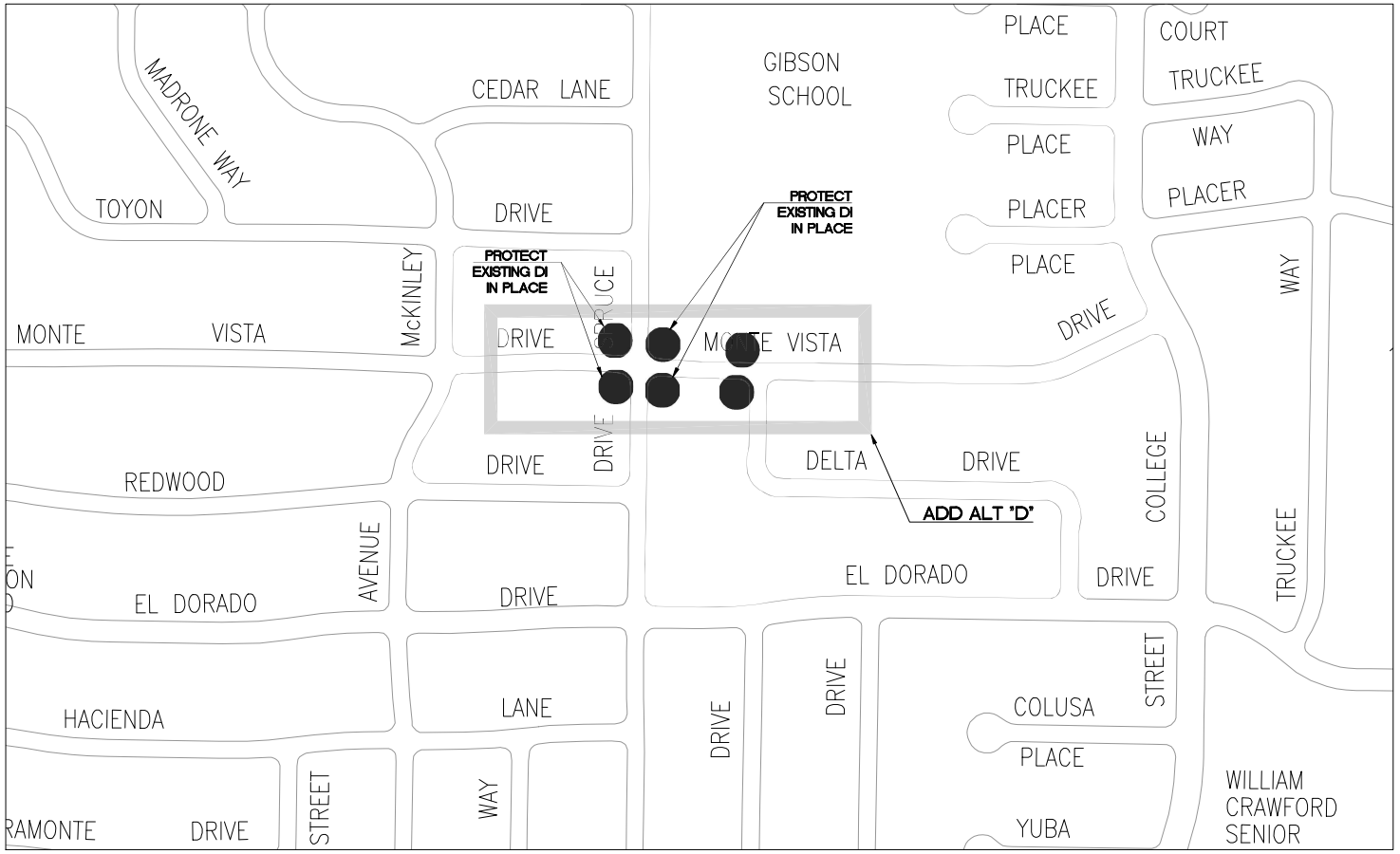
REGISTERED PROFESSIONAL ENGINEER DIANA R. AYON C73038 Exp.12/31/22 CIVIL STATE OF CALIFORNIA

2021 ADA IMPRV. PROJECT
SHEET 5 OF 8



SHEET NOTES

● CALTRANS DETAIL A88A ADA RAMP C

PROJECT #20-09 AND 21-06

2021 ADA IMPROVEMENT PROJECT

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City Engineer
DATE:

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DRAWN BY SARA ANDREOTTI
REVIEWED BY KATHLEEN WURZEL
FILE:

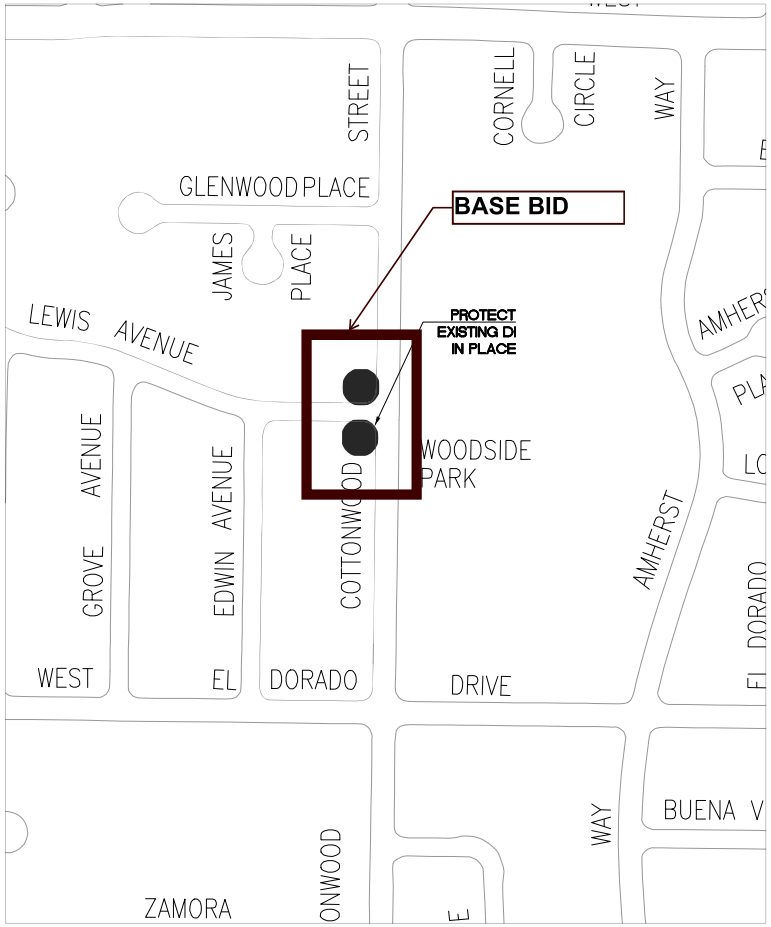
REVISIONS

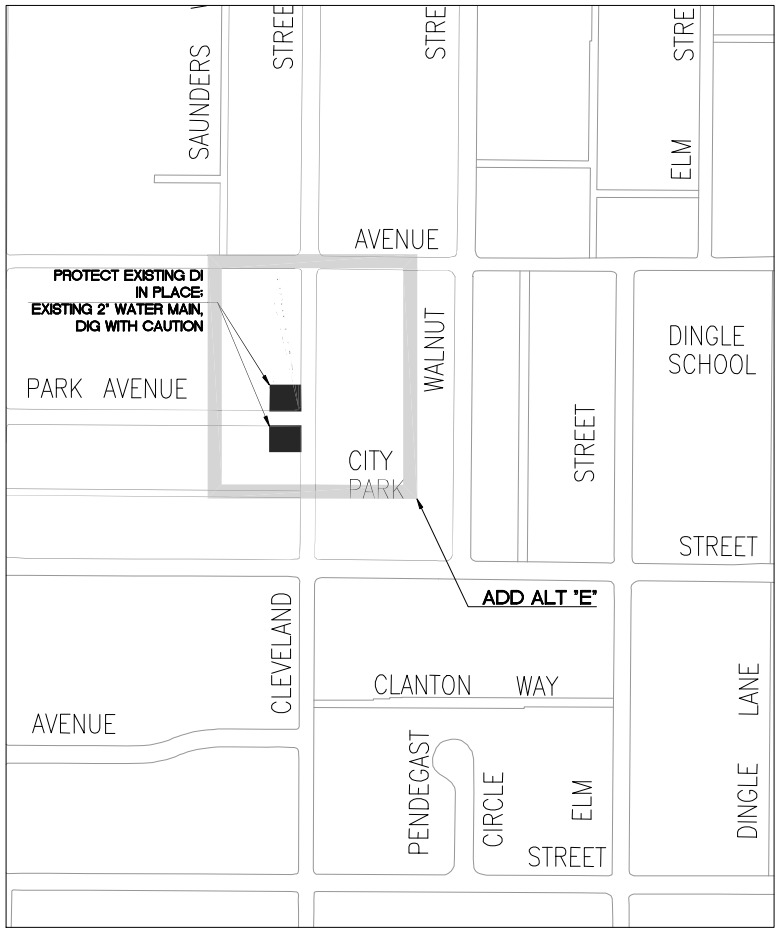
NO.	DESCRIPTION	BY APPR.	DATE DATE

REGISTERED PROFESSIONAL ENGINEER DIANA R. AYON C73038 Exp.12/31/22 CIVIL STATE OF CALIFORNIA

2021 ADA IMPRV. PROJECT

SHEET 6 OF 8





SHEET NOTES

- CALTRANS DETAIL A88A ADA RAMP MODIFIED CASE F SEE DETAIL 1, SHEET 3
- CALTRANS DETAIL A88A ADA RAMP C

PROJECT #20-09 AND 21-06
2021 ADA IMPROVEMENT PROJECT
PROJECT LAYOUT

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DESCRIPTION:

CITY OF WOODLAND
APPROVED BY:
Brent Meyer
City Engineer
DATE:

PROJECT ENGINEER'S SIGNATURE
BY: Diana R. Ayon
Diana R. Ayon
Senior Associate Civil Engineer
DATE: 3/3/21 P.E. C73038
REGISTRATION EXP.: 12/31/2022

SCALE:
HORIZ. NOT TO SCALE VERT. NOT TO SCALE
DATE: 3/3/21

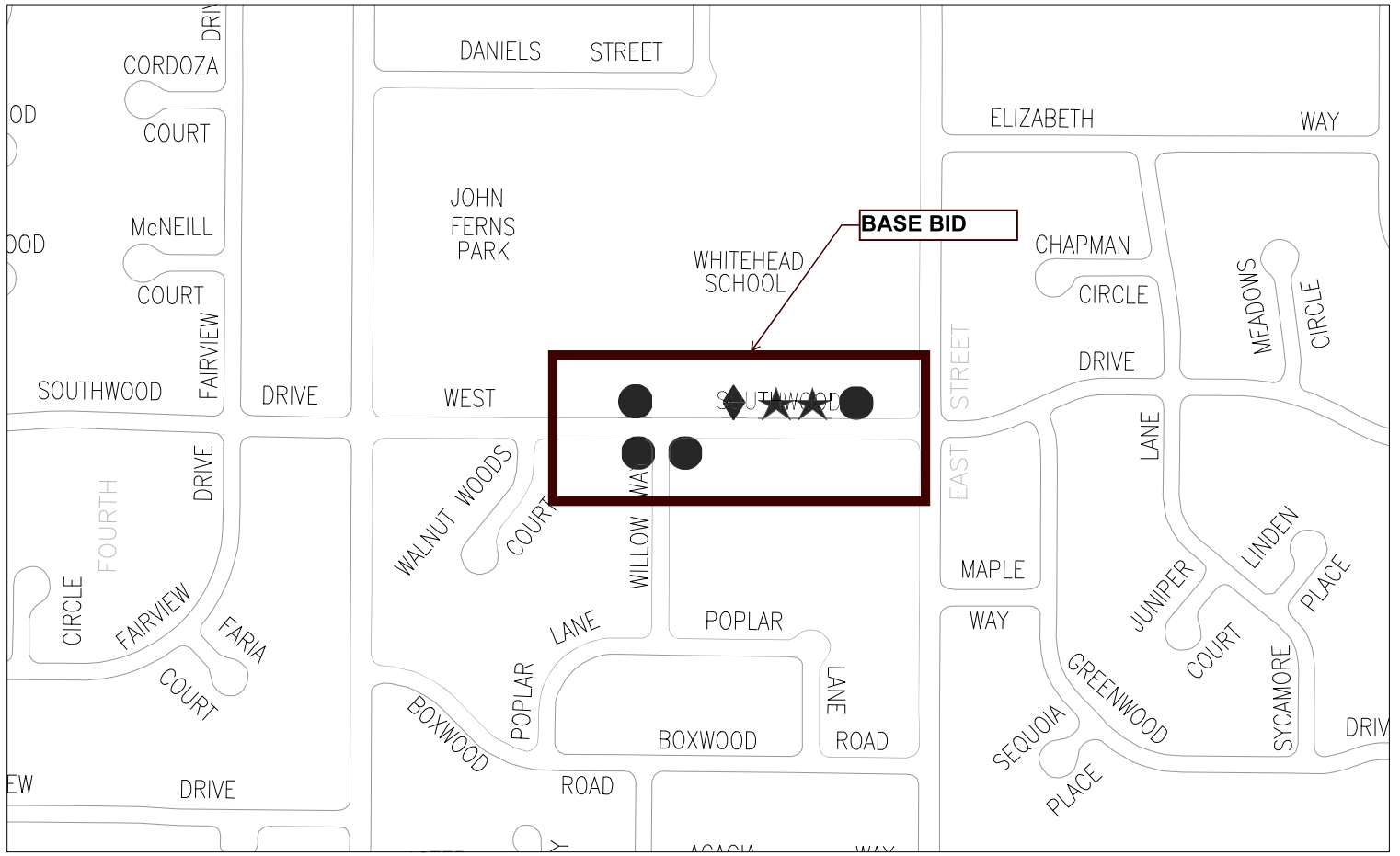
DESIGNED BY DIANA R. AYON
DRAWN BY SARA ANDREOTTI
REVIEWED BY KATHLEEN WURZEL
FILE:

REVISIONS

NO.	DESCRIPTION	BY APPR.	DATE DATE

REGISTERED PROFESSIONAL ENGINEER DIANA R. AYON C73038 Exp.12/31/22 CIVIL STATE OF CALIFORNIA

2021 ADA IMPRV. PROJECT
SHEET 7 OF 8



SHEET NOTES

- CALTRANS DETAIL A88A ADA RAMP C
- CALTRANS DETAIL A88A ADA RAMP CASE B
- CALTRANS DETAIL A88B ADA RAMP CASE CH

PROJECT #20-09 AND 21-06
2021 ADA IMPROVEMENT PROJECT
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Brent Meyer
City Engineer
DATE:

PROJECT ENGINEER'S SIGNATURE
BY: Diana R. Ayon
Diana R. Ayon
Senior Associate Civil Engineer
DATE: 3/3/21 P.E. C73038
REGISTRATION EXP.: 12/31/2022

SCALE:
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DATE: 3/3/21

DESIGNED BY DIANA R. AYON
DRAWN BY SARA ANDREOTTI
REVIEWED BY KATHLEEN WURZEL
FILE:

REVISIONS

NO.	DESCRIPTION	BY APPR.	DATE DATE

REGISTERED PROFESSIONAL ENGINEER DIANA R. AYON C73038 Exp.12/31/22 CIVIL STATE OF CALIFORNIA

2021 ADA IMPRV. PROJECT
SHEET 8 OF 8

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: H.15
SUBJECT: PUBLIC HEARING - 2020 Urban Water Management Plan

Recommendation for Action: Staff recommends that the City Council: 1.) Conduct a Public Hearing; and 2.) Adopt Resolution No. _____, adopting the 2020 Urban Water Management Plan.

Staff Contact:
Matt Cohen, Associate Engineer – (530) 661-5973, matt.cohen@cityofwoodland.org

Fiscal Impact:
There is no impact to the general fund.

Background:
The Urban Water Management Planning Act (UWMP Act) requires water suppliers that provide over 3,000 acre-feet per year or have over 3,000 connections to prepare and submit to the State Department of Water Resources (DWR) an Urban Water Management Plan every 5 years. UWMPs have become the foundational documents which cities and water agencies use to develop water supply assessments and other key water supply reliability documents in support of providing water service to existing customers and future development in accordance with adopted General Plans and established Spheres of Influence.

With the current unprecedented water supply conditions in California, development of the 2020 UWMPs comes at a pivotal time. Former drought conditions resulted in unprecedented State mandates for water conservation and led to the passage of the Sustainable Groundwater Management Act (SGMA) of 2014. The SGMA will impact all water suppliers and all water users in the State. With the improving economy statewide, the need for reliable water supplies to serve existing customers, as well as new development, is more critical than ever. The Water Conservation Act of 2009 (SB X7-7) required retail water agencies to establish water use targets for 2015 and 2020 and reduce water consumption by 20% on a per capita basis by 2020. The City met its interim 2015 per capita water use target and the final 2020 water use target. The goal, originally based on an average of 290 gallons per capita per day (GPCD) from 1995 - 2005, was set at 232 GPCD for 2020. The actual water consumption in 2020 was 152 GPCD, greatly exceeding the original water conservation target.

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.
• Notices were mailed to nearby water agencies.
A copy of the draft UWMP is available at City Hall and online at https://www.cityofwoodland.org/2020UWMPpublicdraft since May 18, 2021.

Discussion:
The primary objective of the UWMP Act is to direct "urban water suppliers" to develop an UWMP which

provides a framework for long-term water supply planning and documents how urban water suppliers are carrying out their long-term resource planning responsibilities to ensure adequate water supplies are available to meet existing and future water demands.

The UWMP Act has been modified over the years in response to the State's water shortages, droughts and other factors. A significant amendment was made in 2009, after the 2007 to 2009 drought. This was the Water Conservation Act of 2009, also known as SB X7-7. This act required agencies to establish water use targets for 2015 and 2020 that would result in statewide water savings of 20 percent by 2020. The 2014 to 2017 drought led to further revisions to the Act under the 2018 Water Conservation Legislation including a Five Consecutive Dry-Year Water Reliability Assessment, a Drought Risk Assessment, a Seismic Risk section, Energy Use information, updating Water Shortage Contingency Plans, and a Lay Description of the UWMP findings.

In 2020, the City supplied approximately 10,504 acre-feet of water to approximately 16,767 residential and non-residential connections located within its water service area. The City is therefore considered an urban water supplier and is required to submit an UWMP. This 2020 UWMP describes the City water system, historical and projected water use, water supply sources, and a comparison of projected water supply to water demands during normal, single dry, and five consecutive dry years in five-year increments through 2045. As required by SB X7-7, this 2020 UWMP also confirms the City complied with its 2020 water conservation target. Whereas the City's 2020 per capita water use target was 232 gallons per person per day, the City met and exceeded its water conservation target with an actual per capita water use of 152 gallons per person per day.

The City's 2020 UWMP has been prepared in accordance with the UWMP Act, as defined by the California Water Code, Division 6, Part 2.6, Sections 10610 through 10657 (Urban Water Management Planning), and the Water Conservation Act of 2009 (also known as SB X7-7), as defined by California Water Code, Division 6, Part 2.55, Section 10608 (Sustainable Water Use and Demand Reduction).

Conclusion:
Staff recommends that the City Council: 1.) Conduct a Public Hearing; and 2.) Adopt Resolution No. _____, adopting the 2020 Urban Water Management Plan.

Prepared by: Matt Cohen, Associate Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer
Brent Meyer, Community Development Director/ City Engineer

Ken Hiatt
City Manager

Attachments:
1. Resolution
2. 204 - Public Draft Woodland UWMP - May 2021
3. 204 - Public Draft Woodland UWMP - Appendices - May 2021

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ADOPT THE URBAN WATER MANAGEMENT PLAN, CIP 21-04

WHEREAS, In accordance with the Urban Water Management Planning Act (California Water Code Section 10610 et seq.), the City of Woodland is required to update its Urban Water Management Plan (UWMP) to meet the California Department of Water Resources (DWR) requirements for a 2020 UWMP. The City's last UWMP was adopted in June 2016; and

WHEREAS, the Plan shall be periodically reviewed at least once every five years, and that the City shall make any amendments or changes to its plan which are indicated by the review; and

WHEREAS, the Plan must be adopted by July 1, 2021, after public review and hearing, and filed with the California Department of Water Resources within thirty days of adoption; and

WHEREAS, the City has therefore, prepared and circulated for public review a draft Urban Water Management Plan, and a properly noticed public hearing regarding said Plan was held by the City Council on June 1, 2020, and

WHEREAS, the City of Woodland will file said Plan with the California Department of Water Resources within 30 days of adoption;

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

Section 1. The 2020 Urban Water Management Plan is hereby adopted and ordered filed with the City Clerk; the City Manager is hereby authorized and directed to file the 2020 Urban Water Management Plan with the California Department of Water Resources within 30 days after this date;

Section 2. A copy of the UWMP is located at www.cityofwoodland.org and made a part of this Resolution.

PASSED AND ADOPTED this 1st day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

82093.00001\8555510.2

_____
Ana B. Gonzalez, City Clerk

2020 Urban Water Management Plan

PREPARED FOR

City of Woodland

PREPARED BY

DRAFT

2020 Urban Water Management Plan

Prepared for

City of Woodland

Project No. 204-60-20-62

DRAFT

Project Manager: Monique Day, PE	Date
QA/QC Review: Jim Connell, PE	Date

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DRAFT

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◦F	degrees Fahrenheit	3-1
AB	Assembly Bill	1-1
Act	Urban Water Management Planning Act	1-1
AF	Acre-feet	4-4
AFY	acre-feet per year	2-1
ASR	Aquifer Storage and Recovery	4-7
AWIA	America's Water Infrastructure Act	8-1
AWWA	American Water Works Association	4-4
BMP	Best Management Practices	9-11
CalWEP	California Water Efficiency Partnership	9-11
CF	Cubic Feet	9-4
CUWCC	California Urban Water Conservation Council	9-11
CVP	Central Valley Project	6-20
CWC	California Water Code	1-1
DMM	Demand Management Measures	9-1
DOF	Department of Finance	3-3
DPW	Department of Public Works	6-11
DRA	Drought Risk Assessment	7-1
DWR	Department of Water Resources	1-3
DWWSP	Davis Woodland Water Supply Project	4-7
EC	Electrical Conductivity	6-12
EPA	Environmental Protection Agency	8-1
FY	Fiscal Year	9-10
GMP	Groundwater Management Plan	6-6
GPCD	Gallons Per Capita Per Day	4-3
GSA	Groundwater Sustainability Agencies	6-6
GSP	Groundwater Sustainability Plan	6-6
HMP	Hazard Mitigation Plan	8-1
IPCC	Intergovernmental Panel on Climate Change	6-18
kWh	Kilowatt Hour	6-23
MCL	Maximum Contaminant Level	7-4
MG	Million Gallons	6-2
MGD	Million Gallons Per Day	6-1
MOU	Memorandum of Understanding	9-11
MSL	Mean sea level	6-7
MWELO	Model Water Efficient Landscape Ordinance	9-2
my	Million Years	6-5
NAICS	North American Industry Classification	4-1
NPDES	National Pollutant Discharge Elimination System	6-10
OEHAA	Office of Environmental Health Hazard Assessment	4-6
RD 2035	Reclamation District 2035	6-1

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RHNP	Regional Housing Needs Plan	4-5
ROConLTO COS	Re-Initiation of Consultation on Long-Term Operations, Current Operations Scenario	6-20
RRA	Risk and Resilience Assessment	8-1
RWTF	Regional Water Treatment Facility	6-1
SACG	Sacramento Area Council of Governments	4-5
SB X7-7	Senate Bill X7-7	4-1
SGMA	Sustainable Groundwater Management Act of 2014	6-6
SP-1	Specific Plan 1	3-4
SP-2	Specific Plan 2	3-4
SP-3	Specific Plan 3	3-4
State Board	State Water Resources Control Board	4-7
SWP	State Water Project	6-20
target	2020 Urban Water Use Target	5-1
UWMP	Urban Water Management Plan	1-1
WDCWA	Woodland Davis Clean Water Agency	2-1
WMC	Woodland Municipal Code	8-1
WPCF	Water Pollution Control Facility	6-10
WSCP	Water Shortage Contingency Plan	2-1
WUE	Water User Efficiency	10-3
YSGA	Yolo Subbasin Groundwater Agency	4-7

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ES 1. INTRODUCTION

An Urban Water Management Plan (UWMP) helps water suppliers assess the availability and reliability of their water supplies and current and projected water use to help ensure reliable water service under different conditions. This water supply planning is especially critical for California currently, as climate change is resulting in changes in rainfall and snowfall which impact water supply availability and development is occurring throughout the State resulting in increased needs for reliable water supplies. The Urban Water Management Planning Act (Act) requires larger water suppliers that provide water to urban users (whether directly or indirectly) to develop UWMPs every five years. UWMPs evaluate conditions for the next 20 years, so these regular updates ensure continued long-term planning.

Since the City of Woodland (City) provides water service directly to more than 3,000 connections in its service area, it is required to prepare a UWMP.

This Executive Summary serves as a Lay Description of the City's UWMP, as required by California Water Code §10630.5.

ES 2. CALIFORNIA WATER CODE REQUIREMENTS

The California Water Code documents specific requirements for California water suppliers. The Act is included in the California Water Code and specifies the required elements of a UWMP, including discussing the City's water system and facilities, calculating how much water its customers use (i.e., water demand) and how much the City can supply, and detailing how the City would respond during a drought or other water supply shortage. Also, a UWMP must describe what specific coordination steps were taken to prepare, review, and adopt the plan.

The Act has been revised over the years. The Water Conservation Act of 2009 (also known as SB X7-7) required retail water agencies to establish water use targets for 2015 and 2020 that would result in statewide water savings of 20 percent by 2020. In 2020, retail agencies are required to report on their compliance with SB X7-7.

The 2014 to 2017 drought has led to further revisions to the Act under the 2018 Water Conservation Legislation to improve water supply planning for long-term reliability and resilience to drought and climate change. Changes presented by the legislation include:

- Five Consecutive Dry-Year Water Reliability Assessment: Analyze water supply reliability for five consecutive dry years over the planning period of this UWMP (see Chapter 7).
- Drought Risk Assessment: Assess water supply reliability from 2021 to 2025 assuming that the next five years are dry years (see Chapter 7).
- Seismic Risk: Identify the seismic risk to the water supplier's facilities and have a plan to address the identified risks; the region's Local Hazard Mitigation Plan may address this requirement (see Chapter 8).
- Energy Use Information: Include reporting on the amount of electricity used to obtain, treat, and distribute water if data are available (see Chapter 6).

- Water Shortage Contingency Plan (WSCP): Update the water supplier's plan to include an annual process for assessing potential gaps between planned supply and demands; conform with the State's standard water shortage levels (including a shortage level greater than 50 percent) for consistent messaging and reporting; and provide water shortage responses that are locally appropriate (see Chapter 8).
- Lay Description: Provide a lay description of the findings of the UWMP; this Executive Summary serves as the Lay Description for this 2020 UWMP.

The major components of the City's 2020 UWMP, including its findings, are summarized below.

ES 3. CITY WATER SERVICE AREA AND FACILITIES

The City water facilities produce, treat, store, and deliver drinking water to its customers. The City serves the entire City of Woodland.

The City's water supplies include surface water from the Sacramento River, aquifer storage recovery (ASR) wells and standard groundwater wells. The majority of the City's supplies are treated surface water delivered by the Woodland Davis Clean Water Agency (WDCWA). WDCWA diverts water from the Sacramento River through an intake facility just north of Veteran's Memorial Bridge. These supplies are treated at the WDCWA Regional Water Treatment Facility. The City obtains the rest of its drinking water supplies from ASR wells, which primarily supply stored treated surface water, and intermediate-depth groundwater wells, which draw on native groundwater. The City also has a recycled water system for some non-potable uses. The City operates an extensive network of water pipelines, tanks, and pumping facilities to deliver both drinking water and recycled water to its customers.

ES 4. CITY WATER USE

The City currently serves a population of approximately 60,700. It anticipates population growth and future planned development in its water service area, which would increase demand for water. Thorough and accurate accounting of current and future water demands is critical for City planning efforts. To continue delivering safe and reliable drinking water, the City must know how much water its customers currently use and how much they expect to use in the future.

Projected future water demands have been estimated based on the anticipated growth as defined by the General Plan Update 2035, adopted by the Woodland City Council in 2017. Future study areas and planned development in the City water service area were reviewed and confirmed with the City's Community Development Department. Based on the anticipated growth, water demands in the City water service area are expected to increase approximately 1.09 percent per year through 2045.

ES 5. CITY WATER SUPPLIES

The City has the following existing potable water supplies:

- Treated surface water purchased from the WDCWA
- Groundwater pumped from City-owned and operated wells from the underlying Yolo Groundwater Subbasin
- Stored treated surface water pumped from City-owned and operated ASR wells

To reliably meet current and future water demands, the City plans to install two new ASR wells over the next 20 years. In addition, the City will continue to work with WDCWA and support its future projects to ensure long-term availability of surface water supplies. The City plans to continue using groundwater as an emergency supply in the future and plans to maintain and replace groundwater wells as needed to provide a minimum emergency supply capacity in the future. However, the City's ASR program will be operated preferentially over the use of the native groundwater blending wells, with the goal of zero groundwater use, if possible.

ES 6. CONSERVATION TARGET COMPLIANCE

In accordance with SB X7-7, the City must meet a per capita water use target of 232 gallons per person per day by 2020 for its water service area. Looking at the City water service area population and water use in 2020, the City met and exceeded its water conservation target with a per capita water use of 155 gallons per person per day.

ES 7. WATER SERVICE RELIABILITY

The California Water Code requires water suppliers to evaluate their water service reliability by examining the impact of drought on their water supplies and comparing those reduced supplies to water demands. Specifically, agencies must project available water supplies during a single dry year and five consecutive dry years using historical records.

The City is well-positioned to withstand the effects of a single dry year and a five-year drought at any period between 2025 and 2045. The City's drought risk was specifically assessed between 2021 and 2025, assuming that the next five years are dry years. In each case, water supplies comfortably exceed water demands. This remains true whether the drought occurs in 2021, 2045, or any year between.

ES 8. WATER SHORTAGE CONTINGENCY PLAN

A WSCP describes an agency's plan for preparing and responding to water shortages. The City updated its WSCP to include its process for assessing potential gaps between planned water supply and demands for current year and the next potentially dry year. It aligned its water service area's water shortage levels with the State for consistent messaging and reporting and planned for locally appropriate water shortage responses. The WSCP may be used for foreseeable and unforeseeable events. The updated WSCP is adopted concurrently with this UWMP by separate resolution so that it may be updated as necessary to adapt to changing conditions.

ES 9. UWMP PREPARATION, REVIEW, AND ADOPTION

While preparing its UWMP, the City notified other stakeholders (e.g., Yolo County and the general public) of its preparation, its availability for review, and the public hearing prior to adoption. The City encouraged community participation in the development of the 2020 UWMP using newspaper advertisements and web-based communication. These public notices included the time and place of the public hearing, as well as the location where the plan would be available for public inspection.

The public hearing provided an opportunity for City water users and the general public to become familiar with the 2020 UWMP and ask questions about the City's water supply, its continuing plans for providing a reliable, safe, high-quality water supply, and its plans to address potential water shortages. Following the public hearing, the Woodland City Council adopted the 2020 UWMP on June 1, 2021. A copy of the adopted Plan was provided to the Department of Water Resources and is available on the City's website: https://www.cityofwoodland.org/691/Water.

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CHAPTER 1
Introduction

This chapter provides an introduction and overview of the City of Woodland (City) 2020 Urban Water Management Plan (UWMP) including the importance and extent of the City's water management planning efforts, changes since the preparation of the City's 2015 UWMP, a lay description of the City's 2020 UWMP, and the organization of the City's 2020 UWMP. This 2020 UWMP has been prepared jointly by City staff and West Yost.

1.1 INTRODUCTION

The Urban Water Management Planning Act (Act) was originally established by Assembly Bill (AB) 797 on September 21, 1983. Passage of the Act was recognition by state legislators that water is a limited resource and a declaration that efficient water use and conservation would be actively pursued throughout the state. The primary objective of the Act is to direct "urban water suppliers" to develop a UWMP which provides a framework for long-term water supply planning, and documents how urban water suppliers are carrying out their long-term resource planning responsibilities to ensure adequate water supplies are available to meet existing and future water demands. A copy of the current version of the Act, as incorporated in Sections 10610 through 10657 and 10608 of the California Water Code (CWC), is provided in Appendix A of this plan.

1.2 IMPORTANCE AND EXTENT OF CITY'S WATER MANAGEMENT PLANNING EFFORTS

The purpose of the UWMP is to provide a planning tool for the City for developing and delivering municipal water supplies to the City's water service area. This UWMP provides the City a water management action plan for guidance as water conditions change and management conditions arise.

The City has had a long history of providing clean and reliable water to its customers. The City's UWMP is a comprehensive guide for planning for a safe and adequate water supply.

1.3 CHANGES FROM 2015 UWMP

The Act has been modified over the years in response to the State's water shortages, droughts, and other factors. A significant amendment was made in 2009, after the 2007 to 2009 drought, and as a result of the Governor's call for a statewide 20 percent reduction in urban water use by the year 2020. This was the Water Conservation Act of 2009, also known as Senate Bill Seven of the Senate's Seventh Extraordinary Session of 2009 (SB X7-7). This act required agencies to establish water use targets for 2015 and 2020 that would result in statewide water savings of 20 percent by 2020. The 2014 to 2017 drought has led to further amendments to the California Water Code to improve on water supply planning for long-term reliability and resilience to drought and climate change.

Summarized below are the major additions and changes to the California Water Code since the City's 2015 UWMP was prepared.

- **Five Consecutive Dry-Year Water Reliability Assessment** [CWC §10635(a)]. The Legislature modified the dry-year water reliability planning from a "multiyear" time period to a "drought lasting five consecutive water years" designation. This statutory change requires the urban water supplier to analyze the reliability of its water supplies to meet its water use

over an extended drought period. This requirement is addressed in the water use assessment presented in Chapter 4, the water supply analysis presented in Chapter 6, and the water reliability determinations in Chapter 7 of this plan.

- **Drought Risk Assessment** [CWC §10635(b)]. The California Legislature created a new UWMP requirement for drought planning because of the significant duration of recent California droughts and the predictions about hydrological variability attributable to climate change. The Drought Risk Assessment (DRA) requires the urban water supplier to assess water supply reliability over a five-year period from 2021 to 2025 that examines water supplies, water uses, and the resulting water supply reliability under a reasonable prediction for five consecutive dry years. The DRA is discussed in Chapter 7 based on the water use information in Chapter 4; the water supply analysis is presented in Chapter 6; and the water reliability determinations are discussed in Chapter 7 of this plan.
- **Seismic Risk** [CWC §10632.5]. The Water Code now requires urban water suppliers to specifically address seismic risk to various water system facilities and to have a mitigation plan. Water supply infrastructure planning is correlated with the regional hazard mitigation plan associated with the urban water supplier. The City's seismic risk is discussed in Chapter 8 of this plan.
- **Water Shortage Contingency Plan** [CWC §10632]. In 2018, the Legislature modified the UWMP laws to require a Water Shortage Contingency Plan (WSCP) with specific elements. The WSCP is a document that provides the urban water supplier with an action plan for a drought or catastrophic water supply shortage. Although the new requirements are more prescriptive than previous versions, many of these elements have long been included in WSCPs, other sections of UWMPs, or as part of the urban water supplier's standard procedures and response actions. Many of these actions were implemented by the urban water suppliers during the last drought to successfully meet changing local water supply challenges. The WSCP is used by DWR, the State Water Board, and the Legislature in addressing extreme drought conditions or statewide calamities that impact water supply availability. The City's WSCP is presented in Chapter 8 of this plan.
- **Groundwater Supplies Coordination** [CWC §10631(b)(4)]. In 2014, the Legislature enacted the Sustainable Groundwater Management Act to address groundwater conditions throughout California. Water Code now requires 2020 UWMPs to be consistent with Groundwater Sustainability Plans in areas where those plans have been completed by Groundwater Sustainability Agencies. This requirement is addressed in Chapter 6 of this plan.
- **Lay Description** [CWC §10630.5]. The Legislature included a new statutory requirement for the urban water supplier to include a lay description of the fundamental determinations of the UWMP, especially regarding water service reliability, challenges ahead, and strategies for managing reliability risks. This section of the UWMP could be viewed as a go-to synopsis for new staff, new governing members, customers, and the media, and it can ensure a consistent representation of the Supplier's detailed analysis. The Executive Summary serves as a Lay Description of the City's UWMP.
- **Water Loss Management** [CWC §10608.34(a)(1)]. The Legislature included a requirement for urban water suppliers to report on their plan to meet the water loss performance standards in their 2020 UWMPs. This requirement is addressed in the Demand Management Measures presented in Chapter 9 of this plan.

1.4 DEMONSTRATION OF CONSISTENCY WITH THE DELTA PLAN FOR PARTICIPANTS IN COVERED ACTIONS

Urban water suppliers that anticipate participating in or receiving water from a proposed project that involves transferring water through, exporting water from, or using water in the Sacramento-San Joaquin Delta (Delta) are required to provide information in their 2015 and 2020 UWMPs that can then be used in the certification of consistency process to demonstrate consistency with Delta Plan Policy WR P1, *Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance* (California Code Reg., tit. 23, §5003). A proposed project may be a covered action if it presents a multiyear water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Delta.

The City does not have a defined, proposed project or proposed covered action associated with the Delta at this time. Thus, demonstration of consistency with Delta Plan Policy WR P1 is not provided in this 2020 UWMP. In the future, if the City moves forward with a defined, proposed covered action, the City will comply with all State required application requirements.

1.5 PLAN ORGANIZATION

This 2020 UWMP contains the appropriate sections and tables required per CWC Division 6, Part 2.6 (Urban Water Management Planning Act), included in Appendix A of this 2020 UWMP, and has been prepared based on guidance provided by the California Department of Water Resources (DWR) in their "2020 Urban Water Management Plans Guidebook for Urban Water Suppliers" (DWR Guidebook).

This 2020 UWMP is organized into the following chapters:

- Chapter 1: Introduction
- Chapter 2: Plan Preparation
- Chapter 3: System Description
- Chapter 4: Water Use Characterization
- Chapter 5: Conservation Target Compliance
- Chapter 6: System Supplies
- Chapter 7: Water System Reliability and Drought Risk Assessment
- Chapter 8: Water Shortage Contingency Plan
- Chapter 9: Demand Management Measures
- Chapter 10: Plan Adoption, Submittal, and Implementation

This 2020 UWMP also contains the following appendices of supplemental information and data related to the City's 2020 UWMP:

- Appendix A: Urban Water Management Planning Act
- Appendix B: DWR 2020 Urban Water Management Plan Tables
- Appendix C: DWR 2020 Urban Water Management Plan Checklist
- Appendix D: Agency and Public Notices

- Appendix E: Distribution System Water Loss Audit
- Appendix F: SB X7-7 Verification and Compliance Forms
- Appendix G: DWR Bulletin 118: Sacramento Groundwater Basin Yolo Subbasin
- Appendix H: Recycled Water Opportunities Evaluation
- Appendix I: Water Shortage Contingency Plan
- Appendix J: Municipal Code: Chapter 13.16 and Chapter 13.32
- Appendix K: UWMP Adoption Resolution

Furthermore, this 2020 UWMP contains all the tables recommended in the DWR Guidebook, both embedded into the UWMP chapters where appropriate and included in Appendix B.

DWR's Urban Water Management Plan Checklist, as provided in the DWR Guidebook, has been completed by West Yost to demonstrate the plan's compliance with applicable requirements. A copy of the completed checklist is included in Appendix C.

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CHAPTER 2
Plan Preparation

This chapter describes the preparation of the City's 2020 UWMP and WSCP, including the basis for the preparation of the plan, individual or regional planning, fiscal or calendar year reporting, units of measure, and plan coordination and outreach.

2.1 BASIS FOR PREPARING A PLAN

The Act requires every "urban water supplier" to prepare and adopt an UWMP, to periodically review its UWMP at least once every five years and make any amendments or changes which are indicated by the review. An "urban water supplier" is defined as a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually (AFY).

The City manages Water System CA5710006. As shown in Table 2-1 (DWR Table 2-1), the City provided water to 16,767 customer connections and supplied 10,504 AF of water in 2020 to retail customers. The City supplies water to more than 3,000 retail customers and, therefore, is required to prepare an UWMP. The City's last UWMP, the 2015 UWMP, was adopted by the City Council on June 7, 2016.

Table 2-1**. Public Water Systems (DWR Table 2-1 Retail)**

Public Water System Number	Public Water System Name	Number of Municipal Connections 2020	Volume of Water Supplied 2020 *
Add additional rows as needed			
CA5710006	City of Woodland	16,767	10,504
	TOTAL	16,767	10,504
**** Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*			
NOTES: Volumes are in AF.			

2.2 REGIONAL PLANNING

As described in Section 2.3 below, the City has prepared this 2020 UWMP on an individual reporting basis, not part of a regional planning process.

2.3 INDIVIDUAL OR REGIONAL PLANNING AND COMPLIANCE

This 2020 UWMP has been prepared on an individual reporting basis covering only the City's service area, see Table 2-2 (DWR Table 2-2). The City is a member and participant in several regional groups that do water planning in the region. These groups include the Westside Sacramento River Integrated Regional Water Management Group, the Water Resources Association of Yolo County, the Woodland Davis Clean Water Agency (WDCWA), and the Yolo Subbasin Groundwater Agency. Although the City is closely involved with

each of these regional organizations, the City has opted to not pursue a Regional Urban Water Management Plan with any of these entities at this time. As described below in Section 2.5, the City has notified and coordinated planning and compliance with appropriate regional agencies and constituents.

Table 2-2. Plan Identification (DWR Table 2-2)

Select Only One	Type of Plan		Name of RUWMP or Regional Alliance *if applicable* (select from drop down list)
☑	**Individual UWMP**		
	☐	Water Supplier is also a member of a RUWMP	
	☐	Water Supplier is also a member of a Regional Alliance	
☐	**Regional Urban Water Management Plan (RUWMP)**		

2.4 FISCAL OR CALENDAR YEAR AND UNITS OF MEASURE

The City is a water retailer.

The 2020 UWMP has been prepared on a calendar year basis, with the calendar year starting on January 1 and ending on December 31 of each year. Water use and planning data for the entire calendar year of 2020 has been included.

The water volumes in this 2020 UWMP are reported in units of AF.

The City's reporting methods for this 2020 UWMP are summarized in Table 2-3 (DWR Table 2-3).

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Table 2-3. Agency Identification (DWR Table 2-3)

Type of Supplier (select one or both)	
☐	Supplier is a wholesaler
☑	Supplier is a retailer
Fiscal or Calendar Year (select one)	
☑	UWMP Tables are in calendar years
☐	UWMP Tables are in fiscal years
If using fiscal years provide month and date that the fiscal year begins (mm/dd)	
Units of measure used in UWMP * (select from drop down)	
Unit	AF
**** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.*	

2.5 COORDINATION AND OUTREACH

This section includes a discussion of the City's inter-agency coordination and coordination with the general public. The UWMP Act requires the City to coordinate the preparation of its UWMP with other appropriate agencies and all departments within the City, including other water suppliers that share a common source, water management agencies, and relevant public agencies. These agencies, as well as the public, participated in the coordination and preparation of this 2020 UWMP, and are summarized below.

2.5.1 Wholesale and Retail Coordination

Beginning in 2016, the City purchased wholesale treated surface water from the WDCWA. In addition, the City has its own groundwater supplies. The City provides the purchased surface water and groundwater to retail customers. As a retailer, and in accordance with CWC 10631, the City has informed the WDCWA of its projected water use as is shown in Table 2-4 (DWR Table 2-4).

Table 2-4. Water Supplier Information Exchange (DWR Table 2-4 Retail)

The retail Supplier has informed the following wholesale supplier(s) of projected water use in accordance with Water Code Section 10631.
Wholesale Water Supplier Name *(Add additional rows as needed)*
Woodland-Davis Clean Water Agency

2.5.2 Coordination with Other Agencies and the Community

The City actively encourages community participation in water management activities and specific water-related projects. The City's public participation program includes both active and passive means of obtaining input from the community, such as mailings, public meetings, and web-based communication. The City's website describes on-going projects and posts announcements of planned rate increases to fund these water projects.

As part of the 2020 UWMP update, the City facilitated a public review period. Public noticing, pursuant to Section 6066 of the Government Code, was conducted prior to commencement of a public comment period. Public hearing notices are included in Appendix D of this plan. During the public comment period, a hard copy of the Draft UWMP update was made available at the City's offices during normal business hours and at the Woodland Public Library and an electronic copy was posted on the City's website.

The City also coordinated the preparation of this 2020 UWMP with several agencies, including relevant public agencies that utilize the same water supplies. These agencies included the following:

- City of Woodland
- County of Yolo
- City of Davis
- City of West Sacramento
- Reclamation District 2035
- University of California, Davis
- Water Resources Association of Yolo County
- Westside Sacramento River IRWM Group
- Woodland Chamber of Commerce
- WDCWA
- Yolo County Farm Bureau
- Yolo County Flood Control & Water Conservation District
- Yolo Subbasin Groundwater Agency

The public hearing provided an opportunity for all City water users and the general public to become familiar with the UWMP and ask questions about the City's water supply, in addition to the City's continuing plans for providing a reliable, safe, high-quality water supply.

2.5.3 Notice to Cities and Counties

CWC Section 10621 (b) requires agencies to notify the cities and counties to which they serve water at least 60 days in advance of the public hearing that the plan is being updated and reviewed. On March 25, 2021, a notice of preparation was sent to the cities and counties and other stakeholders, to inform them of the UWMP update process and schedule, and to solicit input for the 2020 UWMP. The notifications to cities and counties, the public hearing notifications, and the public hearing and adoption are discussed in Chapter 10.

CHAPTER 3
System Description

This chapter provides a description of the City's water system and service area. This description includes the water system facilities, climate, population, and housing within the City's service area.

3.1 GENERAL DESCRIPTION

The City, incorporated in 1871, is located in the Sacramento Valley, approximately six miles west of the Sacramento River and about 20 miles northwest of the City of Sacramento at the intersection of Interstate 5 and State Route 113. Located within an important agricultural region, the City is completely surrounded by agricultural lands.

The City water system is responsible for delivering treated water to residential, commercial, and landscape customers. As of 2020, the system serves about 16,767 connections within the City's Urban Limit boundaries.

3.2 SERVICE AREA BOUNDARY MAPS

The City and water service area encompass an area of approximately 14.5 square miles. The City serves the entire area encompassed by its Urban Limits including residential, commercial, industrial, and fire use. Figure 3-1 provides a location map of the service area. Municipal water supply for the City is primarily based on treated surface water. Please see additional discussion about the Davis Woodland Water Supply Project in Chapter 6. However, the City also maintains groundwater supplies as a backup to the surface water supplies.

3.3 SERVICE AREA CLIMATE

Woodland has a Mediterranean climate. Summers are hot and dry, and winters are cool and rainy, with an annual average precipitation of approximately 18.5 inches. The local annual average of maximum daily temperature is 76.0 degrees Fahrenheit (◦F). The average rainfall over the last six years (2015-2020) was 18.4 inches. The region is subject to wide variations in annual precipitation. Water year 2017 (October 2016 through September 2017) and water year 2019 were relatively wet years with 34.5 and 34.3 inches of rainfall respectively, while water year 2020 was relatively dry with only 8.6 inches of rain. Table 3-1 presents average climatic data for the Woodland area.

Table 3-1. Climate Data Summary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Average Et_o, inches[a,b]	1.6	2.5	3.8	5.8	7.3	8.0	8.1	7.2	5.6	4.0	2.1	1.6	57.4
Average Max Temperature, °F[c]	54.5	60.8	66.8	74.0	82.5	90.5	96.2	94.9	90.1	79.5	65.2	55.2	75.9
Average Min Temperature, °F[c]	37.7	40.9	43.8	46.8	51.7	56.5	58.1	56.8	55.6	50.0	42.8	38.0	47.9
Average Rainfall, inches[c]	4.0	3.5	2.5	1.3	0.5	0.2	0.0	0.0	0.3	0.9	2.1	3.4	18.5

(a) Et_o = Evapotranspiration

(b) CIMIS Website: www.cimis.water.ca.gov, Station 226 Woodland, California (May 2011 to November 2020), Monthly Average Eto Report, Printed November 2020.

(c) Western Regional Climate Center (WRCC) , Station 049781 Woodland 1 WNW, California. Period of record: 3/1/1906 to 7/31/2020.

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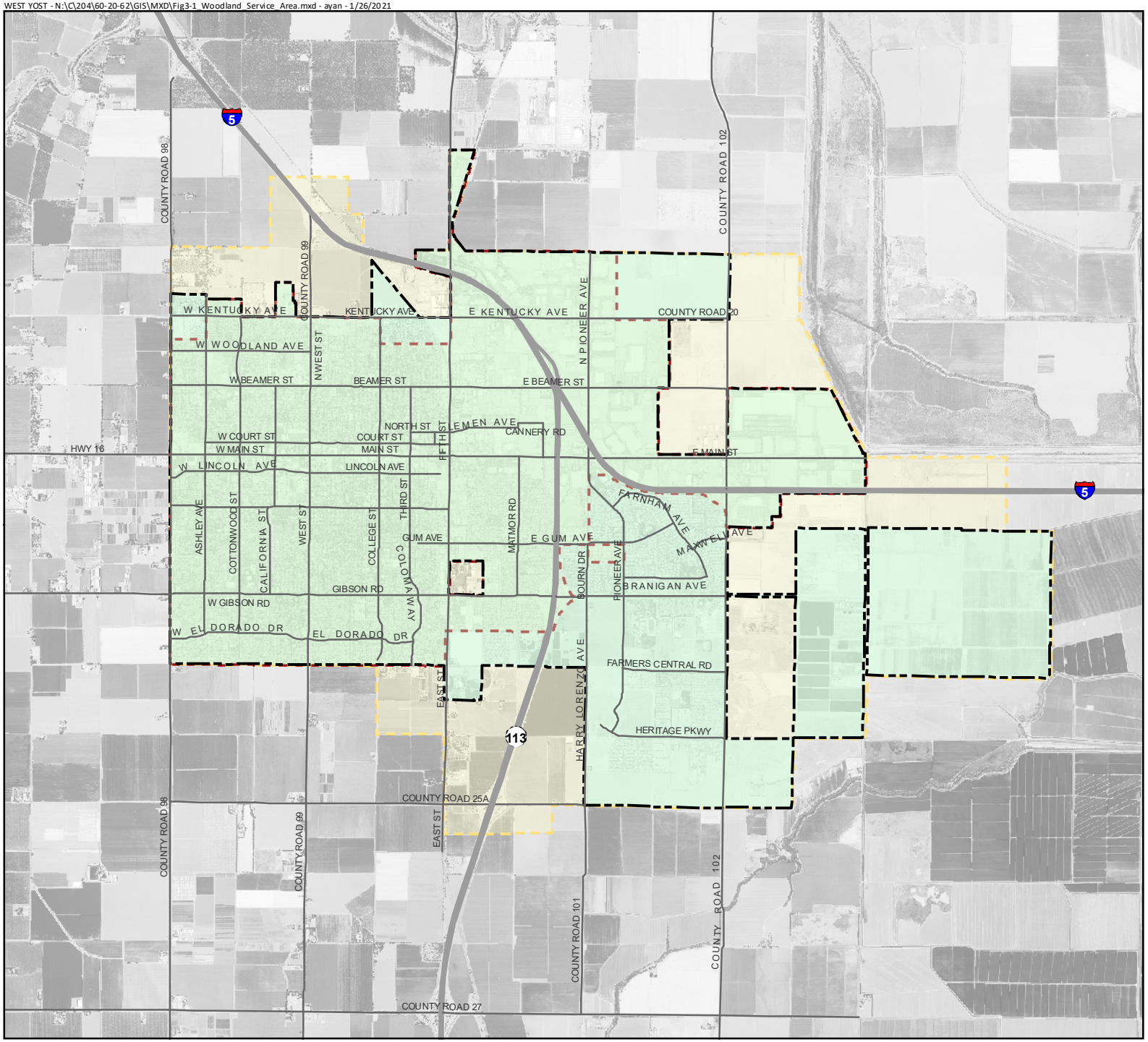

N

0 0.5 1

Miles

City Limits (1990)

City Limits (2020)

Urban Limit Line

Notes:

1. The City serves water to the entire area encompassed by its City Limits (includes residential, commercial, industrial, and fire use).

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Figure 3-1

City of Woodland Water Service Area

City of Woodland
2020 Urban Water Management Plan

These climate characteristics highly influence the City's water use. As described in Chapter 4, the City's water use in the summer months is significantly higher than that in the winter, reflecting increased water use for irrigation purposes during the hot, dry summers.

3.4 SERVICE AREA POPULATION AND DEMOGRAPHICS

3.4.1 Service Area Population

The City's current (2020) service area population is derived from United States Census Bureau data. Because the City's water service area boundary is the same as the City's limits, California Department of Finance (DoF) population data for the City is used. The DoF uses an analysis of 2010 census data to update city population estimates for 2011-2020. Service area population is used to determine per capita water demand as described in Chapter 5.

Current and projected service area population is summarized in Table 3-2. DoF estimates the City's 2020 population to be 60,742. Household size within the City is estimated at about 2.93 persons per household with approximately 21,141 total households in 2020.

Land use planning within the City is undertaken by the Planning Division of the City's Community Development Department. In 2017, the City adopted a comprehensive update of its General Plan – the General Plan Update 2035. The General Plan Update 2035 provides guidelines for the City on how development will occur in the future. The City's population projections used in the UWMP are based on DoF population data for 2015 and 2020. These projections represent an anticipated average annual growth rate of 1.09 percent per year. Population projections are summarized in Table 3-2 (DWR Table 3-1). Figure 3-1 shows the City's approved urban limit line used in the General Plan Update 2035.

Table 3-2. Population – Current and Projected (DWR Table 3-1 Retail)

Population Served	2020	2025	2030	2035	2040	2045*(opt)*
	60,742	64,139	67,726	71,513	75,513	79,735
NOTES: 2020 population is obtained from the Department of Finance. Future year populations were extrapolated based on a 1.09% growth rate calculated between the 2015 actual population (57,525) and 2020 actual population.						

3.4.2 Other Social, Economic, and Demographic Factors

The City serves a primarily residential and commercial area. The City completed implementation of its Water Metering Program in 2014 and thus water customers are billed based on consumptive water use. The City's single family residential and commercial users have been fully metered since 2012 and multi-family and parks have been fully metered since 2014. The increased awareness in water use brought by the implementation of water meters, has led to more individual water conservation and cumulative Citywide water savings.

The City has substantial agriculture basis in its economy. The City is surrounded on all sides by agricultural land producing corn, tomatoes, alfalfa, sugar beets, safflower, and wheat. Also, several companies in the City carry out significant seed research and development work. The local groundwater basin's natural recharge is supplemented by percolating irrigation water imported for farming surrounding the City's service area.

3.5 LAND USES WITHIN SERVICE AREA

The City's current land use is majority residential neighborhoods with commercial and employment centers to the north. Smaller land uses include green space and mixed-use corridors (City's 2035 General Plan).

According to the City's 2035 General Plan Update, there are three new growth areas: Specific Plan 1 (SP-1), Specific Plan 2 (SP-2), and Specific Plan 3 (SP-3). Renewable energy sources and water conservation will be encouraged in all three growth areas. SP-1, located in the south, is divided into three sub-areas: SP-1A, SP-1B, and SP-1C. SP-1A and SP-1B will be developed into mixed use neighborhoods, while SP-1C will be residential only. Existing infrastructure within SP-1 will be resized to accommodate the development. SP-2 is located in the east and will be a mixed-use neighborhood with a town center. SP-3 is located in the northwest and is divided into two sub-areas: SP-3A and SP-3B. SP-3A will be mixed-use, while SP-3B will be mostly industrial.

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3.6 REFERENCES

California Department of Finance (DoF). May 2020. *E-1 Population Estimates for Cities, Counties, and the State – January 1, 2019 and 2020*. Accessed at https://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/ on January 20, 2021.

California Department of Finance (DoF). May 2020. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020*. Accessed at https://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/ on January 20, 2021.

City of Woodland. May 2017. *City of Woodland General Plan Update 2035.* Accessed at https://www.cityofwoodland.org/DocumentCenter/View/1180/Final-General-Plan-May-16-2017-PDF on January 20, 2021.

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CHAPTER 4
Water Use Characterization

This chapter describes and quantifies the City's past, current, and projected water use. Water demand projections are based on the selected SB X7-7 water use targets combined with the population projections from the City's 2017 General Plan. Accurately tracking and reporting current water demands allows the City to properly analyze the use of their resources and conduct good resource planning. As described in Chapter 3, the City's water service area is mostly residential, metered accounts.

4.1 NON-POTABLE VERSUS POTABLE WATER USE

The City currently provides only potable water to most of its customers. A few City parks and one industrial customer receive non-potable recycled water. Potable water is water that is safe to drink and has had various levels of treatment and disinfection. Raw water is untreated water that is used in its natural state or with minimal treatment. The City does not deliver raw water to any customers in its service area. However, the City plans on implementing raw water use for park irrigation in the future.

Recycled water is municipal wastewater that has been treated to a specified quality to enable it to be used again. Because recycled water demand is highly dependent on its level of treatment, recycled water demand is more selective than potable or raw water demand. The City implemented a recycled water program in 2017 to ease demand on potable water for uses that do not require a drinking standard of water. Further discussion of the recycled water program can be found in Chapter 6.

A complete description of the City's water supplies is also provided in Chapter 6.

4.2 WATER USE BY SECTOR

This section describes the City's past, current, and projected water use by sector through the year 2045 in five-year increments. Water demand projections are based on the selected SB X7-7 water use targets combined with the City's 2017 General Plan projected population for the service area. Demand projections provide the basis for sizing and staging future water facilities to ensure adequate supply. This section identifies the usage among water use sectors including single-family residential, multifamily residential, commercial, industrial, institutional/governmental, and landscape. These classifications were used to analyze current consumption patterns among various types of customers. The City uses the same definitions for each sector as outlined in the DWR 2020 Guidebook:

- **Single-Family Residential:** A single-family dwelling unit – A lot with a free-standing building containing one dwelling unit that may include a detached secondary dwelling
- **Multi-Family:** Multiple dwelling units contained within one building or several buildings within one complex
- **Commercial:** A water user that provides or distributes a product or service
- **Industrial:** A water user that is primarily a manufacturer or processor of materials as defined by the North American Industry Classification (NAICS) code sectors 31 to 33, inclusive, or an entity that is a water user primarily engaged in research and development
- **Institutional/Governmental:** A water user dedicated to public service
- **Landscape:** Water connections supplying water solely for landscape irrigation
- **Groundwater Recharge:** Water used for groundwater replenishment, banking or storage

- **Distribution System Losses:** Distribution system water losses (also known as "real losses") are the physical water losses from the water distribution system and the supplier's storage facilities, up to the point of customer consumption

4.2.1 Historical Water Use

Actual water use by the City's customers, by water use sector, in 2010 and 2015 is summarized in Table 4-1. Because the metering program was not yet complete in 2010, past water use is based on groundwater well production records. These are the same values reported in the City's 2010 and 2015 UWMP.

Table 4-1. Historical Water Use by Customer Type, AFY[a]

Water use sectors	2010 Actual Volume	2015 Actual Volume
Single-Family	1,651	3,959
Multi-Family	1,147	1,315
Commercial	1,345	1,321
Industrial	43	596
Institutional/ Governmental	454	344
Landscape	1,088	623
Unmetered Production[b]	8,194	N/A
Losses	N/A	485
Other[c]	N/A	7
Total	**13,922**	**8,650**

(a) AFY = acre-feet per year
(b) The City became fully metered in 2014. Therefore, water use in 2010 includes a category for unmetered production.
(c) "Other" accounts for metered unbilled and unbilled unmetered water use in the City's system for 2015.

4.2.2 Current Water Use

Actual potable water use by the City's customers, by water use sector, in 2020 is summarized in Table 4-2 (DWR Table 4-1). Recycled water use will be addressed in Chapter 6. Currently there are no existing uses of saline barriers, groundwater recharge, conjunctive use, or raw water within the City's service area.

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Table 4-2. Actual Demands for Potable Water (DWR Table 4-1 Retail)

Use Type	2020 Actual		
Drop down list May select each use multiple times These are the only Use Types that will be recognized by the WUEdata online submittal tool	Additional Description (as needed)	Level of Treatment When Delivered Drop down list	Volume*
Add additional rows as needed			
Single-Family		Drinking Water	4,860
Multi-Family		Drinking Water	1,381
Commercial		Drinking Water	1,647
Industrial		Drinking Water	170
Institutional/Governmental		Drinking Water	366
Landscape		Drinking Water	859
Losses	Unauthorized and Unmetered Water Losses	Drinking Water	1,070
		TOTAL	10,353
** Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.*			
NOTES: Volumes are in AF.			

4.2.3 Projected Water Use

Water demand projections for 2020 to 2025 are assumed to increase by 4 percent per year based on an observed 4 percent average demand increase from 2015 to 2020. For water demand projections beyond 2025, the projections are based on anticipated population growth rate increases from 2025 to 2045 which is calculated to be 1.09 percent per year. Given that the City is dominated by residential/commercial water use, the rate of City population growth is a good measure for assessing future water use. Population projections for the City's service area were obtained from the 2017 General Plan (described in Chapter 3).

The projected water use by the City's customers is based on the best available information. The City tracked actual water use by sector in 2020 through its metering program. It is expected that the distribution of water by water user type will not change significantly in the future and, therefore, the percentage of each customer classification that existed in 2020 was assumed to remain constant through 2045.

The City does not know the estimated volume of water saved by its conservation measures so water savings resulting from conservation measures are not included in the projected water use estimates.

Table 4-3 (DWR Table 4-2) reports the projected water demands, by use type, through the year 2045.

Table 4-3. Demands for Potable Water – Projected (DWR Table 4-2 Retail)

Use Type Drop down list May select each use multiple times These are the only Use Types that will be recognized by the WUEdata online submittal tool	Additional Description (as needed)	Projected Water Use[2] *Report To the Extent that Records are Available*				
		2025	2030	2035	2040	2045 (opt)
Add additional rows as needed						
Single-Family		5,913	6,242	6,590	6,957	7,345
Multi-Family		1,681	1,774	1,873	1,977	2,087
Commercial		2,003	2,115	2,233	2,357	2,488
Industrial		206	218	230	243	256
Institutional/Governmental		446	471	497	524	554
Landscape		1,045	1,104	1,165	1,230	1,298
Losses		1,302	1,374	1,451	1,532	1,617
TOTAL		12,596	13,298	14,038	14,820	15,646

[1] *Recycled water demands are NOT reported in this table. Recycled water demands are reported in Table 6-4.* [2]
Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.

NOTES: Volumes are in AF.

Total potable water demands are summarized in Table 4-4 (DWR Table 4-3) and total recycled water demands are summarized in Table 4-5 (DWR Table 4-3).

Table 4-4. Total Gross Potable Water Use (DWR Table 4-3 Retail)

	2020	2025	2030	2035	2040	2045 (opt)
Potable Water *From Tables 4-1R and 4-2 R*	10,353	12,596	13,298	14,038	14,820	15,646
TOTAL WATER USE	10,353	12,596	13,298	14,038	14,820	15,646

NOTES: Volumes are in AF.

Table 4-5. Total Gross Non-Potable Water Use (DWR Table 4-3 Retail)

	2020	2025	2030	2035	2040	2045 (opt)
Recycled Water Demand[1] *From Table 6-4*	151	602	677	677	677	
Raw and Other Non-potable *From Tables 4-1R and 4-2 R*	0	0	0	0	0	
Optional Deduction of Recycled Water Put Into Long-Term Storage[2]						
TOTAL WATER USE	151	602	677	677	677	

[1] Recycled water demand fields will be blank until Table 6-4 is complete

*[2] Long term storage means water placed into groundwater or surface storage that is not removed from storage in the same year. Supplier **may** deduct recycled water placed in long-term storage from their reported demand. This value is manually entered into Table 4-3.*

NOTES: Volumes are in AF.
The recycled water projections are only shown through 2040.

4.2.3.1 Characteristic Five-Year Water Use

Water Code Section 10635(b) requires urban suppliers to include a five-year DRA in their UWMP. A key component of the DRA is estimating demands for the next five years (2021-2025) without drought conditions (i.e., unconstrained demand) to account for climate change considerations. The five-year demand projections are summarized in Table 4-6, and the DRA is detailed in Chapter 7. Demand projections for 2021 through 2024 are interpolated between 2020 actual water demands and 2025 projected demands.

Table 4-6. Projected Water Demands for Drought Risk Assessment

	2021	2022	2023	2024	2025
Water Demand[(a)], AF	11,043	11,582	12,121	12,659	13,198

(a) Demand projections were interpolated between 2020 actual water demands and 2025 projected.

4.3 DISTRIBUTION SYSTEM WATER LOSSES

System losses are the difference between the actual volume of water treated and delivered into the distribution system and the actual metered consumption. Such apparent losses are always present in a water system due to pipe leaks, unauthorized connections or use, faulty meters, unmetered services such as fire protection and training, and system and street flushing. The State has not adopted water loss standards.

The City uses the American Water Works Association (AWWA) method to annually evaluate its distribution system losses. For the 2019 calendar year, the City's water losses were estimated to be approximately 1,521 acre-feet (AF), or approximately 16.3 percent of their demand. A copy of the City's 2019 Water Audit worksheet is provided in Appendix E.

Table 4-7 (DWR Table 4-4) summarizes the monthly system losses for the last five years with the most recent 12-month period available. The most recent 12-month period began on January 1, 2019.

Table 4-7. 12 Month Water Loss Reporting (DWR Table 4-4 Retail)

Reporting Period Start Date (mm/yyyy)	Volume of Water Loss [1,2]
01/2015	485
01/2016	1,023
01/2017	976
01/2018	242
01/2019	1,521
[1] Taken from the field "Water Losses" (a combination of apparent losses and real losses) from the AWWA worksheet. *[2] **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*	
NOTES: Volumes are in AF.	

4.4 WATER USE FOR LOWER INCOME HOUSEHOLDS

SB 1087 (approved on October 7, 2005) added certain provisions to the Government Code and amended a portion of the UWMP Act. As it relates to the UWMP Act, SB 1087 requires the water use projections of an UWMP to include the projected demands for single-family and multi-family residential housing needed for lower income households as identified in the housing element of any city or county in the service area of the supplier (CWC § 10631(a)). A low-income household is any household that has an income below 80 percent of the area median income, adjusted for family size.

The City is a member of Sacramento Area Council of Governments (SACOG) and participates in the Regional Housing Needs Plan (RHNP) which allocates participating cities and counties their "fair share" of the region's projected housing needs. The RHNP is updated every five years and provides the housing units that a city or county must plan for within a 7.5-year time period. The SACOG 2013-2021 RHNP was adopted September 20, 2012. This information is used by cities and counties to update their General Plan Housing Elements. The City adopted its 2018 Housing Element Update on May 16, 2017.

Table 4-8 shows projected demands for low income housing based on estimates by the adopted RHNP.

Table 4-8. Projected Water Demand for Low Income Households[a]

Low Income Water Demands[b]	2020	2025	2030	2035	2040	2045
Single-Family Residential	1,340	1,630	1,721	1,817	1,918	2,025
Multi-Family Residential	108	132	139	147	155	164
Total	1,448	1,762	1,860	1,963	2,073	2,188

(a) Volumes are in AF.
(b) 2013-2021 SACOG RHNP estimates 35.4 percent of Woodland's population has either Low or Very Low Income. This percentage was applied directly to the projected water demands for an estimation.

4.5 ESTIMATING FUTURE WATER SAVINGS

The water use projections presented in Table 4-3 (DWR Table 4-2) are based on City population growth. Additional water savings from codes, standards, ordinances, or transportation and land use plans, also known as passive savings, can decrease the water use for new and future customers. However, as shown in Table 4-9 (DWR Table 4-5) below, these potential passive savings have not been included in the City's water demand projections.

Table 4-9 (DWR Table 4-5) also indicates that lower income residential demands are included in the City's water demand projections. These demands are discussed in Section 4.4.

Table 4-9. Inclusion in Water Use Projections (DWR Table 4-5 Retail)

Are Future Water Savings Included in Projections? (Refer to Appendix K of UWMP Guidebook) *Drop down list (y/n)*	No
If "Yes" to above, state the section or page number, in the cell to the right, where citations of the codes, ordinances, or otherwise are utilized in demand projections are found.	
Are Lower Income Residential Demands Included In Projections? *Drop down list (y/n)*	Yes

4.6 CLIMATE CHANGE CONSIDERATIONS

DWR and others have done studies to model potential future changes at the regional level on both streamflow and temperature. The focus has been on the Sacramento River system since it is a major source of water for much of California. These studies make it clear that more extreme hydrology (i.e., more floods and droughts) is likely to occur regardless of the "average" hydrology.

Other potential changes include less snowpack, earlier runoff from snowmelt, more precipitation as rain than snow, changes in the amount and timing of stream flows, changes in water resources system operations, and rising sea levels. In turn, these changes could have serious implications for water supply

reliability, including water quality. A 2018 report titled "Indicators of Climate Change in California" by the California Office of Environmental Health Hazard Assessment (OEHAA) indicates that over the past century, spring runoff to the Sacramento River decreased by 9 percent. This is an indication of a long-term decrease in snowpack, with earlier springtime warming. According to the 2018 Report, lower flows to the Sacramento River will also result in greater demand on groundwater resources and affect fall Chinook salmon runs.

Since the City purchases and imports surface water from WDCWA, the most tangible effect of climate change hydrology is likely to be the timing and frequency at which the State Water Resources Control Board (State Board) imposes Term 91 curtailments. These curtailments apply to WDCWA's primary water right. During Term 91 curtailment periods, no water may be diverted under this water right. WDCWA's secondary water rights are not subject to Term 91 curtailments, but are subject to Lake Shasta critical year reductions, in which the Lake Shasta designations for any given year are established by the US Bureau of Reclamation. As further discussed in Chapter 6, the possible Lake Shasta critical years and likely imposable periods of Term 91 will increase in the future due to longer periods of drought. This increase was estimated and taken into consideration when projecting surface water supply availability from the Davis Woodland Water Supply Project (DWWSP).

In Yolo Subbasin Groundwater Agency (YSGA)'s Draft 2021 GSP, the YSGA ran their surface water-groundwater model to compare the water budget of the Yolo Subbasin for historical and future scenarios. The key results for the impacts of climate change on future average land surface water budget in the Yolo Subbasin are below (GEI Consultants, 2021):

- Overall land surface mass balance is maintained (total inflows = outflows).
- The effect of increased perennial crop acreage results in more evapotranspiration and less deep percolation.
- The effect of climate change results in more evapotranspiration and more deep percolation.

Impacts of climate change on the Yolo Subbasin's groundwater budget and storage patterns from the YSGA Draft 2021 GSP are (GEI Consultants, 2021):

- Less deep percolation and more outflow than inflow is the result of increased perennial crop acreage and change in irrigation management.
- The effect of climate change can be seen in the increase in deep percolation, decreased storage in 2070 extreme dry scenario, balanced budgets in the central tendency scenarios for 2030 and 2070, and increased storage in the 2070 extreme wet scenario.
- There is not much difference in groundwater storage between the central tendency scenarios and the future baseline scenario where urban demand is increased, irrigated crops are kept constant, and climate is kept the same as the historical scenario.

Some additional potential climate change impacts to groundwater resources include:

- Decreased reliability of surface water supplies could lead to increased reliance on groundwater, further stressing such supplies
- Changes to surface water hydrology – increased winter flood flows, reduced spring and summer snowmelt runoff – could decrease groundwater recharge

- Increased landscape and irrigation water demands due to increased temperatures could further increase pressures on groundwater supplies

The implementation of WDCWA's DWWSP in 2016, along with the Aquifer Storage and Recovery (ASR) conjunctive use program are adaptations to climate change that the City has implemented to avoid the potential adverse effects from climate change listed above on the City's groundwater supply. By adding surface water as a primary drinking water source, the City diversified its water supply portfolio which provided flexibility to the City for adjusting to changing weather and hydrology resulting from climate change. The City's ASR program offers flexibility for the City to use and bank surface water when it's plentiful and use recovered ASR water when surface water is not available.

Additional details about the potential impacts of climate change, the DWWSP, and the ASR program are described in Chapter 6 *System Supplies*.

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4.7 REFERENCES

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CHAPTER 5
Conservation Target Compliance

In November 2009, SB X7-7, the Water Conservation Act of 2009, was signed into law as part of a comprehensive water legislation package. The Water Conservation Act addressed both urban and agricultural water conservation. The legislation set a goal of achieving a 20 percent statewide reduction in urban per capita water use by December 31, 2020 (i.e., "20 by 2020"). To meet the urban water use target requirement, each retail supplier was required to determine its baseline water use, as well as its target water use for the year 2020. Water use is measured in gallons per capita per day (GPCD).

A discussion of the City's programs and policies for water conservation is provided in Chapter 9 Demand Management Measures of this plan. Therefore, the remainder of this chapter will only focus on SB X7-7 baselines and targets for the City's retail water service area.

This chapter also provides a review of the methodology the City used to calculate its 2020 Urban Water Use Target (target), its baseline, and how the baseline was calculated. The City calculated baselines and targets on an individual reporting basis in accordance with SB X7-7 legislation requirements and DWR *Methodologies for Calculating Baseline and Compliance Urban Per Capita Water Use* (2016) (DWR *Methodologies*).

In this Chapter, it is demonstrated that the City has achieved its 2020 target reduction. Compliance with the urban water use target requirement is verified in the SB X7-7 Verification Form, which is included as Appendix F in this plan.

5.1 OVERVIEW AND BACKGROUND

The City's compliance with SB X7-7 was first addressed in the City's 2010 UWMP. The City's baseline per capita water use was determined, and urban water use targets for 2015 and 2020 were established and adopted. Actual water use data and California DOF population estimates were used to calculate GPCD water use.

SB X7-7 included a provision that an urban water supplier may update its 2020 urban water use target in its 2015 UWMP, and may use a different target method than was used in 2010. Also, the SB X7-7 methodologies developed by DWR in 2011 noted that water suppliers may revise population estimates for baseline years when the 2010 Census information became available.

The 2010 Census data was not finalized until 2012. In its 2015 UWMP, the City updated its population, baselines, and targets to reflect 2010 Census data. The City demonstrated that it successfully achieved its 2015 interim target and confirmed its 2020 target.

In this 2020 UWMP, the City verifies that it achieved its 2020 target per capita water use.

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5.2 GENERAL REQUIREMENTS FOR BASELINE AND TARGETS

SB X7-7 required each urban water retailer to determine its baseline daily per capita water use over a 10-year or 15-year baseline period. The 10-year baseline period is defined as a continuous 10-year period ending no earlier than December 31, 2004 and no later than December 31, 2010. SB X7-7 also defined that for those urban water retailers that met at least 10 percent of their 2008 water demand using recycled water, the urban water retailers can extend the baseline GPCD calculation for a maximum of a continuous 15-year baseline period, ending no earlier than December 31, 2004 and no later than December 31, 2010. In 2008, the City delivered no recycled water; therefore, the City's baseline GPCD was calculated over a 10-year period. In its 2015 UWMP, the 10-year baseline period that the City selected was 1995 through 2004 (see Appendix F). This is the same 10-year baseline period reported in the City's 2010 UWMP.

SB X7-7 and DWR provided four different methods for calculation of an urban water retailer's 2020 target. Three of these methods are defined in Water Code Section 10608.20(a)(1), and the fourth method was developed by DWR. The 2020 water use target may be calculated using one of the following four methods:

- **Method 1**: 80 percent of the City's base daily per capita water use;
- **Method 2**: Per capita daily water use estimated using the sum of performance standards applied to indoor residential use; landscaped area water use; and commercial, industrial, and institutional uses;
- **Method 3**: 95 percent of the applicable State hydrologic region target as stated in the State's April 30, 2009, draft 20x2020 Water Conservation Plan; or
- **Method 4**: An approach that considers the water conservation potential from: 1) indoor residential savings, 2) metering savings, 3) commercial, industrial and institutional savings, and 4) landscape and water loss savings.

The City selected Method 1 to calculate its 2020 target in its 2015 UWMP.

Daily average water use is divided by the service area population to obtain baseline and target GPCD. In 2015, the City adjusted its baseline and target GPCD to reflect its updated population estimates based on 2010 Census data results. To calculate the City's compliance year GPCD and compare it to the 2020 target, the population is updated to reflect population estimates for 2020. Details of determining 2020 service area population are provided in Section 5.3.

The City's baselines and targets are summarized in Section 5.5. The City's 2020 compliance water use is provided in Section 5.6.

5.3 SERVICE AREA POPULATION

To correctly calculate its compliance year GPCD, the City must determine the population that it served in 2020. At the time of preparation of this UWMP, the 2020 Census results were unavailable.

The method used to estimate the service area population, using DOF data, is shown on Table 5-1 (SB X7-7 Table 2). The DOF uses U.S. Census data, combined with changes to the housing stock, estimated occupancy of housing units, and the number of persons per household to estimate annual population within jurisdictional boundaries. Because the City's current water service area is substantially the same as

the City limits, DOF population data for the City of Woodland is valid for use as the service area population. DOF estimates for the City of Woodland 2020 population are shown in Table 5-2 (SB X7-7 Table 3).

Table 5-1. Method for Population Estimates (SB X7-7 Table 2)

Method Used to Determine 2020 Population (may check more than one)	
☑	**1. Department of Finance** (DOF) or **American Community Survey** (ACS)
☐	**2. Persons-per-Connection Method**
☐	**3. DWR Population Tool**
☐	**4. Other** DWR recommends pre-review

Table 5-2. Service Area Population (SB X7-7 Table 3)

2020 Compliance Year Population	
2020	60,742
NOTES: Population is from the Department of Finance.	

5.4 GROSS WATER USE

Annual gross water use, as defined in CWC §10608.12 (h), is the water that enters the City's distribution system over a 12-month period (calendar year) with certain exclusions. This section discusses the City's annual gross water use for each year in the baseline periods, as well as 2020, in accordance with Methodology 1: Gross Water of DWR's *Methodologies* document.

Annual gross water use for the baseline periods and 2020 are summarized in Appendix F. The baseline values reported in Appendix F are the same as documented in the City's 2010 and 2015 UWMP. The City's 2020 actual gross water use for Calendar Year 2020 is 10,378 AF as presented in Chapter 4 of this plan.

5.5 BASELINES AND TARGETS SUMMARY

Daily per capita water use is reported in GPCD. Annual gross water use is divided by annual service area population to calculate the annual per capita water use for each year in the baseline periods. As discussed in Section 5.1, the City updated its population data, adjusted its baseline, and confirmed its 2020 target in its 2015 UWMP. The City's 10-year base daily per capita water use is 290 GPCD. Using Method 1 for 2020 water use target calculation as described in Section 5.2, the City's confirmed 2020 compliance target is 232 GPCD. The City's baseline and target are summarized in Table 5-3 (DWR Table 5-1).

Table 5-3. Baseline and Targets Summary (DWR Table 5-1 Retail)

Baseline Period	Start Year *	End Year *	Average Baseline GPCD*	Confirmed 2020 Target*
10-15 year	*1995*	*2005*	*290*	*232*
5 Year	*2003*	*2007*	*277*	
**All cells in this table should be populated manually from the supplier's SBX7-7 Verification Form and reported in Gallons per Capita per Day (GPCD)*				
NOTES: Volumes are in AF.				

The baseline and 2020 target are included in the SB X7-7 verification form, Appendix F.

5.6 2020 COMPLIANCE DAILY PER CAPITA WATER USE

In Sections 5.3 and 5.4, the City's 2020 population and gross water use are presented, respectively. The City calculated its actual 2020 water use for the 2020 calendar year in accordance with Methodology 1 of DWR's *Methodologies* document. As shown in Table 5-4 (DWR Table 5-2), urban per capita water use in 2020 was 152 GPCD, which is well below the confirmed 2020 water use target of 232 GPCD. Therefore, the City has met its 2020 final water use target. The complete set of SB X7-7 verification tables used to document this compliance is included in Appendix F.

Table 5-4. 2020 Compliance (DWR Table 5-2 Retail)

2020 GPCD			2020 Confirmed Target GPCD*	Did Supplier Achieve Targeted Reduction for 2020? Y/N
Actual 2020 GPCD*	2020 TOTAL Adjustments*	Adjusted 2020 GPCD* *(Adjusted if applicable)*		
152	*0*	*152*	*232*	*YES*
**All cells in this table should be populated manually from the supplier's SBX7-7 2020 Compliance Form and reported in Gallons per Capita per Day (GPCD)*				
NOTES: Volumes are in AF.				

As detailed in DWR's *Methodologies* document, adjustments are allowed that can be made to an agency's gross water use in 2020 for unusual weather, land use changes, or extraordinary institutional water use.

The City has elected not to make the adjustments allowed by Water Code Section 10608.24 because these exceptions are not needed to demonstrate compliance with SB X7-7 for 2020. Water use in 2020 in the City's service area was significantly reduced as compared to baseline years as a result of increased water conservation efforts by the City and its customers.

5.7 REGIONAL ALLIANCE

The City has chosen to comply with the requirements of SB X7-7 on an individual basis. The City has elected not to participate in a regional alliance.

CHAPTER 6
System Supplies

This chapter characterizes the City's water supply portfolio. Currently available water supplies, as well as future anticipated water supplies, are described and quantified. The management of each supply in correlation with other supplies are discussed. Potential effects of climate change and regulations are also discussed. The energy intensity required to treat and distribute the City's water supply within its service area is provided.

6.1 WATER SUPPLY ANALYSIS OVERVIEW

The City currently utilizes local groundwater, surface water from the Sacramento River, ASR water, and recycled water. Projected future supplies include the same sources of water the City currently utilizes.

The City's groundwater is supplied by five local wells within the City's service area. Details of the City's groundwater supply are described further in Section 6.2.2.

The City's surface water supplies are provided by the WDCWA Davis Woodland Water Supply Project and are described in further detail in Section 6.2.1.

The City's ASR water supplies are surface water purchased from the WDCWA which is stored in an aquifer beneath the City and recovered from one of three ASR wells for distribution and use when surface water supplies are limited. The City's ASR program is described in further detail in Section 6.2.5.

The City's recycled water supply is used for non-potable applications and is described further in Section 6.2.7.

6.2 WATER SUPPLY CHARACTERIZATION

The following sections characterize the following water supply types: purchased or imported water, groundwater, surface water, ASR, wastewater and recycled water. The availability of these sources under single dry, five-year droughts, and any other water year conditions are discussed in Chapter 7.

6.2.1 Purchased or Imported Water

The City currently purchases and imports water from WDCWA. Starting mid-2016, the City began receiving treated surface water from the Sacramento River through WDCWA. Some of this treated surface water is distributed directly to customers and a portion is stored in the aquifer during low water demand months, when surface water supplies are abundant, and recovered and distributed to customers during high water demand months, when surface water supply is limited, under the City's ASR program.

WDCWA, a Joint Powers Authority formed by the cities of Davis and Woodland, owns the following major facilities that are part of the Davis Woodland Water Supply Project: 1) the Joint Intake shared with Reclamation District 2035 (RD 2035) on the west bank of the Sacramento River just north of the Interstate-5 bridge overcrossing; 2) a raw water pump station and pipeline that deliver untreated Sacramento River water to the eastern outskirts of Woodland for treatment; 3) a Regional Water Treatment Facility (RWTF) with 30 million gallons per day (MGD) (33,626 AFY) of production capacity; and 4) finished water pump station facilities and associated delivery mains serving Woodland and Davis, respectively.

The allocation of RWTF capacity among the Project Participants is 18 MGD (20,176 AFY) for Woodland, 10.2 MGD (11,433 AFY) for Davis, and 1.8 MGD (2,018 AFY) for UC Davis, which equates to a 60/34/6 percent split. Two finished water mains deliver treated water to Woodland, one to the southern portion of the City and one to the northern portion of the City, with design flows capacities of 34.3 MGD (38,446 AFY) and 15.2 MGD (17,037 AFY), respectively, for a combined delivery capacity of 49.5 MGD (55,484 AFY). So far, the most water from WDCWA that the City has used in a single day is 15.1 million gallons (MG) (46.3 AF) in August 2020.

WDCWA holds Water Right Permit 20281 (Application 30358), referred to herein as the primary water right, which entitles WDCWA to divert up to 45,000 acre-feet annually from the Sacramento River, which equates to an annual average flow rate of approximately 40 MGD. Accordingly, this water right cannot be fully utilized unless and until the RWTF is expanded. This water right is unavailable when Term 91 curtailments are in effect.

In anticipation of Term 91 curtailments, WDCWA purchased portions of water right licenses 904A and 5487A from the Conaway Preservation Group in 2010. These two rights are collectively referred to as the secondary water rights, and they are only used by WDCWA when Term 91 curtailments are in effect. The WDCWA secondary water rights entitle WDCWA to 10,000 acre-feet of Sacramento River water during the April through October period, but are reduced by 25 percent to 7,500 acre-feet during Lake Shasta critical years. No secondary water right water is available at all to WDCWA during the period of November through March, as noted above. The secondary water rights are allocated according to a 52.1/44.4/3.5 percent split among Woodland, Davis, and UC Davis, respectively.

For the previous three years, WDCWA had an annual agreement with the City of West Sacramento to acquire 2,000 AF of surface water under the West Sacramento's Central Valley Project water-service contract. This surface water was available for transfer to WDCWA during Term 91 curtailments in the November through February period. However, the available surface water was well below the total demands of the Project Participants during that period and was also not be available for any Term 91 curtailments in March.

6.2.2 Groundwater

The City maintains a series of intermediate aquifer wells, most of which are for emergency purposes only. Three of the existing wells, however, are configured to tie directly into its southern delivery main, such that the extracted water can be blended with treated surface water. A total of approximately 3.1 MGD (3,475 AFY) of firm capacity exists among the three blending wells, where the firm capacity is defined as the total well capacity for the three wells minus the capacity of largest well.

Due to lower water quality from the groundwater compared to surface water, the City has a stated goal to minimize the use of its groundwater wells for potable supply. It is also the City's policy that the blended surface water to groundwater ratio must never be lower than 3-to-1 at any point in the system due to the aesthetic differences between surface water and intermediate aquifer groundwater. Accordingly, the wells are not available at all when surface water deliveries are fully curtailed, except on an emergency basis. In addition, all three of the blending wells are tied into the southern delivery main, which further limits the amount of groundwater available for blending.

The City currently maintains five active groundwater wells (not including the three ASR wells) and six standby groundwater wells for municipal water supply. The City previously maintained an additional three municipal groundwater wells but demolished them in 2017 to ensure continued compliance with drinking water quality requirements for nitrate. Naturally-occurring salinity, boron, and selenium in groundwater also present the City with challenges in complying with wastewater discharge requirements.

The City intends to inactivate and demolish three additional standby wells in the near-term future. Whereas groundwater was the City of Woodland's only municipal water supply until 2016, the conversion to surface water as the primary water source has rendered many of the legacy wells obsolete.

The use of surface water as a primary supply source, with ASR being used to supplement direct delivery of treated surface water to customers, addresses the compliance issues associated with groundwater. Native groundwater is blended with the surface water supply on a limited basis. Groundwater is also used as an emergency supply source.

6.2.2.1 Basin Description

The City of Woodland is located in the Yolo Sub-basin (Sub-basin 5-21.67) of the Sacramento Valley Groundwater Basin as defined in the California DWR Bulletin 118 update (DWR, 2003). The DWR Bulletin 118 description of the Yolo Subbasin is provided in Appendix G and summarized in the following sections. Figure 6-1 shows the location of the City in relation to the boundaries of other local agencies overlying the groundwater basin areas. The Yolo Sub-basin is bounded by Cache Creek on the north; the Sacramento River on the east; Putah Creek on the south; and the Coast Range on the west (DWR, 2004).

Land surface elevations within the Yolo Subbasin range from approximately 0 feet above sea level along the southeastern edge to approximately 400 feet along the western edge. Except near the western edge of the basin, where land surface elevations increase with proximity to the Coast Range, the topographic relief is low. Land surface elevations within the City service area range from approximately 30 to 80 feet. The Plainfield Ridge, the topographic expression of the Dunnigan Hills anticline, is an area of slightly elevated rolling hills located approximately four miles west of Woodland. The Yolo Basin, the flood basin of the Sacramento River, is located approximately three miles east of Woodland (Figure 6-1).

The Yolo Subbasin, which includes the groundwater basin underlying the City, has documented groundwater issues, including inelastic land subsidence due to groundwater withdrawal and water quality concerns, as described above.

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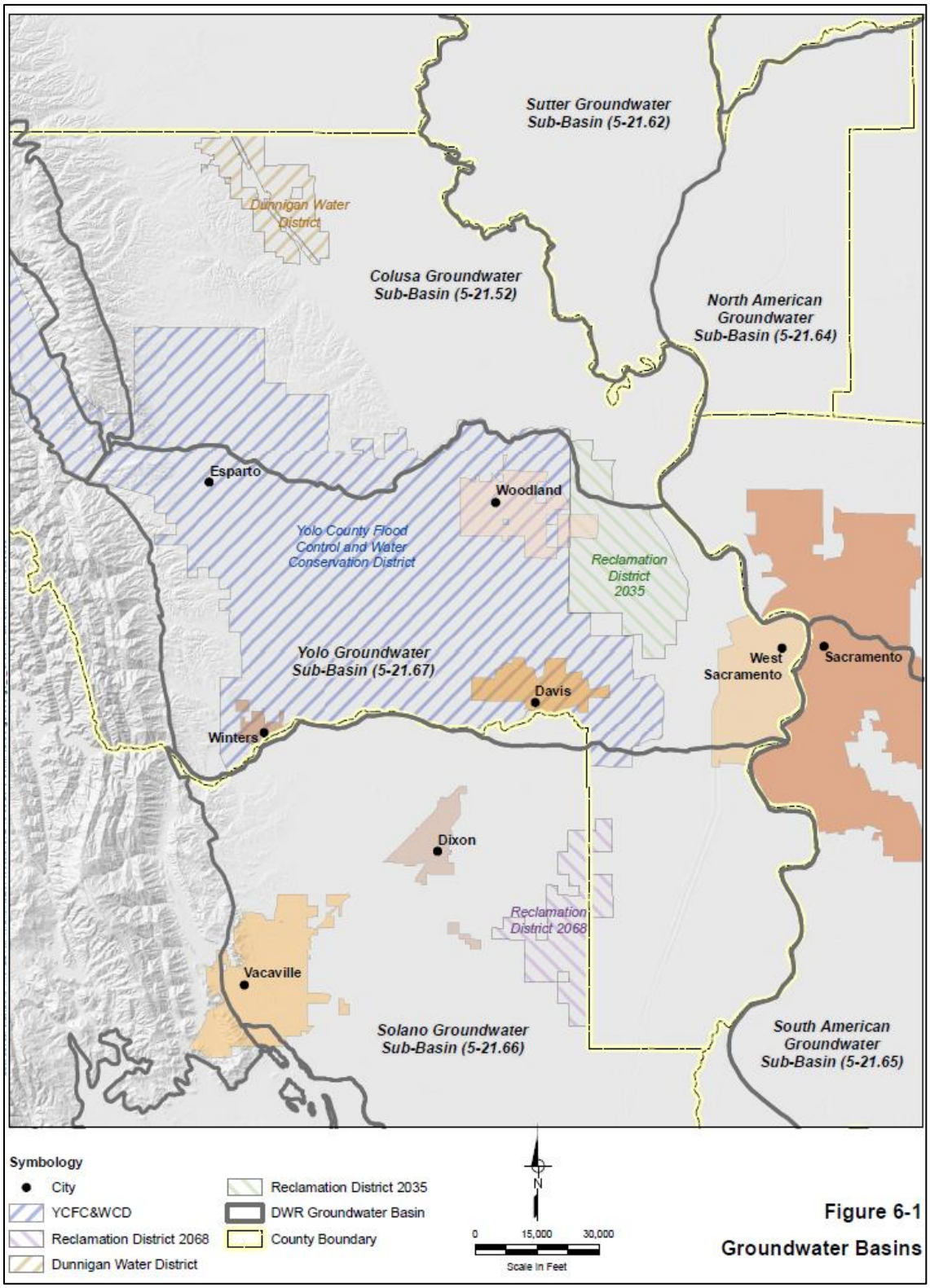
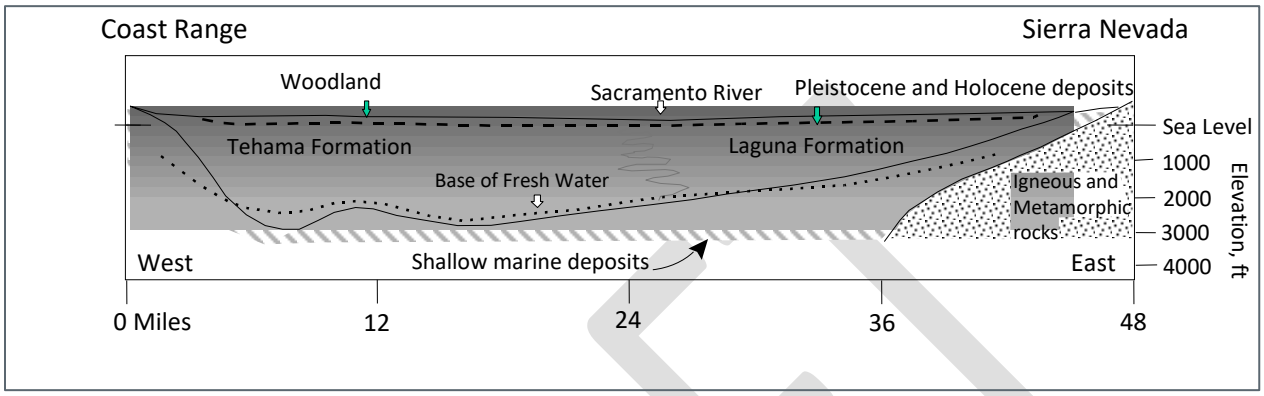


Figure 6-1. Groundwater Basins

6.2.2.1.1 Aquifer Formations

The Sacramento Valley in the vicinity of the City of Woodland is filled by a thick sequence of marine sedimentary rock of Late Jurassic (159 million years (my) before present) to Eocene (34 my) age, unconformably overlain by a relatively thin sequence of continental sedimentary deposits of Pliocene (5 my) and younger age (Harwood and Helley, 1987). A generalized geologic cross section for the Sacramento Valley is shown in Figure 6-2.



Source: California Department of Water Resources, 1978

Figure 6-2. Generalized Sacramento Valley Geologic Cross Section

The older, deeper marine rocks contain saline water. The freshwater aquifers in the vicinity of the City occur in the overlying continental sedimentary deposits.

Shallow groundwater in the Woodland area occurs under unconfined conditions in the Holocene stream channel deposits, except where these units are overlain by Holocene Basin Deposits, creating confined conditions (DWR, 1978). At greater depths, groundwater occurs under mostly semiconfined to confined conditions in a single heterogeneous aquifer system, composed of predominantly fine-grained sediments enclosing discontinuous lenses of sand and gravel. The aquifer properties, including hydraulic conductivity, vertical leakance and degree of confinement are dependent on the properties of the fine grained units (Williamson, et. al., 1989; Bertoldi, et. al., 1991). The geologic formations comprising the freshwater aquifer are discussed from oldest to youngest in the following sections.

6.2.2.1.2 Tehama Formation

The Tehama Formation consists of up to 2,500 feet of moderately compacted silt, clay, and silty fine sand enclosing thin, discontinuous lenses of sand and gravel, silt and gravel deposited in a fluvial (river-borne) environment. The permeability of the Tehama Formation is highly variable but generally less than the overlying Quaternary alluvium. Because of the relatively large thickness, wells can yield up to several thousand gpm (DWR, 2004). The majority of irrigation and public supply wells in the Woodland area are completed in the Tehama Formation (DWR, 2004).

6.2.2.1.3 Riverbank and Modesto Formations

The Tehama Formation is overlain by the late Pleistocene age Riverbank and Modesto Formations. These formations consist of up to 200 feet of loose to moderately compacted silt, silty clay, sand and gravel deposited in alluvial depositional environments during periods of world-wide glaciation (Lettis, 1988; Weissmann, et. al., 2002; DWR, 2004). Wells penetrating the sand and gravel units of the Riverbank and Modesto Formations produce up to about 1,000 gpm (DWR, 2004). The majority of the domestic wells in the Woodland area are completed in the Riverbank and Modesto Formations (DWR, 2004).

6.2.2.1.4 Holocene Stream Channel and Basin Deposits

Holocene stream channel and basin deposits are the youngest sediments in the region, with ages of 10,000 years or less. The stream channel deposits consist of up to 80-foot sections of unconsolidated clay, silt, sand and gravel reworked from older formations by streams. Because of their low permeability, limited extent, and general poor water quality, Holocene flood basin deposits are typically not used for groundwater production (DWR, 2004).

6.2.2.2 Groundwater Management

The City adopted a Groundwater Management Plan (GMP) on March 15, 2011 (West Yost, 2011). This GMP was developed in coordination with the other local agencies with adopted plans and other basin stakeholders. Public participation was sought during the development of this plan, and the adopted version of the GMP reflects input received from members of the public. An Executive Summary of the GMP is available through the City's website: City of Woodland).

6.2.2.2.1 Sustainable Groundwater Management Act

The Sustainable Groundwater Management Act of 2014 (SGMA) was passed in September 2014 as a three-bill legislative package composed of AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319 (Pavley). The legislation provides a framework for sustainable management of groundwater supplies by local authorities, with a limited role for state intervention when necessary to protect the resource. The legislation lays out a process and a timeline for local authorities to achieve sustainable management of groundwater basins. It also provides tools, authorities and deadlines to take the necessary steps to achieve the goal. SGMA requires the formation of locally-controlled groundwater sustainability agencies (GSAs) in the State's priority groundwater basins and subbasins. The City is part of the Yolo Subbasin GSA which was formed in June 2017.

The Yolo Subbasin GSA has certain responsibilities and authorities and is required to develop a Groundwater Sustainability Plan (GSP) by January 31, 2022. The Yolo Subbasin GSA is on-track to complete its GSA by January 2022.

The SGMA implementation steps and deadlines are shown in Table 6-1.

Table 6-1. Sustainable Groundwater Management Act Implementation Steps and Deadlines

Implementation Step	Implementation Measure	Deadlines	Status
Step One	Local agencies must form local GSAs within two years	June 30, 2017	Yolo Subbasin Groundwater Agency formed June 19, 2017
Step Two	Agencies in basins deemed high- or medium-priority must adopt GSPs within five to seven years, depending on whether a basin is in critical overdraft	January 31, 2020 for critically overdrafted basins January 31, 2022 for high- and medium-priority basins not currently in overdraft	The Yolo Subbasin GSP is planned for completion by January 1, 2022
Step Three	Once plans are in place, local agencies have 20 years to fully implement them and achieve the sustainability goal	January 31, 2040 for critically overdrafted basins January 31, 2042 for high- and medium-priority basins not currently in overdraft	TBD

SGMA applies to basins or subbasins designated by DWR as high or medium priority basins, based on a statewide ranking that uses criteria including population and extent of irrigated agriculture dependent on groundwater. The SGMA 2019 Basin Prioritization findings indicate that 94 of California's 515 groundwater basins and sub basins are high and medium priority basins. These high and medium priority basins account for 98 percent of California's annual groundwater pumping and supply 83 percent of the population which resides over the groundwater basins. The ranking for the Yolo sub-basin of the Sacramento Valley groundwater basin is shown in Table 6-2. As shown, the Yolo basin has been ranked as a high priority basin.

Table 6-2. Groundwater Basin Prioritization for Sustainable Groundwater Management Act[(a)]

Basin Number	Sub-Basin Name	Overall Basin Ranking Score	Overall Basin Priority
5-21.67	Sacramento Valley/ Yolo Sub-basin	24	High

(a) SGMA Basin Prioritization Dashboard, run version May 2020.

6.2.3 Overdraft Conditions

The Yolo Sub-basin is neither adjudicated nor in overdraft. Generally, groundwater flow is from the margins of the Sacramento Valley toward the Sacramento River and then southward towards the Sacramento-San Joaquin Delta. Groundwater pumping in several areas has created cones of depression that disrupt this pattern. Historically, groundwater elevations in the region have ranged from roughly 20 feet below to 50 feet above mean sea level (msl). In the vicinity of Woodland, the base of fresh groundwater occurs at a depth of approximately 2,500 feet below msl, implying that the fresh water aquifer is about 2,500 feet thick (DWR, 1978).

Groundwater elevation measurements have been recorded in the Woodland area for over 50 years and are available through the DWR Water Data Library at http://wdl.water.ca.gov. The historical records show that groundwater elevations declined through the 1950s and 1970s. Groundwater elevations increased thereafter, in response to regional water supply projects implemented by Yolo County Flood Control and Water Conservation District.

Groundwater elevations have also fluctuated in response to changes in precipitation. The area experienced multiple years of below normal precipitation in 1976 through 1977, 1987 through 1991, and 2007 through 2008, and more recently in 2011 through 2016. Groundwater elevations in the fall of these drought years dropped significantly in relation to the average measurements. The maximum groundwater elevation measurements were recorded in spring 1983, the same year that the maximum annual precipitation was recorded.

Inelastic land subsidence has been documented in the Woodland area, but the impacts since at least 1999 have been limited. Based on surveys conducted by the Yolo County Subsidence Monitoring Network, approximately one inch of subsidence occurred in the City service area between 1999 and 2008, the last year a repeat land subsidence benchmark survey was performed (West Yost, 2015).

Adverse effects associated with inelastic land subsidence include reductions in groundwater aquifer storage capacity, modified surface drainage patterns, reduced flood protection, and damage to the City's facilities and other infrastructure. The City's efforts to implement the surface water supply project has substantially reduced its groundwater extractions and enhanced regional efforts to maintain sustainable groundwater yield.

6.2.3.1 Groundwater Use – Past Five Years

Groundwater pumping by the City over the last five years is summarized in Table 6-3 (DWR Table 6-1).

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Table 6-3. Groundwater Pumped in Last Five Years (DWR Table 6-1 Retail)

☐	Supplier does not pump groundwater. The supplier will not complete the table below.					
☐	All or part of the groundwater described below is desalinated.					
Groundwater Type ***Drop Down List*** *May use each category multiple times*	Location or Basin Name	2016*	2017*	2018*	2019*	2020*
Add additional rows as needed						
Alluvial Basin	Yolo Subbasin of the Sacramento Valley Groundwater Basin	3,982	75	378	735	1,273
	TOTAL	3,982	75	378	735	1,273
**** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.*						
NOTES: Volumes are in AF. Total groundwater volumes include water pumped from ASR wells. For each year, total groundwater volumes were composed of 0% (2016), 0% (2017), 0.03% (2018), 99.98% (2019), and 99.83% (2020) ASR well water.						

6.2.4 Surface Water

WDCWA delivers treated surface water to the City, and to two other participants (the City of Davis and the University of California, Davis) with water from the RWTF, which began full-scale operations in June 2016.

The City is currently entitled to no more than 20,160 AFY of RWTF capacity. The cities and WDCWA are evaluating options to meet future demands while providing water supply reliability and options may include expansion of the RWTF. The timing of the expansion is unknown but could provide Woodland 4 mgd or more of capacity and could occur within the UWMP planning window. For the City's planning purposes, it is assumed that the RWTF expansion will occur in 2040 and provide 4 mgd (or approximately 24,440 AFY total) of additional surface water to the City in normal water years. The City has provided WDCWA with its water demand projections.

The two main surface water rights the City obtained are the WDCWA water right permit 20281 and a set of secondary water rights obtained from the Conaway Preservation Group. Additional information on constraints for this water supply are included in Chapter 7.

6.2.5 Aquifer Storage and Recovery

With an objective of creating a reliable water system to meet the needs to the community, the City has developed an ASR program that utilizes constructed water infrastructure along with future surface water supplies to increase reliability. ASR wells include features that allow injection of treated surface water

from the distribution system into the groundwater aquifer. This injection capability allows the City to take surface water sources that are available, treat it and then inject it into the aquifer for later use.

The primary purpose of the ASR program is to provide a supplement to the surface water supply. The appropriative water right that enables diversion of water from the Sacramento River is limited by permit Term 91. Term 91 prohibits diversions whenever "satisfaction of in basin entitlements requires releases of supplemental Project water by the Central Valley Project or the State Water Project". The State Board provides notification of curtailments under Term 91 as far in advance of the curtailment as practicable, based on information provided to the State Board by the Central Valley Project and State Water Project operators. Whether, and to what extent, Term 91 curtailments are imposed in a given year depends on hydrologic conditions, water demands of water right holders, water demands supporting environmental needs and water quality objectives in the Delta, and other factors. The ASR program enables storage of treated surface water in the aquifer during low-demand winter months, when Term 91 is typically not imposed, and recovery of the treated surface water during high demand summer months when Term 91 is more likely to be imposed.

In 2014, the City received a permit from the Central Valley Regional Water Quality Control Board, Permit Amendment No. 01-09-19-PER-004, for testing of the ASR program. Since then, the City has constructed three ASR wells and has plans to install two additional ASR wells by 2045 depending on demands. The existing wells have a total injection rate of 3.75 MGD (4,203 AFY) and total recovery rate of 8.40 MGD (9,415 AFY). The ASR injection rates of the individual wells are 1.15 MGD (1,289 AFY) from Well #28, 1.72 MGD (1,928 AFY) from Well #29, and 0.92 MGD (1,031 AFY) from Well #30. The ASR recovery rates of the individual wells are 2.88 MGD (3,228 AFY) from Well #28, 3.60 MGD (4,035 AFY) from Well #29, and 1.90 MGD (2,130 AFY) from Well #30. With the largest unit (Well #29) out of service, the existing wells have a firm injection capacity of 2.07 MGD (2,319 AFY) and a firm extraction capacity of 4.78 MGD (5,354 AFY). For planning purposes, it is assumed that the future ASR wells would each have an injection capacity of 1,000 gpm (1,569 AFY) and an extraction capacity of 1,800 gpm (2,914 AFY).

Between March 2017 (when ASR operations started) and November 2020, Woodland's cumulative ASR injections totaled 2.05 billion gallons (6,291 AF) (excluding volumes pumped to waste) and cumulative extractions totaled 0.58 billion gallons (1,780 AF) for a net total storage of 1.47 billion gallons (4,511 AF). Nevertheless, since Woodland's ASR program is still relatively new, various uncertainties exist regarding the long-term reliability and functionality of the program. These concerns include migration of the stored water, comingling with native groundwater, and various water quality issues. Until these uncertainties are adequately resolved, the City does not want to rely too heavily on ASR as a water supply, especially during periods when surface water supplies are fully curtailed.

6.2.6 Stormwater

The City does not currently employ any active stormwater recovery measures and does not have plans to do so.

6.2.7 Wastewater and Recycled Water

For the purposes of this UWMP, "recycled water" is defined as municipal wastewater that has been treated and discharged from a wastewater facility for beneficial reuse. This section describes the City's projected collection, treatment, and distribution of recycled water. The City started delivering recycled water in February 2017.

6.2.7.1 Recycled Water Coordination

The City operates its own recycled water program for customers within the City's service area. The City coordinates both internally, and externally with its recycled water customers. The Woodland Water Pollution Control Facility (WPCF) is responsible for the treatment and disposal of the City's municipal wastewater. Since 2007, the WPCF has produced tertiary treated effluent which is adequate recycled water quality for the purposes of landscape irrigation at parks and industrial uses. The quantity available is more recycled water than year-round sites currently utilize. The WPCF is owned and operated by the City. The City coordinates with departments and agencies in its recycled water planning.

6.2.7.2 Wastewater Collection, Treatment, and Disposal

The City WPCF is located east of County Road 102 and Gibson Road. The WPCF was originally built in 1988 and was expanded in 1997, in 1999, and in 2007. The 2007 project upgraded the plant to provide tertiary level treatment. The site includes the WPCF, an overflow pond, and a series of ponds to the south receiving sludge and effluent. The area to the north of the WPCF used to be occupied by other treatment ponds. In 2010 these ponds were cleaned and re-purposed for a stormwater detention basin, the new WDCWA water treatment plant, and an area used for stockpiling stabilized biosolids prior to disposal. The WPCF went through a retrofit project that was completed in December 2016 that replaced the existing aeration brushes with more energy efficient fine bubble diffusers and high-speed turbo blowers to convert the ditches to modified Ludzack-Ettinger process. The modified process required adding selector zones, baffling, and mixers. These modifications improved secondary process performance and settleability. The WPCF serves all residential, commercial, and industrial users within the City's service area with the exception of a tomato processing plant which treats and discharges tomato wastes on lands directly to the east of the WPCF site.

Operation of the WPCF must comply with treated effluent, receiving water, groundwater, and pond disposal limitations required under its existing National Pollutant Discharge Elimination System (NPDES) permit Number CA0077950. Under this permit, the plant is authorized to discharge up to 10.4 MGD (11,657 AFY) average dry weather flow to the Tule Canal. Current flows are about half of this value at 5 MGD (5,604 AFY). The permit was renewed in April of 2020, took effect in June 2020, and expires in May 2025.

The City's Department of Public Works (DPW) Wastewater Operations group manages wastewater collection and treatment for the City's service area. The City's DPW owns 204 miles of sanitary sewer piping which service approximately 16,728 lateral connections. The WPCF collection system service area covers only areas within the City from a combination of residential and non-residential sources. A summary of the volume of wastewater collected is provided in Table 6-4 (DWR Table 6-2). A summary of the volume of wastewater processed at and discharged from the WPCF is provided in Table 6-5 (DWR Table 6-3).

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Table 6-4. Wastewater Collected Within Area in 2020 (DWR Table 6-2 Retail)

☐	There is no wastewater collection system. The supplier will not complete the table below.
	Percentage of 2020 service area covered by wastewater collection system *(optional)*
	Percentage of 2020 service area population covered by wastewater collection system *(optional)*

Wastewater Collection			Recipient of Collected Wastewater			
Name of Wastewater Collection Agency	Wastewater Volume Metered or Estimated? *Drop Down List*	Volume of Wastewater Collected from UWMP Service Area 2020 *	Name of Wastewater Treatment Agency Receiving Collected Wastewater	Treatment Plant Name	Is WWTP Located Within UWMP Area? *Drop Down List*	Is WWTP Operation Contracted to a Third Party? *(optional)* *Drop Down List*
City of Woodland	Metered	4,587	City of Woodland	Water Pollution Control Facility	Yes	No
Total Wastewater Collected from Service Area in 2020:		4,587				

**** Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3* **.**

NOTES: Volumes are in AF.

Table 6-5. Wastewater Treatment and Disposal Within Area in 2020 (DWR Table 6-3 Retail)

☐	**No wastewater is treated or disposed of within the UWMP service area.** The supplier will not complete the table below.										
Wastewater Treatment Plant Name	Discharge Location Name or Identifier	Discharge Location Description	Wastewater Discharge ID Number *(optional)* [2]	Method of Disposal ***Drop down list***	Does This Plant Treat Wastewater Generated Outside the Service Area? ***Drop down list***	Treatment Level ***Drop down list***	**2020 volumes** [1]				
							Wastewater Treated	Discharged Treated Wastewater	Recycled Within Service Area	Recycled Outside of Service Area	Instream Flow Permit Requirement
Water Pollution Control Facility	Tule Canal	Large, unimproved channel		River or creek outfall	No	Tertiary	4,587	3,909	151	0	0
						Total	4,587	3,909	151	0	0

[1] **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.
[2] If the **Wastewater Discharge ID Number** is not available to the UWMP preparer, access the SWRCB CIWQS regulated facility website at https://ciwqs.waterboards.ca.gov/ciwqs/readOnly/CiwqsReportServlet?inCommand=reset&reportName=RegulatedFacility

NOTES: Volumes are in AF.

6.2.7.3 Recycled Water System Description

Historically the treated wastewater has had high Electrical Conductivity (EC) in the effluent, which makes it unsuitable for beneficial agricultural or other beneficial use. EC indicates the amount of dissolved salts or salinity of water. An excess EC level can impact plant growth rate. A report titled "City of Woodland Salinity Control and Minimization Workplan" (NexGen Utilities Management, May 2009) examined the sources of salinity in City wastewater and determined salinity enters the system from three major sources: groundwater supplies; self-regenerating water softeners; and consumptive use. The DWWSP has improved the quality of effluent by providing treated drinking water with a very low EC content and, thus, reducing the need for groundwater supplies and self-regenerating water softeners in the system.

The City completed a Recycled Water Opportunities Evaluation in April 2014 to evaluate potential recycled water uses, regulatory issues, approximate costs, and benefits for areas near the WPCF and along the southwest water transmission pipeline routes. The evaluation with the detailed description is provided in Appendix H. The evaluation concluded that after the completion of the RWTF, effluent from the WPCF would be a good quality source of water for irrigation and industrial uses. The recycled water should be competitive in cost with potable water for irrigation use within City limits and with groundwater or surface water for agricultural irrigation reuse east and northeast of the WPCF. The recycled water would not be cost competitive with dedicated wells for properties west of the WPCF, but would provide higher quality water for crops and plants that are sensitive to boron.

The City's first recycled water project included an industrial user, Woodland Biomass, on the northeast side of town. The Woodland Biomass power generating plant was the City's largest potable water user prior to converting to recycled water use. The power plant uses cooling water as part of its power generation operation. The City designed facilities needed to deliver recycled water to this customer for the cooling water process and reduce the amount of potable water used. Delivery of recycled water began in February 2017. Since March 2020, the Woodland Biomass plant has not been operational and therefore the City's recycled water use in 2020 was significantly less than the previous three years since recycled water deliveries began. The Woodland Biomass plant is, however, expected to resume operations and resume its use of recycled water in mid-2021.

In the future, the City intends to construct Phase II of the Recycled Pipeline Project once grant funding is obtained. The Phase II project includes an installation of approximately 9,700 linear feet of 8-inch recycled water main and a 100,000-gallon steel water tank. Phase II will provide irrigation water for two parks currently under construction in the Spring Lake Specific Plan Area and existing and future landscaping along Gibson Road, Harry Lorenzo Avenue, Marston Drive and Road 25A. Phase II would also provide recycled water to a planned 350 acre Research and Technology Park.

6.2.7.4 Potential, Current, and Projected Recycled Water Uses

As stated above, the first planned recycled water project included an industrial user on the northeast side of town with the first phase delivering recycled water in 2017. Table 6-6 (DWR Table 6-4) shows the current and projected recycled water direct beneficial uses within the service area.

Table 6-6. Current and Projected Recycled Water Direct Beneficial Uses Within Service Area (DWR Table 6-4 Retail)

☐	Recycled water is not used and is not planned for use within the service area of the supplier. The supplier will not complete the table below.
Name of Supplier Producing (Treating) the Recycled Water:	Woodland Water Pollution Control Facility (WPCF)
Name of Supplier Operating the Recycled Water Distribution System:	The City of Woodland
Supplemental Water Added in 2020 (volume) *Include units*	N/A
Source of 2020 Supplemental Water	N/A

Beneficial Use Type *Insert additional rows if needed.*	**Potential** Beneficial Uses of Recycled Water (Describe)	Amount of **Potential** Uses of Recycled Water (Quantity) *Include volume units* [1]	General Description of 2020 Uses	Level of Treatment *Drop down list*	2020 [1]	2025 [1]	2030 [1]	2035 [1]	2040 [1]	2045 [1] (opt)
Agricultural irrigation	N/A									
Landscape irrigation (exc golf courses)	City park/landscape & commercial landscape areas		Two City parks	Tertiary	47	152	227	227	227	
Golf course irrigation	N/A									
Commercial use	N/A									
Industrial use	N/A									
Geothermal and other energy production	Energy Production		Energy Production	Tertiary	104	450	450	450	450	
Seawater intrusion barrier	N/A									
Recreational impoundment	N/A									
Wetlands or wildlife habitat	N/A									
Groundwater recharge (IPR)	N/A									
Reservoir water augmentation (IPR)	N/A									
Direct potable reuse	N/A									
Other (Description Required)	N/A									
				Total:	151	602	677	677	677	
				2020 Internal Reuse						

[1] ***Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Volumes are in AF.
Beneficial Use through energy production assumes that the commercial energy production plant in the City remains active.
2025 and beyond recycled landscape irrigation water amounts assume CA State is approved for completion of the City of Woodland's current recycled water piping.

Table 6-7 (DWR Table 6-5) shows a comparison between the recycled water use that was projected in the 2015 UWMP for 2020 and the actual water use for 2020. As noted in the previous section, since March 2020, the Woodland Biomass plant has unexpectedly been not operational and therefore the City's recycled water use in 2020 was significantly less than the previous three years since recycled water deliveries began. In 2019, for example, the City's recycled water use was 508 AF which is closer to what was projected in the 2015 UWMP for actual recycled water use in 2020.

Table 6-7. 2015 Recycled Water Use Projection Compared to 2020 Actual (DWR Table 6-5 Retail)

☐	Recycled water was not used in 2015 nor projected for use in 2020. The supplier will not complete the table below. If recycled water was not used in 2020, and was not predicted to be in 2015, then check the box and do not complete the table.	
Beneficial Use Type	**2015 Projection for 2020 [1]**	**2020 Actual Use [1]**
Insert additional rows as needed.		
Agricultural irrigation		
Landscape irrigation (exc golf courses)		47
Golf course irrigation		
Commercial use		
Industrial use		
Geothermal and other energy production	800	104
Seawater intrusion barrier		
Recreational impoundment		
Wetlands or wildlife habitat		
Groundwater recharge (IPR)		
Reservoir water augmentation (IPR)		
Direct potable reuse		
Other (Description Required)		
Total	800	151
[1] **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.		
NOTES: Volumes are in AF.		

As discussed above, the high EC of the WPCF influent prior to the introduction of surface water to the City's supplies made the use of recycled water unsuitable for agricultural and other beneficial uses within the City prior to June 2016. However, since surface water was integrated into the City's water supply sources in 2016, the EC levels in the WPCF influent have decreased significantly. Therefore, the City was able to initiate a recycled water program for industrial users and City parks in 2017.

Since the 2015 UWMP, the City has retrofitted or installed new purple pipelines for recycled water use for landscape irrigation in parks as well as cooling water for industrial user Woodland Biomass.

To encourage and support future recycled water use, the City may consider the following future policies and programs with regard to recycled water use:

- Allow new development to create "new" supplies by participation in the implementation of recycled water facilities; and,
- Provide additional staff and program-specific financial resources required to implement/manage the future recycled water use program.

On a long-term basis, the City will continue to explore recycled water use opportunities but the expected volume increase in recycled water used is difficult to predict and will depend which industrial and other customers are added to the recycled water system. The City's currently identified actions to deliver recycled water within their service area is summarized in Table 6-8 (DWR Table 6-6).

Table 6-8. Methods to Expand Future Recycled Water Use (DWR Table 6-6)

☐	Supplier does not plan to expand recycled water use in the future. Supplier will not complete the table below but will provide narrative explanation.		
	Provide page location of narrative in UWMP		
Name of Action	Description	Planned Implementation Year	Expected Increase in Recycled Water Use *
Add additional rows as needed			
Industrial Customers Demand	Add industrial customer's based need/proximity to the recycled water pipeline	2021-2025	Case Dependent
Phase II of Recycled Pipeline Project	Construct 9,700 linear-feet of 8-inch recycled water main and 100,000 gallon water tank for landscape irrigation	Dependent on Funding Availability	106
		Total	106
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*			
NOTES: Volumes are in AF.			

6.2.8 Desalinated Water

Because the City is not located in a coastal area, seawater desalination is not applicable to the City and is not considered a technically or economically feasible opportunity to explore. In addition, the groundwater that underlies the City is not brackish in nature and does not require desalination. As such, the City does not have any plans to incorporate desalinated or treated brackish water into its supply portfolio.

6.2.9 Water Exchanges and Transfers

In 2018, 2019, and 2020, WDCWA had an option agreement with City of West Sacramento to purchase surface water from West Sacramento at West Sacramento's cost. In 2018, 704.5 AF was used, in 2019 the option agreement was not exercised. In 2020, WDCWA received 1,382.6 AF. The City and partners with

the WDCWA continue to explore options for future water transfer and exchange opportunities to supplement potential surface water reductions discussed in Chapter 7. For example, in early 2021, WDCWA prepared the Draft Water Supply Risk and Alternatives Evaluation report, which looked at ten long-term water supply strategies that include a variety of water exchange and transfer opportunities.

6.2.10 Future Water Projects

Future water supply project opportunities, including further development of groundwater resources and expansion of the City's ASR program are discussed below.

6.2.10.1 Continued Groundwater Use

The City plans to use groundwater as an emergency supply in the future and plans to maintain and replace groundwater wells as needed to provide a minimum emergency supply capacity in the future. The City will continue to determine which wells provide the greatest benefit based on location, water quality, age, and reliability, and will maintain a minimum number of wells in order to supplement surface water for peak and emergency demand conditions. Groundwater supply well maintenance is ongoing, and the City will continue to monitor and evaluate its wells for water quality, production, and structural and operational reliability to ensure that future demands for groundwater are capable of being met. The City's ASR program will be operated preferentially over the use of the groundwater blending wells, with the goal of zero groundwater use, if possible.

6.2.10.2 ASR Wells

As discussed in previous sections, the City has invested in development of an ASR program that utilizes constructed water infrastructure along with surface water supplies to increase reliability. ASR wells include features that allow injection of treated surface water from the distribution system into the groundwater aquifer. These wells allow the City to take surface water sources that are available, treat it, and then inject it into the aquifer for later use.

The primary purpose of the ASR program is to provide a supplement to the surface water supply.

In 2014, the City received a permit from the Central Valley Regional Water Quality Control Board for testing of the ASR program. Since then, the City has constructed three ASR wells and has plans to install two additional ASR wells by 2045 depending on demands. The first additional ASR well is expected to be operational by 2025. The second ASR well is anticipated to be built by 2045 but a specific date has not yet been determined. For the amount of ASR well injection days in a year, the City estimates 120 days for dry years and 180 days for wet years, depending on how long Term 91 is in effect during the winter, leaving approximately 185 days to 245 day for possible extraction. Assuming that the future ASR wells would each have an injection capacity of 1,000 gpm (1,569 AFY), the City would be able to inject between 1,060 AFY to 1,590 AFY of additional high-quality surface water per year, depending on the amount of days the City can inject. Assuming the future ASR wells would each have an extraction capacity of 1,800 gpm (2,914 AFY), the expected increase in extracted water supply ranges from 2,940 AFY to 3,900 AFY assuming 185 to 245 days of extraction per year. Pumping beyond the stored surface water capacity would result in diminished water quality relative to the surface water but in the worst-case scenario (if Term 91 were in effect 365 days/year during the fifth year of drought, for example), the ASR wells could be pumped 365 days of the year 1,800 gpm each, resulting in up to 5,810 AF per year of additional supply from the two new ASR wells.

Table 6-9 (DWR Table 6-7) summarizes the City's future water supply projects.

Table 6-9. Expected Future Water Supply Projects or Programs (DWR Table 6-7 Retail)

☐	No expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply. Supplier will not complete the table below.
☐	Some or all of the supplier's future water supply projects or programs are not compatible with this table and are described in a narrative format.
	Provide page location of narrative in the UWMP

Name of Future Projects or Programs	Joint Project with other suppliers?		Description (if needed)	Planned Implementation Year	Planned for Use in Year Type *Drop Down List*	Expected Increase in Water Supply to Supplier* *This may be a range*
	Drop Down List (y/n)	*If Yes, Supplier Name*				
Add additional rows as needed						
ASR Wells	No		Development of 2 ASR wells	One well by 2025 and one well by 2045	All Year Types	2,940 - 3,900

***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Volumes are in AF per year.
The City expects to inject treated surface water between 120 and 180 days per year depending on how long Term 91 is in effect during the winter, leaving 185 days to 245 day for extraction. Assuming that two future ASR wells would each have an injection capacity of 1,000 gpm, the City would be able to inject between 1,060 AF to 1,590 AF of additional high quality surface water per year. Assuming the future ASR wells have an extraction capacity of 1,800 gpm, the expected increase in extracted water supply ranges from 2,940 AF to 3,900 AF with 185 days to 245 days of extraction per year respectively. Pumping beyond the stored surface water capacity would result in diminished water quality relative to the surface water but in the worst-case scenario (if Term 91 were in effect 365 days/year during the fifth year of drought, for example), the ASR wells could be pumped 365 days of the year 1,800 gpm each, resulting in up to 5,810 AF per year of additional supply from the two new ASR wells.

6.2.11 Summary of Existing and Planned Sources of Water

Table 6-10 and Table 6-11 (DWR Table 6-8) summarize the City's actual potable and non-potable water supplies from 2020 while Table 6-12 and Table 6-13 (DWR Table 6-9) summarize the City's projected potable supplies for 2025 through 2045 and non-potable supplies for 2025 through 2040.

Table 6-10. Water Supplies - Actual Potable (DWR Table 6-8 Retail)

Water Supply	Additional Detail on Water Supply	2020		
Drop down list May use each category multiple times.These are the only water supply categories that will be recognized by the WUEdata online submittal tool		Actual Volume*	Water Quality Drop Down List	Total Right or Safe Yield* (optional)
Add additional rows as needed				
Groundwater (not desalinated)		2	Drinking Water	
Other	Groundwater from ASR wells	1,144	Drinking Water	
Surface water (not desalinated)		9,207	Drinking Water	
	Total	10,353		0
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*				
NOTES: Volumes are in AF.				

Table 6-11. Water Supplies – Actual Non-Potable (DWR Table 6-8 Retail)

Water Supply	Additional Detail on Water Supply	2020		
Drop down list May use each category multiple times.These are the only water supply categories that will be recognized by the WUEdata online submittal tool		Actual Volume*	Water Quality Drop Down List	Total Right or Safe Yield* (optional)
Add additional rows as needed				
Recycled Water		151	Recycled Water	
	Total	151		0
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*				
NOTES: Volumes are in AF.				

Table 6-12. Potable Water Supplies Projected (DWR Table 6-9 Retail)

Water Supply	Additional Detail on Water Supply	Projected Water Supply * Report To the Extent Practicable									
Drop down list May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool		2025		2030		2035		2040		2045 (opt)	
		Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)
Add additional rows as needed											
Groundwater (not desalinated)											
Surface water (not desalinated)	City's share of RWTF capacity	20,160		20,160		20,160		24,440		24,440	
Other	ASR Well Water										
Total		20,160	0	20,160	0	20,160	0	24,440	0	24,440	0
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*											

NOTES: Volumes are in AF.
No volumes are shown for groundwater or ASR well water because surface water is expected to be sufficient to meet the City's demands. In addition, estimating the volume available from ASR well water and groundwater is difficult to determine. At times where surface water is not sufficient to meet demands, ASR well water and native groundwater are planned to be used.

Table 6-13. Non-Potable Water Supplies Projected (DWR Table 6-9 Retail)

Water Supply	Additional Detail on Water Supply	Projected Water Supply* Report To the Extent Practicable									
Drop down list May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool		2025		2030		2035		2040		2045 (opt)	
		Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)
Add additional rows as needed											
Recycled Water		602		677		677		677			
Total		602	0	677	0	677	0	677	0		
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*											

NOTES: Volumes are in AF.

6.2.12 Special Conditions

6.2.12.1 Climate Change Impacts

The Intergovernmental Panel on Climate Change (IPCC) was established to provide the decision makers and others interested in climate change with an objective source of information about climate change. It was set up by the World Meteorological Organization and the United Nations Environment Programme, and has served since 1988 as a clearinghouse for research and policy discussions related to climate change. The role of the IPCC is "to assess on a comprehensive, objective, open and transparent basis the latest scientific, technical and socio economic literature produced worldwide relevant to the understanding of the risk of human induced climate change, its observed and projected impacts and options for adaptation and mitigation." Agencies of the United States government have provided major input to both research and discussion, particularly through the U.S. Geological Survey.

The IPCC has issued five major "assessments" of the status of climate change research, current levels of understanding, and potential policy implications. The Fifth Assessment Report was finalized and made available in November 2014. The historical and projected continued warming of the earth has and will continue to cause changes to our climate. Such induced climate change has implications to water supply reliability among a host of other environmental factors.

The State of California has provided major focus and funding on climate change research and impacts, with particular focus on developing both "adaptation" and "mitigation" strategies. In the context of climate change and its impacts to water resources, "adaptation" is simply the identification and development of strategies to cope with the expected impacts to water supply reliability. "Mitigation" is the identification and development of actions that will reduce the drivers for climate change; for the most part this mitigation translates into programs to reduce greenhouse gas emissions and lower the "carbon footprint" of activities associated with water supply and use.

The State's research and continuing recommendations are readily available. The State's Climate Action Team has noted a clear connection between water use and energy consumption, and consequently also with greenhouse gas production. The 2005 California Water Plan Update addressed climate change and water in a general way, noting the many potential interconnections as well as the potentially serious effects of ongoing climate change on water supply reliability. The 2009 Update to the California Water Plan addresses this topic in a more substantive way and includes recommendations and advice on how to incorporate climate change considerations into long term water resources planning. It also recommends specific actions in the areas of adaptation and mitigation as discussed above. The 2013 California Water Plan Update includes a financial plan for implementing the water plan strategies including a focus on integrated management. The most recent California Water Plan Update (completed in 2018) builds upon the 2013 Update with additional financial strategies, while also including recommended actions to address water challenges due to systemic and institutional issues. Collectively this State information provides the most updated information related to the potential effects of climate change on water supply reliability in California.

DWR and others have done studies to model potential future changes at the regional level on both streamflow and temperature. The focus has been on the Sacramento River system since it is a major source of water for much of California. The different models are split on whether future annual average runoff will be wetter or drier. Other studies make it clear, however, that we are likely to see more extreme hydrology: more floods and droughts, regardless of the "average" hydrology. However, these same regional models agree that the future will likely be warmer than it is today.

Other potential changes include less snowpack, earlier runoff from snowmelt, more precipitation as rain than snow, changes in the amount and timing of stream flows, changes in water resources system operations, and rising sea levels. In turn, these changes could have serious implications for water supply reliability, including water quality. A 2018 report titled "Indicators of Climate Change in California" by the California OEHAA indicates that over the past century, spring runoff to the Sacramento River decreased by 9 percent. This is an indication of a long-term decrease in snowpack, with earlier springtime warming. Lower flows to the Sacramento River will also result in greater demand on groundwater resources and affect fall Chinook salmon runs.

6.2.12.1.1 Climate Change Impacts on Surface Water

The potential impacts to surface water resources within California have been discussed and included in several documents. Concerns noted in connection with the State Water Project (SWP) and Central Valley Project (CVP) include the following:

- Pumping less water south of the Delta
- Having less surplus in reservoirs that can be used during shortages
- Pumping more groundwater to augment reductions in surface water supplies
- Increased risk that insufficient water availability could interrupt SWP and CVP operations

The CalSim II simulation model developed by DWR and US Bureau of Reclamation was used to perform in-basin assessments of existing and future conditions based on varying assumptions about regulatory conditions, system operations, and hydrologic conditions. The CalSim II model uses historical hydrologic information for the Sacramento-San Joaquin Delta and tributary areas covering the period of water years 1922 through 2003.

Since the City purchases and imports surface water from WDCWA, the most tangible effect of climate change hydrology is likely to be the timing and frequency at which the State Board imposes Term 91 curtailments. These curtailments apply to WDCWA's primary water right. During Term 91 curtailment periods, no water may be diverted under this water right. WDCWA's secondary water rights are not subject to Term 91 curtailments, but are subject to Lake Shasta critical year reductions, where the Lake Shasta designations for any given year are established by the US Bureau of Reclamation.

Term 91 curtailments may be imposed on the WDCWA primary water right (and other appropriative water rights) when both of the following criteria are met:

- The Delta is in balanced water conditions
- Satisfaction of in-basin entitlements requires release of supplemental water by the CVP or the SWP

The CalSim II model output can be used to determine the timing of balanced water conditions in the Delta, and the timing and quantities of supplemental water releases. Therefore, Term 91 curtailments can be inferred from these results. It should be noted, however, that meeting both the above criteria does not necessarily mean the State Board will impose Term 91 curtailments. Accordingly, some subjective assessment is needed to determine when Term 91 curtailments would actually be imposed based on the CalSim II model output. Such assessments have been performed as part of ongoing studies for WDCWA.

Per the ongoing assessments for WDCWA, the following general conclusions have been reached:

- Term 91 curtailments are predicted to occur approximately 15 to 20 percent more frequently under Re-Initiation of Consultation on Long-Term Operations, Current Operations Scenario (ROConLTO COS) conditions as compared to DWR Baseline conditions.
- October is predicted to see the largest increase in Term 91 curtailment frequency, with October curtailments expected to occur 70 to 80 percent more often under ROConLTO COS conditions versus DWR Baseline conditions.
- Increases in the frequency of Term 91 curtailments are otherwise expected to be somewhat more common during the months of May through August under ROConLTO COS conditions versus DWR Baseline conditions.
- Term 91 curtailments during the month of November are not predicted to change significantly under ROConLTO COS conditions as compared to DWR Baseline conditions.
- While an overall increase in Term 91 curtailments is predicted during the months of December through April under ROConLTO COS conditions versus DWR Baseline conditions, such curtailments are expected to remain rare, with curtailment frequencies predicted to occur in less than 5 percent of years.

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In addition, while Lake Shasta critical years follow a different pattern under ROConLTO COS conditions versus DWR Baseline conditions, the overall frequency of Lake Shasta critical years does not change between these two scenarios.

Given these general conclusions, the projected long-term average decrease in primary water right diversions due to climate change are summarized in Table 6-14 for 2020, 2030, and 2040 demand conditions. The indicated results are expressed as annual averages that are based on the reduced availability of the primary water right at the indicated frequency. For example, if the climate change scenario indicates that a curtailment would happen in 20 percent of years versus 10 percent of years under existing hydrologic conditions, the additional 10 percent is applied to the average demand for the given month. If an average demand of 1,000 AF existed for the given month, the 10 percent increase would equate to an average reduction of 100 AF in primary water right availability. All results are assumed to have a range of plus or minus 20 percent, and all results are rounded to the nearest 100 AF.

As indicated in Table 6-14, reductions in primary water right availability as a long-term annual average are expected to be on the order of 700 AF for 2020 demand conditions, increasing to around 1,000 AF for 2040 demand conditions. On a year-to-year basis, the effects of climate change are expected to be highly variable. It should be noted that these results are dominated by the projected climate impact-related changes that would occur in the May through October period, with changes during the November through April period being comparatively minor.

Table 6-14. Projected Long-Term Average Reductions in Primary Water Right Diversions

Demand Condition	Woodland Reductions in Primary Water Right Diversions, acre-feet
2020	500–700
2030	600–800
2040	700–1,000

In YSGA's Draft 2021 GSP, the YSGA ran their surface water-groundwater model to compare the water budget of the Yolo Subbasin for historical and future scenarios. Future projections in the YSGA model only capture climate change projections based on climate change model simulations centered around the mid-2030's and mid-2070's. Five future scenarios were incorporated where the demand is the same: urban demand is increased based on UWMP projections; the 2016/2018 irrigated crops are kept constant at 2016/2018 levels; and any change in irrigation demand is driven by the climate signal (GEI Consultants, 2021).

After running the five future scenarios in the YSGA model, the key results for the future average land surface water budget in the Yolo Subbasin are below (GEI Consultants, 2021):

- Overall land surface mass balance is maintained (total inflows = outflows).
- The effect of increased perennial crop acreage results in more evapotranspiration and less deep percolation.
- The effect of climate change results in more evapotranspiration and more deep percolation.

6.2.12.1.2 Climate Change Impacts on Groundwater

Despite the high level of attention both in California and internationally, there is very little information developed on the potential impacts of climate change on groundwater. The principal concern is rising sea level and potential salinity intrusion into coastal groundwater aquifers. While this is a concern for coastal areas of California, it is not a concern in the portion of Yolo groundwater subbasin near the City.

While not addressed specifically in IPCC reports, there are potential impacts to groundwater resources that have been discussed over the past few years. These potential impacts include the following concerns:

- Decreased reliability of surface water supplies could lead to increased reliance on groundwater, further stressing such supplies.
- Changes to surface water hydrology – increased winter flood flows, reduced spring and summer snowmelt runoff – could decrease groundwater recharge.
- Increased landscape and irrigation water demands due to increased temperatures could further increase pressures on groundwater supplies.

From the YSGA Draft 2021 GSP, referenced in the previous section, the YSGA noted that extended drought and acceleration of perennial crop acreage led to an increase of groundwater extraction. The YSGA also found implication that climate widely influenced groundwater storage levels when tracing the storage levels from 1970 to 2017. Declines in deep groundwater storage follow deep droughts and storage recovery follows the intervening wet periods. After running the YSGA model, several impacts of climate change on the Yolo Subbasin's groundwater budget and storage patterns were found (GEI Consultants, 2021):

- Less deep percolation and more outflow than inflow is the result of increased perennial crop acreage and change in irrigation management.
- The effect of climate change can be seen in the increase in deep percolation, decreased storage in 2070 extreme dry scenario, balanced budgets in the central tendency scenarios for 2030 and 2070, and increased storage in the 2070 extreme wet scenario.
- There is not much difference in groundwater storage between the central tendency scenarios and the future baseline scenario where urban demand is increased, irrigated crops are kept constant, and climate is kept the same as the historical scenario.

The implementation of the DWWSP in 2016, along with the ASR conjunctive use program, both described in previous sections, are adaptations to climate change that the City has implemented to avoid the potential adverse effects from climate change listed above on the City's groundwater supply. By adding surface water as a primary drinking water source, the City diversified its water supply portfolio which provided flexibility to the City for adjusting to changing weather and hydrology resulting from climate change. To further drought-proof the City's water supply, the ASR program was implemented, offering flexibility for the City to use and bank surface water when it's plentiful and use recovered ASR water when surface water is not available.

The City will also continue to review scientific and policy updates related to climate change as they become available through the IPCC, State, CUWA, and other climate change authorities. In addition, the City will continue to implement the components of its GMP, GSP when it's complete, and this 2020 UWMP. The City will also continue to include adaptive management principals in its water supply and infrastructure planning. As part of the mitigation and adaptive measures, the City will consider the amount

of energy and greenhouse gases required in moving water throughout the system. The effects from increased water conservation on the amount of energy required on new facilities will be reviewed in future water supply planning to minimize energy use impacts.

6.2.12.2 Regulatory Conditions

The City currently doesn't anticipate any emerging regulatory conditions or future projects that affects characterization of future water supply availability and analysis.

6.2.12.3 Other Locally Applicable Criteria

The City is not aware of any other locally applicable criteria that warrants discussion in this UWMP.

6.3 ENERGY INTENSITY

In accordance with CWC §10631.2(a), the energy intensity to provide water service to the City's customers over a one-year period is presented in this section to the extent that the information is available. The amount of energy to pump and distribute the City's water supply within the system it owns and operates is included.

Water energy intensity is the total amount of energy, calculated on a whole-system basis, used to deliver water to the City's customers for use. Energy intensity is the total amount of energy in kilowatt hour (kWh) expended on a per acre-foot basis to take water from the City's sources to its points of delivery. Understanding the whole-system energy intensity would allow the City to make informed strategies in managing its water supplies and operating its system as follows:

- Identifying energy saving opportunities as energy consumption is often a large portion of the cost of delivering water;
- Calculating energy savings and Greenhouse Gas emissions reductions associated with water conservation programs;
- Potential opportunities for receiving energy efficiency funding for water conservation programs;
- Informing climate change mitigation strategies; and
- Benchmarking of energy use at each water acquisition and delivery step and the ability to compare energy use among similar agencies.

In Table 6-15 below, the energy intensity of the City's water service is calculated for 2020. The total energy intensity for the City's water service is 166 kWh/AF. Although the City delivers recycled water, there is no submeter to separate recycled water energy consumption from the wastewater plant's total electrical consumption. Therefore, the percentage of retail non-potable deliveries shown in Table 6-15 is zero.

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Table 6-15. Recommended Energy Reporting - Multiple Water Delivery Products (DWR Table O-1C)

Urban Water Supplier: *City of Woodland*

Table O-1C: Recommended Energy Reporting - Multiple Water Delivery Products

Enter Start Date for Reporting Period: 1/1/2020
End Date: 12/31/2020

☐ Is upstream embedded in the values reported?

			Urban Water Supplier Operational Control					
			Water Management Process					
			Extract and Divert	Place into Storage	Conveyance	Treatment	Distribution	Total Utility
Water Volume Units	*Total Volume of Water Entering Process (volume units)*		*1273*	*0*	*0*	*0*	*10504*	*10504*
AF		*Retail Potable Deliveries (%)*	*100%*	*0%*	*0%*	*0%*	*100%*	
		Retail Non-Potable Deliveries (%)	*0%*	*0%*	*0%*	*0%*	*0%*	
		Wholesale Potable Deliveries(%)	*0%*	*0%*	*0%*	*0%*	*0%*	
		Wholesale Non-Potable Deliveries (%)	*0%*	*0%*	*0%*	*0%*	*0%*	
		Agricultural Deliveries (%)	*0%*	*0%*	*0%*	*0%*	*0%*	
		Environmental Deliveries (%)	*0%*	*0%*	*0%*	*0%*	*0%*	
		Other (%)	*0%*	*0%*	*0%*	*0%*	*0%*	
		Total Percentage [must equal 100%]	*100%*	*0%*	*0%*	*0%*	*100%*	*N/A*
		Energy Consumed (kWh)	*377426.66*	*0*	*0*	*0*	*1372444.69*	*1749871*
		Energy Intensity (kWh/volume units)	*296.5*	*0.0*	*0.0*	*0.0*	*130.7*	*166.6*

Water Delivery Type			*Production Volume (volume units defined above)*	*Total Utility (kWh/volume)*	*Net Utility (kWh/volume)*
		Retail Potable Deliveries	*10353*	*168.7*	*0.0*
		Retail Non-Potable Deliveries	*151*	*0.0*	*0.0*
		Wholesale Potable Deliveries	*0*	*0.0*	*0.0*
		Wholesale Non-Potable Deliveries	*0*	*0.0*	*0.0*
		Agricultural Deliveries	*0*	*0.0*	*0.0*
		Environmental Deliveries	*0*	*0.0*	*0.0*
		Other	*0*	*0.0*	*0.0*
		All Water Delivery Types	*10504*	*166.3*	*0.0*

Quantity of Self-Generated Renewable Energy
0 kWh

Data Quality *(Estimate, Metered Data, Combination of Estimates and Metered Data)*
Metered Data

Data Quality Narrative:
The percentage of retail non-potable deliveries is shown as zero in this table even though the City does deliver a small amount of non-potable recycled water. This line item is shown as zero since there is no submeter at the City's WPCF to separate recycled water energy consumption from the wastewater plant's total electrical consumption.

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6.4 REFERENCES

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CHAPTER 7
Water Service Reliability and Drought Risk Assessment

This chapter describes the long-term reliability and vulnerability of the City's water supplies through 2045. It also provides a rational basis for future decision-making related to supply management, demand management, and project development. The City's planned and implemented water management tools for increasing the reliability of water supplies are also addressed. In assessing the City's water supply reliability, a comparison of projected water supplies and projected water demand in normal, single-dry, and five consecutive dry years is provided. A Drought Risk Assessment (DRA) that enables the City to evaluate its risk under a severe drought period lasting for the next five consecutive years are included in this chapter. Other short-term reliability planning that may require immediate action, such as a short-term drought or a catastrophic supply interruption, is addressed in Chapter 8.

Where applicable, each section in this chapter addresses groundwater, surface water, ASR, and recycled water in a separate sub-section. The groundwater sub-section refers to the City's current supplies from the Yolo Sub-basin, the surface water sub-section refers to WDCWA's water rights to Sacramento River water (as described in Chapter 6), the ASR water sub-section refers to the surface water from WDCWA that the City injects in the ground for storage for later recovery and use, and the recycled water sub-section refers to the current and future recycled water produced from the City's WPCF.

7.1 WATER SERVICE RELIABILITY ASSESSMENT

The City's water supply reliability reflects its ability to meet the needs of its water customers with its various water supplies under varying conditions. Details from Chapter 4, which describes the City's water demand characteristics, and Chapter 6, which describes the City's water supply characteristics, are incorporated in this chapter to conduct the assessment. Conclusions from this assessment affect the City's water management decisions.

7.1.1 Constraints on Water Sources

The City's water supply currently consists of local groundwater, surface water from WDCWA, ASR water, and recycled water.

The types of constraints on the City's water supplies include environmental, regulatory, and water quality. The factors and constraints specific to each of the City's individual water supplies are described in Chapter 6.

This section addresses potential effects on the reliability of water supply sources through the year 2045.

Constraints on water resources for specific communities are addressed by CWC section 10631(c)(2) and section 10634, which state the following:

> *CWC 10631(c)(2) For any water source that may not be available at a consistent level of use, given specific legal, environmental, water quality, or climatic factors, describe plans to supplement or replace that source with alternative sources or water demand in management measures, to the extent practicable.*
>
> *CWC 10634 The plan shall include information, to the extent practicable, relating to the quality of existing sources of water available to the supplier over the same five-year increments as described in subdivision (a) of Section 10631, and the manner in which water quality affects water management strategies and supply reliability.*

The City has the following sources of water supply:

- Groundwater
- Treated surface water
- ASR water and
- Recycled water

The major constraints on each of these supplies are discussed in the following sections:

- Environmental constraints
- Legal constraints and
- Water quality constraints

7.1.1.1 Environmental Constraints

Environmental factors can limit the reliability of surface water supplies in the event that dry year supply reductions are necessary to maintain the health of aquatic species and the environment in general.

Given the fragile state of many of California's ecosystems, environmental concerns inevitably arise during the water planning process. The delicacy of these systems can, in turn, cause a lack of supply due to the enforcement of environmental legislation. The recent legal actions involving the Endangered Species Act in the Delta are an example of the clash between environmental concerns and water supply. To ensure reliability of the City's water supply, during unexpected environmental constraints that may be placed on WDCWA's water rights, the City will use local groundwater, ASR water, or recycled water in place of surface water.

A further concern is the potential for overdraft and diminished water quality of the Yolo Sub-basin, which prompted the City to seek an alternative primary water supply (i.e., surface water). However, for the purposes of this UWMP, the concern of overdraft is considered a long-term groundwater basin issue rather than a supply inconsistency. The City's 2011 GMP includes actions to address cooperative management of groundwater to prevent further overdraft and the new Yolo Subbasin SGMA process, of which the City is taking part, will address overdraft prevention in its GSP in 2022.

7.1.1.2 Legal Constraints

Legal issues, including place of use and water rights issues, are not expected to limit supply reliability for the City.

7.1.1.2.1 Groundwater

The Yolo Sub-basin is not an adjudicated groundwater basin, as defined by DWR. Therefore, there are no defined legal pumping rights for the City, and there are no legal constraints on groundwater pumping. In California, the State is not currently authorized by the Water Code to manage groundwater. California landowners have a correlative right to extract groundwater for beneficial use. As a municipal water supplier, the City acts on behalf of the overlying landowners, who rescind their water rights to the City when the land is annexed into the City.

The implementation of SGMA, described in Section 6.2.2 of Chapter 6, has introduced provisions whereby the state can step in to manage a groundwater basin if a local GSA does not properly implement sustainable groundwater management. While the information included in this section is current as of early 2021, conditions may change between the writing of this UWMP and the adoption of the 2020 UWMP.

7.1.1.2.2 Surface Water

Through the WDCWA, the City is purchasing treated Sacramento River water from the Davis Woodland Water Supply Project. As mentioned in Chapter 6, WDCWA holds Water Right Permit 20281 (Application 30358), its primary water right, which entitles WDCWA to divert up to 45,000 AF annually from the Sacramento River, which equates to an annual average flow rate of approximately 40 mgd. The constraints on this water supply are that the water right cannot be fully utilized unless and until the RWTF is expanded and this water right is unavailable when Term 91 curtailments are in effect. As discussed in Chapter 6, WDCWA has made the following general conclusions regarding Term 91:

- Term 91 curtailments are predicted to occur approximately 15 to 20 percent more frequently under ROConLTO COS conditions as compared to DWR Baseline conditions.
- October is predicted to see the largest increase in Term 91 curtailment frequency, with October curtailments expected to occur 70 to 80 percent more often under ROConLTO COS conditions versus DWR Baseline conditions.
- Increases in the frequency of Term 91 curtailments are otherwise expected to be somewhat more common during the months of May through August under ROConLTO COS conditions versus DWR Baseline conditions.
- Term 91 curtailments during the month of November are not predicted to change significantly under ROConLTO COS conditions as compared to DWR Baseline conditions.
- While an overall increase in Term 91 curtailments is predicted during the months of December through April under ROConLTO COS conditions versus DWR Baseline conditions, such curtailments are expected to remain rare, with curtailment frequencies predicted to occur in less than 5 percent of years.

Given these general conclusions, the reductions in primary water right availability as a long-term annual average are expected to be on the order of 700 AF for 2020 demand conditions, increasing to around 1,000 AF for 2040 demand conditions, as summarized in Chapter 6 Table 6-12

In anticipation of Term 91 curtailments, WDCWA purchased portions of water right licenses 904A and 5487A from the Conaway Preservation Group in 2010 (collectively referred to as the secondary water rights). These secondary rights are only used by WDCWA when Term 91 curtailments are in effect. The WDCWA secondary water rights entitle WDCWA to 10,000 AF of Sacramento River water during the April through October period, but are reduced by 25 percent to 7,500 AF during Lake Shasta critical years. No secondary water right water is available at all to WDCWA during the period of November through March.

To supplement its surface water supplies when the primary and secondary water rights are insufficient, WDCWA purchases surface water from other agencies with more senior water rights. For the previous three years, WDCWA had an annual agreement with the City of West Sacramento to acquire 2,000 AF of surface water under West Sacramento's Central Valley Project water-service contract. This surface water was available for transfer to WDCWA during Term 91 curtailments in the November through February

period. However, the available surface water was well below the total demands of the Project Participants during that period and was also not be available for any Term 91 curtailments in March.

7.1.1.2.3 ASR Water

As described in Chapter 6, the City has developed an ASR program that increases reliability by injection of treated surface water from the distribution system into the groundwater aquifer. This injection capability allows the City to take surface water sources when they are available, treat them and then inject into the aquifer for later use. The City currently has three wells with ASR capabilities and has plans to construct two more ASR wells by 2045. No major legal issues associated with constructing additional ASR wells or utilizing stored water from the existing ASR wells are anticipated.

7.1.1.2.4 Recycled Water

As described in Chapter 6, the City plans to continue, and hopefully enhance, the use of recycled water produced at the City's WPCF. Future expansion of recycled water facilities must be pursuant to the requirements set forth in its SWRCB Order WQ 2016-0068-DDW (https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2016/wqo2016_0068_ddw.pdf). No major legal issues associated with recycled water facility expansion are anticipated.

7.1.1.3 Water Quality Constraints

The City does not anticipate water quality factors to affect the reliability of recycled water or purchased water within the planning horizon of this UWMP.

Prior to 2016, the City had relied on shallow and intermediate-depth native groundwater wells as its primary water supply throughout its history. Increasingly stringent drinking water quality and wastewater discharge regulations obligated the City to seek other supplies, which resulted in the City's participation in the DWWSP. The potential for wastewater discharge exceedances for such constituents as selenium, boron, and salinity (measured as electrical conductivity, or EC) has been largely eliminated through the addition of surface water supplies under the DWWSP. However, drinking water regulations and concerns remain a constraint on native groundwater usage. Because of this, three of the City's existing intermediate aquifer wells are configured to tie directly into the surface water transmission main that serves the southern portion of the city, such that the extracted water can be blended with treated surface water. The constituent that places the greatest constraints on the City's native groundwater supply is nitrate. Hexavalent Chromium was previously one of the City's major groundwater supply constraints until the Maximum Contaminant Level (MCL) was rescinded by court order in September 2017. Hexavalent Chromium, however, continues to be a contaminant of concern as a new MCL may be issued for the constituent in the near future. It is the City's policy that, to the extent possible, the blended surface water to groundwater ratio must never be lower than 3-to-1 at any point in the system due to the aesthetic differences between surface water and intermediate aquifer groundwater. This blending also helps minimize potential water quality problems posed by the City's wells.

7.1.1.3.1 Nitrates

The drinking water limit for nitrate [as N] is 10 mg/L. Due to a long history of agricultural operations in the immediate vicinity of Woodland, certain native groundwater supply wells have high levels of nitrate. In recent years, the City has carefully managed supplies from the higher-nitrate wells to ensure that nitrate limits are not exceeded. Since the RWTF came online in 2016, the City retired those wells for anything

other than emergency or landscape irrigation purposes. The City continues to regularly monitor nitrate contamination in its water supplies.

7.1.1.3.2 Hexavalent Chromium

Several of the City's native groundwater supply wells exhibit hexavalent chromium concentrations that periodically exceed the old drinking water MCL of 10 µg/L which was in effect from July 1, 2014 through September 2017. The City continues to regularly monitor Hexavalent Chromium contamination in its water supplies in anticipation that the state will likely establish a new MCL for Hexavalent Chromium.

7.1.2 Year Type Characterization

Water supply reliability is assessed based on the characteristics of the City's water supplies during various water year types which are provided in this section.

7.1.2.1 Types of Years

CWC §10635(a) requires that the City's water service reliability be assessed based on the following three water year types:

1. Normal Year – This condition represents the water supplies the City considers available during normal conditions. Although there is rarely a "normal" year in California, the normal year condition could be a single year or averaged range of years in the historical sequence that most closely represents the median or average water supply available. Because the City has seen some permanent water demand reductions in the past 5 years and the City's supplies have changed significantly in the past 5 years, historical data prior to 2015 would not accurately represent future conditions. Therefore, the City has chosen the year 2019, the year with the median water production in the past 5 years, to represent a Normal Year for the City. This year represents the City's typical year where all of its combined water supply sources are available to meet demands.
2. Single Dry Year – This condition represents the year with the lowest water supply availability to the City. The year 2015, which was the lowest year of water use in the City for the past 30 years, represents the Single Dry Year for the City.
3. Five-Consecutive-Year Drought – This condition represents a five-consecutive year dry period such as the lowest average water supply available to the Supplier for five years in a row since 1903. The years 2015 through 2019 represent the Five-Consecutive-Year Drought years for the City. This five-year period was the lowest consecutive five-year period of water use in the past 30 years.

The basis of the water year data is provided in Table 7-1 (DWR Table 7-1) for the City's supply.

Table 7-1. Basis of Water Year Data (DWR Table 7-1)

Year Type	Base Year If not using a calendar year, type in the last year of the fiscal, water year, or range of years, for example, water year 2019-2020, use 2020	Available Supplies if Year Type Repeats	
		☐	Quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. Location _____
		☐	Quantification of available supplies is provided in this table as either volume only, percent only, or both.
		Volume Available *	% of Average Supply
Average Year	2019	9,795	100%
Single-Dry Year	2015	8,564	82%
Consecutive Dry Years 1st Year	2015	8,564	82%
Consecutive Dry Years 2nd Year	2016	9,011	86%
Consecutive Dry Years 3rd Year	2017	9,639	92%
Consecutive Dry Years 4th Year	2018	9,988	96%
Consecutive Dry Years 5th Year	2019	9,680	93%

Supplier may use multiple versions of Table 7-1 if different water sources have different base years and the supplier chooses to report the base years for each water source separately. If a Supplier uses multiple versions of Table 7-1, in the "Note" section of each table, state that multiple versions of Table 7-1 are being used and identify the particular water source that is being reported in each table.

***Units of measure (AF, CCF, MG**) must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Volumes in AF.
Volume available for average year reflects the 5-year average from 2016-2020. The actual water usage in 2019 was actually 9,680 AF but 2019 was the year with usage closest to the average.

7.1.3 Water Service Reliability

In this section, the City's Normal, Single-Dry, and Five-Consecutive-Year Drought projected supplies and demands are integrated and compared. Projected water demands are detailed in Chapter 4 and projected water supplies are detailed in Chapter 6. Under the various water year types, the total annual water supply sources available to the City are compared to the total annual projected water use from 2025 to 2045 in five-year increments. For the water supply and demand assessment, demand projections for the period of 2025 through 2040 and 2045 are taken from Tables 4-4 and 4-5 (DWR Table 4-3) in Chapter 4 of this document. The supply projections are assumed to equal the sum of the surface water and groundwater (including ASR extractions). Recycled water supplies are shown in separate tables to distinguish this non-potable water source from potable supplies.

7.1.3.1 Water Service Reliability – Normal Year

The City's expected use of potable water supplies in Normal Years is described in detail in Chapter 6 and summarized below:

- 0 AF (year 2025-2045) of groundwater from the City's wells in the Yolo Sub-basin; and
- 20,160 AF (year 2025) – 24,440 AF (year 2045) of surface water from WDCWA.

While available, groundwater supplies are shown as zero as the City would not expect to use groundwater in Normal Years but reserves groundwater for use in years when surface water is in short supply.

The City's expected use of recycled water in Normal Years is described in Chapter 6 and summarized below:

- 602 AF (year 2025) – 677 AF (year 2040) of recycled water from the City's WPCF.

The City's Normal Year demands are described in detail in Chapter 4 and 6 and are summarized below:

- 12,807 AF (year 2025) – 15,908 AF (year 2045) of potable water demands from the City's projected population of 64,139 (year 2025) – 79,735 (year 2045) and associated residential and CII accounts; and
- 602 AF (year 2025) – 677 AF (year 2040) of recycled water demand from various sources.

As shown in Table 7-2 and Table 7-3 (DWR Table 7-2), the City's Normal Year supplies for both potable and non-potable water are adequate to meet projected Normal Year demands. The City's primary potable water sources in the future will be surface water from the Sacramento River, ASR water, and local groundwater. ASR and groundwater supply will be used conjunctively with the surface water supplies to meet increased water demands primarily in the summer months. If necessary, the City plans to meet any additional demand through increased groundwater pumping (including both ASR and native groundwater), ensuring the City will maintain 100% supply reliability. In short, no potable water supply shortage is anticipated during Normal Years through 2045. Likewise, no non-potable water supply shortage is anticipated in Normal Years through 2040 as the ample supply of treated wastewater is more than enough to meet all recycled water demands.

Table 7-2. Normal Year Supply and Demand Comparison – Potable (DWR Table 7-2)

	2025	2030	2035	2040	2045 *(Opt)*
Supply totals *(autofill from Table 6-9)*	20,160	20,160	20,160	24,440	24,440
Demand totals *(autofill from Table 4-3)*	12,596	13,298	14,038	14,820	15,646
Difference	7,564	6,862	6,122	9,620	8,794
NOTES: Volumes are in AF.					

Table 7-3. Normal Year Supply and Demand Comparison – Non-Potable (DWR Table 7-2)

	2025	2030	2035	2040	2045 *(Opt)*
Supply totals *(autofill from Table 6-9)*	602	677	677	677	
Demand totals *(autofill from Table 4-3)*	602	677	677	677	
Difference	0	0	0	0	
NOTES: Volumes are in AF.					

7.1.3.2 Water Service Reliability – Single Dry Year

The City's water supplies and demands for a Single Dry Year are assumed to be equivalent to those for a Normal Year. As described above, the City's single dry year supply is anticipated to be 20,160 AFY from a combined surface water, native groundwater, and ASR water through 2035. The RWTF is anticipated to be expanded to full capacity and additional ASR wells constructed once the RWTF is expanded in 2040 which increases the anticipated single dry year supply to 24,440 AFY for 2040 and 2045.

As shown in Table 7-4 and Table 7-5 (DWR Table 7-3), the City's Single Dry Year supplies are adequate to meet projected Single Dry Year demands. If necessary, the City plans to meet any additional potable demand through increased groundwater pumping (including both ASR and native groundwater), ensuring that the City will maintain 100 percent supply reliability. Additionally, if there is any disruption in surface water supply, the City will increase groundwater pumping to compensate.

No non-potable water supply shortage is anticipated in Normal Years through 2040 as the ample supply of treated wastewater will be more than enough to meet all recycled water demands.

Table 7-4. Single Dry Year Supply and Demand Comparison – Potable (DWR Table 7-3)

	2025	2030	2035	2040	2045 (Opt)
Supply totals*	20,160	20,160	20,160	24,440	24,440
Demand totals*	12,596	13,298	14,038	14,820	15,646
Difference	7,564	6,862	6,122	9,620	8,794
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*					
NOTES: Volumes are in AF.					

Table 7-5. Single Dry Year Supply and Demand Comparison – Non-Potable (DWR Table 7-3)

	2025	2030	2035	2040	2045 (Opt)
Supply totals*	602	677	677	677	
Demand totals*	602	677	677	677	
Difference	0	0	0	0	
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*					
NOTES: Volumes are in AF.					

7.1.3.3 Water Service Reliability – Five Consecutive Dry Years

The City's water supplies and demands for five consecutive dry years are assumed to be equivalent to those for a Normal Year and Single Dry Year. To be conservative, the City has assumed that demands would remain constant between normal, single dry, and a five consecutive dry year period. It is likely that by the third, fourth, and fifth year of an extended dry period, customers would ramp up conservation activities and effectively reduce the demands below normal year conditions. The City's five consecutive dry year potable supply is anticipated to be 20,160 AFY from combined surface water, native groundwater, and ASR water through 2035. The RWTF is anticipated to be expanded to full capacity and additional ASR wells constructed once the RWTF is expanded in 2040 which increases the anticipated multiple dry year supply to 24,440 AFY for 2040 and 2045.

As shown in Table 7-6 and Table 7-7 (DWR Table 7-4), the City's five consecutive dry year supplies are adequate to meet projected five consecutive dry year demands. If necessary, the City plans to meet any additional potable demand through increased groundwater pumping (including both ASR and native groundwater) and water conservation, ensuring that the City will maintain 100% supply reliability. Additionally, if there is any disruption in surface water supply, the City will increase groundwater pumping to compensate. In this scenario, potable supplies will remain reliable but water quality consistency will suffer as water from the City's native groundwater wells is much less palatable than the surface water. However, this aesthetic water quality issue is considered acceptable in an extreme scenario such as a 5-year drought.

Table 7-6. Five Consecutive Dry Years Supply and Demand Comparison – Potable (DWR Table 7-4)

		2025*	2030*	2035*	2040*	2045* (Opt)
First year	Supply totals	20,160	20,160	20,160	24,440	24,440
	Demand totals	12,596	13,298	14,038	14,820	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
Second year	Supply totals	20,160	20,160	20,160	24,440	24,440
	Demand totals	12,596	13,298	14,038	14,820	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
Third year	Supply totals	20,160	20,160	20,160	24,440	24,440
	Demand totals	12,596	13,298	14,038	14,820	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
Fourth year	Supply totals	20,160	20,160	20,160	24,440	24,440
	Demand totals	12,596	13,298	14,038	14,820	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
Fifth year	Supply totals	20,160	20,160	20,160	24,440	24,440
	Demand totals	12,596	13,298	14,038	14,820	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*						
NOTES: Volumes are in AF.						

Table 7-7. Five Consecutive Dry Years Supply and Demand Comparison – Non-Potable (DWR Table 7-4)

		2025*	2030*	2035*	2040*	2045* (Opt)
First year	Supply totals	602	677	677	677	
	Demand totals	602	677	677	677	
	Difference	0	0	0	0	
Second year	Supply totals	602	677	677	677	
	Demand totals	602	677	677	677	
	Difference	0	0	0	0	
Third year	Supply totals	602	677	677	677	
	Demand totals	602	677	677	677	
	Difference	0	0	0	0	
Fourth year	Supply totals	602	677	677	677	
	Demand totals	602	677	677	677	
	Difference	0	0	0	0	
Fifth year	Supply totals	602	677	677	677	
	Demand totals	602	677	677	677	
	Difference	0	0	0	0	

***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Volumes are in AF.

Based on an analysis presented in the WDCWA 2020 Water Supply Risk and Alternatives Evaluation report, Woodland's existing and planned ASR capacity appears to be adequate to address average annual, maximum annual, and maximum month surface water shortfalls for all future demand scenarios analyzed in the report (2020, 2030, 2040). For peak day surface water shortfall conditions (expected to occur in November), the program would address between 84 and 98 percent of shortfalls, depending on the demand scenario. It should be noted that the peak day surface water shortfall condition represents a scenario that is both rare and somewhat conjectural (i.e., a brief high-temperature period in early November during a Term 91 curtailment). Even in these rare peak day surface water shortfall conditions, the City would be able to meet demands with native groundwater. The ability of the City to supply

demands is not anticipated to be a problem. The more significant concern is the change in water quality with switching to a higher percentage of groundwater. However, for such a rare peak condition, the aesthetic water quality change is considered to be acceptable.

If necessary, the City may also initiate a water shortage emergency stage to extend available water supplies, as described in Chapter 8.

7.2 DROUGHT RISK ASSESSMENT

CWC §10635(b) requires that the City prepare a DRA which evaluates the risk of a severe drought occurring for the next five consecutive years (2021-2025). Supply conditions for the DRA are based on the five driest consecutive years on record, with adjustments to consider plausible changes in climate, regulations, and other locally applicable criteria. This analysis requires the City to consider management of its water supplies in relation to variations in customer water use. It also provides the City the opportunity to use its WSCP response actions described in Chapter 8 and understand the degree of response necessary in managing its water supplies. This evaluation may help identify risks and assist in planning for steps to address them.

This section reviews the data and methods used to define the DRA water shortage condition and evaluates each water source's reliability under the proposed drought condition. Finally, total water supplies during the five-year drought are compared to projected demands, accounting for any applicable supply augmentation or demand reduction measures available to the City.

7.2.1 Data, Methods, and Basis for Water Shortage Condition

The water shortage condition for the DRA is the same as the five-year drought described in Section 7.1.3.3. Since the DRA can be updated outside of the UWMP five-year plan cycle, the narrative description of the data and basis for the water shortage condition is repeated in this section.

To estimate supplies during a five-year drought, it was assumed that 2015 was the first year of a five-year drought. While surface water supplies could be cut back in dry years, it was assumed that groundwater supplies would not be reduced in dry years. Based on the operational yield estimates for the Yolo Subbasin, it was assumed that groundwater supplies could provide up to 12,596 AFY, the projected demand in 2025, throughout a five-year drought if necessary to supplement surface water supplies that may be unavailable.

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7.2.2 DRA Water Source Reliability

The City's multiple dry year potable supplies include:

- Projected base purchased surface water supplies from WDCWA (with no reduction from normal year WDCWA supplies during the first dry year but a 10 percent reduction in each successive dry year); and
- Groundwater pumping (including ASR and from the City's local groundwater basins).

Table 7-8 summarizes the available supplies for each year of the DRA.

Table 7-8. Projected Supplies for Drought Risk Assessment

Supply Source	Available Supply, AFY				
	2021	2022	2023	2024	2025
WDCWA[(a)]	20,160	18,144	16,128	14,112	12,096
Groundwater (ASR and Native Groundwater)	12,596	12,596	12,596	12,596	12,596
Total	**32,756**	**30,740**	**28,724**	**26,708**	**24,692**

(a) Projected supplies from WDCWA are reduced 10 percent from normal in the second dry year and an additional 10 percent in subsequent dry years.
(b) Based on operational yield estimates for the Yolo Subbasin it is assumed the groundwater supply will not be reduced in dry years.

7.2.3 Total Water Supply and Use Comparison

As shown in Table 7-9 and Table 7-10 (DWR Table 7-5), during a five-year drought beginning in 2021, the City's supplies are adequate to meet both potable and non-potable projected demands through 2025, even without water conservation. For the total non-potable supplies, all available WPCF effluent is considered recycled water supply.

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Table 7-9. Five-Year Drought Risk Assessment Tables to Address Water Code Section 10635(b) (DWR Table 7-5)

2021	Total
Total Water Use - *Potable*	12,596
Total Supplies - *Potable*	32,756
Surplus/Shortfall w/o WSCP Action	20,160
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	20,160
Resulting % Use Reduction from WSCP action	0%

2022	Total
Total Water Use [Use Worksheet]	12,596
Total Supplies [Supply Worksheet]	30,740
Surplus/Shortfall w/o WSCP Action	18,144
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	18,144
Resulting % Use Reduction from WSCP action	0%

2023	Total
Total Water Use [Use Worksheet]	12,596
Total Supplies [Supply Worksheet]	28,724
Surplus/Shortfall w/o WSCP Action	16,128
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	16,128
Resulting % Use Reduction from WSCP action	0%

2024	Total
Total Water Use [Use Worksheet]	12,596
Total Supplies [Supply Worksheet]	26,708
Surplus/Shortfall w/o WSCP Action	14,112
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	
Resulting % Use Reduction from WSCP action	0%

2025	Total
Total Water Use [Use Worksheet]	12,596
Total Supplies [Supply Worksheet]	24,692
Surplus/Shortfall w/o WSCP Action	12,096
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	12,096
Resulting % Use Reduction from WSCP action	0%

Table 7-10. Five-Year Drought Risk Assessment Tables to Address Water Code Section 10635(b) (DWR Table 7-5)

2021	Total
Total Water Use - Non-potable	602
Total Supplies	3,909
Surplus/Shortfall w/o WSCP Action	3,307
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	3,307
Resulting % Use Reduction from WSCP action	0%

2022	Total
Total Water Use [Use Worksheet]	602
Total Supplies [Supply Worksheet]	3,909
Surplus/Shortfall w/o WSCP Action	3,307
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	3,307
Resulting % Use Reduction from WSCP action	0%

2023	Total
Total Water Use [Use Worksheet]	602
Total Supplies [Supply Worksheet]	3,909
Surplus/Shortfall w/o WSCP Action	3,307
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	3,307
Resulting % Use Reduction from WSCP action	0%

2024	Total
Total Water Use [Use Worksheet]	602
Total Supplies [Supply Worksheet]	3,909
Surplus/Shortfall w/o WSCP Action	3,307
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	3,307
Resulting % Use Reduction from WSCP action	0%

2025	Total
Total Water Use [Use Worksheet]	602
Total Supplies [Supply Worksheet]	3,909
Surplus/Shortfall w/o WSCP Action	3,307
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	3,307
Resulting % Use Reduction from WSCP action	0%

7.3 REGIONAL SUPPLY RELIABILITY

Requirements for water supply and demand assessment are addressed in CWC section 10620(f), which states the following:

> *CWC 10620(f) An urban water supplier shall describe in the plan water management tools and options used by that entity that will maximize resources and minimize the need to import water from other regions.*

The City is both currently implementing and has plans to implement a variety of water management tools/activities to reduce reliance on imported water. These include extensive demand management measures (documented in Chapter 9 of this report), increased use of recycled water (documented in Section 6.2.7 of this report), and possible conversion of some existing shallow/intermediate aquifer supply wells to dedicated landscape irrigation use.

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CHAPTER 8
Water Shortage Contingency Plan

This chapter describes the City's WSCP, seismic risk to the City facilities, and WSCP adoption procedures. The WSCP establishes actions and procedures for managing water supply and water demand during water shortages. The WSCP's purpose is to minimize non-essential uses of water and conserve remaining supplies for the benefit of the public.

8.1 WATER SHORTAGE CONTINGENCY PLANNING BACKGROUND

A water shortage may occur due to a number of reasons, such as population growth, climate change, drought, and catastrophic events. Drought, regulatory action constraints, and natural and manmade disasters may occur at any time. A water shortage means that the water supply available is insufficient to meet the normally expected customer water use at a given point in time. A WSCP presents how an urban water supplier plans to act in response to an actual water shortage condition and helps prevent catastrophic service disruptions.

In 2018, the California State Legislature enacted two policy bills, (SB 606 (Hertzberg) and AB 1668 (Friedman)) (2018 Water Conservation Legislation), to establish a new foundation for long-term improvements in water conservation and drought planning to adapt to climate change and the resulting longer and more intense droughts in California. The 2018 Water Conservation Legislation set new requirements for water shortage contingency planning. The City's WSCP has been updated to be consistent with these requirements.

8.2 CITY WATER SHORTAGE CONTINGENCY PLAN

The City's WSCP is included in this UWMP as Appendix I. The WSCP describes the City's strategic plan in preparation for and responses to water shortages. The WSCP includes water shortage stages and associated shortage response actions that will be implemented in the event of a water supply shortage. As part of the WSCP, the City's legal authorities, communication protocols, compliance and enforcement, and monitoring and reporting are included. Woodland Municipal Code (WMC) Chapter 13.16 Water Service and Chapter 13.32 Water Conservation supports the City's WSCP actions.

The City intends for its WSCP to be dynamic so that it may assess response action effectiveness and adapt to foreseeable and unforeseeable events. It may also be updated to conform to State legislative and regulatory requirements. The City's WSCP is included as Appendix I so that it may be updated outside of the UWMP preparation process.

When an update to the WSCP is proposed, the revised WSCP will undergo the process described in Section 8.4.

8.3 SEISMIC RISK ASSESSMENT AND MITIGATION PLAN

CWC §10632.5(a) requires that the UWMP include a seismic risk assessment and mitigation plan to assess and mitigate the vulnerability of the City's water system. Local or Multi-Jurisdictional Hazard Mitigation Plans (HMPs) may be incorporated in this UWMP to address this requirement if it addresses seismic risk. The *Yolo Operational Area Multi-Jurisdictional HMP* (Yolo HMP, updated in December 2018), addressed seismic risk and is found here: https://www.yolocounty.org/home/showpublisheddocument/55805/636796131647430000.

In accordance with America's Water Infrastructure Act (AWIA), the City completed a Risk and Resilience Assessment (RRA) of its water system in December 2020. The RRA systematically evaluated the City's assets, threats, and risks, and evaluated countermeasures that might be implemented to minimize overall risk to the system. Vulnerability to natural hazards, including earthquakes, was assessed based on the City's level of preparation/resilience, active response capability, and ability to recover. The Environmental Protection Agency (EPA) provides guidance on countermeasures for retrofitting tanks. It recommends anchoring tanks to foundations, strengthening tank walls, replacing non-flexible pipe connections, and improving roof structures over large reservoirs. Automatic shutoff valves at tanks are also suggested.

To ensure the security of the City's water system, the RRA is retained by the City as a confidential document.

8.4 WATER SHORTAGE CONTINGENCY PLAN ADOPTION, SUBMITTAL, AND AVAILABILITY

The City's WSCP (Appendix I) is adopted concurrently with the City's 2020 UWMP, by separate resolution. Prior to adoption, a duly noticed public hearing was conducted. A hard copy of the WSCP will be submitted to DWR within 30 days of adoption, along with an electronic copy.

No later than 60 days after submittal to DWR, a copy of this WSCP will be available at the City's offices. A copy will also be provided to Yolo County. An electronic copy of the WSCP will also be available for public review and download on the City's website.

The City's WSCP is an adaptive management plan. It is subject to refinements as needed to ensure that the City's shortage response actions and mitigation strategies are effective and produce the desired results. When a revised WSCP is proposed, the revised WSCP will undergo the process described in this section for adoption by City Council and distribution to Yolo County, the City's customers, and the general public.

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8.5 REFERENCES

Yolo County Office of Emergency Services (Yolo County OES). Yolo Operational Area Multi-Jurisdictional *Hazard Mitigation Plan*. December 2018.

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CHAPTER 9
Demand Management Measures

This chapter describes the City's historical and existing water conservation program, status of implementation of Demand Management Measures (DMMs), and projected future conservation implementation. The CWC requires that UWMPs include a comprehensive description of historical, current, and projected water conservation programs.

> *CWC 10631 (f) Provide a description of the supplier's water demand management measures. This description shall include all of the following:*
>
> *(1) (A) … a narrative description that addresses the nature and extent of each water demand management measure implemented over the past five years. The narrative shall describe the water demand management measure that the supplier plans to implement to achieve its water use targets pursuant to Section 10608.20.*
>
> *(B)The narrative pursuant to this paragraph shall include descriptions of the following water demand management measures:*
>
> *(i) Water waste prevention ordinances.*
>
> *(ii) Metering.*
>
> *(iii) Conservation pricing.*
>
> *(iv) Public education and outreach.*
>
> *(v) Programs to assess and manage distribution system real loss.*
>
> *(vi) Water conservation program coordination and staffing support.*
>
> *(vii) Other demand management measures that have a significant impact on water use as measured in gallons per capita per day, including innovative measures, if implemented.*

In previous UWMPs, a substantial amount of data was required to document a water supplier's progress in implementing 14 specific DMMs. In 2014, Assembly Bill 2067 simplified, clarified, and updated reporting requirements for DMMs. Starting with the 2015 UWMP, focus has turned away from detailed descriptions of each of the 14 DMMs and has turned to key water conservation measures that are being implemented to achieve compliance with SB X7-7. For retail agencies, the number of DMMs has been reduced from 14 to six (plus an "other" category).

9.1 DEMAND MANAGEMENT MEASURES

The six DMMs required to be discussed in the 2015 and 2020 UWMPs includes the following:

- Water Waste Prevention Ordinances
- Metering
- Conservation Pricing
- Public Education and Outreach
- Programs to Assess and Manage Distribution System Real Loss
- Water Conservation Program Coordination and Staffing Support

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For each DMM, the current program is described, followed by a description of how the DMM was implemented and the planned implementation to achieve the water use targets required by SB X7-7 (see Chapter 5 SB X7-7 Baselines and Targets).

9.1.1 Water Waste Prevention Ordinances

The City established a "No-Waste" ordinance in 1991. This ordinance was amended in 2014 with the City's adoption of Ordinance No. 1564, as shown in Appendix J (Woodland Municipal Code 13.16 and 13.32), to ensure compliance with all federal, state, and local requirements, including but not limited to, SB X7-7 and Model Water Efficient Landscape Ordinance (MWELO) (23 CCR §§ 490 et seq.). The City's ordinance was incorporated into the City's Municipal Code Section 13.16.100-150 and Section 13.32.

Primary changes to the "No-Waste" ordinance included establishing water shortage stages and defining terms like "conservation," "drought-tolerant," and "water waste". Water waste, which includes excessive leaks, watering impervious surfaces, irrigating during rainfall, and watering excessively to the point of runoff, is prohibited at all times. Water use becomes more restricted as water supply decreases, as demonstrated in Chapter 8. Enforcement for this ordinance is detailed in the WSCP (Appendix I).

The City will continue to revise the ordinance as needed to incorporate new federal, state, and local laws regarding water conservation and to adapt to changing water supply and demand needs. In addition, the City will be adopting an updated Water Shortage Contingency Plan concurrent with this UWMP to plan for dealing with water shortages.

For leaks on customer's property, the City has provided leak detection assistance by alerting the top 20 continuous water users each month of potential leaks. A report is generated using the City's automated meter reading database and then checked by staff. Letters are sent to the addresses notifying the account holders of high, continuous use. Also included is a chart with the account's meter reads, a leak detection brochure, and a leak adjustment form. The leak adjustment form incentivizes the customer to fix leaks by informing the customer that the City will back pay the customer once the leak is repaired. The back pay covers the cost of the water lost due to the leak for up to three months before the repair. As additional support to customers with large leaks, Water Conservation and Finance staff often assist customers to find and fix common leaks on the phone.

In addition, the City has enacted requirements in the City Code to require energy efficient water heaters, which indirectly help save water, and updated water-efficient water fixtures when bathroom or kitchen remodels occur. The City has enacted the state's MWELO to reduce water consumption of landscapes while also enhancing aesthetic appearances and protecting the public by minimizing visual pollution and soil erosion.

As stated in the City's Municipal Code Section 13.16.100 (Appendix J), the City may respond to violations first by notice to abate or an administrative citation. The City currently has one code enforcement officer whose responsibilities include addressing water use violations. These violations are found through analysis of water meter data, visible violations, and reported violations from the public, which are then investigated. If the water user is found to be in violation, the violator is given a written warning along with appropriate water conservation information.

The City resolves most of its water use violations at this warning stage; however, if the violation persists the City can impose the following fines per WMC Section 13.16.120: (i) one hundred dollars for a first

violation, (ii) two hundred dollars for a second violation of the same provision within one year, and (iii) five hundred dollars for each additional violation of the same provision within one year. If the violation is not abated within the time prescribed by the City, the City may take any or all of the following additional enforcement actions:

- Installing a flow-restriction device or other water conservation device at such person's premises at that person's expense;
- Requiring a commercial, industrial, or institutional user who does not currently have a separate landscape meter to install a landscape meter at the sole cost and expense of the user;
- Recording the violations on the property title provided the water customer is the property owner;
- Placing liens on the property to recover any costs incurred by the City provided the water customer is the property owner; and/or
- Issuing a criminal citation charged as either an infraction or misdemeanor.

Implementation of this DMM has helped, and is expected to continue to help, the City achieve its water use targets by minimizing the nonessential uses of water so that water is available to be used for human consumption, sanitation, and fire protection.

9.1.2 Metering

Water meter installations were complete for single family residential and commercial customers in 2012 and multi-family and park customers in 2014. The water meters are all connected to Advanced Metering Infrastructure which remotely reads the water meters and collects real-time water use data. Meter installations have made it possible for the City to charge customers based on their volumetric water use and provide customers with more accurate water use information, both of which will help the City achieve its water use targets. The City began offering a web-based water account portal called AquaHawk through American Conservation and Billing Solutions for water utility customers in 2016. This service allows residential and commercial customers to view their real-time water use, see historical use, compare use to similar users, view projected bills, set water budgets, and get alerts when a potential leak is detected. The City is now able to generate a variety of customizable reports. Per capita use declined significantly between 2008 and 2013, in part due to the installation of water meters and the associated implementation of usage-based fees, which is described in the following section.

Implementation of this DMM has helped, and is expected to continue to help, the City achieve its water use targets by providing accurate water use information to the customers and the City.

9.1.3 Conservation Pricing

The City adopted a consumption-based rate structure in 2010, along with the implementation of water meters for all customers. All accounts were metered by the end of 2014. The rate structure, which was originally tiered into three residential categories and one non-residential category, is always in place and is not dependent upon water shortage for implementation. As of the recent rate update in 2021, there are now only two residential category tiers instead of three. Approximately 50 percent of the revenue generated from the tiered rate structure is received from the fixed monthly rate, which is based on the meter size.

The remaining revenue is generated from monthly consumption.

The current water rate structure is provided in Table 9-1. If water is used in excess, as described in the earlier water waste prevention section, the City can impose fines.

Table 9-1. Current Water Rate Structure

	April 2017	January 2018	January 2019	January 2020	January 2021
Base Rate Meter Size[a]					
2-inch or smaller	$44.85	$47.30	$49.95	$52.70	$55.65
3-inch	$84.25	$88.90	$93.80	$99.00	$99.00
4-inch	$140.40	$148.10	$156.40	$165.00	$165.00
6-inch	$280.35	$295.70	$312.20	$329.40	$329.40
Residential Consumption					
1 CF = 7.48 gallons	Each CF	Each CF	Each CF	Each CF	Each CF
0-1,200 CF[b]	$0.0320	$0.0338	$0.0357	$0.0377	$0.0398
1,201-3,600 CF	$0.0385	$0.0407	$0.0430	$0.0454	$0.0479
Above 3,600 CF	$0.0474	$0.0500	$0.0528	$0.0558	$0.0589
Non-Residential Consumption					
1 CF = 7.48 gallons	Each CF	Each CF	Each CF	Each CF	Each CF
Multi-family, Commercial, Institutional, Industrial	$0.0431	$0.0440	$0.0465	$0.0491	$0.0518
Landscape	$0.0471	$0.0497	$0.0525	$0.0555	$0.0586

Source: https://www.cityofwoodland.org/DocumentCenter/View/1581/2017-Water-Rate-Study-PDF

(a) Most residential properties have a 2-inch meter or smaller.
(b) CF = cubic feet

The City conducted a water rate study in 2016, which focused on reevaluating the tiered pricing structure and the impacts of extended drought and set water rates through 2021. The City is anticipating conducting a new 5-year rate study in 2021.

Implementation of tiered consumption charges helped the City achieve its water use targets by ensuring water customers pay the true cost of water and adequately fund water system operations and maintenance, including repair and replacement programs, and water conservation programs. Tiered consumption charges also help the City achieve its water use targets by providing an incentive for customers to reduce their water consumption.

9.1.4 Public Education and Outreach

The City regularly interacts with the public through its website (www.cityofwoodland.org/waterconservation), social media (Facebook, Twitter, and Instagram at EnviroWoodland), customer phone calls and emails, radio ads, press releases, print ads, utility bill inserts, community events, City-hosted water conservation workshops and events, monthly e-newsletters, school presentations, leak detection notices, distribution of informational material, and giveaways and rebates. All of the City's public education and outreach services are offered free of charge to City water customers.

9.1.4.1 Rebates

The City started offering water conservation rebates in 2003 with a grant-funded high efficiency toilet rebate program. Since then, the program has grown to an annual, City-funded program that includes both residential and commercial water customers. The City has offered, and continues to offer, the following rebates: $150 for a Weather-Based Irrigation Controller, $100 for mulch, and $75 for rain barrels (up to two per house). The City also actively promotes water conservation rebates that the State has available.

From 2016 to 2020, the City provided 615 water conservation rebates to Woodland residents. This number of rebates amounts to an estimated water savings of approximately 8.5 million gallons with a total cost of $58,839 to the City.

9.1.4.2 Communicating Water Use via Water Bills

When the City switched to consumption-based billing for water beginning in 2010 for metered customers, the format for the utility bill was also changed. Customers can now see their base meter charge as well as their consumption base charge, how many CF and gallons they used in the billing cycle, and a graph showing their usage for the past 13 months. This information allows customers to compare their usage with the same month of the previous year and gives them clear information about their water use. Also, beginning in 2010, a paragraph was added to all customer water bills about water conservation, including the City's conservation target and contact information for the City's Water Conservation Program.

The City often distributes important water conservation messages to its customers through bill insert flyers and newsletters. For example, when the City enacted the Stage Two Water Warning in May 2015, all City of Woodland water customers received a flyer explaining the emergency water conservation regulations with their bill. The City prints these announcements in both English and Spanish.

In 2016, the City implemented AquaHawk, a web-based water account portal for customers' voluntary use. In addition to adding many other demand management features, customers are now able to set water utility budgets (by dollars or gallons), receive alerts when they are close to exceeding their budget, view projected bills, and have access to their billing history. As of December 31, 2020, the City has a total of 5,492 registered users.

9.1.4.3 School Education Programs

The City has ongoing contracts with environmental educators to provide free school assemblies to Woodland schools. From 2011 to 2017, the City contracted with ZunZun, to perform engaging musical assembly programs about recycling, stormwater, and water conservation. In 2018 the City switched to Eco Hero, to perform at school assemblies. Water conservation topics include the drought, the City's water source, water conservation tips for both indoors and outdoors, how to help trees survive the drought, rainwater retention, and more. Eco Hero holds 12 assemblies in Woodland each school year, reaching over 2,000 students. The City plans to continue to provide environmental assemblies for Woodland elementary schools in the future.

The City also offers about two workshops per year at the Woodland Community College. These workshops are designed to give homeowners the tools and information they need to get started on creating a water-wise front yard. Woodland residents that attend these workshops are given an aerial image of their front yard and City employees work with them to create a custom design that fits their needs. The City works closely with Yolo County Resource Conservation District to conduct these workshops every year. Often, students at the college receive credit for attending water conservation workshops. The City hopes to add a third workshop in the future to help residents learn how to take care of and maintain their landscapes after they have created a water efficient landscape.

9.1.4.4 Information Booths at Fairs and Public Events

The City's Environmental Services Division, of which the Water Conservation Program is a part, is an active participant in community events, particularly when the events pertain to sustainability. The City has hosted booths at the Yolo County Fair, Earth Day Festivals, multiple landscaping and gardening events, plant sales, school fairs, public City events, tree plantings and more. City staff reaches the public through informational booths at 10 or more events annually (with the exception of the year 2020 when most public events with booths were cancelled due to the COVID-19 pandemic).

City conservation staff tailor booths to the expected audience and have many ways of engaging all ages. The City has organized games, asked water conservation questions, led kids' craft activities, and asked for conservation pledges. The City has a wide variety of giveaways that are used as incentives for the public to engage with City staff. Giveaways include shower timers, soil moisture meters, drip gauges, toilet flapper replacements, hose nozzles, sprinkler fixing screw drivers, shower heads, toilet dye tabs, children leak detective kits, as well as informational materials. The City regularly re-examines the most effective and most popular rebates and giveaways in order to best provide the community with water saving devices that will have the greatest impact on water use.

9.1.4.5 Newsletters

The Water Conservation Coordinator organizes a monthly newsletter for the Environmental Services Division titled "EnviroWoodland News". The newsletter includes information from the City's conservation programs regarding recycling, solid waste, climate action, energy, water and stormwater. Water Conservation topics include information about upcoming events, opportunities to get involved such as Fix-A-Leak Week, larger projects like the City's change of water source to surface water, advertising City services like the new Customer Water-Use Portal, and the City's water conservation standings. As of January 2021, the City's "EnviroWoodland" newsletter had 2,199 subscribers.

9.1.4.6 Informative Websites, Online Tools, and Social Media

The Water Conservation Program continuously works to provide up-to-date information on the City's website and social media platforms. Water conservation staff manage a City Water Conservation webpage with seven subpages with topics such as conservation tips, drought updates, and resources. This webpage has grown substantially since 2010, receiving over 2,500 views from 2015 through 2020 and 667 views in 2020 alone.

The City updates the water conservation webpages at least monthly, but often more frequently. The City provides many online resources for water customers, including landscape designs for water-efficient median strips, a home water use calculator, presentations, leak detection information, news updates, and links to other sites for more information.

The Water Conservation Program staff posts four times a week on Facebook, Twitter, and Instagram. As of January 2021, the City's EnviroWoodland Facebook page had 3,393 likes and reached an average of 2,000 people per week. In addition, the City recently started working with the volunteers at the Edible Learning Garden next to City Hall and will begin to upload informational videos in 2021. Anticipated video subjects include workshop demonstrations, water conservation tips, and best water-wise gardening practices.

9.1.4.7 Newspaper Advertisements

The City purchases advertisement space in the local newspaper, The Daily Democrat, and writes press releases for all public water conservation events. The City also regularly writes press releases to update the public about water issues and conservation standings. Each year, the City publishes three or more water conservation press releases in local newspapers that are often picked up by newspapers in other jurisdictions and by television and radio stations. Staff has found that the majority of people who attend events learn of them through these local news outlets.

9.1.4.8 Other Activities

The City has produced a large number of informational materials, such as brochures and flyers, to aid water customers in reducing their water consumption. Topics of informational materials include leak detection, landscaping to save water, water saving tips for pools, water and energy, fall water conservation tips, a tree selection and planting guide for Woodland, a home improvement guide to protecting waterways and Woodland-specific water information. These materials are available online, often in English and Spanish, and are distributed at City facilities and events.

The Water Conservation Program holds approximately three events each year. The most popular event is the Annual Water-Wise Landscape Tour, which began in 2012. The tour visits up to 10 residences in Woodland with drought-tolerant landscapes. In 2019, over 100 people attended the event. The City collects surveys at every event to improve the events each year and provide topics of interest to the public.

Implementation of this DMM is thought to have helped the City achieve its water use targets by getting the public involved with conservation efforts. This achievement has been accomplished by providing incentives in the form of rebates, enabling customers to compare their current water use to their previous use, providing information on drought severity through social media, newsletters, bill inserts, information booths and pubic events, and by teaching customers what they can do to help the environment.

9.1.5 Programs to Assess and Manage Distribution System Real Loss

A water audit is a process of accounting for water use throughout a water system in order to quantify the unaccounted-for water. Unaccounted-for water is the difference between metered production and metered consumption on a system-wide basis. In 2011, the City conducted a city-wide water line leak detection audit. This study identified several leaks in the City's distribution system which amounted to an average of 1.2 million gallons of water loss per year. This 2011 audit only evaluated water loss in the City's distribution system while the more recent audits evaluate the entire system, including hydrant use, project water, street sweeping, etc. The 2019 AWWA Water Audit, which is included in Appendix E, reported that approximately 496 million gallons (about 1,520 AF) of water were lost during calendar year 2019, which was 16.3 percent of the total water supplied.

The City has created a prioritized list based on known leaks and previous repairs in its distribution system pipes and implemented a 10-year system maintenance plan which is continually re-assessed. Each year, 5,000 to 15,000 feet of pipe are replaced. The City has also developed a map of leak and repair locations, in order to better manage the programs aimed to assess and manage distribution system real loss. The pipeline repairs and replacements are funded through an ongoing Capital Improvement Program.

In 2014, an updated map was developed that noted leak and repair locations. The City continues to update this document.

Implementation of this DMM has already helped, and is expected to continue to help, the City achieve its water use targets by reducing the amount of water that is lost from the distribution system.

9.1.6 Water Conservation Program Coordination and Staffing Support

The City has had its Water Conservation Program since 2009. In total, the Water Conservation Budget pays for all or portions of four permanent staff positions for a total of 1.67 permanent Full Time Employees. The Environmental Sustainability Manager oversees the program and devotes about 41 percent of time to the Water Conservation Program. There is one full-time Water Conservation Coordinator who spends 100 percent of their time on water conservation. In addition, 10 percent of a full-time Code Compliance Officer position is dedicated to water conservation issues and 16 percent of an Environmental Resource Analyst position provides additional program support.

Current Water Conservation Program Staff and their contact information is included below:

Ken Loman
Environmental Sustainability Manager
Ken.Loman@CityofWoodland.org
530-661-2060

Sayetsi Sanchez
Water Conservation Coordinator
Sayetsi.Sanchez@CityofWoodland.org
530-661-2067

Rosie Ledesma
Environmental Resource Analyst
Rosie.Ledesma@CityofWoodland.org
530-661-2059

Mini Garcia
Code Compliance Officer
Mini.Garcia@CityofWoodland.org
530-661-5915

Address:
Water Conservation Program
300 First Street
Woodland, CA 95776

9.1.6.1 Water Conservation Program Funding

The Water Conservation Program is funded through the City's Water Enterprise Fund in which revenues originate from water utility fees. The Water Conservation Program budgets are based on the fiscal year (FY) from July 1 – June 30. Table 9-2 shows the current and historical total budget allotted to the Water Conservation Program.

Table 9-2. Current and Past Year Water Conservation Program Budgets

	FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018 - 2019	FY 2019 - 2020	FY 2020-2021
Personnel Expenditures	193,104.00	168,824.00	176,854.00	178,499.00	184,171.00	196,819.00
Discretionary[(a)]	63,013.00	55,013.00	43,013.00	43,190.00	46,047.00	45,327.00
Non-Discretionary	33,076.00	33,698.00	40,035.00	39,940.00	31,007.00	25,137.00
Total	**$284,193.00**	**$257,535.00**	**$282,995.99**	**$261,420.00**	**$261,225.00**	**$267,283.00**

(a) In addition to typical office expenses, discretionary items include funding for rebates, advertising, contract services, training, and memberships.

Implementation of this DMM has helped, and is expected to continue to help, the City achieve its water use targets by ensuring that there is enough funding and staffing to support the operation of all the other DMMs.

9.2 OTHER DEMAND MANAGEMENT MEASURES

In addition to the six DMMs described above, the City supports demand management through funding conferences and trainings for its Water Conservation Program staff and participating in relevant local and regional water groups. These programs are described below.

9.2.1 Conferences and Trainings

The City encourages and funds Water Conservation Program staff to attend conferences and workshops to encourage collaboration and information sharing. The City also encourages and funds technical advancement of Water Conservation staff. Specifically, Water Conservation Coordinators become certified in AWWA's Water Use Efficiency Practitioner program.

Each year the Water Conservation Coordinator attends the Peer-to-Peer conference that takes place either in Southern or Northern California. This event holds workshops on California water issues, challenges and opportunities with a broad collaborative framework.

9.2.2 Memberships and Groups

The City is a member of national water conservation groups including AWWA and the Alliance for Water Efficiency. These groups offer the City grant funding and idea sharing opportunities. The City also participates in regional water groups like the Regional Water Authority and the Water Resources Association of Yolo County.

Recently, the City was one of the founding members of a Water Conservation Coordinators group of Yolo County which comprises Water Conservation Coordinators from each of the cities in Yolo County and meets monthly. The City also began a citizen's group for input on water utility issues called the Water Utility Advisory Committee. This committee also meets monthly and weighs in on water utility issues including water conservation. The City also provides monthly water conservation updates to the Sustainability Committee with members from the City Council, City staff, businesses, and the community.

In 2018, the City became a member of the California Water Efficiency Partnership (CalWEP) as described in Section 9.4. This organization offers constant trainings and resources on innovative technologies and practices, advanced research, framework and public policies on water.

9.3 PLANNED IMPLEMENTATION TO ACHIEVE WATER USE TARGETS

In most instances, helping customers understand the savings that can be achieved and methods available to achieve these savings is enough to motivate change. Through the above DMMs, the City can help customers identify these savings, which in turn helps the City to achieve its water use targets.

9.4 MEMBERS OF THE CALIFORNIA WATER EFFICIENCY PARTNERSHIP

In 1991 (amended September 16, 1999), a Memorandum of Understanding (MOU) regarding urban water conservation in California was made that formalizes an agreement between DWR, water utilities, environmental organizations, and other interested groups to implement Best Management Practices (BMP) and make a cooperative effort to reduce the consumption of California's water resources. Until 2018, this MOU was administered by the California Urban Water Conservation Council (CUWCC). In 2018 the CUWCC was sunset and a new organization, CalWEP, was launched to carry forward the expertise and collaboration established by the CUWCC but with a new name and broader framework.

In 2018, the City became a member of the CalWEP because it realizes the importance of the BMPs to ensure a reliable future water supply. The City is committed to implementing water conservation and water recycling programs to maximize sustainability in meeting future water needs for its customers.

CHAPTER 10
Plan Adoption, Submittal, and Implementation

This chapter provides information regarding the notification, public hearing, adoption, and submittal of the City's 2020 UWMP. It also includes discussion on plan implementation and the process of amending the UWMP and the WSCP.

10.1 INCLUSION OF ALL 2020 DATA

Because 2020 is the final compliance year for SB X7-7, the 2020 UWMPs must contain data through the end of 2020. If a water supplier bases its accounting on a fiscal year (July through June) the data must be through the end of the 2020 fiscal year (June 2020). If the water supplier bases its accounting on a calendar year, the data must be through the end of the 2020 calendar year (December 2020).

As indicated in Section 2.4 of this plan, the City uses a calendar year for water supply and demand accounting; and therefore, this 2020 UWMP includes data through December 2020.

10.2 NOTICE OF PUBLIC HEARING

In accordance with the UWMP Act, the City must provide an opportunity for the public to provide input on this 2020 UWMP. The City must consider all public input prior to its adoption. There are two audiences to be notified for the public hearing; cities and counties, and the public.

10.2.1 Notices to Cities and Counties

The City provided greater than a 60-day notice regarding the preparation of its 2020 UWMP to cities and counties in its service area as discussed in Section 2.5 of this plan. In addition, the City provided notices to the following agencies:

- Reclamation District 2035
- University of California, Davis
- Water Resources Association of Yolo County
- Westside Sacramento River IRWM Group
- Woodland Chamber of Commerce, Water Task Force
- WDCWA
- Yolo County Farm Bureau
- Yolo County Flood Control Water Conservation District
- Yolo Subbasin Groundwater Agency

The City coordinated the preparation of its UWMP internally, with Yolo County, and with the above listed agencies. The notices of preparation are included in Appendix D. Upon substantial completion of this 2020 UWMP, the City provided the agencies listed above, including internally within the City and Yolo County, notice of public hearing (Appendix D.)

Notifications to cities and counties in accordance with the UWMP Act, is summarized in Table 10-1.

Table 10-1. Notification to Cities and Counties
(DWR Table 10-1 Retail)

City Name	60 Day Notice	Notice of Public Hearing
Add additional rows as needed		
City of Davis	Yes	Yes
City of West Sacramento	Yes	Yes
City of Woodland	Yes	Yes
County Name *Drop Down List*	60 Day Notice	Notice of Public Hearing
Add additional rows as needed		
Yolo County	Yes	Yes

10.2.2 Notice to the Public

The City issued a notice of public hearing to the public and provided a public review period following the notice, and prior to adoption, to allow ample time for public comments to be prepared and received.

A notice of public hearing was issued in accordance with Government Code Section 6066 and was published in the local newspaper (The Daily Democrat) and on the City's website. Copies of the published Notice of Public Hearing are included in Appendix D.

10.3 PUBLIC HEARING AND ADOPTION

The City encouraged community participation in the development of this 2020 UWMP, including its WSCP, using public notices and web-based communication. The notice included time and place of hearing, as well as the location where the plan is available for public inspection.

The public hearing provided an opportunity for City water users and the general public to become familiar with the 2020 UWMP, and ask questions about its water supply, the City's continuing plans for providing a reliable, safe, high-quality water supply, and the plans to mitigate various potential water shortage conditions. Copies of the draft UWMP were made available for public inspection at the City's offices, at local public libraries, and on the City website.

10.3.1 Public Hearing

A public hearing was held on June 1, 2021. As part of the public hearing, the City provided a report on the City's compliance with the Water Conservation Act of 2009. The report included information on the City's baseline, water use targets, compliance, and implementation, as discussed previously in Chapter 5 of this plan.

10.3.2 Adoption

Subsequent to the public hearing, this 2020 UWMP was adopted by the City Council on June 1, 2021. A copy of the adopted resolution is included in Appendix K.

10.4 PLAN SUBMITTAL

A hard copy of this 2020 UWMP will be submitted to DWR within 30 days of adoption and an electronic copy will be provided by July 1, 2021. The adopted 2020 UWMP will be submitted electronically to DWR using the Water User Efficiency (WUE) data submittal tool. A CD or hardcopy of the adopted 2020 UWMP will also be submitted to the California State Library.

No later than 30 days after adoption, a copy of the adopted 2020 UWMP, including the Water Shortage Contingency Plan, will be provided to the City and County to which the City provides water.

10.5 PUBLIC AVAILABILITY

No later than 30 days after submittal to DWR, copies of this Plan, including the adopted Water Shortage Contingency Plan, will be available in the City's offices for public review during normal business hours. An electronic copy of this 2020 UWMP will also be available for review and download on the City's website.

10.6 AMENDING AN ADOPTED UWMP OR WATER SHORTAGE CONTINGENCY PLAN

The City may amend its 2020 UWMP and Water Shortage Contingency Plan jointly or separately. If the City amends one or both documents, the City will follow the notification, public hearing, adoption, and submittal process described in Sections 10.2 through 10.4 above. In addition to submitting amendments to DWR through the WUE data Portal, copies of amendments or changes to the plans will be submitted to the California State Library, and any city or county within which the supplier provides water supplies within 30 days after adoption.

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Appendix A

Urban Water Management Planning Act

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WATER CODE - WAT

DIVISION 6. CONSERVATION, DEVELOPMENT, AND UTILIZATION OF STATE WATER RESOURCES [10000 - 12999]
(Heading of Division 6 amended by Stats. 1957, Ch. 1932.)

PART 2.55. SUSTAINABLE WATER USE AND DEMAND REDUCTION [10608 - 10609.42] *(Part 2.55 added by Stats.2009, 7th Ex. Sess., Ch. 4, Sec. 1.)*

CHAPTER 1. General Declarations and Policy [10608 - 10608.8] *(Chapter 1 added by Stats. 2009, 7th Ex. Sess., Ch. 4, Sec. 1.)*

10608.

The Legislature finds and declares all of the following:

(a) Water is a public resource that the California Constitution protects against waste and unreasonable use.

(b) Growing population, climate change, and the need to protect and grow California's economy while protecting and restoring our fish and wildlife habitats make it essential that the state manage its water resources as efficiently as possible.

(c) Diverse regional water supply portfolios will increase water supply reliability and reduce dependence on the Delta.

(d) Reduced water use through conservation provides significant energy and environmental benefits, and can help protect water quality, improve stream flows, and reduce greenhouse gas emissions.

(e) The success of state and local water conservation programs to increase efficiency of water use is best determined on the basis of measurable outcomes related to water use or efficiency.

(f) Improvements in technology and management practices offer the potential for increasing water efficiency in California over time, providing an essential water management tool to meet the need for water for urban, agricultural, and environmental uses.

(g) The Governor has called for a 20 percent per capita reduction in urban water use statewide by 2020.

(h) The factors used to formulate water use efficiency targets can vary significantly from location to location based on factors including weather, patterns of urban and suburban development, and past efforts to enhance water use efficiency.

(i) Per capita water use is a valid measure of a water provider's efforts to reduce urban water use within its service area. However, per capita water use is less useful for measuring relative water use efficiency between different water providers. Differences in weather, historical patterns of urban and suburban development, and density of housing in a particular location need to be considered when assessing per capita water use as a measure of efficiency.

(*Added* by Stats. 2009, 7th Ex. Sess., Ch. 4, Sec. 1. (SB 7 7x) Effective February 3, 2010.)

10608.4

It is the intent of the Legislature, by the enactment of this part, to do all of the following:

(a) Require all water suppliers to increase the efficiency of use of this essential resource.

(b) Establish a framework to meet the state targets for urban water conservation identified in this part and called for by the Governor.

(c) Measure increased efficiency of urban water use on a per capita basis.

(d) Establish a method or methods for urban retail water suppliers to determine targets for achieving increased water use efficiency by the year 2020, in accordance with the Governor's goal of a 20-percent reduction.

(e) Establish consistent water use efficiency planning and implementation standards for urban water suppliers and agricultural water suppliers.

(f) Promote urban water conservation standards that are consistent with the California Urban Water Conservation Council's adopted best management practices and the requirements for demand management in Section 10631.

(g) Establish standards that recognize and provide credit to water suppliers that made substantial capital investments in urban water conservation since the drought of the early 1990s.

(h) Recognize and account for the investment of urban retail water suppliers in providing recycled water for beneficial uses.

(i) Require implementation of specified efficient water management practices for agricultural water suppliers.

(j) Support the economic productivity of California's agricultural, commercial, and industrial sectors.

(k) Advance regional water resources management.

(Added by Stats. 2009, 7th Ex. Sess., Ch. 4, Sec. 1. (SB 7 7x) Effective February 3, 2010.)

10608.8

(a) (1) Water use efficiency measures adopted and implemented pursuant to this part or Part 2.8 (commencing with Section 10800) are water conservation measures subject to the protections provided under Section 1011.

(2) Because an urban agency is not required to meet its urban water use target until 2020 pursuant to subdivision (a) of Section 10608.24, an urban retail water supplier's failure to meet those targets shall not establish a violation of law for purposes of any state administrative or judicial proceeding prior to January 1, 2021. Nothing in this paragraph limits the use of data reported to the department or the board in litigation or an administrative proceeding. This paragraph shall become inoperative on January 1, 2021.

(3) To the extent feasible, the department and the board shall provide for the use of water conservation reports required under this part to meet the requirements of Section 1011 for water conservation reporting.

(b) This part does not limit or otherwise affect the application of Chapter 3.5 (commencing with Section 11340), Chapter 4 (commencing with Section 11370), Chapter 4.5 (commencing with Section 11400), and Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code.

(c) This part does not require a reduction in the total water used in the agricultural or urban sectors, because other factors, including, but not limited to, changes in agricultural economics or population growth may have greater effects on water use. This part does not limit the economic productivity of California's agricultural, commercial, or industrial sectors.

(d) The requirements of this part do not apply to an agricultural water supplier that is a party to the Quantification Settlement Agreement, as defined in subdivision (a) of Section 1 of Chapter 617 of the Statutes of 2002, during the period within which the Quantification Settlement Agreement remains in effect. After the expiration of the Quantification Settlement Agreement, to the extent conservation water projects implemented as part of the Quantification Settlement Agreement remain in effect, the conserved water created as part of those projects shall be credited against the obligations of the agricultural water supplier pursuant to this part.

(Added by Stats. 2009, 7th Ex. Sess., Ch. 4, Sec. 1. (SB 7 7x) Effective February 3, 2010.)

DIVISION 6. CONSERVATION, DEVELOPMENT, AND UTILIZATION OF STATE WATER RESOURCES [10000 - 12999]
(Heading of Division 6 amended by Stats. 1957, Ch. 1932.)

PART 2.6. URBAN WATER MANAGEMENT PLANNING [10610 - 10657] *(Part 2.6 added by Stats. 1983, Ch. 1009, Sec..)*

CHAPTER 1. General Declaration and Policy [10610 - 10610.4] ***(Chapter 1 added by Stats. 1983, Ch. 1009, Alec. 1.)***

10610 This part shall be known and may be cited as the "Urban Water Management Planning Act."
(Added by Stats. 1983, Ch. 1009, Sec. 1.)

10610.2. (a) The Legislature finds and declares all of the following:

(1) The waters of the state are a limited and renewable resource subject to ever-increasing demands.

(2) The conservation and efficient use of urban water supplies are of statewide concern; however, the planning for that use and the implementation of those plans can best be accomplished at the local level.

(3) A long-term, reliable supply of water is essential to protect the productivity of California's businesses and economic climate, and increasing long-term water conservation among Californians, improving water use efficiency within the state's communities and agricultural production, and strengthening local and regional drought planning are critical to California's resilience to drought and climate change.

(4) As part of its long-range planning activities, every urban water supplier should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry water years now and into the foreseeable future, and every urban water supplier should collaborate closely with local land-use authorities to ensure water demand forecasts are consistent with current land-use planning.

(5) Public health issues have been raised over a number of contaminants that have been identified in certain local and imported water supplies.

(6) Implementing effective water management strategies, including groundwater storage projects and recycled water projects, may require specific water quality and salinity targets for meeting groundwater basins water quality objectives and promoting beneficial use of recycled water.

(7) Water quality regulations are becoming an increasingly important factor in water agencies' selection of raw water sources, treatment alternatives, and modifications to existing treatment facilities.

(8) Changes in drinking water quality standards may also impact the usefulness of water supplies and may ultimately impact supply reliability.

(9) The quality of source supplies can have a significant impact on water management strategies and supply reliability.

(b) This part is intended to provide assistance to water agencies in carrying out their long-term resource planning responsibilities to ensure adequate water supplies to meet existing and future demands for water.
(Amended by Stats. 201B, Ch. 14, Sec. 18. (SB 606) Effective January 1, 201 9.)

10610.4 The Legislature finds and declares that it is the policy of the state as follows:

(a) The management of urban water demands and efficient use of water shall be actively pursued to protect both the people of the state and their water resources.

CHAPTER 2. Definitions [10611 - 1 0618] ***(Chapter 2 added by Stats. 1983, Ch. 1009, iec. 1.)***

10611. Unless the context otherwise requires, the definitions of this chapter govern the construction of this part.

(Added by Stats. 1983, Ch. 1009, Sec. 1.)

10611.3 "Customer" means a purchaser of water from a water supplier who uses the water for municipal purposes, including residential, commercial, governmental, and industrial uses.

Added by renumbering Section 10612 by Stats. 2018, Ch. 14, Sec. 20. (SB 606) Effective January 1, 2019.)

10611.5 "Demand management" means those water conservation measures, programs, and incentives that prevent the waste of water and promote the reasonable and efficient use and reuse of available supplies.

(Amended by Stats. 1995, Ch. 854, Sec. 3. Effective January 1, 1996.)

10612 "Drought risk assessment" means a method that examines water shortage risks based on the driest five- year historic sequence for the agency's water supply, as described in subdivision (b) of Section 10635.

(Added by Stats. 2018, Ch. 14, Sec. 21. (SB 606) Effective January 1, 201 9.)

10613. "Efficient use" means those management measures that result in the most effective use of water so as to prevent its waste or unreasonable use or unreasonable method of use.

(Added by :3tats. 1983, Ch. 1009, Exec. 1.)

10614. "Person" means any individual, firm, association, organization, partnership, business, trust, corporation, company, public agency, or any agency of such an entity.

(Added by Stats. 1983, Ch. 1009, Sec. 1.)

10615. "Plan" means an urban water management plan prepared pursuant to this part. A plan shall describe and evaluate sources of supply, reasonable and practical efficient uses, reclamation and demand management activities. The components of the plan may vary according to an individual community or area's characteristics and its capabilities to efficiently use and conserve water. The plan shall address measures for residential, commercial, governmental, and industrial water demand management as set forth in Article 2 (commencing with Section 10630) of Chapter 3. In addition, a strategy and time schedule for implementation shall be included in the plan.

(Amended by Stats. 1995, *Ch. 854, Sec. 4. Effective January 1, 1996.)*

10616. "Public agency" means any board, commission, county, city and county, city, regional agency, district, or other public entity.

(Added by Stats. 1983, Ch. 1009, Sec. 1.)

10616.5 "Recycled water" means the reclamation and reuse of wastewater for beneficial use.

(Added by Stats. 1995, Ch. 854, Sec. 5. Effective January 1, 1996)

10617. "Urban water supplier" means a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. An urban water supplier includes a supplier or contractor for water, regardless of the basis of right, which distributes or sells for ultimate resale to customers. This part applies only to water

supplied from public water systems subject to Chapter 4 (commencing with Section 116275) of Part 12 of Division 104 of the Health and Safety Code.

(Amended by Stats. 1996, *Ch. 1023, Sec. 428. Effective January 29, 1996.)*

10617.5. "Water shortage contingency plan" means a document that incorporates the provisions detailed in subdivision (a) of Section 10632 and is subsequently adopted by an urban water supplier pursuant to this article.

(Added by Stats. 2018, Ch. 14, Sec. 22. (SB 606) Effective January 1, 2019)

10618 "Water supply and demand assessment" means a method that looks at current year and one or more dry year supplies and demands for determining water shortage risks, as described in Section 10632.1.

(Added by Stats. 2018, Ch. 14, Sec. 23 (SB 606). Effective January 1, 2019)

CHAPTER 3. Urban Water Management Plans [10620 - 10645] *(Chapter 3 added by* Stabs. *1983, Ch. 1009, Sec. 1.)*

ARTICLE 1. General Provisions [10620 - 1 0621] *(Article 1 added by Stats. 1 983, Ch. 1009, Sec. 1.)*

10620. (a) Every urban water supplier shall prepare and adopt an urban water management plan in the manner set forth in Article 3 (commencing with Section 10640).

(b) Every person that becomes an urban water supplier shall adopt an urban water management plan within one year after it has become an urban water supplier.

(c) An urban water supplier indirectly providing water shall not include planning elements in its water management plan as provided in Article 2 (commencing with Section 10630) that would be applicable to urban water suppliers or public agencies directly providing water, or to their customers, without the consent of those suppliers or public agencies.

(d) (I) An urban water supplier may satisfy the requirements of this part by participation in areawide, regional, watershed, or basinwide urban water management planning where those plans will reduce preparation costs and contribute to the achievement of conservation, efficient water use, and improved local drought resilience.

(2) Notwithstanding paragraph (1), each urban water supplier shall develop its own water shortage contingency plan, but an urban water supplier may incorporate, collaborate, and otherwise share information with other urban water suppliers or other governing entities participating in an areawide, regional, watershed, or basinwide urban water management plan, an agricultural management plan, or groundwater sustainability plan development.

(3) Each urban water supplier shall coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.

(e) The urban water supplier may prepare the plan with its own staff, by contract, or in cooperation with other governmental agencies.

(f) An urban water supplier shall describe in the plan water management tools and options used by that entity that will maximize resources and minimize the need to import water from other regions.

(Amended by Stats. 2018, Ch. 14, Sec. 24. (SB 606) Effective January 1, 2019.)

10621 (a) Each urban water supplier shall update its plan at least once every five years on or before July 1, in years ending in six and one, incorporating updated and new information from the five years preceding each update.

(b) Every urban water supplier required to prepare a plan pursuant to this part shall, at least 60 days before the public hearing on the plan required by Section 10642, notify any city or county within which the supplier provides water supplies that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan. The urban water supplier may consult with, and obtain comments from, any city or county that receives notice pursuant to this subdivision.

(c) An urban water supplier regulated by the Public Utilities Commission shall include its most recent plan and water shortage contingency plan as part of the supplier's general rate case filings.

(d) The amendments to, or changes in, the plan shall be adopted and filed in the manner set forth in Article 3 (commencing with Section 10640)

(e) Each urban water supplier shall update and submit its 2015 plan to the department by July1, 2016

(f) Each urban water supplier shall update and submit its 2020 plan to the department by July 1,2021

(Amended by Stats. 2019, Ch. 239, Sec. 7. (AB 1414) Effective January 1, 2020.)

CHAPTER 3. Urban Water Management Plans [10620 - 10645] ***(Chapter 3 added by Stats. 1983, Ch. 1009, Sec. 1.)***

ARTICLE 2. Contents of Plans [10630 - 1 0634] ***(Article 2 added by Stats. 1 983, Ch. 1009, Sec. 1.)***

10630 It is the intention of the Legislature, in enacting this part, to permit levels of water management planning commensurate with the numbers of customers served and the volume of water supplied, while accounting for impacts from climate change.

(Amended by Stats. 2018, Ch. 14, Sec. 26. (SB 606) Effective January 1, 201 9.)

10630.5 Each plan shall include a simple lay description of how much water the agency has on a reliable basis, how much it needs for the foreseeable future, what the agency's strategy is for meeting its water needs, the challenges facing the agency, and any other information necessary to provide a general understanding of the agency's plan.

(Added by Stats. 2018, Ch. 14, Sec. 27. (SB 606) Effective January 1, 2019.)

10631 A plan shall be adopted in accordance with this chapter that shall do all of the following:

(a) Describe the service area of the supplier, including current and projected population, climate, and other social, economic, and demographic factors affecting the supplier's water management planning. The projected population estimates shall be based upon data from the state, regional, or local service agency population projections within the service area of the urban water supplier and shall be in five-year increments to 20 years or as far as data is available. The description shall include the current and projected land uses within the existing or anticipated service area affecting the supplier's water management planning. Urban water suppliers shall coordinate with local or regional land use authorities to determine the most appropriate land use information, including, where appropriate, land use information obtained from local or regional land use authorities, as developed pursuant to Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code.

(b) Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a), providing supporting and related information, including all of the following:

(1) A detailed discussion of anticipated supply availability under a normal water year, single dry year, and droughts lasting at least five years, as well as more frequent and severe periods of drought, as described in the drought risk assessment. For each source of water supply, consider any information pertinent to the reliability analysis conducted pursuant to Section 10635, including changes in supply due to climate change.

(2) When multiple sources of water supply are identified, a description of the management of each supply in correlation with the other identified supplies.

(3) For any planned sources of water supply, a description of the measures that are being undertaken to acquire and develop those water supplies.

(4) If groundwater is identified as an existing or planned source of water available to the supplier, all of the following information:

The current version of any groundwater sustainability plan or alternative adopted pursuant to Part 2.74 (commencing with Section 10720), any groundwater management plan adopted by the urban water supplier, including plans adopted pursuant to Part 2.75 (commencing with Section 10750), or any other specific authorization for groundwater management for basins underlying the urban water supplier's service area.

(A) A description of any groundwater basin or basins from which the urban water supplier pumps groundwater. For basins that a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the urban water supplier has the legal right to pump under the order or decree. For a basin that has not been adjudicated, information as to whether the department has identified the basin as a high- or medium-priority basin in the most current official departmental bulletin that characterizes the condition of the groundwater basin, and a detailed description of the efforts being undertaken by the urban water supplier to coordinate with groundwater sustainability agencies or groundwater management agencies listed in subdivision (c) of Section 10723 to maintain or achieve sustainable groundwater conditions in accordance with a groundwater sustainability plan or alternative adopted pursuant to Part 2.74 (commencing with Section 10720).

(B) A detailed description and analysis of the location, amount, and sufficiency of groundwater pumped by the urban water supplier for the past five years. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

(C) A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the urban water supplier. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

(c) Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis.

(d) (I) For an urban retail water supplier, quantify, to the extent records are available, past and current water use, over the same five-year increments described in subdivision (a), and projected water use, based upon information developed pursuant to subdivision (a), identifying the uses among water use sectors, including, but not necessarily limited to, all of the following:

(A) Single-family residential.

(B) Multifamily.

(C) Commercial.

(D) Industrial.

(E) Institutional and governmental.

(F) Landscape.

(G) Sales to other agencies.

(H) Saline water intrusion barriers, groundwater recharge, or conjunctive use, or any combination thereof.

(I) Agricultural.

(J) Distribution system water loss.

(2) The water use projections shall be in the same five-year increments described in subdivision (a).

(3) (A) The distribution system water loss shall be quantified for each of the five years preceding the plan update, in accordance with rules adopted pursuant to Section 10608.34.

(B) The distribution system water loss quantification shall be reported in accordance with a worksheet approved or developed by the department through a public process. The water loss quantification worksheet shall be based on the water system balance methodology developed by the American Water Works Association.

(C) In the plan due July 1, 2021, and in each update thereafter, data shall be included to show whether the urban retail water supplier met the distribution loss standards enacted by the board pursuant to Section 10608.34.

(4) (A) Water use projections, where available, shall display and account for the water savings estimated to result from adopted codes, standards, ordinances, or transportation and land use

plans identified by the urban water supplier, as applicable to the service area.

(B) To the extent that an urban water supplier reports the information described in subparagraph (A), an urban water supplier shall do both of the following:

(i) Provide citations of the various codes, standards, ordinances, or transportation and land use plans utilized in making the projections.

(ii) Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.

(e) Provide a description of the supplier's water demand management measures. This description shall include all of the following:

(1) (A) For an urban retail water supplier, as defined in Section 10608.12, a narrative description that addresses the nature and extent of each water demand management measure implemented over the past five years. The narrative shall describe the water demand management measures that the supplier plans to implement to achieve its water use targets pursuant to Section 10608.20.

(B) For the supplement required of urban retail water suppliers by paragraph (2) of subdivision (f) of Section 10621, a narrative that describes the water demand management measures that the supplier plans to implement to achieve its urban water use objective by January 1, 2027, pursuant to Chapter 9 (commencing with Section 10609) of Part 2.55.

(C) The narrative pursuant to this paragraph shall include descriptions of the following water demand management measures:

(i) Water waste prevention ordinances.

(ii) Metering.

(iii) Conservation pricing.

(iv) Public education and outreach.

(v) Programs to assess and manage distribution system real loss.

(vi) Water conservation program coordination and staffing support.

(vii) Other demand management measures that have a significant impact on water use as measured in gallons per capita per day, including innovative measures, if implemented.

(2) For an urban wholesale water supplier, as defined in Section 10608.12, a narrative description of the items in clauses (ii), (iv), (vi), and (vii) of subparagraph (C) of paragraph (1), and a narrative description of its distribution system asset management and wholesale supplier assistance programs.

(f) Include a description of all water supply projects and water supply programs that may be undertaken by the urban water supplier to meet the total projected water use, as established pursuant to subdivision (a) of Section 10635. The urban water supplier shall include a detailed description of expected future projects and programs that the urban water supplier may implement to increase the amount of the water supply available to the urban water supplier in normal and single-dry water years and for a period of drought lasting five consecutive water years. The description shall identify specific projects and include a description of the increase in water supply that is expected to be available from each project. The description shall include an estimate with regard to the implementation timeline for each project or program.

(g) Describe the opportunities for development of desalinated water, including, but not limited to, ocean water, brackish water, and groundwater, as a long-term supply.

(h) An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision (f). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (f).

(Amended by Stats. 2018, Ch. 14, Sec. 28. (SB 606) Effective January 1, 2019.)

10631 1 (a) The water use projections required by Section 10631 shall include projected water use for single- family and multifamily residential housing needed for lower income households, as defined in Section 50079.5 of the Health and Safety Code, as identified in the housing element of any city, county, or city and county in the service area of the supplier.

(b) It is the intent of the Legislature that the identification of projected water use for single-family and multifamily residential housing for lower income households will assist a supplier in complying with the requirement under Section 65589.7 of the Government Code to grant a priority for the provision of service to housing units affordable to lower income households.

(Added by Stats. 2005, Ch. 727, Sec. 2. Effective January 1, 2006.)

10631.2. (a) In addition to the requirements of Section 10631, an urban water management plan shall include any of the following information that the urban water supplier can readily obtain:

(1) An estimate of the amount of energy used to extract or divert water supplies.

(2) An estimate of the amount of energy used to convey water supplies to the water treatment plants or distribution systems.

(3) An estimate of the amount of energy used to treat water supplies.

(4) An estimate of the amount of energy used to distribute water supplies through its distribution systems.

(5) An estimate of the amount of energy used for treated water supplies in comparison to the amount used for nontreated water supplies.

(6) An estimate of the amount of energy used to place water into or withdraw from storage.

(7) Any other energy-related information the urban water supplier deems appropriate.

(b) The department shall include in its guidance for the preparation of urban water management plans a methodology for the voluntary calculation or estimation of the energy intensity of urban water systems. The department may consider studies and calculations conducted by the Public Utilities Commission in developing the methodology.

(c) The Legislature finds and declares that energy use is only one factor in water supply planning and shall not be considered independently of other factors.

(Amended by Stats. 2018, Ch. 14, Sec. 29. *(SB* 606a *Effective January 1, 2019.)*

10632 (a) Every urban water supplier shall prepare and adopt a water shortage contingency plan as part of its urban water management plan that consists of each of the following elements:

(1) The analysis of water supply reliability conducted pursuant to Section 10635.

(2) The procedures used in conducting an annual water supply and demand assessment

that include, at a minimum, both of the following:

(A) The written decision making process that an urban water supplier will use each year to determine its water supply reliability.

(B) The key data inputs and assessment methodology used to evaluate the urban water supplier's water supply reliability for the current year and one dry year, including all of the following:

(i) Current year unconstrained demand, considering weather, growth, and other influencing factors, such as policies to manage current supplies to meet demand objectives in future years, as applicable.

(ii) Current year available supply, considering hydrological and regulatory conditions in the current year and one dry year. The annual supply and demand assessment may consider more than one dry year solely at the discretion of the urban water supplier.

(iii) Existing infrastructure capabilities and plausible constraints.

(iv) A defined set of locally applicable evaluation criteria that are consistently relied upon for each annual water supply and demand assessment.

(v) A description and quantification of each source of water supply.

(3) (A) Six standard water shortage levels corresponding to progressive ranges of up to 10, 20, 30, 40, and 50 percent shortages and greater than 50 percent shortage. Urban water suppliers shall define these shortage levels based on the suppliers' water supply conditions, including percentage reductions in water supply, changes in groundwater levels, changes in surface elevation or level of subsidence, or other changes in hydrological or other local conditions indicative of the water supply available for use. Shortage levels shall also apply to catastrophic interruption of water supplies, including, but not limited to, a regional power outage, an earthquake, and other potential emergency events.

(B) An urban water supplier with an existing water shortage contingency plan that uses different water shortage levels may comply with the requirement in subparagraph (A) by developing and including a cross-reference relating its existing categories to the six standard water shortage levels.

(4) Shortage response actions that align with the defined shortage levels and include, at a minimum, all of the following:

(A) Locally appropriate supply augmentation actions. Locally appropriate demand reduction actions to adequately respond to shortages.

(B) Locally appropriate operational changes.

(C) Additional, mandatory prohibitions against specific water use practices that are in addition to state-mandated prohibitions and appropriate to the local conditions.

(D) For each action, an estimate of the extent to which the gap between supplies and demand will be reduced by implementation of the action.

(5) Communication protocols and procedures to inform customers, the public, interested parties, and local, regional, and state governments, regarding, at a minimum, all of the following:

(A) Any current or predicted shortages as determined by the annual water supply and demand assessment described pursuant to Section 10632.1.

(B) Any shortage response actions triggered or anticipated to be triggered by the annual water supply and demand assessment described pursuant to Section 10632.1.

(C) Any other relevant communications.

(6) For an urban retail water supplier, customer compliance, enforcement, appeal, and exemption

procedures for triggered shortage response actions as determined pursuant to Section 10632.2.

(7) (A) A description of the legal authorities that empower the urban water supplier to implement and enforce its shortage response actions specified in paragraph (4) that may include, but are not limited to, statutory authorities, ordinances, resolutions, and contract provisions.

(B) A statement that an urban water supplier shall declare a water shortage emergency in accordance with Chapter 3 (commencing with Section 350) of Division 1.

(C) A statement that an urban water supplier shall coordinate with any city or county within which it provides water supply services for the possible proclamation of a local emergency, as defined in Section 8558 of the Government Code.

(8) A description of the financial consequences of, and responses for, drought conditions, including, but not limited to, all of the following:

(A) A description of potential revenue reductions and expense increases associated with activated shortage response actions described in paragraph (4).

(B) A description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions described in paragraph (4).

(C) A description of the cost of compliance with Chapter 3.3 (commencing with Section 365) of Division 1.

(9) For an urban retail water supplier, monitoring and reporting requirements and procedures that ensure appropriate data is collected, tracked, and analyzed for purposes of monitoring customer compliance and to meet state reporting requirements.

(10) Reevaluation and improvement procedures for systematically monitoring and evaluating the functionality of the water shortage contingency plan in order to ensure shortage risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented as needed.

(b) For purposes of developing the water shortage contingency plan pursuant to subdivision (a), an urban water supplier shall analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas, as defined in subdivision (a) of Section 115921 of the Health and Safety Code.

(c) The urban water supplier shall make available the water shortage contingency plan prepared pursuant to this article to its customers and any city or county within which it provides water supplies no later than 30 days after adoption of the water shortage contingency plan.

(Repealed and added by Stats. 2018, Ch. 14, Sec. 32. (SB 606) Effective January 1, 2019.)

10632.1 An urban water supplier shall conduct an annual water supply and demand assessment pursuant to subdivision (a) of Section 10632 and, on or before June 1 of each year, submit an annual water shortage assessment report to the department with information for anticipated shortage, triggered shortage response actions, compliance and enforcement actions, and communication actions consistent with the supplier's water shortage contingency plan. An urban water supplier that relies on imported water from the State Water Project or the Bureau of Reclamation shall submit its annual water supply and demand assessment within 14 days of receiving its final allocations, or by June 1 of each year, whichever is later.

(Added by Stats. 2018, Ch. 14, Sec. 33. (SB 606) Effective January 1, 2019.)

10632.2. An urban water supplier shall follow, where feasible and appropriate, the prescribed procedures and implement determined shortage response actions in its water shortage contingency plan, as identified in subdivision

(a) of Section 10632, or reasonable alternative actions, provided that descriptions of the alternative actions are submitted with the annual water shortage assessment report pursuant to Section

10632.1. Nothing in this section prohibits an urban water supplier from taking actions not specified in its water shortage contingency plan, if needed, without having to formally amend its urban water management plan or water shortage contingency plan.

(Added by Stats. 2018, Ch. 14, Sec. 34. (SB 606) Effective January 1, 2019.)

10632.3 It is the intent of the Legislature that, upon proclamation by the Governor of a state of emergency under the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code) based on drought conditions, the board defer to implementation of locally adopted water shortage contingency plans to the extent practicable.

(Added by Stats. 2018, Ch. 14, Sec. 35. (SB 606) Effective January 1, 2019.)

10632.5 (a) In addition to the requirements of paragraph (3) of subdivision (a) of Section 10632, beginning January 1, 2020, the plan shall include a seismic risk assessment and mitigation plan to assess the vulnerability of each of the various facilities of a water system and mitigate those vulnerabilities.

(b) An urban water supplier shall update the seismic risk assessment and mitigation plan when updating its urban water management plan as required by Section 10621.

(c) An urban water supplier may comply with this section by submitting, pursuant to Section 10644, a copy of the most recent adopted local hazard mitigation plan or multihazard mitigation plan under the federal Disaster Mitigation Act of 2000 (Public Law 106-390) if the local hazard mitigation plan or multihazard mitigation plan addresses seismic risk.

(Added by Stats. 2015, Ch. 681, Sec. 1. (SB 664a *Effective January 1, 2OJ* 6.g

10633 The plan shall provide, to the extent available, information on recycled water and its potential for use as a water source in the service area of the urban water supplier. The preparation of the plan shall be coordinated with local water, wastewater, groundwater, and planning agencies that operate within the supplier's service area, and shall include all of the following:

(a) A description of the wastewater collection and treatment systems in the supplier's service area, including a quantification of the amount of wastewater collected and treated and the methods of wastewater disposal.

(b) A description of the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.

(c) A description of the recycled water currently being used in the supplier's service area, including, but not limited to, the type, place, and quantity of use.

(d) A description and quantification of the potential uses of recycled water, including, but not limited to, agricultural irrigation, landscape irrigation, wildlife habitat enhancement, wetlands, industrial reuse, groundwater recharge, indirect potable reuse, and other appropriate uses, and a determination with regard to the technical and economic feasibility of serving those uses.

(e) The projected use of recycled water within the supplier's service area at the end of 5, 10, 15, and 20 years, and a description of the actual use of recycled water in comparison to uses previously projected pursuant to this subdivision.

(f) A description of actions, including financial incentives, which may be taken to encourage the use of recycled water, and the projected results of these actions in terms of acre-feet of recycled water used per year.

(g) A plan for optimizing the use of recycled water in the supplier's service area, including actions to facilitate the installation of dual distribution systems, to promote recirculating uses, to facilitate the increased use of treated wastewater that meets recycled water standards, and to overcome any obstacles to achieving that increased use.

(Amended by Stats. 2009, Ch. 534, Sec. 2. (AB 1465) Effective January 1, 2010.)

10634 The plan shall include information, to the extent practicable, relating to the quality of existing sources of water available to the supplier over the same five-year increments as described in subdivision (a) of Section 10631, and the manner in which water quality affects water management strategies and supply reliability.

(Added by Stats. 2001, Ch. 644, Sec. 3. Effective January 1, 2002.)

CHAPTER 3. Urban Water Management Plans [10620 - 10645] ***(Chapter 3 added by* Stabs. *1983, Ch. 1009, Sec. 1.)***

ARTICLE 2.5. Water Service Reliability [10635- 10635.] ***(Article 2.5 added by Stats. 1995, Ch. 854, Sec. 11.)***

10635. (a) Every urban water supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional, or local agency population projections within the service area of the urban water supplier.

(b) Every urban water supplier shall include, as part of its urban water management plan, a drought risk assessment for its water service to its customers as part of information considered in developing the demand management measures and water supply projects and programs to be included in the urban water management plan. The urban water supplier may conduct an interim update or updates to this drought risk assessment within the five-year cycle of its urban water management plan update. The drought risk assessment shall include each of the following:

(1) A description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts five consecutive water years, starting from the year following when the assessment is conducted.

(2) A determination of the reliability of each source of supply under a variety of water shortage conditions. This may include a determination that a particular source of water supply is fully reliable under most, if not all, conditions.

(3) A comparison of the total water supply sources available to the water supplier with the total projected water use for the drought period.

(4) Considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.

(c) The urban water supplier shall provide that portion of its urban water management plan prepared pursuant to this article to any city or county within which it provides water supplies no later than 60 days after the submission of its urban water management plan.

(d) Nothing in this article is intended to create a right or entitlement to water service or any specific level of water service.

(e) Nothing in this article is intended to change existing law concerning an urban water supplier's obligation to provide water service to its existing customers or to any potential future customers

(Amended by Stats. 2018, Ch. 14, Sec. 36. (SB 606) Effective January 1, 2019.)

CHAPTER 3. Urban Water Management Plans [10620 - 10645] ***(Chapter 3 added by* Stabs. *1983, Ch. 1009, Sec. 1.)***

ARTICLE 3. Adoption and Implementation of Plans [1 0640 - 10645] ***Article 3 added by Stats. 1983, Ch. 1009, Sec. 1.)***

10640. (a) Every urban water supplier required to prepare a plan pursuant to this part shall prepare its plan pursuant to Article 2 (commencing with Section 10630). The supplier shall likewise periodically review the plan as required by Section 10621, and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

(b) Every urban water supplier required to prepare a water shortage contingency plan shall prepare a water shortage contingency plan pursuant to Section 10632. The supplier shall likewise periodically review the water shortage contingency plan as required by paragraph (10) of subdivision (a) of Section 10632 and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

(Amended by Stats. 2018, Ch. 14, Sec. 37. (SB 606a *Effective January 1, 2OJ* 9.g

10641 An urban water supplier required to prepare a plan or a water shortage contingency plan may consult with, and obtain comments from, any public agency or state agency or any person who has special expertise with respect to water demand management methods and techniques.

(Amended by Stats. 2018, Ch. 14, Sec. 38. (SB 606a *Effective January 1, 20J* 9.g

10642. Each urban water supplier shall encourage the active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of both the plan and the water shortage contingency plan. Prior to adopting either, the urban water supplier shall make both the plan and the water shortage contingency plan available for public inspection and shall hold a public hearing or hearings thereon. Prior to any of these hearings, notice of the time and place of the hearing shall be published within the jurisdiction of the publicly owned water supplier pursuant to Section 6066 of the Government Code. The urban water supplier shall provide notice of the time and place of a hearing to any city or county within which the supplier provides water supplies. Notices by a local public agency pursuant to this section shall be provided pursuant to Chapter 17.5 (commencing with Section 7290) of Division 7 of Title 1 of the Government Code. A privately owned water supplier shall provide an equivalent notice within its service area. After the hearing or hearings, the plan or water shortage contingency plan shall be adopted as prepared or as modified after the hearing or hearings.

(Amended by Stats. 2018, Ch. 14, Sec. 39. (SB 606$ *Effective January 1, 70J* 9.g

10643 An urban water supplier shall implement its plan adopted pursuant to this chapter in accordance with the schedule set forth in its plan.

(Added by Stats. 1983, Ch. 1009, Sec. 1.)

10644 (a) (1) An urban water supplier shall submit to the department, the California State Library, and any city or county within which the supplier provides water supplies a copy of its plan no later than 30 days after adoption.Copies of amendments or changes to the plans shall be submitted to the department, the California State Library, and any city or county within which the supplier provides water supplies within 30 days after adoption.

(2) The plan, or amendments to the plan, submitted to the department pursuant to paragraph (1)

shall be submitted electronically and shall include any standardized forms, tables, or displays specified by the department.

(b) If an urban water supplier revises its water shortage contingency plan, the supplier shall submit to the department a copy of its water shortage contingency plan prepared pursuant to subdivision (a) of Section 10632 no later than 30 days after adoption, in accordance with protocols for submission and using electronic reporting tools developed by the department.

(c) (1) (A) Notwithstanding Section 10231.5 of the Government Code, the department shall prepare and submit to the Legislature, on or before July 1, in the years ending in seven and two, a report summarizing the status of the plans and water shortage contingency plans adopted pursuant to this part. The report prepared by the department shall identify the exemplary elements of the individual plans and water shortage contingency plans. The department shall provide a copy of the report to each urban water supplier that has submitted its plan and water shortage contingency plan to the department. The department shall also prepare reports and provide data for any legislative hearings designed to consider the effectiveness of plans and water shortage contingency plans submitted pursuant to this part.

(B) The department shall prepare and submit to the board, on or before September 30 of each year, a report summarizing the submitted water supply and demand assessment results along with appropriate reported water shortage conditions and the regional and statewide analysis of water supply conditions developed by the department. As part of the report, the department shall provide a summary and, as appropriate, urban water supplier specific information regarding various shortage response actions implemented as a result of annual supplier-specific water supply and demand assessments performed pursuant to Section 10632.1.

(C) The department shall submit the report to the Legislature for the 2015 plans by July 1, 2017, and the report to the Legislature for the 2020 plans and water shortage contingency plans by July 1, 2022.

(2) A report to be submitted pursuant to subparagraph (A) of paragraph (1) shall be submitted in compliance with Section 9795 of the Government Code.

(d) The department shall make available to the public the standard the department will use to identify exemplary water demand management measures.

(Amended by Stats. 2018, Ch. 14, Sec. 40. (SB 606) Effective January 1, 2019.)

10645. (a) Not later than 30 days after filing a copy of its plan with the department, the urban water supplier and the department shall make the plan available for public review during normal business hours.

(b) Not later than 30 days after filing a copy of its water shortage contingency plan with the department, the urban

water supplier and the department shall make the plan available for public review during normal business hours.

(Amended by Stats. 2018, Ch. 14, Sec. 41. (SB 606) Effective January 1, 201 9.)

CHAPTER 4. Miscellaneous Provisions [1 0650 - 10657] ***(Chapter 4 added by :itats. 1 983, Ch. 1009, iec. 1.)***

10650 Any actions or proceedings, other than actions by the board, to attack, review, set aside, void, or annul the acts or decisions of an urban water supplier on the grounds of noncompliance with this part shall be commenced as follows:

(a) An action or proceeding alleging failure to adopt a plan or a water shortage contingency plan shall be commenced within 18 months after that adoption is required by this part.

(b) Any action or proceeding alleging that a plan or water shortage contingency plan, or action taken pursuant to either, does not comply with this part shall be commenced within 90 days after filing of the plan or water shortage contingency plan or an amendment to either pursuant to Section 10644 or the taking of that action.

(Amended by Stats. 2018, Ch. 14, Sec. 42. (SB 606) Effective January 1, 2019.)

10651 In any action or proceeding to attack, review, set aside, void, or annul a plan or a water shortage contingency plan, or an action taken pursuant to either by an urban water supplier on the grounds of noncompliance with this part, the inquiry shall extend only to whether there was a prejudicial abuse of discretion. Abuse of discretion is established if the supplier has not proceeded in a manner required by law or if the action by the water supplier is not supported by substantial evidence.

(Amended by Stats. 2018, Ch. 14, Sec. 43. (SB 606) *Effective January 1, 2019*

10652 The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) does not apply to the preparation and adoption of plans pursuant to this part or to the implementation of actions taken pursuant to Section 10632. Nothing in this part shall be interpreted as exempting from the California Environmental Quality Act any project that would significantly affect water supplies for fish and wildlife, or any project for implementation of the plan, other than projects implementing Section 10632, or any project for expanded or additional water supplies.

(Amended by Stats. 1995, Ch. 854, Sec. 6. *Effective January 1, 1996.)*

10653 The adoption of a plan shall satisfy any requirements of state law, regulation, or order, including those of the board and the Public Utilities Commission, for the preparation of water management plans, water shortage contingency plans, or conservation plans; provided, that if the board or the Public Utilities Commission requires additional information concerning water conservation, drought response measures, or financial conditions to implement its existing authority, nothing in this part shall be deemed to limit the board or the commission in obtaining that information. The requirements of this part shall be satisfied by any urban water demand management plan that complies with analogous federal laws or regulations after the effective date of this part, and which substantially meets the requirements of this part, or by any existing urban water management plan which includes the contents of a plan required under this part.

(Amended by Stats. 2018, Ch. 14, Sec. 45. (SB 606) *Effective January 1, 2019)*

10654 An urban water supplier may recover in its rates the costs incurred in preparing its urban water management plan, its drought risk assessment, its water supply and demand assessment, and its water shortage contingency plan and implementing the reasonable water conservation measures included in either of the plans.

(Amended by Stats. 2018, Ch. 14, Sec. 44. (SB 606) *Effective January 1, 2019)*

10655 If any provision of this part or the application thereof to any person or circumstances is held invalid, that invalidity shall not affect other provisions or applications of this part which can be given effect without the invalid provision or application thereof, and to this end the provisions of this part are severable.

(Amended by Stats. 1983, Ch. 1009, Sec. 1)

10656 An urban water supplier is not eligible for a water grant or loan awarded or administered by the state unless the urban water supplier complies with this part.

(Amended by Stats. 2018, Ch. 14, Sec. 46. (SB 606) *Effective January 1, 2019)*

10657 The department may adopt regulations regarding the definitions of water, water use, and reporting periods, and may adopt any other regulations deemed necessary or desirable to implement this part. In developing regulations pursuant to this section, the department shall solicit broad public participation from stakeholders and other interested persons.

(Amended by Stats. 2018, Ch. 14, Sec. 47. (SB 606) *Effective January 1, 2019)*

Appendix B

DWR 2020 Urban Water Management Plan Tables

DRAFT

Submittal Table 2-1 Retail Only: Public Water Systems			
Public Water System Number	Public Water System Name	Number of Municipal Connections 2020	Volume of Water Supplied 2020 *
Add additional rows as needed			
CA5710006	City of Woodland	16,767	10,504
	TOTAL	16,767	10,504
**** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.*			
NOTES: Volumes are in AF.			

Submittal Table 2-2: Plan Identification			
Select Only One	**Type of Plan**		**Name of RUWMP or Regional Alliance** *if applicable* (select from drop down list)
☑	**Individual UWMP**		
	☐	Water Supplier is also a member of a RUWMP	
	☐	Water Supplier is also a member of a Regional Alliance	
☐	**Regional Urban Water Management Plan (RUWMP)**		
NOTES:			

Submittal Table 2-3: Supplier Identification	
Type of Supplier (select one or both)	
☐	Supplier is a wholesaler
☑	Supplier is a retailer
Fiscal or Calendar Year (select one)	
☑	UWMP Tables are in calendar years
☐	UWMP Tables are in fiscal years
If using fiscal years provide month and date that the fiscal year begins (mm/dd)	
Units of measure used in UWMP * (select from drop down)	
Unit	AF
**** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.*	
NOTES:	

Submittal Table 2-4 Retail: Water Supplier Information Exchange
The retail Supplier has informed the following wholesale supplier(s) of projected water use in accordance with Water Code Section 10631.
Wholesale Water Supplier Name
Add additional rows as needed
Woodland-Davis Clean Water Agency
NOTES:

Submittal Table 3-1 Retail: Population - Current and Projected						
Population Served	2020	2025	2030	2035	2040	2045*(opt)*
	60,742	64,139	67,726	71,513	75,513	79,735

NOTES:
2020 population is obtained from the Department of Finance.
Future year populations were extrapolated based on a 1.09% growth rate calculated between the 2015 actual population (57,525) and 2020 actual population.

Submittal Table 4-1 Retail: Demands for Potable and Non-Potable[1] Water - Actual			
Use Type	2020 Actual		
Drop down list May select each use multiple times These are the only Use Types that will be recognized by the WUEdata online submittal tool	Additional Description (as needed)	Level of Treatment When Delivered Drop down list	Volume[2]
Add additional rows as needed			
Single-Family		Drinking Water	4,860
Multi-Family		Drinking Water	1,381
Commercial		Drinking Water	1,647
Industrial		Drinking Water	170
Institutional/Governmental		Drinking Water	366
Landscape		Drinking Water	859
Losses	Unauthorized and Unmetered Water Losses	Drinking Water	1,070
		TOTAL	10,353

[1] *Recycled water demands are NOT reported in this table. Recycled water demands are reported in Table 6-4.*

[2] *Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Volumes are in AF.

Submittal Table 4-2 Retail: Use for Potable and Non-Potable[1] Water - Projected						
Use Type	Additional Description (as needed)	Projected Water Use[2] *Report To the Extent that Records are Available*				
Drop down list May select each use multiple times These are the only Use Types that will be recognized by the WUEdata online submittal tool		2025	2030	2035	2040	2045 (opt)
Add additional rows as needed						
Single-Family		5,913	6,242	6,590	6,957	7,345
Multi-Family		1,681	1,774	1,873	1,977	2,087
Commercial		2,003	2,115	2,233	2,357	2,488
Industrial		206	218	230	243	256
Institutional/Governmental		446	471	497	524	554
Landscape		1,045	1,104	1,165	1,230	1,298
Losses		1,302	1,374	1,451	1,532	1,617
	TOTAL	12,596	13,298	14,038	14,820	15,646

[1] *Recycled water demands are NOT reported in this table. Recycled water demands are reported in Table 6-4.* [2]
Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.

NOTES: Volumes are in AF.

Submittal Table 4-3 Retail: Total Water Use (Potable and Non-Potable)						
	2020	2025	2030	2035	2040	2045 (opt)
Potable Water, Raw, Other Non-potable *From Tables 4-1R and 4-2 R*	10,353	12,596	13,298	14,038	14,820	15,646
Recycled Water Demand[1] *From Table 6-4*	151	602	677	677	677	0
Optional Deduction of Recycled Water Put Into Long-Term Storage[2]						
TOTAL WATER USE	10,504	13,198	13,975	14,715	15,497	15,646

[1] Recycled water demand fields will be blank until Table 6-4 is complete

*[2] Long term storage means water placed into groundwater or surface storage that is not removed from storage in the same year. Supplier **may** deduct recycled water placed in long-term storage from their reported demand. This value is manually entered into Table 4-3.*

NOTES: Volumes are in AF.

OPTIONAL Table 4-3 Retail: Total Water Use (Potable)						
	2020	2025	2030	2035	2040	2045 (opt)
Potable Water *From Tables 4-1R and 4-2 R*	10,353	12,596	13,298	14,038	14,820	15,646
TOTAL WATER USE	10,353	12,596	13,298	14,038	14,820	15,646

NOTES: Volumes are in AF.

OPTIONAL Table 4-3 Retail: Total Water Use (Non-Potable)						
	2020	2025	2030	2035	2040	2045 (opt)
Recycled Water Demand[1] *From Table 6-4*	151	602	677	677	677	
Raw and Other Non-potable *From Tables 4-1R and 4-2 R*	0	0	0	0	0	
Optional Deduction of Recycled Water Put Into Long-Term Storage[2]						
TOTAL WATER USE	151	602	677	677	677	

[1] Recycled water demand fields will be blank until Table 6-4 is complete

*[2] Long term storage means water placed into groundwater or surface storage that is not removed from storage in the same year. Supplier **may** deduct recycled water placed in long-term storage from their reported demand. This value is manually entered into Table 4-3.*

NOTES: Volumes are in AF.
The recycled water projections are only shown through 2040.

Submittal Table 4-4 Retail: Last Five Years of Water Loss Audit Reporting	
Reporting Period Start Date (mm/yyyy)	Volume of Water Loss [1,2]
01/2015	485
01/2016	1,023
01/2017	976
01/2018	242
01/2019	1,521
[1] *Taken from the field "Water Losses" (a combination of apparent losses and real losses) from the AWWA worksheet.* [2] ***Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.*	
NOTES: Volumes are in AF.	

Submittal Table 4-5 Retail Only: Inclusion in Water Use Projections	
Are Future Water Savings Included in Projections? (Refer to Appendix K of UWMP Guidebook) *Drop down list (y/n)*	No
If "Yes" to above, state the section or page number, in the cell to the right, where citations of the codes, ordinances, or otherwise are utilized in demand projections are found.	
Are Lower Income Residential Demands Included In Projections? *Drop down list (y/n)*	Yes
NOTES:	

Submittal Table 5-1 Baselines and Targets Summary From SB X7-7 Verification Form

Retail Supplier or Regional Alliance Only

Baseline Period	Start Year *	End Year *	Average Baseline GPCD*	Confirmed 2020 Target*
10-15 year	*1995*	*2005*	*290*	*232*
5 Year	*2003*	*2007*	*277*	

**All cells in this table should be populated manually from the supplier's SBX7-7 Verification Form and reported in Gallons per Capita per Day (GPCD)*

NOTES: Volumes are in AF.

Submittal Table 5-2: 2020 Compliance From SB X7-7 2020 Compliance Form
Retail Supplier or Regional Alliance Only

2020 GPCD			2020 Confirmed Target GPCD*	Did Supplier Achieve Targeted Reduction for 2020? Y/N
Actual 2020 GPCD*	2020 TOTAL Adjustments*	Adjusted 2020 GPCD* *(Adjusted if applicable)*		
152	*0*	*152*	*232*	*YES*

**All cells in this table should be populated manually from the supplier's SBX7-7 2020 Compliance Form and reported in Gallons per Capita per Day (GPCD)*

NOTES: Volumes are in AF.

Submittal Table 6-1 Retail: Groundwater Volume Pumped						
☐	Supplier does not pump groundwater. The supplier will not complete the table below.					
☐	All or part of the groundwater described below is desalinated.					
Groundwater Type ***Drop Down List*** *May use each category multiple times*	Location or Basin Name	2016*	2017*	2018*	2019*	2020*
Add additional rows as needed						
Alluvial Basin	Yolo Subbasin of the Sacramento Valley Groundwater Basin	3,982	75	378	735	1,273
	TOTAL	3,982	75	378	735	1,273
**** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.*						

NOTES: Volumes are in AF.
Total groundwater volumes include water pumped from ASR wells.
For each year, total groundwater volumes were composed of 0% (2016), 0% (2017), 0.03% (2018), 99.98% (2019), and 99.83% (2020) ASR well water.

Submittal Table 6-2 Retail: Wastewater Collected Within Service Area in 2020							
☐	There is no wastewater collection system. The supplier will not complete the table below.						
	Percentage of 2020 service area covered by wastewater collection system *(optional)*						
	Percentage of 2020 service area population covered by wastewater collection system *(optional)*						
Wastewater Collection			**Recipient of Collected Wastewater**				
Name of Wastewater Collection Agency	Wastewater Volume Metered or Estimated? *Drop Down List*	Volume of Wastewater Collected from UWMP Service Area 2020 *	Name of Wastewater Treatment Agency Receiving Collected Wastewater	Treatment Plant Name	Is WWTP Located Within UWMP Area? *Drop Down List*	Is WWTP Operation Contracted to a Third Party? *(optional)* *Drop Down List*	
City of Woodland	Metered	4,587	City of Woodland	Water Pollution Control Facility	Yes	No	
Total Wastewater Collected from Service Area in 2020:		4,587					
**** Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3* **.**							
NOTES: Volumes are in AF.							

Submittal Table 6-3 Retail: Wastewater Treatment and Discharge Within Service Area in 2020

☐ **No wastewater is treated or disposed of within the UWMP service area.** The supplier will not complete the table below.

Wastewater Treatment Plant Name	Discharge Location Name or Identifier	Discharge Location Description	Wastewater Discharge ID Number *(optional)* [2]	Method of Disposal *Drop down list*	Does This Plant Treat Wastewater Generated Outside the Service Area? *Drop down list*	Treatment Level *Drop down list*	2020 volumes [1]				
							Wastewater Treated	Discharged Treated Wastewater	Recycled Within Service Area	Recycled Outside of Service Area	Instream Flow Permit Requirement
Water Pollution Control Facility	Tule Canal	Large, unimproved channel		River or creek outfall	No	Tertiary	4,587	3,909	151	0	0
						Total	4,587	3,909	151	0	0

[1] **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.

[2] If the **Wastewater Discharge ID Number** is not available to the UWMP preparer, access the SWRCB CIWQS regulated facility website at https://ciwqs.waterboards.ca.gov/ciwqs/readOnly/CiwqsReportServlet?inCommand=reset&reportName=RegulatedFacility

NOTES: Volumes are in AF.

Submittal Table 6-4 Retail: Recycled Water Direct Beneficial Uses Within Service Area

☐ Recycled water is not used and is not planned for use within the service area of the supplier.
The supplier will not complete the table below.

Name of Supplier Producing (Treating) the Recycled Water:	Woodland Water Pollution Control Facility (WPCF)
Name of Supplier Operating the Recycled Water Distribution System:	The City of Woodland
Supplemental Water Added in 2020 (volume) *Include units*	N/A
Source of 2020 Supplemental Water	N/A

Beneficial Use Type *Insert additional rows if needed.*	**Potential** Beneficial Uses of Recycled Water (Describe)	Amount of **Potential** Uses of Recycled Water (Quantity) *Include volume units* [1]	General Description of 2020 Uses	Level of Treatment *Drop down list*	2020 [1]	2025 [1]	2030 [1]	2035 [1]	2040 [1]	2045 [1] (opt)
Agricultural irrigation	N/A									
Landscape irrigation (exc golf courses)	City park/landscape & commercial landscape areas		Two City parks	Tertiary	47	152	227	227	227	
Golf course irrigation	N/A									
Commercial use	N/A									
Industrial use	N/A									
Geothermal and other energy production	Energy Production		Energy Production	Tertiary	104	450	450	450	450	
Seawater intrusion barrier	N/A									
Recreational impoundment	N/A									
Wetlands or wildlife habitat	N/A									
Groundwater recharge (IPR)	N/A									
Reservoir water augmentation (IPR)	N/A									
Direct potable reuse	N/A									
Other (Description Required)	N/A									
				Total:	151	602	677	677	677	
				2020 Internal Reuse						

[1] ***Units of measure (AF, CCF, MG)*** *must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Volumes are in AF.
Beneficial Use through energy production assumes that the commercial energy production plant in the City remains active.
2025 and beyond recycled landscape irrigation water amounts assume CA State is approved for completion of the City of Woodland's current recycled water piping.

Submittal Table 6-5 Retail: 2015 UWMP Recycled Water Use Projection Compared to 2020 Actual		
☐	Recycled water was not used in 2015 nor projected for use in 2020. The supplier will not complete the table below. If recycled water was not used in 2020, and was not predicted to be in 2015, then check the box and do not complete the table.	
Beneficial Use Type	**2015 Projection for 2020 [1]**	**2020 Actual Use [1]**
Insert additional rows as needed.		
Agricultural irrigation		
Landscape irrigation (exc golf courses)		47
Golf course irrigation		
Commercial use		
Industrial use		
Geothermal and other energy production	800	104
Seawater intrusion barrier		
Recreational impoundment		
Wetlands or wildlife habitat		
Groundwater recharge (IPR)		
Reservoir water augmentation (IPR)		
Direct potable reuse		
Other (Description Required)		
Total	800	151
[1] **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.		
NOTES: Volumes are in AF.		

Submittal Table 6-6 Retail: Methods to Expand Future Recycled Water Use			
☐	Supplier does not plan to expand recycled water use in the future. Supplier will not complete the table below but will provide narrative explanation.		
	Provide page location of narrative in UWMP		
Name of Action	Description	Planned Implementation Year	Expected Increase in Recycled Water Use *
Add additional rows as needed			
Industrial Customers Demand	Add industrial customer's based need/proximity to the recycled water pipeline	2021-2025	Case Dependent
Phase II of Recycled Pipeline Project	Construct 9,700 linear-feet of 8-inch recycled water main and 100,000 gallon water tank for landscape irrigation	Dependent on Funding Availability	106
		Total	106
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*			
NOTES: Volumes are in AF.			

Submittal Table 6-7 Retail: Expected Future Water Supply Projects or Programs						
☐	No expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply. Supplier will not complete the table below.					
☐	Some or all of the supplier's future water supply projects or programs are not compatible with this table and are described in a narrative format.					
	Provide page location of narrative in the UWMP					
Name of Future Projects or Programs	Joint Project with other suppliers?		Description (if needed)	Planned Implementation Year	Planned for Use in Year Type *Drop Down List*	Expected Increase in Water Supply to Supplier* *This may be a range*
	Drop Down List (y/n)	*If Yes, Supplier Name*				
Add additional rows as needed						
ASR Wells	No		Development of 2 ASR wells	One well by 2025 and one well by 2045	All Year Types	2,940 - 3,900
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*						

NOTES: Volumes are in AF per year.
The City expects to inject treated surface water between 120 and 180 days per year depending on how long Term 91 is in effect during the winter, leaving 185 days to 245 day for extraction. Assuming that two future ASR wells would each have an injection capacity of 1,000 gpm (1,569 AFY), the City would be able to inject between 1,060 AF to 1,590 AF of additional high quality surface water per year. Assuming the future ASR wells have an extraction capacity of 1,800 gpm, the expected increase in extracted water supply ranges from 2,940 AF to 3,900 AF with 185 days to 245 days of extraction per year respectively. Pumping beyond the stored surface water capacity would result in diminished water quality relative to the surface water but in the worst-case scenario (if Term 91 were in effect 365 days/year during the fifth year of drought, for example), the ASR wells could be pumped 365 days of the year 1,800 gpm each, resulting in up to 5,810 AF per year of additional supply from the two new ASR wells.

Submittal Table 6-8 Retail: Water Supplies — Actual				
Water Supply		2020		
Drop down list May use each category multiple times.These are the only water supply categories that will be recognized by the WUEdata online submittal tool	Additional Detail on Water Supply	Actual Volume*	Water Quality Drop Down List	Total Right or Safe Yield* (optional)
Add additional rows as needed				
Groundwater (not desalinated)		2	Drinking Water	
Other	Groundwater from ASR wells	1,144	Drinking Water	
Surface water (not desalinated)		9,207	Drinking Water	
Recycled Water		151	Recycled Water	
	Total	10,504		0
Units of measure (AF, CCF, MG) *must remain consistent throughout the UWMP as reported in Table 2-3.*				
NOTES: Volumes are in AF.				

OPTIONAL Table 6-8 Retail: Water Supplies — Actual *Potable*

Water Supply	Additional Detail on Water Supply	2020		
Drop down list May use each category multiple times.These are the only water supply categories that will be recognized by the WUEdata online submittal tool		Actual Volume*	Water Quality Drop Down List	Total Right or Safe Yield* (optional)
Add additional rows as needed				
Groundwater (not desalinated)		2	Drinking Water	
Other	Groundwater from ASR wells	1,144	Drinking Water	
Surface water (not desalinated)		9,207	Drinking Water	
	Total	10,353		0

***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Volumes are in AF.

OPTIONAL Table 6-8 Retail: Water Supplies — Actual *Non-Potable*

Water Supply	Additional Detail on Water Supply	2020		
Drop down list May use each category multiple times.These are the only water supply categories that will be recognized by the WUEdata online submittal tool		Actual Volume*	Water Quality Drop Down List	Total Right or Safe Yield* (optional)
Add additional rows as needed				
Recycled Water		151	Recycled Water	
	Total	151		0

***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Volumes are in AF.

Submittal Table 6-9 Retail: Water Supplies — Projected

Water Supply	Additional Detail on Water Supply	Projected Water Supply * Report To the Extent Practicable									
Drop down list May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool		**2025**		**2030**		**2035**		**2040**		**2045** (opt)	
		Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)
Add additional rows as needed											
Groundwater (not desalinated)											
Surface water (not desalinated)	City's share of RWTF capacity	20,160		20,160		20,160		24,440		24,440	
Other	ASR Well Water										
Recycled Water		602		677		677		677			
Total		20,762	0	20,837	0	20,837	0	25,117	0	24,440	0

Units of measure (AF, CCF, MG) *must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Volumes are in AF.

No volumes are shown for groundwater or ASR well water because surface water is expected to be sufficient to meet the City's demands. In addition, estimating the volume available from ASR well water and groundwater is difficult to determine. At times where surface water is not sufficient to meet demands, ASR well water and native groundwater are planned to be used.

OPTIONAL Table 6-9 Retail: Water Supplies — Projected *Potable*

Water Supply **Drop down list** May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool	Additional Detail on Water Supply	**Projected Water Supply *** Report To the Extent Practicable									
		2025		**2030**		**2035**		**2040**		**2045** (opt)	
		Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)
Add additional rows as needed											
Groundwater (not desalinated)											
Surface water (not desalinated)	City's share of RWTF capacity	20,160		20,160		20,160		24,440		24,440	
Other	ASR Well Water										
Total		20,160	0	20,160	0	20,160	0	24,440	0	24,440	0

***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Volumes are in AF.
No volumes are shown for groundwater or ASR well water because surface water is expected to be sufficient to meet the City's demands. In addition, estimating the volume available from ASR well water and groundwater is difficult to determine. At times where surface water is not sufficient to meet demands, ASR well water and native groundwater are planned to be used.

OPTIONAL Table 6-9 Retail: Water Supplies — Projected *Non-Potable*

Water Supply **Drop down list** May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool	Additional Detail on Water Supply	**Projected Water Supply*** Report To the Extent Practicable									
		2025		**2030**		**2035**		**2040**		**2045** (opt)	
		Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)
Add additional rows as needed											
Recycled Water		602		677		677		677			
Total		602	0	677	0	677	0	677	0		

***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Volumes are in AF.

Urban Water Supplier: City of Woodland

Table O-1C: Recommended Energy Reporting - Multiple Water Delivery Products

Enter Start Date for Reporting Period: 1/1/2020

End Date: 12/31/2020

☐ Is upstream embedded in the values reported?

			Urban Water Supplier Operational Control					
			Water Management Process					
			Extract and Divert	Place into Storage	Conveyance	Treatment	Distribution	Total Utility
Water Volume Units	Total Volume of Water Entering Process (volume units)		1273	0	0	0	10504	10504
AF		Retail Potable Deliveries (%)	100%	0%	0%	0%	100%	
		Retail Non-Potable Deliveries (%)	0%	0%	0%	0%	0%	
		Wholesale Potable Deliveries(%)	0%	0%	0%	0%	0%	
		Wholesale Non-Potable Deliveries (%)	0%	0%	0%	0%	0%	
		Agricultural Deliveries (%)	0%	0%	0%	0%	0%	
		Environmental Deliveries (%)	0%	0%	0%	0%	0%	
		Other (%)	0%	0%	0%	0%	0%	
		Total Percentage [must equal 100%]	100%	0%	0%	0%	100%	N/A
		Energy Consumed (kWh)	377426.66	0	0	0	1372444.69	1749871
		Energy Intensity (kWh/volume units)	296.5	0.0	0.0	0.0	130.7	166.6

Water Delivery Type			Production Volume (volume units defined above)	Total Utility (kWh/volume)	Net Utility (kWh/volume)
		Retail Potable Deliveries	10353	168.7	0.0
		Retail Non-Potable Deliveries	151	0.0	0.0
		Wholesale Potable Deliveries	0	0.0	0.0
		Wholesale Non-Potable Deliveries	0	0.0	0.0
		Agricultural Deliveries	0	0.0	0.0
		Environmental Deliveries	0	0.0	0.0
		Other	0	0.0	0.0
		All Water Delivery Types	10504	166.3	0.0

Quantity of Self-Generated Renewable Energy

0 kWh

Data Quality *(Estimate, Metered Data, Combination of Estimates and Metered Data)*

Metered Data

Data Quality Narrative:

The percentage of retail non-potable deliveries is shown as zero in this table even though the City does deliver a small amount of non-potable recycled water. This line item is shown as zero since there is no submeter at the City's WPCF to separate recycled water energy consumption from the wastewater plant's total electrical consumption.

Submittal Table 7-1 Retail: Basis of Water Year Data (Reliability Assessment)			
Year Type	**Base Year** If not using a calendar year, type in the last year of the fiscal, water year, or range of years, for example, water year 2019-2020, use 2020	**Available Supplies if Year Type Repeats**	
		☐	Quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. Location _____
		☐	Quantification of available supplies is provided in this table as either volume only, percent only, or both.
		Volume Available *	**% of Average Supply**
Average Year	2019	9,795	100%
Single-Dry Year	2015	8,564	82%
Consecutive Dry Years 1st Year	2015	8,564	82%
Consecutive Dry Years 2nd Year	2016	9,011	86%
Consecutive Dry Years 3rd Year	2017	9,639	92%
Consecutive Dry Years 4th Year	2018	9,988	96%
Consecutive Dry Years 5th Year	2019	9,680	93%

Supplier may use multiple versions of Table 7-1 if different water sources have different base years and the supplier chooses to report the base years for each water source separately. If a Supplier uses multiple versions of Table 7-1, in the "Note" section of each table, state that multiple versions of Table 7-1 are being used and identify the particular water source that is being reported in each table.

***Units of measure (AF, CCF, MG**) must remain consistent throughout the UWMP as reported in Table 2-3.*

NOTES: Volumes in AF.
Volume available for average year reflects the 5-year average from 2016-2020. The actual water usage in 2019 was actually 9,680 AF but 2019 was the year with usage closest to the average.

Submittal Table 7-2 Retail: Normal Year Supply and Demand Comparison					
	2025	2030	2035	2040	2045 *(Opt)*
Supply totals (*autofill from Table 6-9)*	20,762	20,837	20,837	25,117	24,440
Demand totals *(autofill from Table 4-3)*	13,198	13,975	14,715	15,497	15,646
Difference	7,564	6,862	6,122	9,620	8,794
NOTES: Volumes are in AF.					

OPTIONAL Table 7-2 Retail: Normal Year Supply and Demand Comparison - Potable					
	2025	2030	2035	2040	2045 *(Opt)*
Supply totals *(autofill from Table 6-9)*	20,160	20,160	20,160	24,440	24,440
Demand totals *(autofill from Table 4-3)*	12,596	13,298	14,038	14,820	15,646
Difference	7,564	6,862	6,122	9,620	8,794
NOTES: Volumes are in AF.					

OPTIONAL Table 7-2 Retail: Normal Year Supply and Demand Comparison - NonPotable					
	2025	2030	2035	2040	2045 *(Opt)*
Supply totals *(autofill from Table 6-9)*	602	677	677	677	
Demand totals *(autofill from Table 4-3)*	602	677	677	677	
Difference	0	0	0	0	
NOTES: Volumes are in AF.					

Submittal Table 7-3 Retail: Single Dry Year Supply and Demand Comparison					
	2025	2030	2035	2040	2045 (Opt)
Supply totals*	20,762	20,837	20,837	25,117	24,440
Demand totals*	13,198	13,975	14,715	15,497	15,646
Difference	7,564	6,862	6,122	9,620	8,794
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*					
NOTES: Volumes are in AF.					

OPTIONAL Table 7-3 Retail: Single Dry Year Supply and Demand Comparison - Potable					
	2025	2030	2035	2040	2045 (Opt)
Supply totals*	20,160	20,160	20,160	24,440	24,440
Demand totals*	12,596	13,298	14,038	14,820	15,646
Difference	7,564	6,862	6,122	9,620	8,794
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*					
NOTES: Volumes are in AF.					

OPTIONAL Table 7-3 Retail: Single Dry Year Supply and Demand Comparison - Non-Potable					
	2025	2030	2035	2040	2045 (Opt)
Supply totals*	602	677	677	677	
Demand totals*	602	677	677	677	
Difference	0	0	0	0	
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*					
NOTES: Volumes are in AF.					

Submittal Table 7-4 Retail: Multiple Dry Years Supply and Demand Comparison						
		2025*	2030*	2035*	2040*	2045* (Opt)
First year	Supply totals	20,762	20,837	20,837	25,117	24,440
	Demand totals	13,198	13,975	14,715	15,497	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
Second year	Supply totals	20,762	20,837	20,837	25,117	24,440
	Demand totals	13,198	13,975	14,715	15,497	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
Third year	Supply totals	20,762	20,837	20,837	25,117	24,440
	Demand totals	13,198	13,975	14,715	15,497	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
Fourth year	Supply totals	20,762	20,837	20,837	25,117	24,440
	Demand totals	13,198	13,975	14,715	15,497	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
Fifth year	Supply totals	20,762	20,837	20,837	25,117	24,440
	Demand totals	13,198	13,975	14,715	15,497	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*						
NOTES: Volumes are in AF.						

OPTIONAL Table 7-4 Retail: Multiple Dry Years Supply and Demand Comparison - Potable						
		2025*	2030*	2035*	2040*	2045* (Opt)
First year	Supply totals	20,160	20,160	20,160	24,440	24,440
	Demand totals	12,596	13,298	14,038	14,820	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
Second year	Supply totals	20,160	20,160	20,160	24,440	24,440
	Demand totals	12,596	13,298	14,038	14,820	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
Third year	Supply totals	20,160	20,160	20,160	24,440	24,440
	Demand totals	12,596	13,298	14,038	14,820	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
Fourth year	Supply totals	20,160	20,160	20,160	24,440	24,440
	Demand totals	12,596	13,298	14,038	14,820	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
Fifth year	Supply totals	20,160	20,160	20,160	24,440	24,440
	Demand totals	12,596	13,298	14,038	14,820	15,646
	Difference	7,564	6,862	6,122	9,620	8,794
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*						
NOTES: Volumes are in AF.						

OPTIONAL Table 7-4 Retail: Multiple Dry Years Supply and Demand Comparison - Non-Potable						
		2025*	2030*	2035*	2040*	2045* (Opt)
First year	Supply totals	602	677	677	677	
	Demand totals	602	677	677	677	
	Difference	0	0	0	0	
Second year	Supply totals	602	677	677	677	
	Demand totals	602	677	677	677	
	Difference	0	0	0	0	
Third year	Supply totals	602	677	677	677	
	Demand totals	602	677	677	677	
	Difference	0	0	0	0	
Fourth year	Supply totals	602	677	677	677	
	Demand totals	602	677	677	677	
	Difference	0	0	0	0	
Fifth year	Supply totals	602	677	677	677	
	Demand totals	602	677	677	677	
	Difference	0	0	0	0	
***Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Table 2-3.*						
NOTES: Volumes are in AF.						

Submittal Table 7-5: Five-Year Drought Risk Assessment Tables to address Water Code Section 10635(b)

2021	Total
Total Water Use	13,198
Total Supplies	24,069
Surplus/Shortfall w/o WSCP Action	10,871
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	10,871
Resulting % Use Reduction from WSCP action	0%

2022	Total
Total Water Use	13,198
Total Supplies	24,069
Surplus/Shortfall w/o WSCP Action	10,871
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	10,871
Resulting % Use Reduction from WSCP action	0%

2023	Total
Total Water Use	13,198
Total Supplies	24,069
Surplus/Shortfall w/o WSCP Action	10,871
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	10,871
Resulting % Use Reduction from WSCP action	0%

2024	Total
Total Water Use	13,198
Total Supplies	24,069
Surplus/Shortfall w/o WSCP Action	10,871
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	10,871
Resulting % Use Reduction from WSCP action	0%

2025	Total
Total Water Use	13,198
Total Supplies	24,069
Surplus/Shortfall w/o WSCP Action	10,871
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	10,871
Resulting % Use Reduction from WSCP action	0%

OPTIONAL Table 7-5 Five-year Drought Risk Assessment Tables to address Water Code Section 10635(b) - Potable

2021	Total
Total Water Use - *Potable*	12,596
Total Supplies - *Potable*	20,160
Surplus/Shortfall w/o WSCP Action	7,564
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	7,564
Resulting % Use Reduction from WSCP action	0%

2022	Total
Total Water Use [Use Worksheet]	12,596
Total Supplies [Supply Worksheet]	20,160
Surplus/Shortfall w/o WSCP Action	7,564
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	7,564
Resulting % Use Reduction from WSCP action	0%

2023	Total
Total Water Use [Use Worksheet]	12,596
Total Supplies [Supply Worksheet]	20,160
Surplus/Shortfall w/o WSCP Action	7,564
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	7,564
Resulting % Use Reduction from WSCP action	0%

2024	Total
Total Water Use [Use Worksheet]	12,596
Total Supplies [Supply Worksheet]	20,160
Surplus/Shortfall w/o WSCP Action	7,564
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	
Resulting % Use Reduction from WSCP action	0%

2025	Total
Total Water Use [Use Worksheet]	12,596
Total Supplies [Supply Worksheet]	20,160
Surplus/Shortfall w/o WSCP Action	7,564
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	7,564
Resulting % Use Reduction from WSCP action	0%

OPTIONAL Table 7-5 Five-year Drought Risk Assessment Tables to address Water Code Section 10635(b) - Non-Potable

2021	Total
Total Water Use - Non-potable	602
Total Supplies	3,909
Surplus/Shortfall w/o WSCP Action	3,307
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	3,307
Resulting % Use Reduction from WSCP action	0%

2022	Total
Total Water Use [Use Worksheet]	602
Total Supplies [Supply Worksheet]	3,909
Surplus/Shortfall w/o WSCP Action	3,307
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	3,307
Resulting % Use Reduction from WSCP action	0%

2023	Total
Total Water Use [Use Worksheet]	602
Total Supplies [Supply Worksheet]	3,909
Surplus/Shortfall w/o WSCP Action	3,307
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	3,307
Resulting % Use Reduction from WSCP action	0%

2024	Total
Total Water Use [Use Worksheet]	602
Total Supplies [Supply Worksheet]	3,909
Surplus/Shortfall w/o WSCP Action	3,307
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	3,307
Resulting % Use Reduction from WSCP action	0%

2025	Total
Total Water Use [Use Worksheet]	602
Total Supplies [Supply Worksheet]	3,909
Surplus/Shortfall w/o WSCP Action	3,307
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	3,307
Resulting % Use Reduction from WSCP action	0%

Submittal Table 8-1 Water Shortage Contingency Plan Levels		
Shortage Level	**Percent Shortage Range**	**Shortage Response Actions** **(*Narrative description)***
1	Up to 10%	- City to encourage water customers and users to implement best water management and conservation practices, including avoiding water waste as defined in WMC Section 13.32.030 and following the City's landscape requirements (WMC Section 17.112) and State Model Water Efficient Landscape Ordinance (23 California Code of Regulations Section 490), except when they are replaced by more restrictive conditions imposed by the water stages in WMC Section 13.32.030. - All City water customers shall reduce water use by 10% (Stage 1) from their normal water demand. - Hosing off sidewalks, driveways, and other hardscapes is prohibited. - Water hoses shall be equipped with a control nozzle capable of completely shutting off the flow of water except when positive pressure is applied. - Water shall be served upon request at restaurants.
2	Up to 20%	- Shortage Response Actions in Level 1 as shown in the row above - All City water customers shall reduce water use by 20% (Stage 2) from their normal water demand. - Outdoor watering is restricted to three days per week.
3	Up to 30%	- Shortage Response Actions in Level 2 as shown in row above - All City water customers shall reduce water use by 30% (Stage 3) from their normal water demand. - Outdoor watering is restricted to two days per week. - All nonresidential users are to reduce irrigation by 40% for existing landscapes. - The use of running water from a hose, pipe, or faucet for the purpose of cleaning buildings and outdoor hardscape surfaces is prohibited. - Boats and vehicles shall be washed only at commercial washing facilities equipped with water recycling equipment or by use of a bucket and a hose equipped with a self-closing valve that requires operating positive pressure to activate the flow of water. - New or expanded landscaping is limited to drought tolerant trees, shrubs, and ground cover. No new turf grass shall be planted, hydroseeded, or laid.
4	Up to 40%	- Shortage Response Actions in Level 3 as shown in row above - All City water customers shall reduce water use by 40% (Stage 4) from their normal water demand. - Irrigation of any landscaping except trees or drought tolerant plantings is prohibited. - Boats, vehicles, and equipment shall be washed at commercial establishments that recycle water. - No new water service connections or commitments for new water service shall be put in place until the City has returned to at least stage 2, water warning restrictions. - Filling pools and spas is prohibited.
5	Up to 50%	- Shortage Response Actions in Level 4 as shown in row above - All City water customers shall reduce water use by 50% (Stage 5) from their normal water demand.
6	>50%	- Shortage Response Actions in Level 5 as shown in row above - All City water customers shall reduce water use by 50% (Stage 6) from their normal water demand.
NOTES:		

Submittal Table 8-2: Demand Reduction Actions				
Shortage Level	Demand Reduction Actions ***Drop down list*** *These are the only categories that will be accepted by the WUEdata online submittal tool. Select those that apply.*	How much is this going to reduce the shortage gap? *Include units used (volume type or percentage)*	Additional Explanation or Reference *(optional)*	Penalty, Charge, or Other Enforcement? ***For Retail Suppliers Only*** *Drop Down List*
Add additional rows as needed				
0	Expand Public Information Campaign	Reduce water use up to 20%	Encourage water users to reduce water waste	No
0	Offer Water Use Surveys	Reduce water use up to 0.5%	Increase awareness of our AquaHawk program to helps custumers monitor their daily/hourly water use and set up leak alerts.	No
0	Reduce System Water Loss	Reduce water use up to 35%	Annual construction projects are done to repair and replace water distribution infrastructure.	No
0	Landscape - Restrict or prohibit runoff from landscape irrigation	Reduce water use up to 0.5%		Yes
0	Other - Customers must repair leaks breaks, and malfuntions in a timely manner	Reduce water use up to 0.5%		Yes
0	Landscape - Other landscape restiction or prohibition	Reduce water use up to 5%		Yes
1	Other	Reduce water use up to 3%	Encourage water users to reduce water waste	Yes
1	Other	Reduce water use up to 3%	City water custumers shall reduce water use by 10%	Yes
1	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
1	Other-Require automatic shut of hoses	Reduce water use up to 0.5%		Yes
1	CII - Restaurants may only serve water upon request	Reduce water use up to 0.5%		Yes
2	Other	Reduce water use up to 3%	Encourage water users to reduce water waste	Yes
2	Other	Reduce water use up to 3%	City water custumers shall reduce water use by 20%	Yes
2	Landscape - Other landscape restiction or prohibition	Reduce water use up to 5%		Yes
2	CII - Other CII restriction or prohibition	Reduce water use up to 5%		Yes
2	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes
2	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
2	Other-Require automatic shut of hoses	Reduce water use up to 0.5%		Yes
2	CII - Restaurants may only serve water upon request	Reduce water use up to 0.5%		Yes
2	Landscape - Limit landscape irrigation to specific times	Reduce water use up to 25%	Outdoor watering restricted to 3 days per week.	Yes
3	Other	Reduce water use up to 3%	Encourage water users to reduce water waste	Yes
3	Other	Reduce water use up to 3%	City water custumers shall reduce water use by 30%	Yes
3	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
3	Other-Require automatic shut of hoses	Reduce water use up to 0.5%		Yes
3	CII - Restaurants may only serve water upon request	Reduce water use up to 0.5%		Yes
3	Landscape - Limit landscape irrigation to specific times	Reduce water use up to 25%	Outdoor watering restricted to 2 days per week.	Yes
3	Landscape - Other landscape restiction or prohibition	Reduce water use up to 5%	All nonresidential users are to reduce irrigation by 40% for existing landscapes	Yes
3	Other	Reduce water use up to 0.5%	Prohibit vehicle washing unless use of a bucket and hose equipped with a self-closing valve.	Yes
3	Landscape - Prohibit certain types of landscape irrigation	Reduce water use up to 0.5%		Yes
3	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	New or expamding landscapes is limited to drought tolerant trees, shrubs and ground cover. No new turf grass shall be placed, hydroseeded or laid	Yes

3	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Reduce water use up to 5%		Yes
	Pools - Allow filling of swimming pools only when an appropriate cover is in place.	Reduce water use up to 0.5%		Yes
3	CII - Other CII restriction or prohibition	Reduce water use up to 0.5%	Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director	Yes
3	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes
4	Other	Reduce water use up to 3%	Encourage water users to reduce water waste	Yes
4	Other	Reduce water use up to 3%	City water customers shall reduce water use by 40%	Yes
4	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
4	Other-Require automatic shut of hoses	Reduce water use up to 0.5%		Yes
4	CII - Restaurants may only serve water upon request	Reduce water use up to 0.5%		Yes
4	Landscape - Prohibit certain types of landscape irrigation	Reduce water use up to 0.5%	Irrigation of any landscaping except trees or drought tolerant plantings is prohibited	Yes
4	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	All nonresidential users are to reduce irrigation by 40% for existing landscapes	Yes
4	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
4	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Reduce water use up to 5%		Yes
4	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	New or expamding landscapes is limited to drought tolerant trees, shrubs and ground cover. No new turf grass shall be placed, hydroseeded or laid	Yes
4	CII - Other CII restriction or prohibition	Reduce water use up to 0.5%	Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director	Yes
4	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes
4	Other	Reduce water use up to 3%	No new water service connections or commitments for new water service shall be put in place	Yes
4	Other water feature or swimming pool restriction	Reduce water use up to 0.5%	Filling pools and spas is prohibited	Yes
5	Other	Reduce water use up to 3%	Encourage water users to avoid water waste	Yes
5	Other	Reduce water use up to 3%	City water customers shall reduce water use by 50%	Yes
5	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
5	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Reduce water use up to 5%		Yes
5	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	New or expamding landscapes is limited to drought tolerant trees, shrubs and ground cover. No new turf grass shall be placed, hydroseeded or laid	Yes
5	CII - Other CII restriction or prohibition	Reduce water use up to 0.5%	Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director	Yes
5	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes

5	Other	Reduce water use up to 3%	No new water service connections or commitments for new water service shall be put in place	Yes
5	Other water feature or swimming pool restriction	Reduce water use up to 0.5%	Filling pools and spas is prohibited	Yes
6	Other	Reduce water use up to 3%	Encourage water users to avoid water waste	Yes
6	Other	Reduce water use up to 3%	City water customers shall reduce water use by 60%	Yes
6	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
6	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Reduce water use up to 5%		Yes
6	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	New or expamding landscapes is limited to drought tolerant trees, shrubs and ground cover. No new turf grass shall be placed, hydroseeded or laid	Yes
6	CII - Other CII restriction or prohibition	Reduce water use up to 0.5%	Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director	Yes
6	Other	Reduce water use up to 3%	No new water service connections or commitments for new water service shall be put in place	Yes
6	Other water feature or swimming pool restriction	Reduce water use up to 0.5%	Filling pools and spas is prohibited	Yes
6	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes
NOTES:				

Submittal Table 8-3: Supply Augmentation and Other Actions			
Shortage Level	Supply Augmentation Methods and Other Actions by Water Supplier ***Drop down list*** *These are the only categories that will be accepted by the WUEdata online submittal tool*	How much is this going to reduce the shortage gap? *Include units used (volume type or percentage)*	Additional Explanation or Reference *(optional)*
Add additional rows as needed			
0	Expand Public Information Campaign	Up to the shortage gap	Purpose is to help boost and support water conservation measures at all times and increase outreach as shortage gap increases
0	Water use surveys	Up to the shortage gap	Utility custumers are able to monitor daily/hourly water use and set up leak alerts through AquaHawk, the citys water use dashboard.
0	Provide water conservation rebates	Up to the shortage gap	The City currently offers rebates for mulch (up to $100), rain barrels (up to 2 purchases, $75 each) and weather-based irrigation controller rebates (up to $150).
0	Other Actions (describe)	Up to the shortage gap	Target water main replacement projects. We do annual construction projects to repair and replace water distribution infrastructure.
1	Expand Public Information Campaign	Up to the shortage gap	10% water demand reduction anticipated
1	New recycled water	Up to the shortage gap	Expand recycled water
1	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
1	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
2	Expand Public Information Campaign	Up to the shortage gap	20% water demand reduction anticipated
2	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
2	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
3	Expand Public Information Campaign	Up to the shortage gap	30% water demand reduction anticipated
3	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
3	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
4	Expand Public Information Campaign	Up to the shortage gap	40% water demand reduction anticipated
4	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
4	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
5	Expand Public Information Campaign	Up to the shortage gap	50% water demand reduction anticipated
5	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
5	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
6	Expand Public Information Campaign	Up to the shortage gap	60% water demand reduction anticipated
6	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
6	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
NOTES:			

Submittal Table 10-1 Retail: Notification to Cities and Counties		
City Name	60 Day Notice	Notice of Public Hearing
Add additional rows as needed		
City of Davis	Yes	Yes
City of West Sacramento	Yes	Yes
City of Woodland	Yes	Yes
County Name *Drop Down List*	60 Day Notice	Notice of Public Hearing
Add additional rows as needed		
Yolo County	Yes	Yes
NOTES:		

Appendix C

DWR 2020 Urban Water Management Plan Checklist

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Retail	Wholesale	2020 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	2020 UWMP Location (For Agency Review Use)
X	X	Chapter 1	10615	A plan shall describe and evaluate sources of supply, reasonable and practical efficient uses, reclamation and demand management activities.	Introduction and Overview	Executive Summary
X	X	Chapter 1	10630.5	Each plan shall include a simple description of the supplier's plan including water availability, future requirements, a strategy for meeting needs, and other pertinent information. Additionally, a supplier may also choose to include a simple description at the beginning of each chapter.	Summary	Executive Summary
X	X	Section 2.2	10620(b)	Every person that becomes an urban water supplier shall adopt an urban water management plan within one year after it has become an urban water supplier.	Plan Preparation	Section 2.1
X	X	Section 2.6	10620(d)(2)	Coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.	Plan Preparation	Section 2.5
X	X	Section 2.6.2	10642	Provide supporting documentation that the water supplier has encouraged active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of the plan and contingency plan.	Plan Preparation	Section 2.5.2
X		Section 2.6, Section 6.1	10631(h)	Retail suppliers will include documentation that they have provided their wholesale supplier(s) - if any - with water use projections from that source.	System Supplies	Section 2.5.1
	X	N/A	10631(h)	Wholesale suppliers will include documentation that they have provided their urban water suppliers with identification and quantification of the existing and planned sources of water available from the wholesale to the urban supplier during various water year types.	System Supplies	N/A; City is not a Wholesale Supplier
X	X	Section 3.1	10631(a)	Describe the water supplier service area.	System Description	Section 3.2
X	X	Section 3.3	10631(a)	Describe the climate of the service area of the supplier.	System Description	Section 3.3
X	X	Section 3.4	10631(a)	Provide population projections for 2025, 2030, 2035, 2040 and optionally 2045.	System Description	Section 3.4.1
X	X	Section 3.4.2	10631(a)	Describe other social, economic, and demographic factors affecting the supplier's water management planning.	System Description	Section 3.4.2
X	X	Sections 3.4 and 5.4	10631(a)	Indicate the current population of the service area.	System Description and Baselines and Targets	Sections 3.4 and 5.3

Retail	Wholesale	2020 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	2020 UWMP Location (For Agency Review Use)
X	X	Section 3.5	10631(a)	Describe the land uses within the service area.	System Description	Section 3.5
X	X	Section 4.2	10631(d)(1)	Quantify past, current, and projected water use, identifying the uses among water use sectors.	System Water Use	Section 4.2
X	X	Section 4.3	10631(d)(3)(C)	Retail suppliers shall provide data to show the distribution loss standards were met.	System Water Use	Section 4.3
X	X	Section 4.2.6	10631(d)(4)(A)	In projected water use, include estimates of water savings from adopted codes, plans, and other policies or laws.	System Water Use	Section 4.4
X	X	Section 4.2.6	10631(d)(4)(B)	Provide citations of codes, standards, ordinances, or plans used to make water use projections.	System Water Use	Section 4.2.3
X	optional	Section 4.3.2.4	10631(d)(3)(A)	Report the distribution system water loss for each of the 5 years preceding the plan update.	System Water Use	Section 4.3
X	optional	Section 4.4	10631.1(a)	Include projected water use needed for lower income housing projected in the service area of the supplier.	System Water Use	Section 4.4
X	X	Section 4.5	10635(b)	Demands under climate change considerations must be included as part of the drought risk assessment.	System Water Use	Section 4.5
X		Chapter 5	10608.20(e)	Retail suppliers shall provide baseline daily per capita water use, urban water use target, interim urban water use target, and compliance daily per capita water use, along with the bases for determining those estimates, including references to supporting data.	Baselines and Targets	Section 5.5 and 5.6
X		Chapter 5	10608.24(a)	Retail suppliers shall meet their water use target by December 31, 2020.	Baselines and Targets	Section 5.6
	X	Section 5.1	10608.36	Wholesale suppliers shall include an assessment of present and proposed future measures, programs, and policies to help their retail water suppliers achieve targeted water use reductions.	Baselines and Targets	N/A; City is not a Wholesale Supplier
X		Section 5.2	10608.24(d)(2)	If the retail supplier adjusts its compliance GPCD using weather normalization, economic adjustment, or extraordinary events, it shall provide the basis for, and data supporting the adjustment.	Baselines and Targets	N/A; City is not adjusting its compliance GPCD (Section 5.6)
X		Section 5.5	10608.22	Retail suppliers' per capita daily water use reduction shall be no less than 5 percent of base daily per capita water use of the 5-year baseline. This does not apply if the suppliers base GPCD is at or below 100.	Baselines and Targets	Section 5.6
X		Section 5.5 and Appendix E	10608.4	Retail suppliers shall report on their compliance in meeting their water use targets. The data shall be reported using a standardized form in the SBX7-7 2020 Compliance Form.	Baselines and Targets	Section 5.6

Retail	Wholesale	2020 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	2020 UWMP Location (For Agency Review Use)
X	X	Sections 6.1 and 6.2	10631(b)(1)	Provide a discussion of anticipated supply availability under a normal, single dry year, and a drought lasting five years, as well as more frequent and severe periods of drought.	System Supplies	Section 6.2 and Section 7.1.3
X	X	Sections 6.1	10631(b)(1)	Provide a discussion of anticipated supply availability under a normal, single dry year, and a drought lasting five years, as well as more frequent and severe periods of drought, *including changes in supply due to climate change.*	System Supplies	Sections 6.2, 6.2.12.1, 7.1.3
X	X	Section 6.1	10631(b)(2)	When multiple sources of water supply are identified, describe the management of each supply in relationship to other identified supplies.	System Supplies	Section 6.2
X	X	Section 6.1.1	10631(b)(3)	Describe measures taken to acquire and develop planned sources of water.	System Supplies	Section 6.2.1, 6.2.10, 6.2.11
X	X	Section 6.2.8	10631(b)	Identify and quantify the existing and planned sources of water available for 2020, 2025, 2030,2035, 2040 and optionally 2045.	System Supplies	Section 6.2.11
X	X	Section 6.2	10631(b)	Indicate whether groundwater is an existing or planned source of water available to the supplier.	System Supplies	Section 6.2.2
X	X	Section 6.2.2	10631(b)(4)(A)	Indicate whether a groundwater sustainability plan or groundwater management plan has been adopted by the water supplier or if there is any other specific authorization for groundwater management. Include a copy of the plan or authorization.	System Supplies	Section 6.2.2.2
X	X	Section 6.2.2	10631(b)(4)(B)	Describe the groundwater basin.	System Supplies	Section 6.2.2.1
X	X	Section 6.2.2	10631(b)(4)(B)	Indicate if the basin has been adjudicated and include a copy of the court order or decree and a description of the amount of water the supplier has the legal right to pump.	System Supplies	Section 6.2.3
X	X	Section 6.2.2.1	10631(b)(4)(B)	For unadjudicated basins, indicate whether or not the department has identified the basin as a high or medium priority. Describe efforts by the supplier to coordinate with sustainability or groundwater agencies to achieve sustainable groundwater conditions.	System Supplies	Section 6.2.2.2.1
X	X	Section 6.2.2.4	10631(b)(4)(C)	Provide a detailed description and analysis of the location, amount, and sufficiency of groundwater pumped by the urban water supplier for the past five years	System Supplies	Section 6.2.3.1
X	X	Section 6.2.2	10631(b)(4)(D)	Provide a detailed description and analysis of the amount and location of groundwater that is projected to be pumped.	System Supplies	Section 6.2.11
X	X	Section 6.2.7	10631(c)	Describe the opportunities for exchanges or transfers of water on a short-term or long- term basis.	System Supplies	Section 6.2.9

Retail	Wholesale	2020 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	2020 UWMP Location (For Agency Review Use)
X	X	Section 6.2.5	10633(b)	Describe the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.	System Supplies (Recycled Water)	Section 6.2.7.2
X	X	Section 6.2.5	10633(c)	Describe the recycled water currently being used in the supplier's service area.	System Supplies (Recycled Water)	Section 6.2.7.3
X	X	Section 6.2.5	10633(d)	Describe and quantify the potential uses of recycled water and provide a determination of the technical and economic feasibility of those uses.	System Supplies (Recycled Water)	Section 6.2.7.4
X	X	Section 6.2.5	10633(e)	Describe the projected use of recycled water within the supplier's service area at the end of 5, 10, 15, and 20 years, and a description of the actual use of recycled water in comparison to uses previously projected.	System Supplies (Recycled Water)	Section 6.2.7.4
X	X	Section 6.2.5	10633(f)	Describe the actions which may be taken to encourage the use of recycled water and the projected results of these actions in terms of acre-feet of recycled water used per year.	System Supplies (Recycled Water)	Section 6.2.7.4
X	X	Section 6.2.5	10633(g)	Provide a plan for optimizing the use of recycled water in the supplier's service area.	System Supplies (Recycled Water)	Section 6.2.7.4
X	X	Section 6.2.6	10631(g)	Describe desalinated water project opportunities for long-term supply.	System Supplies	Section 6.2.8
X	X	Section 6.2.5	10633(a)	Describe the wastewater collection and treatment systems in the supplier’s service area with quantified amount of collection and treatment and the disposal methods.	System Supplies (Recycled Water)	Section 6.2.7.2
X	X	Section 6.2.8,Section 6.3.7	10631(f)	Describe the expected future water supply projects and programs that may be undertaken by the water supplier to address water supply reliability in average, single-dry, and for a period of drought lasting 5 consecutive water years.	System Supplies	Section 6.2.10
X	X	Section 6.4 and Appendix O	10631.2(a)	The UWMP must include energy information, as stated in the code, that a supplier can readily obtain.	System Suppliers, Energy Intensity	Section 6.3
X	X	Section 7.2	10634	Provide information on the quality of existing sources of water available to the supplier and the manner in which water quality affects water management strategies and supply reliability	Water Supply Reliability Assessment	Section 7.1.1
X	X	Section 7.2.4	10620(f)	Describe water management tools and options to maximize resources and minimize the need to import water from other regions.	Water Supply Reliability Assessment	Section 7.3
X	X	Section 7.3	10635(a)	Service Reliability Assessment: Assess the water supply reliability during normal, dry, and a drought lasting five consecutive water years by comparing the total water	Water Supply Reliability Assessment	Section 7.1.3

Retail	Wholesale	2020 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	2020 UWMP Location (For Agency Review Use)
				supply sources available to the water supplier with the total projected water use over the next20 years.		
X	X	Section 7.3	10635(b)	Provide a drought risk assessment as part of information considered in developing the demand management measures and water supply projects.	Water Supply Reliability Assessment	Section 7.2
X	X	Section 7.3	10635(b)(1)	Include a description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts 5consecutive years.	Water Supply Reliability Assessment	Section 7.2.1
X	X	Section 7.3	10635(b)(2)	Include a determination of the reliability of each source of supply under a variety of water shortage conditions.	Water Supply Reliability Assessment	Section 7.1.3
X	X	Section 7.3	10635(b)(3)	Include a comparison of the total water supply sources available to the water supplier with the total projected water use for the drought period.	Water Supply Reliability Assessment	Section 7.1.3.3
X	X	Section 7.3	10635(b)(4)	Include considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.	Water Supply Reliability Assessment	Section 7.1.1 and Section 6.2.12
X	X	Chapter 8	10632(a)	Provide a water shortage contingency plan (WSCP) with specified elements below.	Water Shortage Contingency Planning	Section 8.2 and Appendix I
X	X	Chapter 8	10632(a)(1)	Provide the analysis of water supply reliability (from Chapter 7 of Guidebook) in the WSCP	Water Shortage Contingency Planning	Appendix I: Section 1.0
X	X	Section 8.10	10632(a)(10)	Describe reevaluation and improvement procedures for monitoring and evaluation the water shortage contingency plan to ensure risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented.	Water Shortage Contingency Planning	Appendix I: Section 2.0
X	X	Section 8.2	10632(a)(2)(A)	Provide the written decision- making process and other methods that the supplier will use each year to determine its water reliability.	Water Shortage Contingency Planning	Appendix I: Section 2.1
X	X	Section 8.2	10632(a)(2)(B)	Provide data and methodology to evaluate the supplier's water reliability for the current year and one dry year pursuant to factors in the code.	Water Shortage Contingency Planning	Appendix I: Section 1.0
X	X	Section 8.3	10632(a)(3)(A)	Define six standard water shortage levels of 10, 20, 30, 40, 50 percent shortage and greater than 50 percent shortage. These levels shall be based on supply conditions, including percent reductions in supply, changes in groundwater levels, changes in surface elevation, or other conditions. The shortage levels shall also apply to a catastrophic interruption of supply.	Water Shortage Contingency Planning	Appendix I: Section 3.0

Retail	Wholesale	2020 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	2020 UWMP Location (For Agency Review Use)
X	X	Section 8.3	10632(a)(3)(B)	Suppliers with an existing water shortage contingency plan that uses different water shortage levels must cross reference their categories with the six standard categories.	Water Shortage Contingency Planning	Appendix I: Section 3.0
X	X	Section 8.4	10632(a)(4)(A)	Suppliers with water shortage contingency plans that align with the defined shortage levels must specify locally appropriate supply augmentation actions.	Water Shortage Contingency Planning	Appendix I: Section 4.2
X	X	Section 8.4	10632(a)(4)(B)	Specify locally appropriate demand reduction actions to adequately respond to shortages.	Water Shortage Contingency Planning	Appendix I: Section 4.1
X	X	Section 8.4	10632(a)(4)(C)	Specify locally appropriate operational changes.	Water Shortage Contingency Planning	Appendix I: Section 4.3
X	X	Section 8.4	10632(a)(4)(D)	Specify additional mandatory prohibitions against specific water use practices that are in addition to state-mandated prohibitions are appropriate to local conditions.	Water Shortage Contingency Planning	Appendix I: Section 4.1
X	X	Section 8.4	10632(a)(4)(E)	Estimate the extent to which the gap between supplies and demand will be reduced by implementation of the action.	Water Shortage Contingency Planning	Appendix I: Section 4.1
X	X	Section 8.4.6	10632.5	The plan shall include a seismic risk assessment and mitigation plan.	Water Shortage Contingency Plan	Section 8.3
X	X	Section 8.5	10632(a)(5)(A)	Suppliers must describe that they will inform customers, the public and others regarding any current or predicted water shortages.	Water Shortage Contingency Planning	Appendix I: Section 5.0
X	X	Section 8.5 and8.6	10632(a)(5)(B) 10632(a)(5)(C)	Suppliers must describe that they will inform customers, the public and others regarding any shortage response actions triggered or anticipated to be triggered and other relevant communications.	Water Shortage Contingency Planning	Appendix I: Section 5.0
X		Section 8.6	10632(a)(6)	Retail supplier must describe how it will ensure compliance with and enforce provisions of the WSCP.	Water Shortage Contingency Planning	Appendix I: Section 6.0
X	X	Section 8.7	10632(a)(7)(A)	Describe the legal authority that empowers the supplier to enforce shortage response actions.	Water Shortage Contingency Planning	Appendix I: Section 7.0
X	X	Section 8.7	10632(a)(7)(B)	Provide a statement that the supplier will declare a water shortage emergency Water Code Chapter 3.	Water Shortage Contingency Planning	Appendix I: Section 5.0
X	X	Section 8.7	10632(a)(7)(C)	Provide a statement that the supplier will coordinate with any city or county within which it provides water for the possible proclamation of a local emergency.	Water Shortage Contingency Planning	Appendix I: Section 6.0
X	X	Section 8.8	10632(a)(8)(A)	Describe the potential revenue reductions and expense increases associated with activated shortage response actions.	Water Shortage Contingency Planning	Appendix I: Section 8.0

Retail	Wholesale	2020 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	2020 UWMP Location (For Agency Review Use)
X	X	Section 8.8	10632(a)(8)(B)	Provide a description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions.	Water Shortage Contingency Planning	Appendix I: Section 8.0
X		Section 8.8	10632(a)(8)(C)	Retail suppliers must describe the cost of compliance with Water Code Chapter 3.3: Excessive Residential Water Use During Drought	Water Shortage Contingency Planning	Appendix I: Section 8.0
X		Section 8.9	10632(a)(9)	Retail suppliers must describe the monitoring and reporting requirements and procedures that ensure appropriate data is collected, tracked, and analyzed for purposes of monitoring customer compliance.	Water Shortage Contingency Planning	Appendix I: Section 10.1
X		Section 8.11	10632(b)	Analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas.	Water Shortage Contingency Planning	Appendix I: Section 11.0
X	X	Sections 8.12 and10.4	10635(c)	Provide supporting documentation that Water Shortage Contingency Plan has been, or will be, provided to any city or county within which it provides water, no later than 30 days after the submission of the plan to DWR.	Plan Adoption, Submittal, and Implementation	Appendix I: Section 12.0
X	X	Section 8.14	10632(c)	Make available the Water Shortage Contingency Plan to customers and any city or county where it provides water within 30 after adopted the plan.	Water Shortage Contingency Planning	Appendix I: Section 12.0
	X	Sections 9.1 and9.3	10631(e)(2)	Wholesale suppliers shall describe specific demand management measures listed in code, their distribution system asset management program, and supplier assistance program.	Demand Management Measures	N/A; City is not a Wholesale supplier
X		Sections 9.2 and9.3	10631(e)(1)	Retail suppliers shall provide a description of the nature and extent of each demand management measure implemented over the past five years. The description will address specific measures listed in code.	Demand Management Measures	Section 9.1
X		Chapter 10	10608.26(a)	Retail suppliers shall conduct a public hearing to discuss adoption, implementation, and economic impact of water use targets (recommended to discuss compliance).	Plan Adoption, Submittal, and Implementation	Section 10.3
X	X	Section 10.2.1	10621(b)	Notify, at least 60 days prior to the public hearing, any city or county within which the supplier provides water that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan. Reported in Table 10-1.	Plan Adoption, Submittal, and Implementation	Section 10.2 and Appendix D
X	X	Section 10.4	10621(f)	Each urban water supplier shall update and submit its 2020 plan to the department by July 1, 2021.	Plan Adoption, Submittal, and Implementation	Section 10.4

Retail	Wholesale	2020 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	2020 UWMP Location (For Agency Review Use)
X	X	Sections 10.2.2,10.3, and 10.5	10642	Provide supporting documentation that the urban water supplier made the plan and contingency plan available for public inspection, published notice of the public hearing, and held a public hearing about the plan and contingency plan.	Plan Adoption, Submittal, and Implementation	Section 10.4 and Appendix D
X	X	Section 10.2.2	10642	The water supplier is to provide the time and place of the hearing to any city or county within which the supplier provides water.	Plan Adoption, Submittal, and Implementation	Section 10.2.1
X	X	Section 10.3.2	10642	Provide supporting documentation that the plan and contingency plan has been adopted as prepared or modified.	Plan Adoption, Submittal, and Implementation	Section 10.3.2 and Appendix K
X	X	Section 10.4	10644(a)	Provide supporting documentation that the urban water supplier has submitted this UWMP to the California State Library.	Plan Adoption, Submittal, and Implementation	Section 10.4
X	X	Section 10.4	10644(a)(1)	Provide supporting documentation that the urban water supplier has submitted this UWMP to any city or county within which the supplier provides water no later than 30 days after adoption.	Plan Adoption, Submittal, and Implementation	Section 10.4
X	X	Sections 10.4.1 and 10.4.2	10644(a)(2)	The plan, or amendments to the plan, submitted to the department shall be submitted electronically.	Plan Adoption, Submittal, and Implementation	Section 10.4
X	X	Section 10.5	10645(a)	Provide supporting documentation that, not later than 30 days after filing a copy of its plan with the department, the supplier has or will make the plan available for public review during normal business hours.	Plan Adoption, Submittal, and Implementation	Section 10.5
X	X	Section 10.5	10645(b)	Provide supporting documentation that, not later than 30 days after filing a copy of its water shortage contingency plan with the department, the supplier has or will make the plan available for public review during normal business hours.	Plan Adoption, Submittal, and Implementation	Section 10.5
X	X	Section 10.6	10621(c)	If supplier is regulated by the Public Utilities Commission, include its plan and contingency plan as part of its general rate case filings.	Plan Adoption, Submittal, and Implementation	N/A
X	X	Section 10.7.2	10644(b)	If revised, submit a copy of the water shortage contingency plan to DWR within 30 days of adoption.	Plan Adoption, Submittal, and Implementation	Section 10.6

Appendix D

Agency and Public Notices

DRAFT

City of Woodland

Community Development Engineering 300 First Street, Woodland, CA 95695 (530) 661-5820 www.cityofwoodland.org

March 24, 2021

Mr. Michael Webb
City Manager
City of Davis
23 Russell Blvd
Davis, CA 95616

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Webb:

The City of Woodland is currently in the process of updating its Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare and adopt an UWMP and periodically update that plan at least every five years. Further, changes to the Act since 2015 require updates to the City's WSCP. The City's 2015 UWMP was adopted in June 2016, and its 2020 UWMP is required to be submitted to the California Department of Water Resources by July 1, 2021.

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Sincerely,

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tim.busch@cityofwoodland.org
300 First St.
Woodland, CA 95695

City of Woodland

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March 24, 2021

Mr. Ken Hiatt
City Manager
City of Woodland
300 First St
Woodland, CA 95695

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Webb:

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City of Woodland

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March 24, 2021

Ms. Jeanette Wrysinski
Westside Sacramento River IRWM Group

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Wrysinski:

The City of Woodland is currently in the process of updating its Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare and adopt an UWMP and periodically update that plan at least every five years. Further, changes to the Act since 2015 require updates to the City's WSCP. The City's 2015 UWMP was adopted in June 2016, and its 2020 UWMP is required to be submitted to the California Department of Water Resources by July 1, 2021.

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Woodland, CA 95695

City of Woodland

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March 24, 2021

Mr. Mike Hall
General Manager
Reclamation District 2035
P.O. Box 8624
Woodland, CA 95776

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Hall:

The City of Woodland is currently in the process of updating its Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare and adopt an UWMP and periodically update that plan at least every five years. Further, changes to the Act since 2015 require updates to the City's WSCP. The City's 2015 UWMP was adopted in June 2016, and its 2020 UWMP is required to be submitted to the California Department of Water Resources by July 1, 2021.

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300 First St.
Woodland, CA 95695

City of Woodland

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March 24, 2021

Ms. Camille Kirk
Director of Sustainability and Campus Sustainability Planner
Office of Sustainability, University of California Davis
436 Mrak Hall
One Shields Avenue
Davis, CA 95616

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Kirk:

The City of Woodland is currently in the process of updating its Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare and adopt an UWMP and periodically update that plan at least every five years. Further, changes to the Act since 2015 require updates to the City's WSCP. The City's 2015 UWMP was adopted in June 2016, and its 2020 UWMP is required to be submitted to the California Department of Water Resources by July 1, 2021.

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City of Woodland

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March 24, 2021

Mr. Will Arnold
Chair, Board of Directors
Woodland-Davis Clean Water Agency
855 County Road 102
Woodland, CA 95695

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Arnold:

The City of Woodland is currently in the process of updating its Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare and adopt an UWMP and periodically update that plan at least every five years. Further, changes to the Act since 2015 require updates to the City's WSCP. The City's 2015 UWMP was adopted in June 2016, and its 2020 UWMP is required to be submitted to the California Department of Water Resources by July 1, 2021.

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300 First St.
Woodland, CA 95695

City of Woodland

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March 24, 2021

Mr. Aaron Laurel
City Manager
City of West Sacramento
1110 W Capitol Ave., 3rd Floor
West Sacramento, CA 95691

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Laurel:

The City of Woodland is currently in the process of updating its Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare and adopt an UWMP and periodically update that plan at least every five years. Further, changes to the Act since 2015 require updates to the City's WSCP. The City's 2015 UWMP was adopted in June 2016, and its 2020 UWMP is required to be submitted to the California Department of Water Resources by July 1, 2021.

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300 First St.
Woodland, CA 95695

City of Woodland

Community Development Engineering 300 First Street, Woodland, CA 95695 (530) 661-5820 www.cityofwoodland.org

March 24, 2021

Mr. Phil Hogan
Woodland Chamber of Commerce, Water Task Force

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Hogan:

The City of Woodland is currently in the process of updating its Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare and adopt an UWMP and periodically update that plan at least every five years. Further, changes to the Act since 2015 require updates to the City's WSCP. The City's 2015 UWMP was adopted in June 2016, and its 2020 UWMP is required to be submitted to the California Department of Water Resources by July 1, 2021.

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City of Woodland

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March 24, 2021

Mr. Roger Cornwell
Chair, Board Officer
Water Resources Association of Yolo County
34274 State Highway 16
Woodland, CA 95695

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Cornwell:

The City of Woodland is currently in the process of updating its Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare and adopt an UWMP and periodically update that plan at least every five years. Further, changes to the Act since 2015 require updates to the City's WSCP. The City's 2015 UWMP was adopted in June 2016, and its 2020 UWMP is required to be submitted to the California Department of Water Resources by July 1, 2021.

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March 25, 2021

Mr. Tim O'Halloran
General Manager
Yolo County Flood Control & Water Conservation District
34274 State Highway 16
Woodland, CA 95695

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. O'Halloran:

The City of Woodland is currently in the process of updating its Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare and adopt an UWMP and periodically update that plan at least every five years. Further, changes to the Act since 2015 require updates to the City's WSCP. The City's 2015 UWMP was adopted in June 2016, and its 2020 UWMP is required to be submitted to the California Department of Water Resources by July 1, 2021.

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City of Woodland

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March 24, 2021

Ms. Denise Sagara
Executive Director
Yolo County Farm Bureau
P.O. Box 1556 69 Kentucky Avenue
Woodland, CA 95776

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Sagara:

The City of Woodland is currently in the process of updating its Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare and adopt an UWMP and periodically update that plan at least every five years. Further, changes to the Act since 2015 require updates to the City's WSCP. The City's 2015 UWMP was adopted in June 2016, and its 2020 UWMP is required to be submitted to the California Department of Water Resources by July 1, 2021.

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March 24, 2021

Ms. Jianmin Huang
Land Use Supervisor
Environmental Health Division
292 W Beamer St.
Woodland, CA 95695

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Huang:

The City of Woodland is currently in the process of updating its Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare and adopt an UWMP and periodically update that plan at least every five years. Further, changes to the Act since 2015 require updates to the City's WSCP. The City's 2015 UWMP was adopted in June 2016, and its 2020 UWMP is required to be submitted to the California Department of Water Resources by July 1, 2021.

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March 24, 2021

Ms. Kristin Sicke
Executive Officer
Yolo Subbasin Groundwater Agency

SUBJECT: Preparation of 2020 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Ms. Sicke:

The City of Woodland is currently in the process of updating its Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The Urban Water Management Planning Act, Water Code Section 10610 et seq., requires every urban water supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to prepare and adopt an UWMP and periodically update that plan at least every five years. Further, changes to the Act since 2015 require updates to the City's WSCP. The City's 2015 UWMP was adopted in June 2016, and its 2020 UWMP is required to be submitted to the California Department of Water Resources by July 1, 2021.

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Principal Utilities Civil Engineer
Tim.busch@cityofwoodland.org
300 First St.
Woodland, CA 95695

Appendix E

Distribution System Water Loss Audit

DRAFT

AWWA Free Water Audit Software:
Reporting Worksheet

WAS v5.0

American Water Works Association.
Copyright © 2014, All Rights Reserved.

? Click to access definition
+ Click to add a comment

Water Audit Report for: City of Woodland (CA5710006)
Reporting Year: 2019 | 1/2019 - 12/2019

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

Master Meter and Supply Error Adjustments

WATER SUPPLIED

<---------- Enter grading in column 'E' and 'J' ----------> Pcnt: Value:

Volume from own sources:	+ ?	5	194.332	MG/Yr	+ ?	8		830.444	MG/Yr
Water imported:	+ ?	7	3,672.916	MG/Yr	+ ?	5			MG/Yr
Water exported:	+ ?	n/a	0.000	MG/Yr	+ ?				MG/Yr

Enter negative % or value for under-registration
Enter positive % or value for over-registration

WATER SUPPLIED: 3,036.804 MG/Yr

AUTHORIZED CONSUMPTION

Click here: ? for help using option buttons below

Pcnt: Value:

Billed metered:	+ ?	8	2,539.589	MG/Yr			
Billed unmetered:	+ ?	10	0.778	MG/Yr			
Unbilled metered:	+ ?	n/a		MG/Yr			
Unbilled unmetered:	+ ?	5	0.759	MG/Yr		0.759	MG/Yr

Use buttons to select percentage of water supplied **OR** value

AUTHORIZED CONSUMPTION: ? 2,541.126 MG/Yr

WATER LOSSES (Water Supplied - Authorized Consumption) 495.678 MG/Yr

Apparent Losses

Pcnt: Value:

Unauthorized consumption:	+ ?		7.592	MG/Yr	0.25%		MG/Yr

Default option selected for unauthorized consumption - a grading of 5 is applied but not displayed

Customer metering inaccuracies:	+ ?	7	28.246	MG/Yr	1.10%		MG/Yr
Systematic data handling errors:	+ ?	5	6.349	MG/Yr	0.25%		MG/Yr

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

Apparent Losses: ? 42.187 MG/Yr

Real Losses (Current Annual Real Losses or CARL)

Real Losses = Water Losses - Apparent Losses: ? 453.491 MG/Yr

WATER LOSSES: 495.678 MG/Yr

NON-REVENUE WATER

NON-REVENUE WATER: ? 496.437 MG/Yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

SYSTEM DATA

Length of mains:	+ ?	9	283.3	miles
Number of active AND inactive service connections:	+ ?	9	16,753	
Service connection density:	?		59	conn./mile main

Are customer meters typically located at the curbstop or property line? Yes

Average length of customer service line: + ? (length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

Average operating pressure: + ? 7 56.4 psi

COST DATA

Total annual cost of operating water system:	+ ?	5	$25,727,082	$/Year
Customer retail unit cost (applied to Apparent Losses):	+ ?	9	$4.24	$/100 cubic feet (ccf)
Variable production cost (applied to Real Losses):	+ ?	5	$3,431.03	$/Million gallons

☐ Use Customer Retail Unit Cost to value real losses

WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 71 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Water imported
2: Total annual cost of operating water system
3: Variable production cost (applied to Real Losses)

Appendix F

SB X7-7 Verification and Compliance Forms

DRAFT

SB X7-7 Table 0: Units of Measure Used in 2020 UWMP* *(select one from the drop down list)*
Acre Feet
**The unit of measure must be consistent throughout the UWMP, as reported in Submittal Table 2-3.*
NOTES:

SB X7-7 Table 2: Method for 2020 Population Estimate	
Method Used to Determine 2020 Population (may check more than one)	
☑	**1. Department of Finance** (DOF) or **American Community Survey** (ACS)
☐	**2. Persons-per-Connection Method**
☐	**3. DWR Population Tool**
☐	**4. Other** DWR recommends pre-review
NOTES:	

SB X7-7 Table 3: 2020 Service Area Population	
2020 Compliance Year Population	
2020	60,742
NOTES: Population is from the Department of Finance.	

SB X7-7 Table 4: 2020 Gross Water Use							
Compliance Year 2020	2020 Volume Into Distribution System *This column will remain blank until SB X7-7 Table 4-A is completed.*	2020 Deductions					2020 Gross Water Use
		Exported Water *	Change in Dist. System Storage* (+/-)	Indirect Recycled Water *This column will remain blank until SB X7-7 Table 4-B is completed.*	Water Delivered for Agricultural Use*	Process Water *This column will remain blank until SB X7-7 Table 4-D is completed.*	
	10,353			-		-	**10,353**

*** Units of measure (AF, MG , or CCF)** must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.

NOTES: Volumes are in AF.

SB X7-7 Table 4-A: 2020 Volume Entering the Distribution System(s), Meter Error Adjustment

Complete one table for each source.

Name of Source	Groundwater
This water source is *(check one)* **:**	
☑	The supplier's own water source
☐	A purchased or imported source

Compliance Year 2020	Volume Entering Distribution System [1]	Meter Error Adjustment [2] *Optional (+/-)*	Corrected Volume Entering Distribution System
	1,146	-	1,146

[1] ***Units of measure (AF, MG , or CCF)*** *must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.*

[2] ***Meter Error Adjustment*** *- See guidance in Methodology 1, Step 3 of Methodologies Document*

NOTES: Volumes are in AF.

SB X7-7 Table 4-A: 2020 Volume Entering the Distribution System(s) Meter Error Adjustment

Complete one table for each source.

Name of Source	Surface Water
This water source is *(check one)* **:**	
☐	The supplier's own water source
☑	A purchased or imported source

Compliance Year 2020	Volume Entering Distribution System [1]	Meter Error Adjustment [2] *Optional (+/-)*	Corrected Volume Entering Distribution System
	9,207		9,207

[1] ***Units of measure (AF, MG , or CCF)*** *must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.*

[2] ***Meter Error Adjustment*** *- See guidance in Methodology 1, Step 3 of Methodologies Document*

NOTES: Volumes are in AF.

SB X7-7 Table 5: 2020 Gallons Per Capita Per Day (GPCD)		
2020 Gross Water *Fm SB X7-7 Table 4*	**2020 Population** *Fm SB X7-7 Table 3*	**2020 GPCD**
10,353	60,742	**152**
NOTES:		

SB X7-7 Table 9: 2020 Compliance							
Actual 2020 GPCD[1]	Optional Adjustments to 2020 GPCD Enter "0" if Adjustment Not Used Extraordinary Events[1]	Weather Normalization[1]	Economic Adjustment[1]	TOTAL Adjustments[1]	Adjusted 2020 GPCD [1] *(Adjusted if applicable)*	2020 Confirmed Target GPCD [1, 2]	**Did Supplier Achieve Targeted Reduction for 2020?**
152	-	-	-	-	152	232	**YES**

[1] *All values are reported in GPCD*

[2] ***2020 Confirmed Target GPCD*** *is taken from the Supplier's SB X7-7 Verification Form Table SB X7-7, 7-F.*

NOTES:

Appendix G

DWR Bulletin 118: Sacramento Groundwater Basin Yolo Subbasin

DRAFT

Sacramento Valley Groundwater Basin
Yolo Subbasin

- Groundwater Basin Number: 5-21.67
- County: Yolo, Solano
- Surface Area: 256,000 acres (400 square miles)

Boundaries & Hydrology

The Yolo Subbasin, located in the southern portion of the Sacramento Valley Basin primarily within Yolo County. It is bounded on the east by the Sacramento River, on the west by the Coast Range, on the north by Cache Creek, and on the south by Putah Creek. The basin is roughly bisected by an anticlinal structure, but otherwise is gently sloping from west to east with elevations ranging from approximately 400 feet at the base of the Coast Range to the west to nearly sea level in the eastern areas. Major cities within the subbasin include Davis, West Sacramento, Winters, and Woodland.

Precipitation averages approximately 20 to 24 inches per year in the western portion of the subbasin, and approximately 18 to 20 inches per year in the eastern portion of the subbasin.

Hydrogeologic Information

Water Bearing Formations

The primary water bearing formations comprising the Yolo subbasin are sedimentary continental deposits of Late Tertiary (Pliocene) to Quaternary (Holocene) age. Fresh water-bearing units include younger alluvium, older alluvium, and the Tehama Formation (Olmstead, 1961 and DWR, 1978). The cumulative thickness of these units ranges from a few hundred feet near the Coast Range on the west to nearly 3000 feet near the eastern margin of the basin. Saline water-bearing sedimentary units underlie the Tehama formation and are generally considered the boundary of fresh water (Berkstresser, 1973).

Younger alluvium includes flood basin deposits and Recent stream channel deposits. Flood basin deposits occur along the eastern margin of the subbasin in the Yolo Flood Basin. They consist primarily of silts and clays, but along the eastern margin of the subbasin may be locally interbedded with stream channel deposits of the Sacramento River. Thickness of the unit ranges from 0 to 150 feet. The flood basin deposits have low permeability and generally yield low quantities of water to wells. The quality of ground water produced from the basin deposits is often poor.

Recent stream channel deposits consist of unconsolidated silt, fine- to medium-grained sand, gravel and occasionally cobbles deposited in and adjacent to active streams in the subbasin. They occur along the Sacramento River, Cache Creek, and Putah Creek. Thickness of the younger alluvium ranges from 0 to 150 feet.

The younger alluvium varies from moderately to highly permeable, but often lies above the saturated zone. Where saturated, the younger alluvium yields significant quantities of water to wells.

Older alluvium consists of loose to moderately compacted silt, silty clay, sand, and gravel deposited in alluvial fans during the Pliocene and Pleistocene. Thickness of the unit ranges from 60 to 130 feet, about one-quarter of which is coarse sand and gravel. Permeability of the older alluvium is highly variable. Wells penetrating sand and gravel lenses of the unit produce between 300 and 1000 gpm. Adjacent to the Sacramento River, wells completed in ancestral Sacramento River stream channel deposits yield up to 4000 gpm. Wells completed in the finer-grained portions of the older alluvium produce between 50 and 150 gpm.

The Tehama Formation is the thickest water-bearing unit underlying the Yolo subbasin, ranging in thickness from 1500 to 2500 feet. Surface exposures of the Tehama Formation are limited mainly to the Coast Range foothills along the western margin of the basin, as well as in the Plainfield Ridge. The Tehama consists of moderately compacted silt, clay, and silty fine sand enclosing lenses of sand and gravel, silt and gravel, and cemented conglomerate. Permeability of the Tehama Formation is variable, but generally less than the younger units. Because of its relatively greater thickness, however, wells completed in the unit can yield up to several thousand gallons per minute.

Underlying the Tehama Formation are brackish to saline water-bearing sedimentary units, including the somewhat brackish sedimentary rocks of volcanic origin (Pliocene to Oligocene?) underlain by marine sedimentary rocks (Oligocene? to Paleocene) which are typically of low permeability and contain connate water (Olmstead, 1961). The upper contact of these units generally coincides with the fresh/saline water boundary. The contact is found near the Coast Range at depths as shallow as a few hundred feet. Near the eastern margin of the basin it reaches depths of nearly 3000 feet.

Subsurface Flow Controls

The geologic structure of the groundwater subbasin is dominated by an anticlinal ridge oriented northwest to southeast, which is expressed at the surface as the Dunnigan Hills and Plainfield Ridge. The anticlinal structure impedes subsurface flow from west to east. Subsurface groundwater outflow sometimes occurs from the Yolo subbasin into the Solano subbasin to the south. Subsurface outflow and inflow may also occur beneath the Sacramento River to the east with the South and North American subbasins. Subsurface groundwater inflow may occur from the west out of the Capay Valley Basin.

Groundwater Level Trends

Groundwater levels are impacted by periods of drought due to increased groundwater pumping and less surface water recharge (e.g. in the late 1970's and early 1990's), but recover quickly in "wet" years. Long term trends do not indicate any significant decline in water levels, with the exception of localized pumping depressions in the vicinity of the Davis, Woodland and Dunnigan/Zamora areas. Past studies (Scott, 1975) have concluded that the

Yolo subbasin is subject to overdraft, however the completion of Indian Valley Reservoir in 1976 provided significant relief in the form of additional available surface water (YCFCWCD, 2000).

Groundwater Storage

Many studies have been conducted to determine the groundwater storage within parts or all of Yolo County. Several of these studies refer to calculations completed by Scott and Scalmanini in their 1975 report, Investigations of Groundwater Resources, Yolo County. Groundwater storage capacity for the entire county for groundwater aquifer depths between 20 and 420 feet was calculated as 14,038,000 acre-feet based on subtotals from six separate study areas. Specific yields were calculated, based on well log information, for three separate depth intervals within six study areas, and ranged from 6.5% to 9.7%.

Groundwater Storage Capacity. From the Scott and Scalmanini calculations it can be roughly estimated that the Yolo Subbasin, (defined in this report as a portion of the county) has a total storage capacity of 6,455,940 acre-feet for depths between 20 and 420 feet (see below).

Table: Storage capacity was calculated based on Scott (1975) as follows:

Groundwater Basin (Scott, 1975)	Area (acres)	Calculated Gross Storage Capacity (Scott, 1975)	Estimated % area within Yolo Subbasin[1]	Estimated Storage Capacity within Yolo Subbasin[1]
Cache Creek	45,800	1,678,100	20%	335,620
Upper Cache-Putah	70,300	2,017,700	100%	2,017,700
Plainfield Ridge	8,800	240,800	100%	240,800
Lower Cache-Putah	97,300	2,876,900	95%	2,733,055
Colusa	95,700	2,709,800	0%	0
Yolo Bypass	129,100	4,514,700	25%	1,128,765
Totals	**447,000**	**14,038,000**		**6,455,940**

[1]Represents the portion of each Groundwater Basin (as defined by Scott, 1975) that is contained within the Yolo Subbasin (as defined by the DWR). Percentages were estimated by DWR staff.

Groundwater in Storage. Groundwater storage between the depths of 20 to 420 feet in 1974 for all of Yolo County was calculated to be 13,208,400 acre-feet (Scott, 1975). Based on the Scott report, groundwater storage within the Yolo Subbasin for 1974 is estimated at 6,074,220 acre-feet (see below).

Table: 1974 groundwater storage calculations based on Scott (1975):

Groundwater Basin (Scott, 1975)	Area (acres)	1974 Calculated Storage (Scott, 1975)	Estimated % area within Yolo Subbasin[1]	Estimated 1974 Storage within Yolo Subbasin[1]
Cache Creek	45,800	1,528,700	20%	305,740
Upper Cache-Putah	70,300	1,921,000	100%	1,921,000
Plainfield Ridge	8,800	189,400	100%	189,400
Lower Cache-Putah	97,300	2,677,400	95%	2,543,530
Colusa	95,700	2,433,700	0%	0
Yolo Bypass	129,100	4,458,200	25%	1,114,550
Totals	**447,000**	**13,208,400**		**6,074,220**

[1]Represents the portion of each Groundwater Basin (as defined by Scott, 1975) that is contained within the Yolo Subbasin (as defined by the DWR). Percentages were estimated by DWR staff.

Groundwater Budget (Type C)

Currently no groundwater budget has been calculated for the Yolo Subbasin (see comments below).

Groundwater Quality

Groundwater found within the subbasin is characterized as a sodium magnesium, calcium magnesium, or magnesium bicarbonate type. The quality is considered good for both agricultural and municipal uses, even though it is hard to very hard overall (generally over 180 mg/l $CaCO_3$). Selenium and boron are found in higher concentrations locally (Evenson, 1985). Total dissolved solids range from a of 107 ppm to 1300 ppm and average 574 ppm, based on Title 22 data obtained from public supply water well samples (DHS, 2000).

Localized impairments include elevated concentrations of boron (as high as 2 to 4 ppm) in groundwater along Cache Creek and in the Cache Creek Settling Basin area, increased levels of selenium present in the groundwater supplies for the City of Davis, and localized areas of nitrate contamination (YCFCWCD 1992) (Evenson, 1985).

Water Quality in Public Supply Wells

Constituent Group[1]	Number of wells sampled[2]	Number of wells with a concentration above an MCL[3]
Inorganics – Primary	61	3
Radiological	53	0
Nitrates	67	1
Pesticides	59	0
VOCs and SVOCs	59	1
Inorganics – Secondary	61	11

[1] A description of each member in the constituent groups and a generalized discussion of the relevance of these groups are included in *California's Groundwater – Bulletin 118* by DWR (2003).
[2] Represents distinct number of wells sampled as required under DHS Title 22 program from 1994 through 2000.
[3] Each well reported with a concentration above an MCL was confirmed with a second detection above an MCL. This information is intended as an indicator of the types of activities that cause contamination in a given basin. It represents the water quality at the sample location. It does not indicate the water quality delivered to the consumer. More detailed drinking water quality information can be obtained from the local water purveyor and its annual Consumer Confidence Report.

Well Characteristics

	Well yields (gal/min)	
Municipal/Irrigation	Range: 150 – 4000+	Average: 1500 (estimate)
	Total depths (ft) [1]	
Domestic	Range: 40 - 600	Average: 230 (estimate)
Municipal/Irrigation	Range: 50 - 1500	Average: 400 (estimate)

[1]Based on DWR data.

Active Monitoring Data

Agency	**Parameter**	**Number of wells /measurement frequency**
DWR	Groundwater Levels	10 semi-annually 4 monthly
YCFC&WCD		92 semi-annually 1 monthly
Sacramento County		1 semi-annually
USBR		12 semi-annually 7 monthly
DHS	Water Quality	133 annually
DWR	Ground Subsidence	1 continuously

Basin Management

Groundwater management:	R.D. 108 adopted AB3030 plan 2/95 R.D. 2035 adopted AB3030 plan 4/95 R.D. 2068 adopted AB3030 plan 1/97 Yolo County Flood Control and Water Conservation District are drafting plan but not pursuant to AB3030 R.D. 900, City of West Sacramento is not drafting AB3030 plan
Water agencies	
Public	Yolo County Flood Control and Water Conservation District City of Woodland, City of Davis, City of West Sacramento
Private	R.D. 108, 900,2035, 2068

Comments:

Although groundwater budgets have been previously calculated for areas overlying the Yolo Subbasin, no groundwater budget has been calculated for the Yolo Subbasin as defined by this report.

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Errata

Changes made to the basin description will be noted here.

Appendix H

Recycled Water Opportunities Evaluation

DRAFT

FINAL

Recycled Water Opportunities Evaluation City of Woodland, California

Prepared for
City of Woodland, California
April 2014

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FINAL

Recycled Water Opportunities Evaluation City of Woodland, California

Prepared for City of Woodland, California

April, 2014

April 17, 2014

Brown and Caldwell
Project No. 144119

1590 Drew Avenue, Suite 210
Davis, California 95618

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Section 1

Introduction

The City of Woodland (City) currently owns and operates the Woodland Water Pollution Control Facility (WPCF). The WPCF provides tertiary treatment, including an oxidation ditch secondary process, cloth media tertiary filtration and ultraviolet (UV) disinfection. The WPCF operates under a NPDES permit (Order No. R5-2009-0010, adopted February 5, 2009). The permit specifies that the WPCF has an average daily flow capacity of 10.4 million gallons per day (mgd). Current average dry weather flows are in the range of 5 to 6 mgd. A design is being prepared to upgrade the secondary treatment facilities at the WPCF to a Modified Ludzack Ettinger (MLE) process, which should provide improved process control and greater potential future capacity. Wastewater from the WPCF is currently conveyed through a pipeline and ditches for year 'round discharge to Tule Canal approximately 4 miles east of the treatment plant. Even though recycled water use is encouraged by the State, the City has not pursued possible wastewater reuse projects in the past because of potential associated costs and moderately elevated WPCF effluent salinity compared with other local sources of irrigation water.

The City is a participant in the Woodland-Davis Clean Water Agency, which is planning to construct an intake on the Sacramento River, raw water pipelines connecting the intake to a new regional water treatment plant near the WPCF, and separate pipelines delivering treated water to Woodland, Davis and UC Davis. This project and other water system related improvements will substantially reduce the salinity of the WPCF effluent, making the effluent more attractive as a source of recycled water for irrigation and other uses. The planned Woodland southwest main water transmission pipeline will convey potable water from the new water treatment plant to the southwest portion of Woodland and then along the southern edge of the city. Installing a parallel recycled water pipeline at the same time as the new surface water pipeline could be an economical means to provide recycled water to users near the pipeline route. There are also potential agricultural users of recycled water to the east and northeast of the WPCF.

The purpose of this study was to evaluate potential recycled water uses, regulatory issues, approximate costs, and benefits for areas near the WPCF and along the southwest water transmission pipeline route.

Section 2

Regulatory Framework for Recycled Water Usage

This section provides an overview of general regulations, permitting, and constraints for water reuse.

2.1 Recycled Water Categories

The California regulations for water reuse or water recycling criteria are prescribed in California Title 22 Code of Regulations (Title 22). The water recycling criteria are established by California Department of Public Health (CDPH) but the state agency regulating water recycling projects is the California Regional Water Quality Control Board (Regional Water Board). Title 22 provides definitions of recycled water quality according to treatment level and disinfection performance requirements. The categories of defined recycled water include:

- Disinfected secondary - 2.2 recycled water,
- Disinfected secondary - 23 recycled water,
- Disinfected tertiary recycled water.

2.2 Non-potable Reuse of Recycled Water

Non-potable Reuse or NPR is a broad term that encompasses several beneficial uses of treated wastewater. The reused water may be generated from processes that subject wastewater to varying levels of treatment; consequently, the rules and regulations governing non-potable water reuse are also varied. At a minimum, secondary treatment of wastewater is required prior to any non-potable reuse. In order to provide adequate protection to the public, the level of treatment must be increased progressively for applications involving increasing levels of human exposure to the reused water, as illustrated on Figure 2-1.

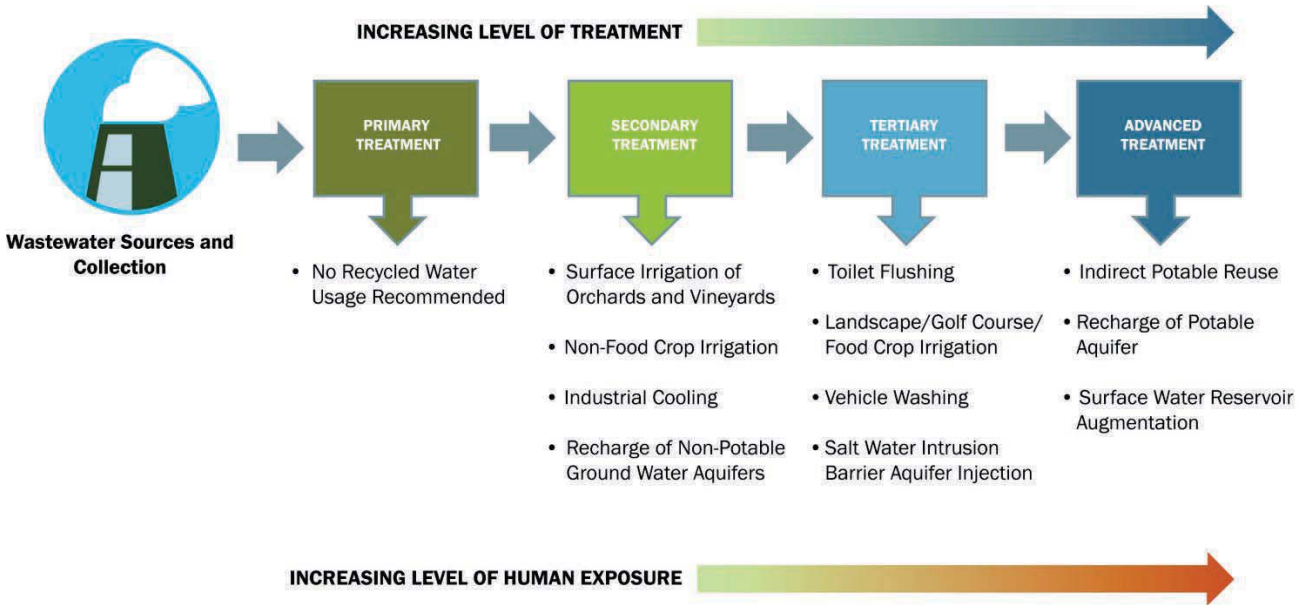

Figure 2-1. Common Uses of Recycled Water at Various Treatment Levels

2.2.1 State Water Resources Control Board Recycled Water Policy

In 2009, the State Water Resources Control Board (SWRCB) adopted a recycled water policy aimed at increasing recycled water usage, minimizing carbon footprint, and promoting sustainable management of surface and groundwater resources. The policy lists the following primary goals:

- Increasing recycled water usage over 2002 levels by one million AFY by 2020 and by at least two million AFY by 2030
- Increasing stormwater usage by at least half a million AFY by 2020 and at least one million AFY by 2030
- Increasing water conservation in industrial and urban uses by 20 percent by 2020
- Substituting as much recycled water for potable water as possible by 2030

Although increased conservation and use of stormwater is planned, the thrust of the policy is to increase the use of recycled water from municipal sources in a manner that complies with California Title 22, and all other applicable state and federal water quality laws and regulations. The policy describes criteria intended to streamline and generate consistency in the permitting of recycled water projects. Topics addressed by the policy include the following:

- Salt and nutrient management plans for groundwater basins and watersheds
- Streamlined permitting for landscape irrigation projects that use recycled water
- Groundwater recharge projects using recycled water
- Antidegradation
- Contaminants of emerging concern
- Incentives for the use of recycled water

2.2.2 Title 22 Quality Standards for Non-potable Reuse

Chapter 3 of the California Code of Regulations (CCR) Title 22, Division 4, outlines criteria for water recycling. This document is commonly abbreviated as Title 22 in the industry, and contains regulations that govern the sources, production, intended use, and quality of recycled water. Title 22 is currently oriented toward non-potable reuse. A brief summary of the key information contained in Title 22 is provided in Table A-1 in Appendix A.

2.3 Recycled Water Reuse Water Quality

The various forms of recycled water and the quality criteria associated with that type of recycled water are summarized in Table 2-1.

Table 2-1. Title 22 Water Quality Standards for Various Types of Non-potable Reuse

Recycled Water Type	Parameter	Quality Criteria
Disinfected Tertiary (secondary, coagulated, filtered and disinfected)	BOD_5	<10 mg/L
	TSS	<10 mg/L
	Total Coliform, MPN/100 mL	<2.2 (median/7 days) >23 (once/ 30 days) <240 (at all times)
	Turbidity, NTU	<2 (24 hr average) >5 (<5% of time) <10 (at all times)
Disinfected Secondary – 2.2 (secondary and disinfected)	BOD_5	<45 mg/L (7 day) <30 mg/L (30 day)
	TSS	<45 mg/L (7 day) <30 mg/L (30 day)
	Total Coliform, MPN/100 mL	<2.2 (median/7 days) >23 (once/ 30 days)
Disinfected Secondary – 23 (secondary and disinfected)	BOD_5	<45 mg/L (7 day) <30 mg/L (30 day)
	TSS	<45 mg/L (7 day) <30 mg/L (30 day)
	Total Coliform, MPN/100 mL	<23 (median/7 days) <240 (once/ 30 days)
Undisinfected Secondary (oxidized but not disinfected)	BOD_5	<45 mg/L (7 day) <30 mg/L (30 day)
	TSS	<45 mg/L (7 day) <30 mg/L (30 day)

2.4 Allowable Non-potable Recycle Water Uses

As defined in Title 22, the City of Woodland recycled water may be limited to specific applications based on its "level of treatment." Table 2-2 provides a summary of the various applications allowed based on the minimum level of treatment provided.

Table 2-2. Allowable Non-potable Uses of Recycled Water based on Title 22 Treatment Level

Type of Recycled Water Use	Acceptable Minimum Recycled Water Treatment Level		
	Disinfected Tertiary	Disinfected Secondary	Undisinfected Secondary
Urban Uses and Landscape Irrigation			
Fire Protection	✓		
Trucked Recycled Water for Construction /Multiple Uses	✓		
Toilet and Urinal Flushing	✓		
Commercial Car Washes (Vehicle Wash Racks)	✓		
Commercial Laundries	✓		
Irrigation of Parks, Schoolyards, Residential Landscaping	✓		
Irrigation of Cemeteries, Highway Landscaping	✓	✓	
Irrigation of Nurseries	✓	✓	
Landscape Impoundment	✓	✓*	
Agricultural Irrigation			
Pasture for Milk Producing Animals	✓	✓	
Fodder and Fiber Crops	✓	✓	✓
Orchards (no contact between fruit and recycled water)	✓	✓	✓
Vineyards (no contact between fruit and recycled water)	✓	✓	✓
Non-Food Bearing Trees	✓	✓	✓
Food Crops Eaten After Processing	✓	✓	
Food Crops Eaten Raw	✓		
Structural Fire Fighting	✓		
Environmental and Other Uses			
Recreational ponds with Body Contact (Swimming)	✓		
Wildlife Habitat/Wetland	✓	✓	
Artificial Snow Making	✓		
Soil Compaction, Concrete Mixing	✓	✓	
Trucked Recycled Water for Construction Dust Control	✓		
Aquaculture	✓	✓*	
Groundwater Recharge			
Seawater Intrusion Barrier	✓*		
Replenishment of Potable Aquifers	✓*		

** Restrictions and/or additional treatment may apply.*

SOURCE: Water Recycling 2030, California's Recycled Water Task Force, June 2003.

Section 3

Potential Recycled Water Flow and Quality

The Woodland WPCF produces a disinfected tertiary effluent that is suitable from a regulatory perspective for unrestricted reuse. In this section, the current flows and water quality are presented and discussed. Suitability of recycled water from the WPCF for irrigation in terms of potential soil and crop effects is also discussed.

3.1 Recycled Water Flow

The effluent flow rate is approximately 5 million gallons per day (mgd), which would correspond to 5,600 AF per year. The April through October irrigation season total would be 3,280 AF. If all the water were available for irrigation reuse, the flow would be sufficient for irrigation of approximately 500 to 700 acres of crops or landscape plants in a typical July. Considerably more area would be required to utilize all the effluent in cooler months. Water balance considerations are discussed for potential areas of use later in Section 5.

3.2 Recycled Water Quality

There are two sets of considerations of water quality for water reuse. The first is confirmation that the tertiary disinfected standards are being met. This is confirmed by the effluent meeting discharge standards for total coliform of less than 2.2 MPN/100 mL and a turbidity of less than 2 NTU as specified in Title 22.

The second set of considerations for water quality is the quality of the water for irrigation purposes. Irrigation water quality guidelines present values of recycled water salinity and specific ion concentrations for irrigation of various crops with a range of sensitivity to salinity and specific ions, such as boron. The criteria are presented in Table 3-1.

The growth of plants and their ability to absorb moisture from the soil are influenced by salinity. Soil salinity is managed by adding an excess of water above that required for crop growth to leach the salts from the soil profile. A “rule of thumb” for total water required to prevent salt buildup in arid climates is to apply the crop needs plus about 15 percent. The structure of clay soils can be also damaged when there is an excess of sodium with respect to calcium and magnesium in the wastewater as measured by the sodium adsorption ratio (SAR).

The WPCF effluent quality is compared to the irrigation guidelines in Table 3-3. The current effluent is moderately elevated in salinity and boron. The effluent quality after implementation of the surface water supply project is projected to be much improved and potentially have only a slight effect on the most sensitive crops due to salinity.

Table 3-1. Guidelines for Interpretation of Water Quality for Irrigation [a]

Potential Irrigation Problems	Units	Degree of Restriction on Use		
		None	Slight to Moderate	Severe
Salinity (affects crop water availability)				
EC_w [b]	dS/m or mmho/cm	<0.7	0.7 – 3.0	>3.0
TDS	mg/L	<450	450 – 2000	>2000
Permeability (affects infiltration rate of water into the soil. Evaluate using EC_w and SAR together) [c, d]				
SAR = 0 - 3		and EC_w = >0.7	0.7 – 0.2	<0.2
SAR = 3 - 6		and EC_w = >1.2	1.2 – 0.3	<0.3
SAR = 6 - 12		and EC_w = >1.9	1.9 – 0.5	<0.5
SAR = 12 - 20		and EC_w = >2.9	2.9 – 1.3	<1.3
SAR = 20 - 40		and EC_w = >5.0	5.0 – 2.9	<2.9
Specific ion toxicity (affects sensitive crops)				
Sodium (Na) [e, f]				
surface irrigation	SAR	<3	3 – 9	>9
sprinkler irrigation	mg/L	<70	>70	
Chloride (Cl) [e, f]				
surface irrigation	mg/L	<140	140 – 350	>350
sprinkler irrigation	mg/L	<100	>100	
Boron (B)	mg/L	<0.7	0.7 – 3.0	>3.0
Miscellaneous effects (affects susceptible crops)				
Nitrogen (Total-N) [g]	mg/L	<5	5 – 30	>30
Bicarbonate (HCO_3) (overhead sprinkling only)	mg/L	<90	90 – 500	>500
pH		Normal range 6.5 – 8.4		
Residual chlorine (overhead sprinkling only)	mg/L	<1.0	1.0 – 5.0	>5.0

a) *Adapted from University of California Committee of Consultants and Ayers and Westcot. The basic assumptions of the guidelines are discussed on Table 3-2.*

b) *EC_w means electrical conductivity of the irrigation water, reported in mmho/cm or dS/m. TDS means total dissolved solids, reported in mg/L.*

c) *SAR means sodium adsorption ratio. SAR is sometimes reported as R_{Na}. At a given SAR, infiltration rate increases as salinity (EC_w) increases. Evaluate the potential permeability problem by SAR and EC_w in combination.*

d) *For wastewaters, it is recommended that the SAR be adjusted to include a more correct estimate of calcium in the soil water following an irrigation.*

e) *Most tree crops and woody ornamentals are sensitive to sodium and chloride; use the values shown. Most annual crops are not sensitive.*

f) *With overhead sprinkler irrigation and low humidity (<30%), sodium or chloride greater than 70 or 100 mg/L, respectively, have resulted in excessive leaf absorption and crop damage to sensitive crops.*

g) *Total nitrogen should include nitrate-nitrogen, ammonia-nitrogen, and organic-nitrogen. Although forms of nitrogen in wastewater vary, the plant responds to the total nitrogen.*

Table 3-2. Guideline Assumptions

Assumptions in the Guidelines

The water quality guidelines in Table 3-1 are intended to cover the wide range of conditions encountered in California's irrigated agriculture. Several basic assumptions have been used to define the range of usability for these guidelines. If the water is used under greatly different conditions, the guidelines may need to be adjusted. Wide deviations from the assumptions might result in wrong judgments on the usability of a particular water supply, especially if it is a borderline case. Where sufficient experience, field trials, research, or observations are available, the guidelines may be modified to more closely fit local conditions.

The basic assumptions in the guidelines are given below.

Yield Potential

Full production capability of all crops, without the use of special practices, is assumed when the guidelines indicate no restrictions on use. A "restriction on use" indicates that there may be a limitation such as choice of crop or the need for special management in order to maintain full production capability, but a "restriction on use" does not indicate that the water is unsuitable for use.

Site Conditions

Soil texture ranges from sandy-loam to clay with good internal drainage. Rainfall is low and does not play a significant role in meeting crop water demand or leaching. In the Sierra and extreme North Coast areas of California where precipitation is high for part or all of the year, the guideline restrictions are too severe. Drainage is assumed to be good, with no uncontrolled shallow water table present.

Methods and Timing of Irrigations

Normal surface and sprinkler irrigation methods are used. Water is applied infrequently as needed, and the crop utilizes a considerable portion of the available stored soil water (50% or more) before the next irrigation. At least 15% of the applied water percolates below the root zone (leaching fraction [LF] > 15%). The guidelines are too restrictive for specialized irrigation methods, such as drip irrigation, which result in near daily or frequent irrigations. The guidelines are not applicable for subsurface irrigation.

Water Uptake by Crops

Different crops have different water uptake patterns, but all take water from wherever it is most readily available within the root zone. Each irrigation leaches the upper root zone and maintains it at a relatively low salinity. Salinity increases with depth and is greatest in the lower part of the root zone. The average salinity of the soil solution is about three times that of the applied water.

Salts leached from the upper root zone accumulate to some extent in the lower part but eventually are moved below the root zone by sufficient leaching. The crop responds to average salinity of the root zone. The higher salinity in the lower root zone becomes less important if adequate moisture is maintained in the upper, "more active" part of the root zone.

Table 3-3 . Woodland Tertiary Effluent Quality

Constituent	Unit	Current		Estimated Future	
		Value	Degree of Restriction	Value	Degree of Restriction
EC [(a)]	mmho/cm	1.6	None for forage crops, slight to moderate for tree crops	0.82	None to Slight
Sodium	mg/L	190	Slight to Moderate	110	Slight to Moderate
Calcium	mg/L	182	--	87	--
Magnesium	mg/L	78	--	34	--
SAR [(b)]	unitless	2.95	None	2.5	None
Boron	mg/L	2.35	Slight to Moderate, depending upon crops	0.68	None

(a) EC = Electrical Conductivity = measure of salinity

(b) SAR = Sodium Adsorption Ratio

Section 4

Potential Sites for Reuse

The general types of water reuse opportunities were presented in Section 2 and include a variety of urban landscape and agricultural reuse opportunities. Primary options for water reuse in the study area include urban landscape irrigation, agricultural irrigation, and power plant cooling uses. City urban landscape reuse opportunities include park lands and sporting venues. Geographically located within the California Central Valley, the City is also near a variety of agricultural fields, which are located near the WPCF and the outlying rural City landscape.

For the purposes of this report, the potential sites for reuse are divided between eastern and western properties centralized around the WPCF location. The potential properties are comprised of approximately 5,056 acres located east of the treatment plant and approximately 876 gross acres located west of the treatment plant, for a total of approximately 5,900 acres. The boundaries of potential reuse parcels are outlined in Figure 4-1.

4.1 Eastern Reuse Properties

Properties located to the east of the water treatment plant are comprised of twenty properties in sizes ranging from 7 to 626 acre parcels, totaling approximately 5,056 acres. All the eastern properties are potential agricultural reuse properties. The list of potential agricultural reuse properties located east of the treatment plant is presented in Table 4-1. An aerial map showing the locations of the potential reuse properties is provided in Figure 4-2.

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Feet

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Pedrick Rd.

West St.

East St.

Main St.

East Kentucky St.

East Beamer St.

East Main St.

113

County Rd. 102

Knights Landing Bridge Cut

County Rd. 20

County Rd. 22

Gibson Rd.

East Gibson Rd.

County Rd. 24A

County Rd. 99

City of Woodland
Waste Water
Treatment Plant

LEGEND

Parcels of Interest for recycled Water Opportunities

Figure 4-1
Recycled Water Opportunities Evaluation
Site Map

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City of Woodland
Yolo County, California

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Feet

LEGEND

- Recycled Water Pipelines
- Parcels of Interest for Recycled Water Opportunities
- 1 Recycled Water Use Group

East Kentucky St.

East Beamer St.

East Main St.

County Rd. 102

RD 2035
High Line Canal

City of Woodland
Waste Water
Treatment Plant

County Rd. 25

Knights Landing Bridge Cut

County Rd. 20

County Rd. 22

County Rd. 117

5

113

1 057 150 09

1 027 350 03

1 027 350 04

1 057 180 12

1 057 170 01

1 057 170 09

1 057 170 03

2 027 390 04

2 057 190 01

2 027 390 12

2 057 190 11

1 027 390 20

1 027 390 22

1 027 390 23

2 042 180 13

2 042 020 06

2 042 180 02

Figure 4-2
Recycled Water Opportunities Evaluation Parcels and Groups
East of the City of Woodland Waste Water Treatment Plant

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City of Woodland
Yolo County, California

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Table 4-1. Eastern Reuse Properties					
Item	APN	Owner Description	Approx. Area (ac)	Zoning	Zoning Comments
1	027 390 20	City of Woodland / Pacific Coast Producers	106	Agricultural	Within City Boundaries
2	027 390 22	City of Woodland / Pacific Coast Producers	320	Agricultural	Within City Boundaries
3	027 390 23	City of Woodland / Pacific Coast Producers	464	Agricultural	Within City Boundaries
4	027 390 04	Conaway Preserve	87	Agricultural	Within City Boundaries
5	027 390 12	Conaway Preserve	169	Agricultural	Within City Boundaries
6	042 020 06	Conaway Preserve	298	Agricultural	Outside City Boundary
7	042 180 02	Conaway Preserve	164	Agricultural	Outside City Boundary
8	042 180 13	Conaway Preserve	524	Agricultural	Outside City Boundary
9	057 190 01	Conaway Preserve	130	Agricultural	Outside City Boundary
10	057 190 11	Conaway Preserve	434	Agricultural	Outside City Boundary
11	057 180 12	Conaway Preserve	512	Agricultural	Outside City Boundary
12	027 350 03	Conaway Preserve	160	Agricultural	Outside City Boundary
13	027 350 04	Conaway Preserve	159	Agricultural	Outside City Boundary
14	057 150 09	Neal Dow Family LP	626	Agricultural	Outside City Boundary
15	057 170 03	City of Woodland	427	Agricultural	Outside City Boundary
16	057 170 01	Koerwitz	245	Agricultural	Outside City Boundary
17	057 170 09	Koerwitz	232	Agricultural	Outside City Boundary
		Total Area (ac)	**5,057**		

The eastern agricultural properties are interconnected by a series of existing open water irrigation and drainage canals. The supply canal closest to the WPCF is locally known as the Reclamation District 2035 (RD 2035) Road 103 High Line Canal system. The canal system has the capacity to convey the 5 mgd reuse water generated at the WPCF throughout the western and northern portion of the agricultural area directly to many parcels and through drainage canals or channels to other parcels. The only major infrastructure required to utilize the RD 2035 High Line Canal system is a 600 foot long pipeline. A couple of the eastern parcels in the Yolo Bypass could also be served from the City's existing effluent pipeline to the Yolo Bypass.

The largest potential user of recycled water to the east would be the Conaway Preserve, a major area farm and wildlife preserve. Based on communication with Conaway Preserve representatives in May and June 2013, the 2,644 acres on the Preserve identified as potentially able to receive recycled could accept a limited amount of reuse water during the summer irrigation season and could likely accept all the reuse water during a portion of the winter season. The Conaway Preserve primarily grows rice, much of which is used for export to international destinations. During the irrigation season, rice needs to be irrigated with non-recycled water due to marketability issues according to the California Rice Commission (2013). Outside the irrigation season, the recycled water could likely be used for flooding to promote the decomposition of rice stubble remaining in the fields following harvest.

Parcels Irrigable with Recycled Water during the Main Irrigation Season

The Conaway parcels that could utilize recycled water during the irrigation season are parcels in the Cache Creek Settling Basin that are not suitable for growing rice. These parcels were identified in Figures 4-1 and 4-2. Other parcels north of those owned by Conaway in the Cache Creek Settling Basin could also possibly be irrigated with recycled water. Three parcels in the Yolo Bypass could be irrigated with recycled water during the irrigation season. Those would include the City-owned parcel just north of the railroad tracks and the next adjacent parcels further north.

The City also leases 890 gross acres on a long term basis to PCP immediately east of the WPCF property. PCP processes tomatoes from July through early October and utilizes most of the land for irrigation of grass crops using wastewater from its cannery. PCP could utilize recycled water from the WPCF for irrigation of its site during late spring and early summer before the processing season.

A proposal has also come forth recently for residential and commercial development of some of the land east of the WPCF owned by the City and Conaway. New development could include anything from a purple pipe distribution system for recycled water for only parks to a complete dual distribution system for residential parcels. Addressing this conceptual project was beyond the scope of this study, but possible ramifications are mentioned herein.

4.2 Western Reuse Properties

Properties located to the west of the WPCF are comprised of thirty properties in sizes ranging from 4.7 to 134 acre parcels, totaling approximately 939 acres. The western properties include both agricultural and urban landscape reuse opportunities. The list of potential reuse properties located west of the treatment plant is presented in Table 4-2. An aerial map showing the locations of the recommended reuse properties is provided in Figure 4-3.

Table 4-2. Western Reuse Properties

Item	APN	Owner Description	Approx. Area (ac)	Zoning	Zoning Comments
1	027 390 33	Woodland Development Co	134.3	Agricultural	Within City Boundaries
2	027 360 23	Woodland Biomass	37.2	Industrial	Within City Boundaries
3	042 580 33	Barton Trust	35.9	Agricultural	Within City Boundaries
4	027 520 15	City of Woodland	5.4	City Park	Within City Boundaries
5	027 520 80	City of Woodland	4.7	City Park	Within City Boundaries
6	042 580 27	Woodland Community College	120.9	Public School	Within City Boundaries
7	042 580 15	City of Woodland	7.9	City Park	Within City Boundaries
8	042 580 43	Woodland Springlake Partners	9.5	Agricultural	Within City Boundaries
9	041 070 52	Optomistic Partners LLC	19.6	Agricultural	Within City Boundaries
10	041 080 14	Beeman Michael	129.4	Agricultural	Outside City Boundary
11	041 080 02	City of Woodland	40.0	City Services	Within City Boundaries
12	041 080 01	City of Woodland	37.9	City Services	Within City Boundaries
13	041 080 08	Singh Balwant	17.4	Agricultural	Outside City Boundary
14	041 080 09	Gunnerson Betty B	19.6	Agricultural	Outside City Boundary
15	041 080 05	Beeman Fam Trust	22.7	Agricultural	Outside City Boundary

Table 4-2. Western Reuse Properties					
Item	APN	Owner Description	Approx. Area (ac)	Zoning	Zoning Comments
16	041 080 12	Benson Rev Trust	17.6	Agricultural	Outside City Boundary
17	039 140 16	City of Woodland	8.3	City Park	Within City Boundaries
18	039 150 01	Beeman Timothy L	61.5	Agricultural	Outside City Boundary
19	039 150 02	Franke Harold R Estate	34.9	Agricultural	Outside City Boundary
20	039 150 03	Franke Harold R Estate	31.0	Agricultural	Outside City Boundary
21	039 030 03	Jenness Benning F	39.4	Agricultural	Outside City Boundary
22	039 030 02	Hilleby Martha I	40.4	Agricultural	Outside City Boundary
		Total Area (ac)	**876**		

The western reuse properties are spread across the southern boundary of the City with no existing system for recycled water conveyance. The use of the western properties will require the construction of a pipeline of up to approximately 4.5 miles in length for water conveyance to reach all the properties.

In order to meet the potential demand of all the western properties, the pipeline would need to be sized to carry flow rates ranging between 20 gpm and 4,400 gpm and with pipe diameters ranging in size from 2-inches to 18-inches. Since this would exceed the current output of the WPCF, only a portion of the parcels could reliably be served with recycled water. Adjustments in pipeline distance and diameter would vary based on the properties selected for reuse. Figure 4-3 shows the anticipated pipeline alignment along the existing treated water pipeline alignment.

The draft General Plan land use map for the City is shown in Figure 4-4. The likely intermediate and long term uses of the parcels can be taken from the land use designations shown. The land use designations were utilized to divide the western reuse parcels into four groups based on likely priority of service for providing recycled water. Grouping of parcels and detailed evaluations of the required pipeline sizes, costs, and issues involved with serving the groups of parcels are discussed in Section 5.

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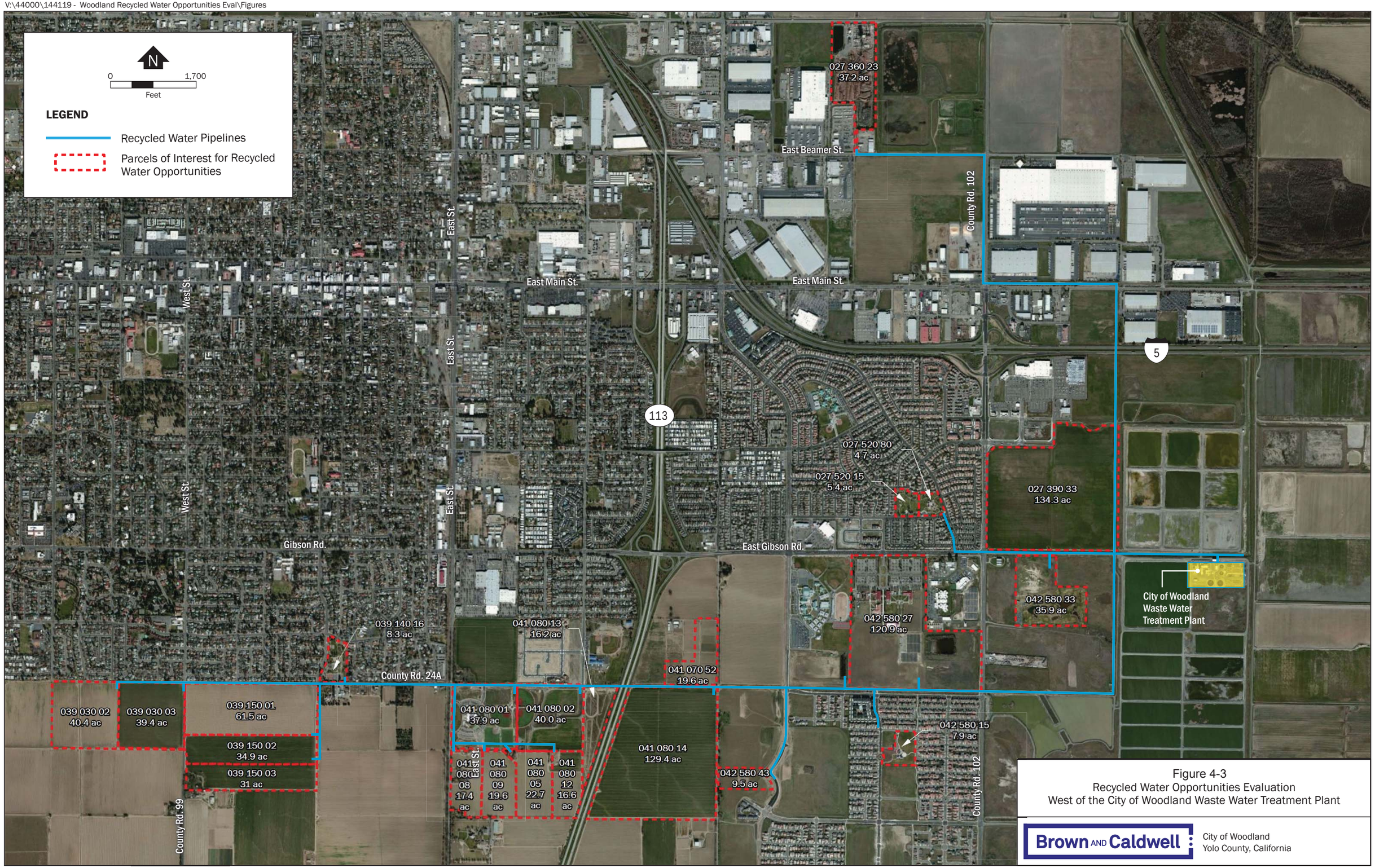

Figure 4-3
Recycled Water Opportunities Evaluation
West of the City of Woodland Waste Water Treatment Plant

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City of Woodland
Yolo County, California

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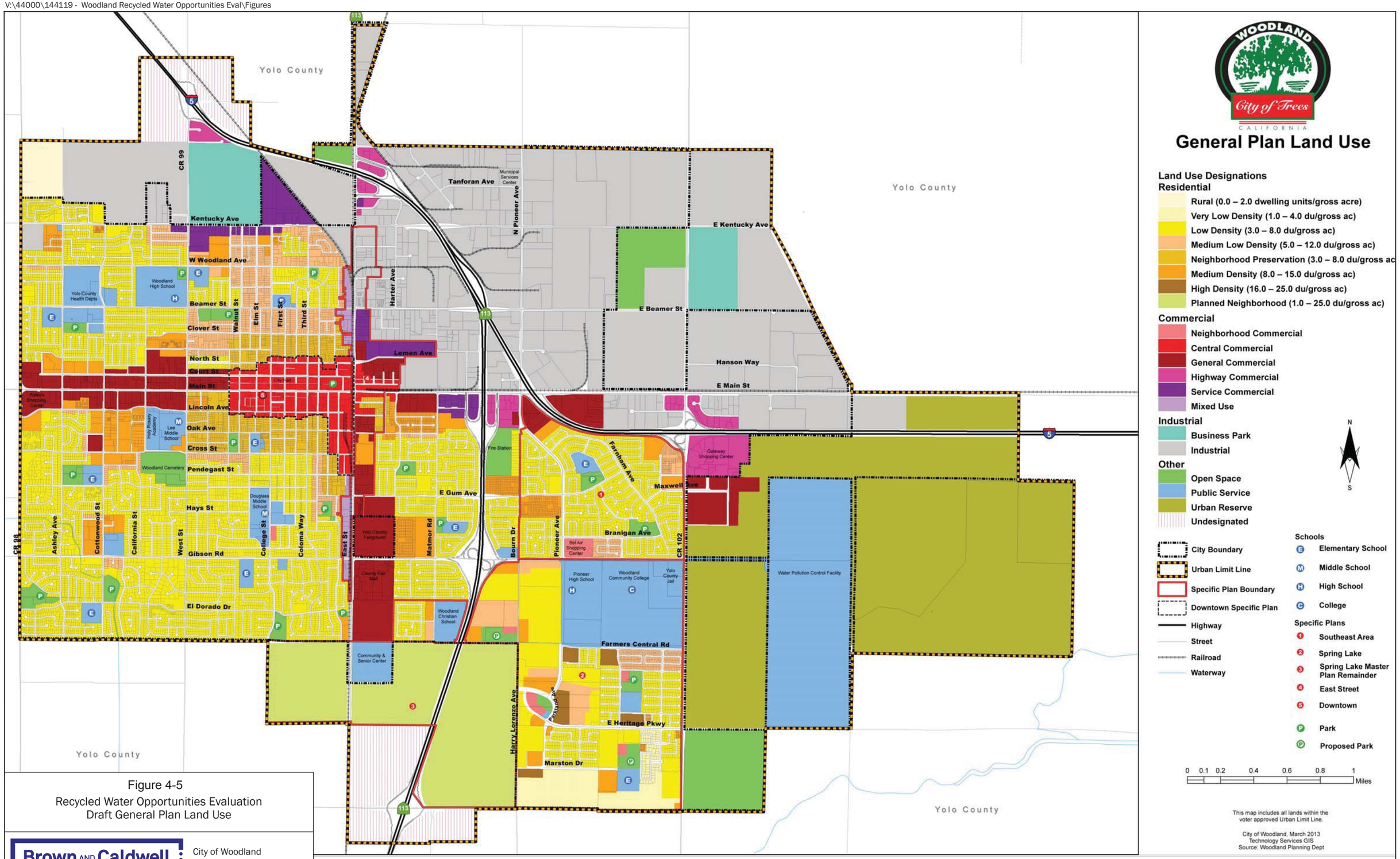

Figure 4-5
Recycled Water Opportunities Evaluation
Draft General Plan Land Use

Brown AND Caldwell

City of Woodland
Yolo County, California

Source: City of Woodland

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Section 5

Evaluation of Alternatives for Water Reuse

5.1 Screening and Grouping of Alternatives – Eastern Properties

The eastern fields were grouped into fields unlikely to be planted with rice (East Group 1) and fields that were likely to have rice planted at some point in their crop rotation (East Group 2).

5.1.1 East Group 1 Parcels – Non-rice

The non-rice parcels were identified in Figure 4-2. Planting for the parcels in the Cache Creek Settling Basin and the Yolo Bypass can sometimes be delayed until late May or early June in a wet year. The Conaway parcels are typically planted to tomatoes, corn, safflower, and other field crops. The other parcels in the Cache Creek Settling Basin are also planted to various field crops. The City's 427 acre parcel in the Yolo Bypass is currently on a 3 year lease out to a farmer for organic field crop production. The parcel north of the City's parcel in the Yolo Bypass has been planted to rice in the past, but could be limited to other crops under a suitable agreement with the City.

Irrigation tailwater runoff from the fields in the Cache Creek Settling Basin enters the low water Cache Creek Channel. When this occurs, this would likely be considered a discharge to waters of the state, and all commensurate surface water discharge requirements would apply. The requirements, which would likely be identical to requirements in the City's most recent permit, can probably be applied back at the WPCF discharge. Alternatively, it may be possible to retain tailwater at the low ends of the fields.

The City-owned parcels farmed by PCP comprise a total of 890 acres, of which PCP farms about 650 acres in any given year. The remainder of the land is used for land application of semi-solid organic wastes or is unusable because of the presence of berms, fill, or other conditions.

The potential annual and peak month water use rates of Group 1 parcels is shown in Table 5-1.

Table 5-1. East Group 1 Parcels Water Use Rates

Area	Estimated Irrigation Area	Annual Water Use, ac-ft	Peak Season Demand, mgd
Cache Creek Settling Basin	1,311	4,217	13.1
Yolo Bypass	813	2,615	8.1
Pacific Coast Producers	650	650	0
TOTAL	**2,774**	**7,482**	**21.2**

The potential water use from all the parcels far exceeds the current 5 mgd of effluent available from the WPCF. The area that could be irrigated with only the 5 mgd of available recycled water would be approximately 500 acres. Therefore the preferred parcels would be those that could be supplied with water most easily and have the best tailwater control possibilities. These would likely be the western Conaway parcels in the Cache Creek Settling Basin, the City's parcel in the Yolo Bypass, and the PCP parcels.

The western Conaway parcels in the Cache Creek Settling Basin and the PCP parcels could both be served by a pipeline from the WPCF discharge to and just past the RD 2035 High Line Canal. An 18 inch diameter would handle up to approximately 7 mgd. Existing conveyance facilities could be used to move the water from the end of the pipeline to the fields. The City's parcel in the Yolo Bypass can be supplied with water directly from the existing outfall pipeline. Some minor water control facilities would be needed to distribute the recycled water on the City's parcel.

Possible future infrastructure for the recently proposed development east of the WPCF would require a pump station, storage tank, mainline, and purple pipe distribution system constructed prior to or concurrently with the development construction.

5.1.2 East Group 2 Parcels – Rice Stubble

It was assumed that these parcels would only accept water during two months in the late fall for rice stubble decomposition. It was also assumed that these parcels could be supplied with water from the RD 2035 High Line Canal. The potential water demand of the Group 2 parcels was assumed to be 0.5 feet per month, or 810 acre-feet/month (8.5 mgd) for the 1,620 net irrigated acres identified.

The 8.5 mgd potential demand is much greater than the available flow from the WPCF, therefore only a portion of the identified parcels could be served. Most likely, rice decomposition water would be blended with diverted Sacramento River water within the overall Conaway water distribution system rather than be dedicated to specific isolated parcels anyway.

The facilities required to serve water to Group 2 and other parcels for rice decomposition water would be the same 18 inch pipeline and related facilities to convey the WPCF effluent to the RD 2035 High Line Canal. If the pipeline is constructed to serve Group 1 parcels, there would be no additional cost to serve Group 2 parcels in the late fall months.

5.1.3 Costs of Supplying Recycled Water to Eastern Parcels

Estimated total costs and costs per acre-foot for supplying recycled water to the eastern parcels are shown in Table 5-2. The capital costs for reaching the Group 1 fields include $82,000 for a pipeline, $40,000 for valves and a tie-in and $100,000 for permitting, administrative, and miscellaneous costs. A recycled water storage tank was assumed to not be needed because of flexibility in the operation of the RD 2035 High Line Canal. Although a survey would still need to be performed, there appears to be enough head drop between the UV disinfection channel at the WPCF and the RD 2035 High Line Canal to allow gravity flow to the canal. If some of the preferred parcels become unavailable in the future, the costs for extending service to other nearby Group 1 parcels would be relatively small. The incremental costs for serving Group 2 fields would only be administrative and permitting costs.

Table 5-2. Costs of Supplying Recycled Water to Eastern Parcels

User Group Description	Potential Demand, mgd	Capped Annual Demand, ac-ft/yr	Incremental Capital Cost	Incremental Cost/af
Group 1 – Field crops (non-rice)	21.2	2,469	$222,000	$17.20
Group 2 – Rice decomposition water	8.5	1,332	$30,000	$11.80

5.1.4 Issues and Comparison with Other Water Supply Sources

As mentioned previously, the California Rice Commission discouraged the use of recycled water for rice crop irrigation because of international marketing considerations. The use of recycled water for irrigating organic field crops could also have marketing related issues. Other than crop marketing issues, the main issues with regards to supplying recycled water to eastern parcels would be the time and effort involved in setting up agreements with farmers, obtaining a water reclamation permit, and performing required monitoring. However, it would be technically possible to begin providing recycled water for crop irrigation on eastern parcels even before the surface water supply project is complete.

Based on recent capital and operational cost estimates for irrigation wells as part of another recent study for Glenn County, the cost of groundwater from new wells is roughly $65 per acre-foot for a 1,500 gpm well, and somewhat less for a larger well. The pumping costs for Sacramento River water for Conaway Ranch are roughly only about $25 per acre-foot not including maintenance costs for the water distribution system. However, the value of Sacramento River water in the summer is up to $400 per acre-foot as evidenced by the water sale from Conaway Ranch to the Woodland-Davis Clean Water Agency and other recent water sales. Based on cost comparisons, supplying recycled water to the Group 1 eastern parcels during the irrigation season would be economically viable. Additional economic considerations are discussed later in Section 6, Recommended Alternatives.

Even though the cost of alternative water supplies is very low for fall rice stubble decomposition water (about $25 per acre-foot marginal cost), supplying water to Group 2 parcels for rice stubble decomposition would still be economically viable. One other consideration for the use of recycled water for rice stubble decomposition in the late fall months is that residual nutrients in the recycled water would probably help speed the decomposition process.

Although cost estimates were not prepared for serving recycled water to new possible development east of the WPCF, the costs for serving large landscaped areas would likely be similar to or slightly less than the costs for serving similar western parcels, which are discussed later in this report.

5.2 Screening and Grouping of Alternatives – Western Properties

The western parcels were grouped by general priority of supply based on the costs of likely alternative supply. Group 1 included urban park, sporting, and landscape uses, where the alternative water supply would either be potable water or small wells. Pioneer High School was not included because it recently completed construction of a dedicated irrigation well. Group 2 was comprised of agricultural parcels that could potentially have a long term demand for recycled water. Group 3 was comprised of only the Woodland Biomass power generation plant. Group 4 was comprised of agricultural parcels that had been identified in the General Plan Update as potential future development areas. All the western parcels and their corresponding group numbers are shown in Figure 5-1. The Draft Woodland General Plan Update land use map for the area of interest was shown in Figure 4-4.

The pipeline to serve all Group 1 parcels would follow the path of the planned southern surface water distribution pipeline, extending west past Highway 113 and East Street all the way to Crawford Park. A short branch would serve the Gateway II Development, Mountain Air Golf Course, and Slaven Park. The pipeline would extend further west to County Road 99 to serve all the Group 2 parcels. For service to Woodland Biomass (Group 3), a separate pipeline would follow the path of the planned northern surface water distribution pipeline under Interstate 5 to Main Street. The Group 3 pipeline would likely then follow County Road 102 and Beamer Street or other suitable alignment through the industrial area towards Woodland Biomass, the assumed base case industrial user. The Group 4 pipeline path would essentially be the same as the Group 2 pipeline, but the pipeline would have greater capacity to be capable of supplying the Group 4 parcels along the way.

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Feet

LEGEND

Recycled Water Pipelines

Parcels of Interest for Recycled Water Opportunities

1 Recycled Water Use Group

East Beamer St.

East Main St.

East Main St.

East Gibson Rd.

Gibson Rd.

County Rd. 102

County Rd. 24A

County Rd. 99

West St.

East St.

East St.

West St.

113

5

3 027 360 23

1 027 520 80

1 027 520 15

1 027 390 33

1 042 580 33

1 042 580 27

1 041 070 52

City of Woodland Waste Water Treatment Plant

039 140 16

2 039 030 02

2 039 030 03

2 039 150 01

2 039 150 02

2 039 150 03

1 041 080 01

1 041 080 02

041 080 13

4 041 080 14

041 080 08

041 080 09

041 080 05

041 080 12

4

042 580 43

1 042 580 15

Figure 5-1
Recycled Water Opportunities Evaluation
West Parcels and Groups

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City of Woodland
Yolo County, California

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5.2.1 Costs of Supplying Recycled Water to Western Parcels

The estimated capital and total costs for providing service to the 4 western parcel groups are shown in Table 5-3. Cost estimating details are provided in Appendix C.

The capital costs for reaching the Group 1 fields include approximately $1.4M for a pipeline and appurtenances, $0.2M for a pump station and $0.5M for permitting, administrative, and miscellaneous costs. A recycled water storage tank was not included, but could be necessary depending upon demand scheduling. Adding Group 2 users, the pipeline diameters are larger and the length is assumed to be extended to reach users at County Road 99 (West Street).

The industrial user assumed for Group 3 is the Woodland Biomass power generation facility. Should the use of recycled water become attractive to Woodland Biomass, there may be other industrial users that would be interested in recycled water supplied from the same pipeline. The historical annual average use rate for Woodland Biomass has been slightly under 300 gpm. For evaluation purposes, a pipeline capacity of 500 gpm was assumed. The recycled water supply flow rate could be adjusted to approximately match demand through the use of telemetry and variable frequency drive motors on the supply pumps. It was assumed that Woodland Biomass could provide any additional equalization storage needed for their own use.

The addition of Group 4 users resulted in larger diameter pipeline segments and a larger pump station. While Group 4 costs are shown for comparative purposes, it is important to consider that there would not be sufficient recycled water to serve all potential Group 1 through 4 customers.

Table 5-3. Costs of Serving Recycled Water to Western Parcels

User Group		Cumulative Demand ac-ft/yr	Cumulative Capital Cost Million $	Annualized Capital Cost $/af	Unit Total Cost, $/af	Incremental Cost, $/af
1	City parks and high value users	881	$2.1M	$193	$270	$270
2	Possible long term ag	1,521	$4.1M	$215	$297	$335
3	Industrial user	2,005	$5.2M	$210	$290	$268
4	Possible intermediate-term ag	2,695	$7.3M	$218	$301	$332

Note:
Costs shown are preliminary planning level costs based on generalized unit costing assumptions. Effects of site specific conditions are not included.

The results shown in Table 5-3 are interesting in that there do not appear to be strong economies of scale to providing recycled water to additional users along the proposed main pipeline alignment for Groups 1, 2, and 4. The estimated incremental costs of supplying recycled water are in the general range of $250 to $350 per ac-ft.

5.2.2 Issues and Comparison with Alternative Water Sources

The issues and cost comparisons for the western parcels are somewhat different than for the eastern parcels.

5.2.3 Parks and Other Urban Users

The alternative water sources available to the urban users would be potable water from the City water system and dedicated small wells. The cost of potable water for large commercial users is scheduled to rise from the current $2.77 per hundred cubic feet ($1,200 per ac-ft) to $5 per hundred cubic feet ($1,900 per ac-ft) by 2016. Brown and Caldwell released a draft analysis of water management and alternative water

sources for parks in the City of Davis (Brown and Caldwell, 2013). The replacement capital cost of wells ranged from approximately $3,000 to $30,000 per ac-ft of annual demand depending upon the size of the parks and whether an existing municipal well could be converted to an irrigation well or whether a new well was needed. Although total costs per ac-ft were not presented in the Davis study, the capital cost range of $3,000 to $30,000 per ac-ft of annual demand can be compared with approximately $2,300 ($2,030,210 / 881 from Table 5-3) per ac-ft of annual demand for providing recycled water to parks in western parcels Group 1. While the economics could change somewhat with lower cost wells or with higher unit costs for the recycled water system, this comparison does show that recycled water is likely to be cost competitive with dedicated wells for irrigating Group 1 parks and greenbelts.

5.2.4 Agricultural Irrigation Users (West Groups 2 and 4)

The western parcels that are currently in irrigated agriculture usage depend on groundwater wells for irrigation water. The fully amortized cost of groundwater wells is approximately $65 per ac-ft. Therefore the irrigated agriculture parcels (both long term and intermediate term) would not likely be interested in receiving recycled water unless they wanted water with lower boron content and/or some kind of subsidy was available. The most likely candidates would be those interested in planting walnuts or some other high cash value crop with a sensitivity to boron.

5.2.5 Woodland Biomass Industrial User

The Woodland Biomass powerplant uses cooling water as part of its power generation operation. At year 2016 rates, the cost of potable water would be $1,900 per ac-ft versus approximately $270 per ac-ft for recycled water. Therefore recycled water would be far less costly than potable water from the City.

Woodland Biomass could also construct a deep well. Based on estimates for a well for Woodland Biomass performed several years ago, the capital cost would likely be in the range of $650,000 to $900,000. In a draft 2009 report to the City of Woodland (Brown and Caldwell, 2009), the overall cost of water from a larger well that would supply water to both the City and Woodland Biomass was estimated at $0.46/hcf ($200/ac-ft), not including manganese treatment and assuming PG&E power costs. Economies of scale for well construction would imply that the cost of water from a smaller dedicated well for Woodland Biomass alone would be on the order of roughly 50% greater than the $200/ac-ft cost in the 2009 study, making the recycled water cost competitive with water from a new deep well. There would also be a small risk of not finding adequate quality and quantity of water for a new deep well at the Woodland Biomass site.

Section 6

Recommended Alternatives

6.1 Comparison of Alternatives

The recycled water supply project alternatives are listed in Table 6-1 along with cost and subjective advantages and disadvantages.

Table 6-1. Comparison of Recycled Water Supply Project Alternatives

Alternative	Cost, $/af	Cost of Other Water Sources for Area	Advantages	Disadvantages
E1	$17	$65	Economical; physically easy to implement	Additional permitting and agreements required; only summer irrigation season usage.
E2	$11	$25	Late fall use	Additional permitting and agreements required
W1	$259	$1,900 or $300	Economical; lower boron, softer water; possible financing incentives	Public perception; permitting
W2	$333	$65	Low boron, softer water	Relatively expensive for agriculture
W3	$268	$1,900 or $300	Cost competitive; lower risk; year 'round use	Street disruption during construction
W4	$296	$65	Low boron, softer water	Relatively expensive for agriculture

E1 – Eastern Parcels Group 1, E2 – Eastern Parcels Group 2

W1 – Western Parcels Group 1, W2 – Western Parcels Group 2, W3 – Western Parcels Group 3, W4 – Western Parcels Group 4

Supplying water to the eastern parcels is clearly very economical because the location of the effluent discharge is so close to the RD 2035 Road 103 High Line Canal and other points of distribution and use. The City could charge users a price nearly equal to the cost of alternative water and use that revenue to offset WPCF operational costs. Structuring agreements with users on eastern parcels should also be performed such that the City is not required to supply water in all years and could possibly sell its recycled water on the open market during drought years at a much higher price.

A specific benefit to Conaway Ranch from utilizing recycled water would be to reduce groundwater pumping associated with its original sale of surface water to the Woodland-Davis Clean Water Agency. This would make it easier for Conaway to receive a no-impact or low-impact finding from the State Water Board on its groundwater pumping to offset its surface water sale.

The main challenges with supplying recycled water to the eastern parcels would be developing agreements with end users and obtaining permits for the recycled water use. These are not seen as difficult challenges at this time. Monitoring and tailwater control will need to be integral with any implementation. The other disadvantage of a program supplying recycled water to eastern parcels is that the supply window would be only a few months out of the year. Supplying water for rice decomposition in the late fall would increase the number of months of supply, even though the economics are not as favorable as during the irrigation season.

The cost of supplying recycled water to the western parcels is over an order of magnitude greater than the costs of supplying eastern parcels. However, the cost is in the same range as the best alternatives for the park and industrial water users. The cost would be too high for most agricultural irrigation users, but the cost could possibly be acceptable for agricultural irrigation use on high cash value crops that are especially sensitive to boron.

Along with higher costs of supply for the western parcels, the other main disadvantage for recycled water use on western park parcels would be possible adverse public perception for irrigation of parks with reclaimed water.

6.2 Recommended Alternatives

Since most of the alternatives are economically viable and there is a limited amount of potential recycled water compared to the potential demands, agreements and institutional or administrative factors may prove to be deciding for any particular alternative. Therefore, the alternatives should be pursued in order of priority based on the potential net revenue benefits and the percent of the year when the demand would occur. The recommended order of priority is:

1. East Parcels Group 1
2. East Parcels Group 2
3. West Parcels Group 3
4. West Parcels Group 1
5. West Parcels Group 4
6. West Parcels Group 2

Even though the eastern parcels appear to have a higher priority based purely on costs, there may be political and financing benefits to serving some of the higher priority western parcels in addition to some of the eastern parcels.

6.3 Other Benefits of a Recycled Water Program

A recycled water program would be consistent with the State's goal of increasing recycled water use to 1 million ac-ft per year. There may be funding or financial incentives offered to help the State achieve this goal, which would further reduce the cost of a recycled water program.

Other potential benefits of a recycled water program include:

1. Reduced surface discharge and loading to surface waters
2. Possible low interest rate and grant funding
3. Setting the City up to be able to sell effluent as supply water on the open market in drought years
4. Putting water to local beneficial use
5. Providing in-lieu recharge of local aquifers

6.4 Establishing Precedence to Enable Possible Future Marketing of Tertiary Effluent

Given the proper positioning and circumstances, the City could potentially sell a portion of its water to entities outside of Yolo County during drought years. This could apply to either the fresh water supply and/or treated wastewater, depending upon conditions and precedents.

Tertiary treatment in particular can provide water for unrestricted irrigation reuse and water sales. Water code section 1485 allows those who discharge treated wastewater to the San Joaquin River to file an appropriative water right application. Assembly Bill (AB) 134 was passed by the Legislature and signed by the Governor in September 2011. It enables Sacramento Regional County Sanitation District (SRCSD) to file an application to obtain a water right permit for an equivalent amount of high-quality recycled water that SRCSD treats and discharges to the Sacramento River, subject to the protection of the rights of any legal user of the water. Therefore there is legal precedence for establishing rights to tertiary effluent and allowing it to be sold on the open market. In addition, there are no explicit conditions or requirements mandating treated wastewater return flow listed in the City's area-of-origin water right decision (SWRCB, 2011).

A detailed discussion of water rights and marketing is contained in Appendix D. While Appendix D is from a report for the City of Davis, the same issues and conclusions would apply to Woodland. Selling recycled water to local users would help establish precedence and rights to the tertiary effluent that should enable the sale of effluent on the open market. Should treated effluent be reused or sold to local irrigators, the reuse would also offset agricultural groundwater pumping, thereby increasing groundwater in storage.

Selling tertiary effluent on the open market during drought years would provide substantial revenue to the City. The open market price for short term water transfers was $275/ac-ft during the 2009 drought and is currently estimated by the Metropolitan Water District of Southern California to be $290/ac-ft at the Delta.

Section 7

Conclusions and Implementation Steps

After completion of the surface water supply project, effluent from the Woodland WPCF will be a good quality source of water for irrigation and industrial uses. Even including conveyance facilities, the recycled water should be competitive in cost with potable water for irrigation use within City limits and with groundwater or surface water for agricultural irrigation reuse east and northeast of the WPCF. The recycled water would not be cost competitive with dedicated wells for properties west of the WPCF, but would provide higher quality water for crops and plants that are sensitive to boron.

Developing a water recycling program can be done in accordance with new state guidelines. Funding could possibly be obtained to offset some of the cost of a program. A large potential benefit would be to establish priority to beneficial use of the water, possibly enabling lucrative water transfer sales during drought years.

7.1 Discussions with Potential Users

The next step would be to continue discussions with major potential recycled water users such as Conaway Ranch, Woodland Biomass, the City Parks Department, and PCP. Discussions should also begin with other potential eastern and western parcel owners to gauge the level of interest in receiving recycled water.

After these additional discussions, the cost model developed as part of this study can be modified to focus on the most interested potential users. Updated costs would then be utilized in developing statements of interest and ultimately in developing recycled water supply agreements with users.

7.2 Permitting

Once the scope and participating parcels for a recycled water program have been developed, the City will need to apply for a water recycling permit with the Regional Water Board. CEQA compliance in the form of a mitigated negative declaration is also likely to be needed for the program.

The State Water Board has mandated that all recycled water programs shall have salt and nutrient management plans (SNMPs) to protect underlying groundwater basins. It may be possible to include the Woodland recycled water program in a regional SNMP, depending upon the outcome of the CV-SALTS process currently underway for the Sacramento Valley.

7.3 Design and Construction of Recycled Water Supply Infrastructure

Pipelines to serve western parcels would be most economical if it could be constructed at the same time the construction of the south Woodland surface water supply pipelines. The design of the surface water pipelines is currently scheduled to be completed by 2016.

7.4 Planning to Take Advantage of Water Marketing Opportunities

It is recommended that the City develop plans for water marketing, or monetizing the City's water resources regardless of what other water management options are implemented. All management options that reduce water demand, including actions taken in the last 5 years, should be documented. The documentation should state that one of the reasons for the demand reduction actions was to provide flexibility in the use of available water resources, including potentially making water available for sale to outside entities during appropriate periods. The City should work with Yolo County to set up conditions that would allow for water sales to entities out of the county. The City should also establish precedence to beneficial use of its water through agricultural or urban irrigation of recycled water and of water made available through other measures.

Section 8

Limitations

This document was prepared solely for City of Woodland in accordance with professional standards at the time the services were performed and in accordance with the contract between City of Woodland and Brown and Caldwell dated September 25, 2012. This document is governed by the specific scope of work authorized by City of Woodland; it is not intended to be relied upon by any other party except for regulatory authorities contemplated by the scope of work. We have relied on information or instructions provided by City of Woodland and other parties and, unless otherwise expressly indicated, have made no independent investigation as to the validity, completeness, or accuracy of such information.

Section 9

References

Brown and Caldwell, 2009. Draft General Recommendations and Consideration in the Negotiation of Costs between Woodland Biomass and the City of Woodland. October 13.

Brown and Caldwell, 2013. Draft Parks and Greenbelts Water Management Plan. October 18.

California Rice Communication, 2013. Personal phone call with Paul Buttner. June.

SWRCB, 2011.

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Appendix A: Recycled Water Regulations

Table A-1. Summary of California Code of Regulations, Title 22, Division 4	
Article No.	**Description**
1	Provides definitions used in the document.
2	Defines sources of recycled water.
3	Provides information on water quality parameters required for various uses of recycled water, namely: Irrigation Water impoundments Cooling water for industrial and commercial facilities Other purposes
4	Specifies requirements governing used areas; i.e., how and where recycled water may be used. For example, no impoundments of tertiary disinfected recycled water are allowed within 100 feet of any domestic water supply well.
5	Provides guidelines on dual-plumbed recycled water systems, including system design and operation requirements.
5.1	Provides guidelines on groundwater recharge applications. This article has now been superseded by the Groundwater Recharge Reuse Projects regulation, discussed in Section 2.5.1 of this document.
5.5	Provides guidelines on acceptance of other methods of treatment for producing recycled water.
6	Lists the recycled water sampling and analysis requirements.
7	Describes the requirements for developing an engineering report and the operational requirements for recycled water facilities.
8	Describes the requirements for constructing a recycled water production system.
9	Lists the reliability requirements for primary effluent. Use of primary effluent for recycled water applications is no longer permitted.
10	Provides the reliability requirements for full treatment of wastewater during the recycled water production process. Requirements are listed for various treatment processes such as primary and secondary sedimentation, biological treatment, coagulation, filtration, and disinfection.

Appendix B: Boron Sensitivity of Crops

Table B-1. Relative Boron Threshold Tolerance of Agricultural Crops and Landscape plants [a, b]

Agricultural Crops	Ornamentals
Very sensitive (<0.5 mg/L) Lemon (*Citrus limon*) Blackberry (*Rubus sp.*)	Very sensitive (<0.5 mg/L) Oregon grape (*Nahonia Aquifolium*) Photinia (*Photinia X Fraseri*) Xylosma (*Xylosma congestum*) Thorny elaeagnus (*Elaeagnus pungens*) Laurustinus (*Viburnum Tinus*) Wax-leaf privet (*Ligustrum japonicum*) Pineapple guava (*Feijoa Sellowiana*) Spindle tree (*Euongmus japonica*) Japanese pittosporum (*Pittosporum Tobira*) Chinese holly (*Ilex cornuta*) Juniper (*Juniperus chinensis*) Yellow sage (*Lantana Camara*) American elm (*Ulmus americana*)
Sensitive (0.5 – 1.0 mg/L) Avocado (*Persea americana*) Grapefruit (*Citrus X paradisi*) Orange (*Citrus sinensis*) Apricot (*Prunus armeniaca*) Peach (*Prunus Persica*) Cherry (*Prunus avium*) Plum (*Prunus domestica*) Persimmon (*Diospyros Kaki*) Fig, kadota (*Ficus carica*) Grape (*Vitis vinitera*) Walnut (*Juglans regia*) Pecan (*Carga illinoinensis*) Cowpea (*Vigna unguiculata*) Onion (*Allium Cepa*) Garlic (*Allium sativum*) Sweet potato (*Ipomea Batatas*) Wheat (*Triticum aestivum*) Barley (*Hordeum vulgare*) Sunflower (*Helianthus annus*) Bean, mung (*Vigna radiata*) Sesame (*Sesanum indicum*) Lupine (*Lupinus Hartwegii*) Strawberry (*Fragaria sp.*) Artichoke, Jerusalem (*Helianthus tuberosus*) Bean, kidney (*Phaseolus vulgaris*) Bean, lima (*Phaseolus lunatus*) Peanut (*Arachis hgpogaea*)	Sensitive (0.5 – 1.0 mg/L) Zinnia (*Zinnia elegans*) Pansy (*Viola tricolor*) Violet (*Viola odorata*) Larkspur (*Delphinum sp.*) Glossy abelia (*Abelia x grandiflora*) Rosemary (*Rosemarinus officinalis*) Oriental arborvitae (*Pelagronium X orientalis*) Geranium (*Pelargonium X hortorum*)
Moderately sensitive (1.0 – 2.0 mg/L) Pepper, red (*Capsicum annuum*) Pea (*Pisum sativa*) Carrot (*Daucus carota*) Radish (*Raphanus sativus*) Potato (*Solanum tuberosum*) Cucumber (*Cucmis sativus*)	Moderately sensitive (1.0 – 2.0 mg/L) Gladioli (*Gladiolus sp.*) Marigold (*Calendula officinalis*) Poinsettia (*Euphorbia pulcherrima*) China aster (*Callistephus chinensis*) Gardenia (*Gardenia sp.*) Southern yew (*Podocarpus macrophgllus*) Bruch cherry (*Sgzggium paniculatum*) Blue dracaena (*Cordgline indivisa*) Ceniza (*Leucophgllum frutescens*)

Table B-1. Relative Boron Threshold Tolerance of Agricultural Crops and Landscape plants [a, b]	
Agricultural Crops	**Ornamentals**
Moderately tolerant (2.0 – 4.0 mg/L) Lettuce (*Lactuca sativa*) Cabbage (*Brassica oleracea capitata*) Celery (*Apium graveolens*) Turnip (*Brassica rapa*) Bluegrass, Kentucky (*Poa pratensis*) Oats (*Avena sativa*) Corn (*Zea Nags*) Artichoke (*Cynara scolgmus*) Tobacco (*Nicotiana Tabacum*) Mustard (*Brassica juncea*) Clover, sweet (*Nelilotus indica*) Squash (*Cucurbita Pepo*) Muskmelon (*cucumis melo*)	Moderately tolerant (2.0 – 4.0 mg/L) Bottlebrush (*Callistemon citrinus*) California poppy (*Eschscholzia californica*) Japanese boxwood (*Buxus microphylla*) Oleander (*Nerium Oleander*) Chinese hibiscus (*Hibiscus Rosa-sinensis*) Sweetpea (*Lathyrus odoratus*) Carnation (*Dianthus Caryophyllus*)
Tolerant (4.0 – 6.0 mg/L) Sorghum (*Sorghum bicolor*) Tomato (*Lycopersicon Lycopersicum*) Alfalfa (*Nedicago sativa*) Vetch, purple (*Vicia benghalensis*) Parsley (*Petroselinum crispum*) Beet, red (*Beta vulgaris*) Sugarbeet (*Beta vulgaris*)	Tolerant (6.0 – 8.0 mg/L) Indian hawthorn (*Raphiolepis indica*) Natal plum (*Carissa grandiflora*) Oxalis (*Oxalis Bowiei*)
Very tolerant (5.0 – 15.0 mg/L) Cotton (*Gossgpium hirsutum*) Asparagus (*Asparagus officinalis*)	

a) *Data taken from Maas.*

b) *Maximum concentrations tolerated in soil water without yield or vegetative growth reductions. Boron tolerances vary depending upon climate soil conditions and crop varieties. Maximum concentrations tolerated in the applied irrigation water are approximately equal to these values for soil-water or slightly less.*

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Appendix C: Cost Estimating Details

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Table C-1. East Parcels Area and Water Demand

Item	APN	Property Owner Description	Area, ac	Est. Net Area, ac	Zoning	Group	Average Annual Water Use, ac-ft	Peak Season Demand, ac-ft/month	mgd	Rice Decomp. Demand, ac-ft/month	mgd
1	027 390 20	Pacific Coast Producers	106	78	Agricultural	1	78	0	0.0	0	0.0
2	027 390 22	Pacific Coast Producers	320	234	Agricultural	1	234	0	0.0	0	0.0
3	027 390 23	Pacific Coast Producers	464	339	Agricultural	1	339	0	0.0	0	0.0
4	057 180 12	Conaway Preserve	512	460	Agricultural	1	1,481	437	4.6	0	0.0
5	027 350 03	Conaway Preserve	160	144	Agricultural	1	464	137	1.4	0	0.0
6	027 350 04	Conaway Preserve	159	143	Agricultural	1	460	136	1.4	0	0.0
7	057 170 01	Koerwitz; Jim & Courtlandt; Alis	245	220	Agricultural	1	708	209	2.2	0	0.0
8	057 170 03	City of Woodland	427	384	Agricultural	1	1,236	365	3.8	0	0.0
9	057 170 09	Koerwitz; Jim & Courtlandt; Alis	232	208	Agricultural	1	670	198	2.1	0	0.0
10	057 150 09	Neal Dow Family LP	626	563	Agricultural	1	1812	535	5.6	0	0
		Total Group 1	**3250**	**2774**			**7481**	**2018**	**21.2**	**0**	**0**
11	027 390 04	Conaway Preserve	87	78	Agricultural	2	78	0	0.0	39	0.4
12	027 390 12	Conaway Preserve	169	153	Agricultural	2	153	0	0.0	76	0.8
13	042 020 06	Conaway Preserve	298	268	Agricultural	2	268	0	0.0	134	1.4
14	042 180 02	Conaway Preserve	164	147	Agricultural	2	147	0	0.0	74	0.8
15	042 180 13	Conaway Preserve	524	471	Agricultural	2	471	0	0.0	236	2.5
16	057 190 01	Conaway Preserve	130	117	Agricultural	2	117	0	0.0	59	0.6
17	057 190 11	Conaway Preserve	434	391	Agricultural	2	391	0	0.0	196	2.1
		Total Group 2	**1,806**	**1,626**			**1,626**	**0**	**0**	**813**	**8.5**

Notes: Groups

1 Minimal constraints on recycled water irrigation

2 Administrative or crop marketing constraints on recycled water irrigation

Assumes 1 foot per season water use by PCP

Assumes 0.5 ft/mo. For 2 months water use for rice stubble decomposition

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Table C-2. Eastern Parcels Estimated Costs

User Group	Number of Properties	Irrigation Area, ac	User Group Description	Potential Demand, mgd	Reasonable Future Capacity, mgd	Annual Demand, ac-ft/yr	Incremental Total Cost	Incremental Total Cost, $/AFY	Total Annualized Cost $/af	Other O&M, $/af	Incremental Cost, $/af
1	10	2774	Field crops (non-rice)	21.2	7.0	2,469	$221,900	$89.86	$7.21	$10.00	$17.21
2	7	1626	Rice decomposition water	8.5	7.0	1,332	$30,000	$22.52	$1.81	$10.00	$11.81

Multiplier for 20 years @ 5% 0.080

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Table C-3. West Area Parcels - Water Use and Cost Assumptions

Annual Water use		
Field Crops	3.22	ft/yr
Orchard	3.88	ft/yr
Turf	3.98	ft/yr
Landscape	3.49	ft/yr
July Eto	0.27387	in/d
July Field Crops Kc	1.08	
July Orchard Kc	0.96	
July Turf Kc	0.90	
July Landscape Kc	0.80	
Assumed Irrig. Efficiency	0.80	
Max. Pipe Velocity	6	ft/sec
Pipeline Cost	10	$/ft/in (Unimproved)
Pipeline Cost	15	$/ft/in (Improved)
Pipeline Life	20	
Interest Rate	5%	

Table C-4. West Parcels Group 1 Water Demands and Estimated Costs

APN	Property Owner Description	Approx. Area, Acres	Estimated Net Irrig. Area	Turf	Landscape	Field Crops	Orchards	Average July Kc	Group	Zoning	Zoning Comments	Additional Comment	Avg. Annual Water Use, ac-ft	Avg. July Loading Rate, ac-ft/day	gpm	Distance, ft	Cumulative Flow, gpm	Calculated Min. Pipe Size, in	Pipe Size, in	Estimated Pipeline Cost per Segment
027 390 33	WOODLAND DEVELOPMENT CO LLC	134.3	20.1		20.1			0.80	1	Agricultural	Within City Boundaries	Gateway II Development	70	0.460	104	2,040	1,290	9	10	$ 204,000
042 580 33	BARTON TRUST	35.9	34.0	34.0				0.90	1	Agricultural	Within City Boundaries	Mountain Valley Golf Course	135	0.873	198	1,190	249	4	4	$ 71,400
027 520 15	WOODLAND CITY OF	5.4	4.9	3.9	1.0			0.88	1	City Park	Within City Boundaries	Pioneer Park	19	0.123	28	2,550	52	2	2	$ 76,500
027 520 80	WOODLAND CITY OF	4.7	4.2	3.4	0.8			0.88	1	City Park	Within City Boundaries	Pioneer Park	16	0.105	24	510	24	1	2	$ 15,300
042 580 27	Woodland Comm. College	120.9	100.0	100.0				0.90	1	Public School	Within City Boundaries	Community College Expansion?	398	2.568	581	6,460	937	8	8	$ 516,800
042 580 15	City of Woodland	7.9	5.0	4.0	1.0			0.88	1	Agricultural	Within City Boundaries	Slaven Park	19	0.126	28	850	28	1	2	$ 25,500
042 580 43	Woodland springlake partners LP	9.5	6.0	5.0	1.0			0.88	1	Agricultural	Within City Boundaries	Park	23	0.151	34	1,870	34	2	2	$ 56,100
041 070 52	Optomistic Partners LLC	19.6	15.0	12.0	3.0			0.88	1	Agricultural	Within City Boundaries	Future Park	58	0.377	85	3,910	293	4	4	$ 234,600
041 080 02	WOODLAND CITY OF	40.0	20.0	15.0	5.0			0.88	1	City Services	Within City Boundaries	Sports Center, more later?	77	0.499	113	2,720	208	4	4	$ 108,800
041 080 01	WOODLAND CITY OF	37.9	10.0	9.0	1.0			0.89	1	City Services	Within City Boundaries	Sports Center, more later?	39	0.254	57	1,360	95	3	4	$ 54,400
039 140 16	WOODLAND CITY OF	8.3	6.5	6.0	0.5			0.89	1	City Park	Within City Boundaries	Crawford Park	26	0.165	37	3,400	37	2	2	$ 68,000
	Totals	**424**	**121**									**Totals**	**881**		**1,290**	**26,860**				**$ 1,431,400**

Pump Station	**54**	HP	**Pump Sta. Cost**	**$ 200,000**
			E, A, &C at 30%	**$ 489,420**
			Total Cost	**$ 2,120,820**

Table C-5. West Parcels Group 2 Water Demands and Estimated Costs

APN	Property Owner Description	Approx. Area, Acres	Estimated Net Irrig. Area	Turf	Landscape	Field Crops	Orchards	Average July Kc	Group	Zoning	Zoning Comments	Additional Comment	Avg. Annual Water Use, ac-ft	Avg. July Loading Rate, ac-ft/day	gpm	Distance, ft	Cumulative Flow, gpm	Calculated Min. Pipe Size, in	Pipe Size, in	Estimated Pipeline Cost per Segment
027 390 33	WOODLAND DEVELOPMENT CO LLC	134.3	20.1		20.1			0.80	1	Agricultural	Within City Boundaries	Gateway II Development	70	0.460	104	2,040	2,677	14	14	$285,600
042 580 33	BARTON TRUST	35.9	34.0	34.0				0.90	1	Agricultural	Within City Boundaries	Mountain Valley Golf Course	135	0.873	198	1,190	249	4	4	$71,400
027 520 15	WOODLAND CITY OF	5.4	4.9	3.9	1.0			0.88	1	City Park	Within City Boundaries	Pioneer Park	19	0.123	28	2,550	52	2	2	$76,500
027 520 80	WOODLAND CITY OF	4.7	4.2	3.4	0.8			0.88	1	City Park	Within City Boundaries	Pioneer Park	16	0.105	24	510	24	1	2	$15,300
042 580 27	Woodland Comm. College	120.9	100.0	100.0				0.90	1	Public School	Within City Boundaries	Community College Expansion?	398	2.568	581	6,460	2,324	13	14	$904,400
042 580 15	City of Woodland	7.9	5.0	4.0	1.0			0.88	1	Agricultural	Within City Boundaries	Slaven Park	19	0.126	28	850	28	1	2	$25,500
042 580 43	Woodland springlake partners LP	9.5	6.0	5.0	1.0			0.88	1	Agricultural	Within City Boundaries	Park	23	0.151	34	1,870	34	2	2	$56,100
041 070 52	Optomistic Partners LLC	19.6	15.0	12.0	3.0			0.88	1	Agricultural	Within City Boundaries	Future Park	58	0.377	85	3,910	1,681	11	12	$703,800
041 080 02	WOODLAND CITY OF	40.0	20.0	15.0	5.0			0.88	1	City Services	Within City Boundaries	Sports Center, more later?	77	0.499	113	2,720	1,595	10	10	$272,000
041 080 01	WOODLAND CITY OF	37.9	10.0	9.0	1.0			0.89	1	City Services	Within City Boundaries	Sports Center, more later?	39	0.254	57	1,360	1,482	10	10	$136,000
039 140 16	WOODLAND CITY OF	8.3	6.5	6.0	0.5			0.89	1	City Park	Within City Boundaries	Crawford Park	26	0.165	37	3,400	1,425	10	10	$340,000
039 150 01	BEEMAN TIMOTHY L	61.5	60.0			60.0		1.08	2	Agricultural	Outside City Boundary	Ag	193	1.849	418	300	1,387	10	10	$30,000
039 150 02	FRANKE HAROLD R ESTATE	34.9	32.0			32.0		1.08	2	Agricultural	Outside City Boundary	Ag	103	0.986	223	1,000	969	8	8	$80,000
039 150 03	FRANKE HAROLD R ESTATE	31.0	30.0			30.0		1.08	2	Agricultural	Outside City Boundary	Ag	97	0.924	209	500	746	7	8	$40,000
039 030 03	JENNESS BENNING F	39.4	38.0			38.0		1.08	2	Agricultural	Outside City Boundary	Ag	122	1.171	265	2,600	537	6	6	$156,000
039 030 02	HILLEBY MARTHA I	40.4	39.0			39.0		1.08	2	Agricultural	Outside City Boundary	Ag	125	1.202	272	1,300	272	4	4	$52,000
	Total	**632**	**425**									**Totals**	**1,521**		**2,677**	**32,560**				**$2,886,600**
												Group 2 Alone Totals	**640**		**1,387**					
													Pump Station		**112**	**HP**		**Pump Sta. Cost**		**$250,000**
																		E, A, &C at 30%		**$940,980**
																		Total Cost		**$4,077,580**

Table C-6. West Parcels Group 4 Water Demands and Estimated Costs

APN	Property Owner Description	Approx. Area, Acres	Estimated Net Irrig. Area	Turf	Landscape	Field Crops	Orchards	Average July Kc	Group	Zoning	Zoning Comments	Additional Comment	Avg. Annual Water Use, ac-ft	Avg. July Loading Rate, ac-ft/day	gpm	Distance, ft	Cumulative Flow, gpm	Calculated Min. Pipe Size, in	Pipe Size, in	Estimated Pipeline Cost per Segment
027 390 33	WOODLAND DEVELOPMENT CO LLC	134.3	20.1		20.1			0.80	1	Agricultural	Within City Boundaries	Gateway II Development	70	0.460	104	2,040	4,409	17	18	$550,800
027 360 23	Woodland Biomass	37.2	n/a: 300 gpm						3	Industrial	Within City Boundaries	Woodland Biomass - Power Plant	484	1.326	500	9,350	500	6	6	$841,500
042 580 33	BARTON TRUST	35.9	34.0	34.0				0.90	1	Agricultural	Within City Boundaries	Mountain Valley Golf Course	135	0.873	198	1,190	249	4	4	$71,400
027 520 15	WOODLAND CITY OF	5.4	4.9	3.9	1.0			0.88	1	City Park	Within City Boundaries	Pioneer Park	19	0.123	28	2,550	52	2	2	$76,500
027 520 80	WOODLAND CITY OF	4.7	4.2	3.4	0.8			0.88	1	City Park	Within City Boundaries	Pioneer Park	16	0.105	24	510	24	1	2	$15,300
042 580 27	Woodland Comm. College	120.9	100.0	100.0				0.90	1	Public School	Within City Boundaries	Community College Expansion	398	2.568	581	6,460	3,556	16	16	$1,033,600
042 580 15	City of Woodland	7.9	5.0	4.0	1.0			0.88	1	Agricultural	Within City Boundaries	Slaven Park	19	0.126	28	850	28	1	2	$25,500
042 580 43	Woodland springlake partners LP Attn:	9.5	6.0	5.0	1.0			0.88	1	Agricultural	Within City Boundaries	Park	23	0.151	34	1,870	34	2	2	$56,100
041 070 52	Optomistic Partners LLC	19.6	15.0	12.0	3.0			0.88	1	Agricultural	Within City Boundaries	Future Park	58	0.377	85	3,910	2,912	14	14	$821,100
041 080 14	BEEMAN MICHAEL	129.4	120.0				120.0	0.96	4	Agricultural	Outside City Boundary	Ag, then planned neighborhood	465	3.286	744	2,720	2,827	14	14	$380,800
041 080 02	WOODLAND CITY OF	40.0	20.0	15.0	5.0			0.88	1	City Services	Within City Boundaries	Sports Center, possible expansion	77	0.499	113	2,720	2,083	12	12	$326,400
041 080 01	WOODLAND CITY OF	37.9	10.0	9.0	1.0			0.89	1	City Services	Within City Boundaries	Sports Center, possible expansion	39	0.254	57	1,360	1,970	12	12	$163,200
041 080 08	SINGH BALWANT	17.4	15.0			15.0		1.08	4	Agricultural	Outside City Boundary	Ag, then planned neighborhood	48	0.462	105	1,190	488	6	6	$107,100
041 080 09	GUNNERSON BETTY B	19.6	18.0			18.0		1.08	4	Agricultural	Outside City Boundary	Ag, then planned neighborhood	58	0.555	125	510	383	5	6	$45,900
041 080 05	BEEMAN FAM TRUST	22.7	22.0			22.0		1.08	4	Agricultural	Outside City Boundary	Ag, then planned neighborhood	71	0.678	153	510	258	4	4	$30,600
041 080 12	BENSON REV TRUST	17.6	15.0			15.0		1.08	4	Agricultural	Outside City Boundary	Ag, then planned neighborhood	48	0.462	105	1,020	105	3	4	$61,200
039 140 16	WOODLAND CITY OF	8.3	6.5	6.0	0.5			0.89	1	City Park	Within City Boundaries	Crawford Park	26	0.165	37	3,400	1,425	10	10	$340,000
039 150 01	BEEMAN TIMOTHY L	61.5	60.0			60.0		1.08	2	Agricultural	Outside City Boundary	Ag	193	1.849	418	510	1,387	10	10	$51,000
039 150 02	FRANKE HAROLD R ESTATE	34.9	32.0			32.0		1.08	2	Agricultural	Outside City Boundary	Ag	103	0.986	223	1,020	432	5	6	$61,200
039 150 03	FRANKE HAROLD R ESTATE	31.0	30.0			30.0		1.08	2	Agricultural	Outside City Boundary	Ag	97	0.924	209	510	209	4	4	$20,400
039 030 03	JENNESS BENNING F	39.4	38.0			38.0		1.08	2	Agricultural	Outside City Boundary	Ag	122	1.171	265	2,550	537	6	6	$153,000
039 030 02	HILLEBY MARTHA I	40.4	39.0			39.0		1.08	2	Agricultural	Outside City Boundary	Ag	125	1.202	272	1,360	272	4	4	$54,400
	Totals	**876**	**615**									**Totals**	**2,695**		**4,409**					**$5,287,000**
												Group 4 Alone Total	**690**							
													Pump Station		**184**	**HP**		**Pump Sta. Cost**		**$350,000**
																		E, A, &C at 30%		**$1,691,100**
																		Groups 1 - 4 Total Cost		**$7,328,100**

Appendix D: Water Marketing Section from Davis Integrated Water Resource Study

The following section is from a report prepared for the City of Davis. There are enough similarities between the water supply situations and considerations between Davis and Woodland that many of the findings in the Davis report are applicable to Woodland.

Water sales could provide the City supplemental revenue, which would ultimately benefit ratepayers. The purpose of this evaluation is to better define and compare the water marketing opportunities that could be available to the City. This section provides details on water rights, potential sources of water that could be marketed, and considerations for preparation and implementation of water sales.

Directly or indirectly, the City can claim rights to both groundwater and surface water sources of supply for its use. Groundwater has been the City's only source of supply until recently when the City acquired access to two water rights for Sacramento River water. Given the proper positioning and circumstances, the City could potentially sell a portion of its water to a third party. This could apply to either the fresh water supply and/or treated wastewater, depending upon conditions and precedents.

D.1. Groundwater Rights

There is no comprehensive regulatory scheme governing the extraction or use of groundwater in California. Groundwater rights have been established through court decisions and precedent. The most common rights to groundwater are correlative rights, which allow the overlying property owners to put the groundwater to beneficial use in an amount which is reasonable in light of the competing demands of other overlying users. Because of the Mojave Decision precedent, water devoted to public uses (for example, water acquired by municipalities and public utilities for distribution to the public) is now generally considered an appropriative use rather than an overlying correlative use. This would likely be the case for the City's use of groundwater.

Appropriative groundwater rights are limited to available surplus water in a groundwater basin (i.e. water in excess of correlative groundwater users' needs) and can be applied to beneficial use inside or outside of the basin. Appropriative rights have a priority determined by the timing of the commencement of use. However, where the appropriated water has been put to public use, further appropriation for public use may be allowed under an implied kind of condemnation.

After a basin becomes overdrafted, it may be possible for appropriative users to acquire prescriptive rights to groundwater if there are at least 5 years of open, notorious use of water to the detriment of the overlying correlative and/or prior appropriative groundwater users. While this is based on applying the concept of prescriptive use rights for surface water to groundwater, there is still some question as to whether prescriptive rights to groundwater can be asserted. Prescriptive rights would not apply to the City's use of groundwater because the basin is not overdrafted.

Specific numerical allocations of rights to groundwater are only established in basins that have been adjudicated. Adjudication is a means to resolve conflicts where there is insufficient groundwater to provide all the water desired by users. Because the process is long and expensive, only a few basins in California have been adjudicated, with none in Yolo County.

New public groundwater usage may potentially be limited through the CEQA process if existing users can show potential damage. When the City sought to convert a portion of their water supply to deeper wells tapping zones already used by UC Davis, UC Davis brought forth objections in the CEQA process. The parties ended up negotiating a maximum limit to the City's pumping from the deep aquifer zone to prevent impairment of UC Davis' ability to extract water from the deep aquifer zone.

The City currently utilizes groundwater for its entire potable water supply of up to approximately 15,000 af/year (based on 2002 and 2004 year usage). Were there to be an adjudication, most of this would likely be considered an appropriative right. The City theoretically could sell some of this water assuming that there was no injury to higher priority groundwater rights holders.

D.2 Surface Water Rights

Surface water rights are classified as riparian, appropriative, and pre-1914 appropriative. Riparian rights to a stream or river are the highest priority rights, but can only be put to beneficial use on lands bordering that stream or river. Appropriative rights are a first-in-time, first-in-right system of allocation based on the date of filing for diversion and beneficial use. The priority of an appropriative right can be lost if the appropriator does not apply reasonable diligence in putting the water to beneficial use. Before 1914, there was no formal permit system. The pre-1914 appropriative rights were obtained by simply posting and recording a notice of intended diversion and then constructing and using diversion facilities on a regular basis. All appropriative water rights are effectively administered by the SWRCB. Prescriptive rights to surface water can be obtained by open, notorious, continuous and adverse use for a five year prescriptive period. All surface water rights must be put to beneficial use to be perfected.

The State Water Project and Federal Central Valley Project hold rights to water retained in Lake Oroville and Lake Shasta, respectively. Their rights to the natural flow of the river are junior to all other water rights holders in the Sacramento Valley, including more recent area-of-origin water rights applications. Many northern California water districts are provided water through contracts with the U.S. Bureau of Reclamation (Reclamation) in addition to their own water rights. Limitations on the districts' water rights during dry periods have been negotiated and approved through water rights settlement contracts with the USBR. The City has access to both area-of-origin water rights and settlement contract water on the Sacramento River as detailed in the following paragraphs.

Under the watershed area of origin statute, new surface water appropriators using water within the basin of origin are granted senior water rights to the natural surface water flows over exporters. These rights are still junior to all preexisting rights for uses in the area of origin, but would be senior to the state and federal water projects diverting water out of the south Delta.

In 1994, the Yolo County Flood Control and Water Conservation District filed for an appropriative right to surface water from the Sacramento River for use by Davis, Woodland, and UC Davis under the new area of origin doctrine. The YCFCWCD assigned this to the municipal entities in 2001. Subsequently, the application was split, with the City and UC Davis becoming applicants on Application 30358A for 30,000 acre-feet ac-ft/yr and Woodland becoming an applicant on 30358B for 15,000 ac-ft/yr.

An analysis of the availability of water under this water right was performed in 2007 (WDCWA – 100, p. 5). The two applications were combined and a water right (Permit 20281) was approved in 2011 (SWRCB, 2011) and assigned to the Woodland Davis Clean Water Agency (WDCWA) Joint Powers Authority (JPA) as a representative agency for the City, Woodland, and UC Davis. The water right is for up to the total filing of 45,000 ac-ft/yr of water. Diversion under the water right is further limited to a period when "Term 91" has not been invoked. Term 91 is invoked when the State and Federal projects are effectively exporting less than they are releasing from their storage. (See Lilly, 2009). Additional limitations on diversion could be applied because of Bay-Delta water quality requirements. Because of these limitations, the water right would effectively be limited to approximately the months of October through May in most years, with some water available in June and September about half of the time (West Yost, 2012).

The WDCWA also purchased a water right from Conaway Preservation Group (CPG) owners based on appropriative water rights licenses 904 and 5487. The agreement dated December 2010 (WDCWA, 2010) is for up to 10,000 ac-ft/yr, with 7,500 ac-ft/yr during summer months (July through September). CPG's effective water right is subject to a Reclamation Settlement contract, which reduces the available overall water right by 25 percent during Lake Shasta critical dry years. There may also be some rescheduling charges imposed by Reclamation to deliver more than 500 ac-ft in August.

The City's share under the water purchase agreement is 46.1 percent. The JPA-held water rights (and the City's share) will be senior to the remaining CPG -appropriative water rights, but only for municipal and industrial uses in the JPA service area. Other uses will have equal priorities with CPG's remaining appropriative water rights. The purchase takes effect in 2016. The total principal cost of this water was $18.6 million ($4,000 per ac-ft for normal year water) plus $17.9 million in interest at 6% over the 24 year payment period.

The City's portions of the area of origin and purchased water rights are summarized in Table 4-18.

Table C-1. Davis Recorded and Implicit Water Rights

Source	Potential capacity (ac-ft/yr)	Usage precedent (ac-ft/yr)	Recorded water right (ac-ft/yr)	Limitations
Groundwater	22,200	15,100	n/a	Deep wells limit 4,500 gpm under UC Davis agreement, intermediate wells limited by water quality
Surface water - CPG	4,610	CPG usage	4,610	Could be reduced by 25% in critically dry years
Surface water - Area of origin	20,745	n/a	20,745	Held by WDCWA, shared with UC Davis, subject to Term 91 diversion limitations
Treated wastewater	3,450	0	n/a	

Notes:

1. Treated wastewater capacity for May - September irrigation season.

2. Groundwater capacity assumes 2.0 peaking factor for maximum day capacity to annual capacity.

D.3 Treated Wastewater

The City's treated wastewater will become a more desirable source of irrigation water as the City lowers the salinity of its fresh water supply over time. The City is also moving to tertiary treatment, which would provide water suitable for unrestricted irrigation reuse. This would make it easier to market treated effluent directly or indirectly. There are no explicit conditions on requirements for treated wastewater return flow listed in the City's area-of-origin water right decision (SWRCB, 2011). Should treated effluent be reused or sold to local irrigators, the reuse would likely offset agricultural groundwater pumping, thereby increasing groundwater in storage.

D.4 Water Transfers – Overview

The ability to transfer water rights on a short-term or long-term basis adds flexibility to the State's water supply (Hanak and Stryjewski, 2012). The water market in California accounts for an average of approximately 1.4 million ac-ft of water exchanging hands annually, or roughly 5 percent of all water used in the state. Market growth has slowed since the early 2000s, reflecting infrastructure and administrative constraints.

Permanent transfers involve the sale of water rights on a permanent basis from one entity to another. Water rights sales by Natomas Central Mutual Water Company and the sale of water from CPG to the WDCWA are recent local examples of permanent water transfers. Temporary transfers are often for one or several years'

term. Past sales to the State Water Bank and sales between Federal and State water project contractors are good examples of short term water transfers. Dry year options are arrangements where purchasers will pay a water rights holder for the right to buy water at a given price at a certain frequency, usually in dry years. Dry year options tend to be better tolerated by third parties in the area of the water seller because they are viewed as having fewer adverse long-term economic impacts.

Annual averages for internal and external water sales in the Sacramento Valley for the years 2003 – 2011 are listed in Table 4-19 (Hanak and Stryjewsky, 2012). Approximately 80% of the statewide transfers are between buyers and sellers within projects rather between entities outside of their respective projects.

Table C-2. Average Annual Sacramento Valley Water Sales 2003 - 2011

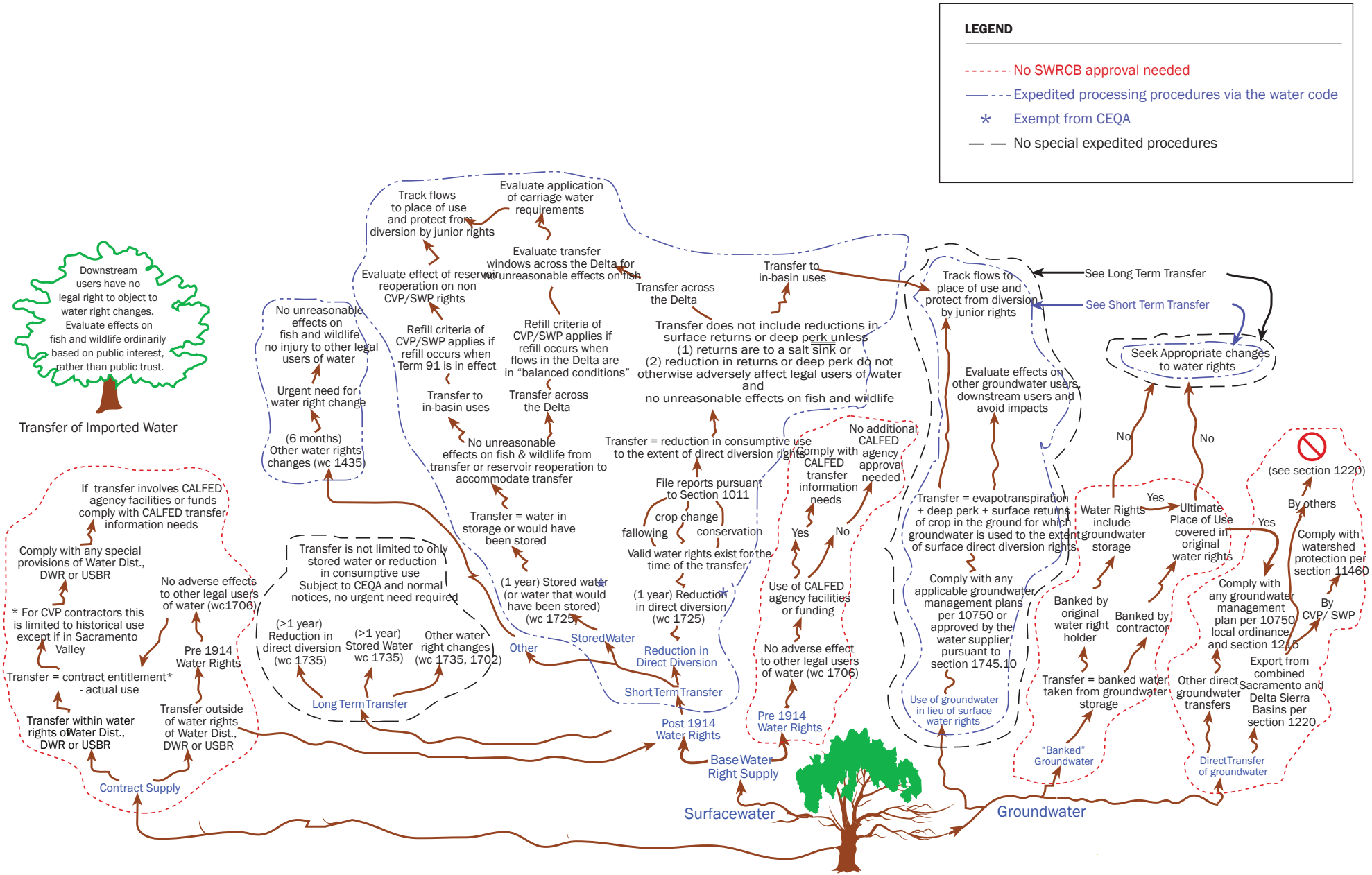
Type of Sale	Average Annual Volume (ac-ft/yr, rounded)
Internal non-environmental sales	80,000
External non-environmental sales (exports)	82,000
Environmental sales	74,000
Total Sales	**238,000**

D.5 Water Eligible for Transfer

Water eligible for transfer typically must be water that would have otherwise been beneficially consumed or left in storage (also known as “wet water” in contrast to “paper water”). The four sources of “wet water” eligible for transfer are:

- Excess water stored in surface reservoirs
- Other excess amounts of surface water that the seller has the right to use, but does not need during the term of the transfer
- Conserved water the seller saves by reducing use
- Groundwater

The right to sell conserved water is reinforced in Water Code Sections 1011 and 1725. Further clarification was provided in State Water Resources Board (SWRCB) Order 99-012. The amount of conserved irrigation water available for sale has generally been considered the net water use conserved. In the case of irrigation water, conserved water has been construed to equal evapotranspiration savings rather than the total diversion right, because the total water right may include water that actually gets partially returned to the system. A water transfer decision tree developed by the SWRCB is shown in Figure 4-21.



Source: State Water Resources Control Board, Division of Water Rights, July 1999

Brown AND Caldwell	DATE 1-18-13	SITE	Integrated Water Resources Study
	PROJECT 143072	TITLE	Water Transfer Decision Tree
			Figure D-1

Water Code sections 1010 and 1011 allow a water right holder who saves water though certain conservation measures to retain rights to the unused surface water (SWRCB, 1999). The protections provided are subject to the water right holder filing reports required by the SWRCB on the amount of surface water saved through the conservation effort, use of recycled water, or conjunctively used groundwater. Therefore, filings and documentation are critical to preserving a right to conserved water.

Conserved water was the basis for much of the water transferred during the state Drought Water Bank operation years of 1990, 1991, 1994, and 2009, with the conserved water generated by land fallowing or crop substitution. Groundwater substitution was the basis for some of the water sold to the Drought Water Bank, where surface water rights holders pumped groundwater for irrigation instead of utilizing surface water. Groundwater substitution has been limited by guidelines that deduct for the loss of surface water than can result from pumping, especially for groundwater pumping near surface waters.

D.6 Yolo County Water Transfer Ordinance

A California court held that groundwater regulation is within a county's police powers and is not otherwise preempted by general State law. As a result of this case, many counties have adopted groundwater transfer ordinances. In particular, counties are concerned with potential mining of groundwater resources for use outside the county. The extent to which counties can regulate groundwater is still an open question.

Yolo County passed an ordinance in 1996 addressing groundwater effects due to water transfers (Yolo County Code section 10-7). It addresses both the extraction of groundwater directly and the extraction of groundwater to replace a surface water supply to be transferred outside the county. The ordinance requires a permit application, demonstration that long term groundwater conditions will not be adversely affected, and approval by the Board of Supervisors.

D.7 Rights to Transfer Treated Wastewater

Many cities have historically discharged treated wastewater into surface water bodies, thereby providing a source of water for downstream water users. However, other cities use all or a portion of their treated wastewater for agricultural, landscape, or turf irrigation. Wastewater recycling is being strongly encouraged by the State as a source of additional water through policies such as the recent Statewide Recycling Policy (2009). Tertiary treatment in particular provides water for unrestricted irrigation reuse. Water code section 1485 allows those who discharge treated wastewater to the San Joaquin River to file and appropriative water right application. The City of Stockton received a revised permit pursuant to that legislation in year 2000. The City of Modesto has also performed preliminary studies, including alternatives for water marketing, for use of effluent from its new tertiary wastewater treatment plant currently under construction.

Assembly Bill (AB) 134 was passed by the Legislature and signed by the Governor in September 2011. It enables Sacramento Regional County Sanitation District (SRCSD) to file an application with the SWRCB to obtain a water right permit for an equivalent amount of high-quality recycled water that SRCSD treats and discharges to the Sacramento River, subject to the protection of the rights of any legal user of the water.

The rights of cities to sell treated wastewater from a groundwater source has been less controversial than for cities which intend to sell treated wastewater derived from a surface water source. In the case of surface water supplies, downstream users may claim injury because they had depended upon return flows. This would likely not apply to state and federal water export projects. Even though there has been legislation reinforcing the rights of municipalities to their treated wastewater for use or transfer, transfers would still be subject to the “no injury” rule. Putting treated wastewater directly to beneficial use in Yolo County would help establish rights to the tertiary treated effluent.

D.8 Potential Water Purchasers

This section describes several types of potential water purchasers of the City's water resources.

Local Agricultural Water Users. The City previously evaluated providing treated secondary effluent to Conaway Ranch for irrigation reuse. The conclusions were that tertiary treatment would likely be required anyway to provide the flexibility for reuse and that there were marketability issues for Conaway leaseholders if their crops were to be irrigated with recycled water. Therefore there was no advantage to sending secondary treated water to Conaway versus constructing tertiary treatment facilities for effluent discharge to Willow Slough Bypass. However, the situation has changed now that CPG has sold water to the WDCWA and needs replacement water. CPG is currently planning to replace the sold water with groundwater. CPG also has to prove that their groundwater pumping is not adversely affecting surface water flows. In order to improve Conaway's overall hydraulic balance and possibly reduce groundwater costs, CPG could possibly be interested in purchasing some tertiary treated effluent in place of pumping groundwater, However, this would probably only be feasible if a portion of the Conaway system could be isolated to use recycled water without affecting crop marketability on the rest of the ranch.

There is other farmland in the area surrounding the Davis WPCP, most of which is irrigated using groundwater. If recycled water were less costly than groundwater pumping (total costs estimated at $70/ac-ft), some of these lands could be enticed to use recycled water. This would also have the benefit of increasing local groundwater in storage.

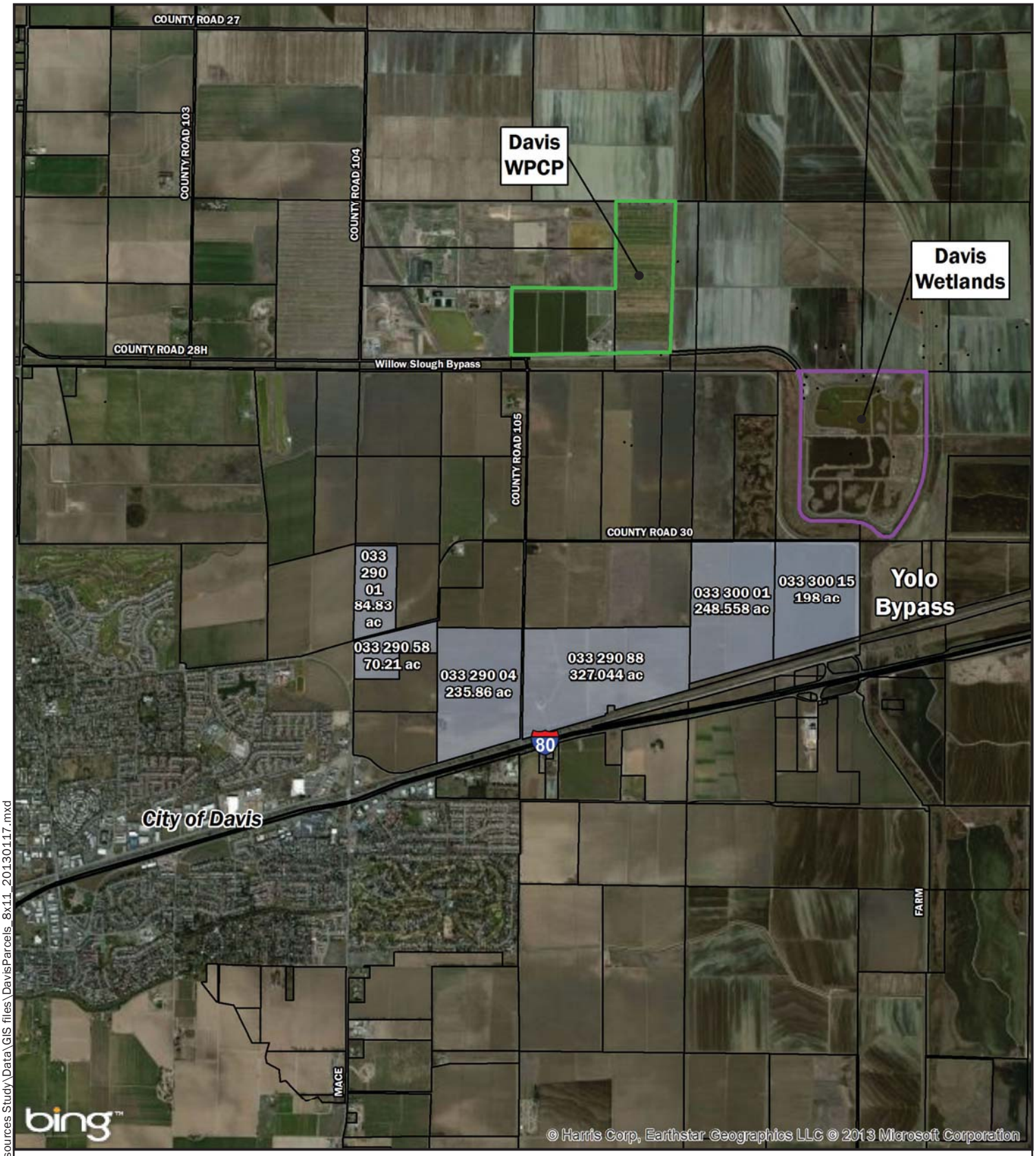
Swanston Ranch is located in the Yolo Bypass downstream of the City's current discharge point 001 into Willow Slough Bypass. Swanston Ranch currently dedicates approximately 700 acres of land to farm crops and 2,000 acres to wildlife habitat. Swanston Ranch could be interested in purchasing some of the City's treated effluent for both uses. Swanston could resell some of its own water rights during dry years if it had a reliable source of water from the City.

Local Environmental Water Users. The Yolo Bypass Wildlife Area may have a need for additional water during some years. Water Code section 1707 provides a means to facilitate water transfers for instream environmental uses.

Use on City-Owned Agricultural Land. The City owns over 1100 acres of farmland land southeast of the WPCP as shown in Figure 4-22. Roughly 3,000 ac-ft of groundwater per year is needed to irrigate these parcels. The City has considered providing recycled water to this parcel. The pipeline cost could be substantial, but it would offset approximately $150,000 per year in pumping related costs. Alternatively, it may be possible to move the treated effluent part way to the City-owned land through Willow Slough Bypass and then divert the water closer to the point of use. More importantly, it would establish a precedent for irrigation reuse of that water and would provide in-lieu recharge of groundwater, potentially helping to enable dry year transfers of a like amount of recycled water.

Other Sacramento Valley Agricultural Users. There are several agricultural water districts served by Tehama Colusa Canal on the west side of the Sacramento Valley that have been impacted by Reclamation's cutbacks in drought years. They could be interested in supplemental water in drought years, although they would tend to pay a much lower price for water than municipal suppliers or exporters.

In-Basin Municipal Users. Based on legislation passed in 2001 (SB 221 and SB 610), agencies must assess and verify the adequacy of water supplies prior to approving large new development projects. The City of Folsom has been entering into permanent water rights purchase agreements to enable development, reportedly agreeing to pay $4,000 per af for water from Natomas Central Mutual Water Company. Other Sacramento Valley municipalities or municipalities served by the North Bay Aqueduct could be interested in purchasing water on a short term basis, especially during drought years.



Legend

- Agricultural Parcels Owned by the City of Davis
- Surrounding Parcel Boundaries
- Davis Wetlands
- Davis WPCP

0 1 Miles

NORTH

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DATE	PROJECT	SITE
1/17/13	143072	Agricultural Parcels Owned by the City of Davis

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TITLE

Integrated Water Resources Study

Figure D-2

Out-Of-Basin Users (Exporters). Out-of-basin users are typically able to pay higher prices for water when needed. Some examples are discussed below.

The Metropolitan Water District of Southern California (MWDSC) is a large player in water transfers. They publish water costs annually. In 2003, MWDSC exercised its rights under option contracts and other arrangements with northern California water districts to purchase 147,200 ac-ft of water at a net price of $100 per acre-foot.

In 2008, Conaway Conservancy Group agreed to sell 12,195 acre-feet of water to the San Luis & Delta-Mendota Water Authority in the San Joaquin Valley, and San Benito and Santa Clara counties for a $2.1 million sale price (approx. $170/ac-ft) from July to September (Lamb, 2008).

The 2009 Drought Water Bank transferred 76,600 ac-ft across the Delta. At an offering price of $275/ac-ft to potential sellers, the participation rate was well below the rate hoped for by DWR, indicating that a true market price may have been higher than $275/ac-ft.

San Francisco Public Utilities Commission offered to pay $700/ac-ft for water to the Modesto Irrigation District, but because of concerns over contract details and by other local agencies, Modesto Irrigation District declined. The relatively high offering price may have been due to other business considerations and not reflective of short term open market conditions.

MWDSC's Tier 2 rate is set at their estimated cost of developing additional supply to encourage efficient use of local resources. The current Tier 2 rate is $290/ac-ft at the Delta.

Marketing of City Water Rights

Because the City intends to utilize its share of the water from the WDCWA most future years, water marketing could be a means for the City to realize revenue under these possible scenarios:

1. Selling its portion of the CPG water right held by the WDCWA prior to the City obtaining the water for its own use.
2. Selling a portion of its surface water rights and substituting groundwater during future dry years.
3. Selling treated wastewater to local agricultural users.
4. Selling treated wastewater directly or indirectly to users downstream of a Willow Slough Bypass or Yolo Bypass discharge point.

Selling Area-of-Origin Water Rights. The area-of-origin water rights will not be available during most summer months, especially during a drought. Therefore, the area of origin water rights will not be as valuable as more senior water rights and will be more difficult to market. It may be possible to sell some area-of-origin water to exporters during dry years.

Selling Water Rights from CPG Purchase. Under terms of the Water Agreement (WDWCA, 2010), transfer of JPA water rights prior to year 2040 is limited to the number of days of Term 91 or other diversion prohibition multiplied by 159 ac-ft/day minus the amount of water actually diverted under the CPG agreement. Therefore, water sales could only be made during years with Term 91 restrictions and could be further limited by this clause in the Water Purchase Agreement.

Taking into considerations the above limitations on transferring CPG purchase origin water, selling this water should be feasible during dry years. This would apply to:

- Water the City has purchased, but not put to use.
- Conserved water after the City has put the CPG water rights to beneficial use
- Treated wastewater

Establishing a Precedent through Local Transfers and Use. In order to better preserve the rights it has and to establish the rights to transfer water, the City should endeavor to put as much water to local beneficial

use as possible. Supplying recycled water to uses that could easily be switched back to groundwater supply would be one of the best ways to accomplish this. The potential users were described earlier, and would include:

- Local agricultural irrigators near Willow Slough Bypass
- Swanston Ranch
- Yolo Wildlife Area
- City-owned farmland south of Willow Slough Bypass

Water Conservation Considerations. The City should document and formally notify the SWRCB regarding the water savings it has already accomplished. Conservation efforts should be consistent with the urban water management plan referenced in the area-of-origin water rights permit 30358 Standard Term 29A. Updates to the City's 2010 Urban Water Management Plan and Groundwater Management Plan (GWMP) should document planned water conservation measures and state that one of the intentions is to provide transferrable water. Real water savings should then be documented as conservation measures are implemented.

Yolo County Water Transfer Ordinance Considerations. A permit application and approval by the Yolo County Board of Supervisors would be required for transfers utilizing groundwater substitution. This should probably be arranged at a planning level so that approval would be in place.

D.9 Conclusions and Recommendations

The City's portion of its CPG purchase rights could be worth as much as $1,000,000 per year on the open market in drought years. Other sources of potentially marketable water could also bring revenue to the City. Maintaining the flexibility to perform water transfers could provide funds to help partially offset costs of new surface water rights and tertiary treatment.

The most important recommendation is for the City to plan ahead and set itself up for the ability to sell water, whether it chooses to or not in the future. Filings and other actions should be undertaken to document water savings from prior conservation efforts and to provide notice that the City may be considering transferring the conserved water in the future. Possible detailed action items for consideration are as follows:

- Implement conservation in coordination with water rights and water marketing considerations
- Document all conserved water with SWRCB
- Earmark conserved water and recycled water as potentially transferrable in future updates to the City's 2010 Urban Water Management Plan and GWMP.
- Work with Yolo County to set up conditions for approval of future water transfers
- Pursue local agricultural use of recycled water and document any usage as offsetting groundwater pumping
- Contact potential buyers for interim water sales
- Contact potential buyers for future dry year option contracts
- Implement ASR to provide a greater amount of high quality water during dry years
- Implement local urban water reuse projects if economical
- Document all other actions that generate transferrable water

The City should also establish precedence to beneficial use of water through one or more of the following:

- Use of recycled water to irrigate City-owned farmland
- Selling treated effluent to Swanston Ranch
- Selling treated effluent to other agricultural lands close to the existing point of discharge

Water marketing is a complex subject with more details than can be addressed within the scope of this IWRS. Recommendations for next steps are provided in Section 6.

Appendix I

Water Shortage Contingency Plan

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City of Woodland
Water Shortage Contingency Plan

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LIST OF ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
AWSDA	Annual Water Supply and Demand Assessment
CWC	California Water Code
DWR	Department of Water Resources
ERP	Emergency Response Plan
MGD	Million Gallons Per Day
MOU	Memorandum of Understanding
PIO	Public Information Officer
SB	Senate Bill
UWMP	Urban Water Management Plan
WMC	Woodland Municipal Code
WPCF	Water Pollution Control Facility
WSCP	Water Shortage Contingency Plan
WSET	Water Shortage Evaluation Team

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A water shortage may occur due to a number of reasons, such as population growth, climate change, drought, and catastrophic events. Drought, regulatory action constraints, and natural and manmade disasters may occur at any time. A water shortage means that the water supply available is insufficient to meet the normally expected customer water use at a given point in time.

This plan presents the Water Shortage Contingency Plan (WSCP) for the City of Woodland (City). The WSCP describes the City's strategic plan in preparation for and responses to water shortages with a goal to proactively prevent catastrophic service disruptions. It includes water shortage stages and associated actions that will be implemented in the event of a water supply shortage. As part of the WSCP, the City's legal authorities, communication protocols, compliance and enforcement, and monitoring and reporting are included. The Woodland Municipal Code (WMC) Chapter 13.32.040 Water Shortage Stages and Restrictions includes provisions that support the City's WSCP and has been updated over time.

In 2018, the California State Legislature (Legislature) enacted two policy bills, (Senate Bill (SB) 606 (Hertzberg) and Assembly Bill (AB) 1668 (Friedman)) (2018 Water Conservation Legislation), to establish a new foundation for drought planning to adapt to climate change and the resulting longer and more intense droughts in California. The 2018 Water Conservation Legislation set new requirements for water shortage contingency planning.

The City's WSCP has been updated so that it is consistent with the 2018 Water Conservation Legislation requirements. The City plans to modify WMC Chapter 13.32.040 to support these updates. The City intends for this WSCP to be dynamic, so that it may assess response action effectiveness and adapt to emergencies and catastrophic events. Refinement procedures and adoption requirements are provided in this plan to allow the City to modify this WSCP outside of the Urban Water Management Plan (UWMP) process.

1.0 WATER SUPPLY RELIABILITY ANALYSIS

Chapters 6 and 7 of the City's 2020 UWMP present the City's water supply sources and reliability, respectively. Findings show that the City's five consecutive dry year supplies, whether occurring now or 20 years in the future, are adequate to meet projected five consecutive dry year demands because if there is any disruption in surface water supply, the City will increase groundwater pumping to compensate. While potable supplies will remain reliable, water quality consistency will suffer as water from the City's native groundwater wells is less palatable than the surface water.

Statewide water supply conditions, changes in groundwater levels, subsidence, and actions by Woodland Davis Clean Water Agency (WDCWA), may impact the City's available water supply. For the City, a water shortage condition occurs when the supply of potable water available cannot meet ordinary water demands for human consumption, sanitation, fire protection, and other beneficial uses. The City may be able to foresee its water shortage condition in some cases; however, in other cases, the water shortage may be caused by an unforeseen sudden or emergency event. In general, the City's water supply conditions may be affected by the following issues:

- WDCWA supply availability and/or production issues
- City well production and/or water quality issues

The City may experience unforeseen water shortage when catastrophic interruption of water supplies occurs due to regional power outage, an earthquake, or other potential emergency events.

In future years, the City will conduct an annual water supply and demand assessment in accordance with Section 2. The analysis associated with this WSCP was developed in the context of the City's water supply sources and reliability.

2.0 ANNUAL WATER SUPPLY AND DEMAND ASSESSMENT PROCEDURES

Beginning July 1, 2022, California Water Code (CWC) §10632.1 requires water suppliers to submit an Annual Water Supply and Demand Assessment (AWSDA). Water suppliers will also be required to submit an Annual Water Shortage Assessment Report beginning July 1, 2022. This WSCP provides the procedures for the City to conduct its Annual Water Supply and Demand Assessment. The findings from that assessment will provide information for the City's Annual Water Shortage Assessment Report.

The procedures provided in this section are intended to assist the City in planning for potential, foreseeable shortage in water supplies. These procedures provide the steps the City needs to take that may lead to declaring a water shortage emergency and associated water shortage level (see Section 3) and implementation of water shortage response actions (see Section 4).

2.1 Decision-making Process

The decision-making process described below will be used by the City to determine its water supply reliability in a consistent manner annually. The City may adjust this process for improved decision-making during implementation.

The Water Shortage Evaluation Team (WSET) is responsible for the preparation of the City's AWSDA and Annual Water Shortage Assessment Report, and submittal of the reports to the Department of Water Resources (DWR) by July 1 of each year. The WSET will gather key data inputs described in Section 2.2 and conduct the assessment in accordance with Section 2.3. In May, the WSET will finalize the assessment based on expected availability of purchased water from WDCWA, amount of stored surface water available from the City's Aquifer Storage and Recovery (ASR) wells, and expected customer demand. If the Annual Assessment finds that available water supply will be sufficient to meet expected demands for the current year and one subsequent dry year, the City's Annual Water Shortage Assessment Report will be finalized using the AWSDA. The final approved documents will be submitted to DWR by July 1 each year.

The City will follow the timeline of activities as shown on Table 1 for conducting the assessment. Due to variations in climate and hydrologic conditions, the start and end dates shown in the table are approximate and may be adjusted as needed. The intent of the schedule is to allow shortage response actions to effectively address anticipated water shortage conditions in timely manner, and to comply with the State's reporting requirements.

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Table 1. Schedule of Assessment Activities		
Schedule	Activities	Responsible Party
Early January	Convene Team	Associate Engineer
Early January	Plan for water supply sources for current year and one subsequent dry year. Describe sources and quantities considering factors affecting supply as described in Section 2.2.	WSET
Mid- to Late January	Plan for water demands for current year and one subsequent dry year. Describe demand types and quantities considering factors affecting supply as described in Section 2.2.	WSET
February	Using the methodology described in Section 2.3, calculate the City's water supply reliability for the current year and one subsequent dry year.	WSET
March	Finalize assessment based on expected water supply and demand.	WSET
Late April	Draft Annual Water Shortage Assessment Report for DWR submittal.	WSET
May	Review, finalize and approve Annual Assessment and Annual Water Shortage Assessment Report.	Principal Utilities Engineer
Before July 1	Submit Annual Assessment and finalized Annual Water Shortage Assessment Report to DWR.	Associate Engineer

In the event that the AWSDA finds that available supply will not meet expected demands, the WSET will present the finalized assessment to the City Council, along with recommendations on water shortage condition determination and actions. Recommended actions may include declaration of a water shortage emergency, declaration of a water shortage level, and water shortage actions. The WSET will coordinate interdepartmentally, with WDCWA, and with Yolo County for the possible proclamation of a local emergency. Based on the findings of the assessment, the City Council is responsible for conducting a duly noticed public meeting, determining if a water shortage condition exists and, if needed, declaring a water shortage emergency and water shortage level and authorizing water shortage actions. The WSET will prepare the City's Annual Water Shortage Assessment Report using the finalized AWSDA and incorporate City Council determinations and approved actions.

The schedule of decision-making activities is provided in Table 2. The start and end dates and the activities shown in this table are approximate and may be adjusted as needed.

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Table 2. Schedule of Decision-Making Activities if Water Shortage Condition Exists		
Schedule	Activities	Responsible Party
Early May	Based on finalized determinations of AWSDA regarding water shortage condition and recommended actions, prepare recommendations on water shortage condition determination and actions.	WSET
Early-May	Prepare ordinances or resolutions approving determinations and actions.	WSET
Early May	Coordinate interdepartmentally, with WDCWA, and with County OES for the possible proclamation of a local emergency	WSET
Early May	Release public meeting notice	WSET/ City Clerk
Mid- to Late May	Present finalized determinations and recommendations, along with ordinances or resolutions approving determinations and actions.	WSET
Mid- to Late May	Conduct public meeting if water shortage emergency condition exists. Make determination of degree of emergency, and authorize water shortage response actions for implementation. Receive presentation of finalized determinations and recommendations. Act on ordinances or resolutions.	City Council
Mid- May to Early June	If a water shortage emergency condition is declared, implement the WSCP and the water shortage response actions as approved by City Council.	WSET
June	Finalize Annual Water Shortage Assessment Report. Incorporate City Council determinations and actions.	WSET
Before July 1	Submit finalized AWSDA assessment and Annual Water Shortage Assessment Report to DWR.	Associate Engineer

2.2 Key Data Inputs

The AWSDA requires the evaluation of supply and demands for the current year and one dry year that is assumed to follow the current year. The following key data inputs will be used to evaluate the City's water supply reliability.

Planned water supplies will be used as input to the AWSDA for the current year and an assumed subsequent single dry year. In planning for water supplies, the following factors are considered as applicable:

1. Hydrological conditions
2. Regulatory conditions
3. Contractual constraints
4. Surface water and groundwater quality conditions
5. Well production limitations
6. Infrastructure capacity constraints or changes.
7. Capital improvement projects implementation

Planned water supply sources and quantities will be described and be reasonably consistent with the supply projections in the City's last updated UWMP Chapter 6 (Water Supply Characterization). Should the supply sources and projections deviate significantly from projections, an explanation for the difference will be provided.

Planned unconstrained water demands will be used as input to the AWSDA for the current year and an assumed subsequent single dry year. Unconstrained water demands are customer demands where no water conservation measures are in effect. In planning for water demands, the following factors are considered as applicable:

1. Weather conditions
2. Water year type
3. Population changes (for example, due to development projects)
4. Anticipated new demands (for example, changes to land use)
5. Pending policy changes that may impact demands
6. Infrastructure operations

Planned water demands types and quantities will be described and be reasonably consistent with the demand projections in the City's last updated UWMP Chapter 4 (Water Demand Characterization). Should the demand projections deviate significantly from projections, an explanation for the difference will be provided.

2.3 Assessment Methodology

In preparing the AWSDA, the City will follow the following assessment methodology and evaluation criteria will be used to evaluate the agency's water supply reliability for the current year and following one dry year.

The City uses a spreadsheet to plan for current year and future year demands. Planned supply and demand inputs described in Section 2.2 will be entered in the spreadsheet in monthly increments.

Supply and demand will be compared to determine the reliability of the City's water supply in the current year and the following one dry year. The City's water supply for the current year and the following dry year will be determined as reliable if water supply is sufficient to meet the planned water demands. If water supply is insufficient to meet planned water demands in the current year and/or the following dry year, the extent of the water shortage condition will be determined, and the City will prepare response actions in accordance with this WSCP.

The AWSDA findings will be presented to the City Council, along with recommendations for action for City Council consideration.

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3.0 SIX STANDARD WATER SHORTAGE LEVELS

To provide a consistent regional and statewide approach to conveying the relative severity of water supply shortage conditions, the 2018 Water Conservation Legislation mandates that water suppliers plan for six standard water shortage levels that correspond to progressive ranges of up to 10, 20, 30, 40, 50 percent, and greater than 50 percent shortages from the normal reliability condition. Each shortage condition should correspond to additional actions water suppliers would implement to meet the severity of the impending shortages.

In Table 3 (DWR UWMP Table 8-1), the City's water shortage levels (also called "stages") and corresponding water shortage level response actions are summarized. The City's water shortage levels apply to both foreseeable and unforeseeable water supply shortage conditions. The City's 2015 Urban Water Management Plan (UWMP) included five levels that addressed up to 50 percent gap between supply and demand. The City's five levels are reorganized to align with the State's standard levels and incorporates a sixth level to address a 50 percent or greater gap between supply and demand. Water shortage is the gap between available supply and planned demands.

As described in Section 2, the City will conduct an AWSDA to determine its water supply condition for the current year and the following one dry year. The preparation of AWSDA helps the City ascertain the need to declare a water shortage emergency and water shortage level. In other cases, the City may need to declare a water shortage emergency due to unforeseen water supply interruptions. When the City anticipates or identifies that water supplies may not be adequate to meet the normal water supply needs of its customers, the City Council may determine that a water shortage exists and consider a resolution to declare a water shortage emergency and associated level. The shortage level provides direction on shortage response actions.

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Table 3. Water Shortage Contingency Plan Levels (DWR Table 8-1)

Shortage Level	Percent Shortage Range	Shortage Response Actions (*Narrative description*)
1	Up to 10%	- City to encourage water customers and users to implement best water management and conservation practices, including avoiding water waste as defined in WMC Section 13.32.030 and following the City's landscape requirements (WMC Section 17.112) and State Model Water Efficient Landscape Ordinance (23 California Code of Regulations Section 490), except when they are replaced by more restrictive conditions imposed by the water stages in WMC Section 13.32.030. - All City water customers shall reduce water use by 10% (Stage 1) from their normal water demand. - Hosing off sidewalks, driveways, and other hardscapes is prohibited. - Water hoses shall be equipped with a control nozzle capable of completely shutting off the flow of water except when positive pressure is applied. - Water shall be served upon request at restaurants.
2	Up to 20%	- Shortage Response Actions in Level 1 as shown in the row above - All City water customers shall reduce water use by 20% (Stage 2) from their normal water demand. - Outdoor watering is restricted to three days per week.
3	Up to 30%	- Shortage Response Actions in Level 2 as shown in row above - All City water customers shall reduce water use by 30% (Stage 3) from their normal water demand. - Outdoor watering is restricted to two days per week. - All nonresidential users are to reduce irrigation by 40% for existing landscapes. - The use of running water from a hose, pipe, or faucet for the purpose of cleaning buildings and outdoor hardscape surfaces is prohibited. - Boats and vehicles shall be washed only at commercial washing facilities equipped with water recycling equipment or by use of a bucket and a hose equipped with a self-closing valve that requires operating positive pressure to activate the flow of water. - New or expanded landscaping is limited to drought tolerant trees, shrubs, and ground cover. No new turf grass shall be planted, hydroseeded, or laid.
4	Up to 40%	- Shortage Response Actions in Level 3 as shown in row above - All City water customers shall reduce water use by 40% (Stage 4) from their normal water demand. - Irrigation of any landscaping except trees or drought tolerant plantings is prohibited. - Boats, vehicles, and equipment shall be washed at commercial establishments that recycle water. - No new water service connections or commitments for new water service shall be put in place until the City has returned to at least stage 2, water warning restrictions. - Filling pools and spas is prohibited.
5	Up to 50%	- Shortage Response Actions in Level 4 as shown in row above - All City water customers shall reduce water use by 50% (Stage 5) from their normal water demand.
6	>50%	- Shortage Response Actions in Level 5 as shown in row above - All City water customers shall reduce water use by 50% (Stage 6) from their normal water demand.

The current WMC Chapter 13.32.040 addresses demand reduction actions required by the City per level. Concurrent with the preparation of this UWMP, the City is in the process of updating WMC Chapter 13.32.040 to support this updated WSCP.

4.0 SHORTAGE RESPONSE ACTIONS AND EFFECTIVENESS

CWC §10632 (a)(4) requires shortage response actions that align with the defined shortage levels. The City's shortage response actions consist of a combination of demand reduction, supply augmentation, and operational changes. The City's suites of response actions are dependent on the event that precipitates a water shortage level, the time of the year the event occurs, the water supply sources available, and the condition of its water system infrastructure.

The City plans to use a balanced approach, combining supply augmentation, demand reduction, and operational changes to respond to the event and the resulting water shortage level. The City will adapt its implementation of response actions to close the gap between water supplies and water demand and meet the water use goals associated with the declared water shortage level.

This continuous monitoring, as described in Section 9, allows the City to assess water system demands and compare it with its water demand reduction goals. The City may then adjust its shortage response actions, allowing it to equalize demands with available water supplies. For example, the City may intensify its public outreach or more vigorously enforce compliance to water use prohibitions if needed water demand reduction goals are not met for any specific level.

The shortage response actions discussed below may be considered as tools that allow the City to respond to water shortage conditions. Because the City may continuously monitor and adjust its response actions to reasonably equate demands with available supply, the extent to which the gap between water supplies and water demand will be reduced by implementation of each action is difficult to quantify and is provided as an estimate. Certain response actions, such as public outreach and enforcement, support the effectiveness of other response actions and do not have a quantifiable effect on their own.

4.1 Demand Reduction and Mandatory Restrictions

During water shortage conditions, the City plans to close the gap between water supply and water demand by implementing demand reduction action categories shown in Table 4 (DWR UWMP Table 8-2). The shortage level for which each demand reduction action will commence implementation is also provided, along with the estimate of extent that the action will reduce the shortage gap. The table also indicates if the City plans to use compliance actions such as penalties, charges, or other enforcement actions for each demand reduction action.

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Table 4. Water Shortage Contingency Plan Demand Reduction Actions (DWR Table 8-2)

Shortage Level	Demand Reduction Actions ***Drop down list*** *These are the only categories that will be accepted by the WUEdata online submittal tool. Select those that apply.*	How much is this going to reduce the shortage gap? *Include units used (volume type or percentage)*	Additional Explanation or Reference *(optional)*	Penalty, Charge, or Other Enforcement? ***For Retail Suppliers Only*** *Drop Down List*
Add additional rows as needed				
0	Expand Public Information Campaign	Reduce water use up to 20%	Encourage water users to reduce water waste	No
0	Offer Water Use Surveys	Reduce water use up to 0.5%	Increase awareness of our AquaHawk program to helps custumers monitor their daily/hourly water use and set up leak alerts.	No
0	Reduce System Water Loss	Reduce water use up to 35%	Annual construction projects are done to repair and replace water distribution infrastructure.	No
0	Landscape - Restrict or prohibit runoff from landscape irrigation	Reduce water use up to 0.5%		Yes
0	Other - Customers must repair leaks breaks, and malfuntions in a timely manner	Reduce water use up to 0.5%		Yes
0	Landscape - Other landscape restiction or prohibition	Reduce water use up to 5%		Yes
1	Other	Reduce water use up to 3%	Encourage water users to reduce water waste	Yes
1	Other	Reduce water use up to 3%	City water custumers shall reduce water use by 10%	Yes
1	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
1	Other-Require automatic shut of hoses	Reduce water use up to 0.5%		Yes
1	CII - Restaurants may only serve water upon request	Reduce water use up to 0.5%		Yes
2	Other	Reduce water use up to 3%	Encourage water users to reduce water waste	Yes
2	Other	Reduce water use up to 3%	City water custumers shall reduce water use by 20%	Yes
2	Landscape - Other landscape restiction or prohibition	Reduce water use up to 5%		Yes
2	CII - Other CII restriction or prohibition	Reduce water use up to 5%		Yes
2	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes
2	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
2	Other-Require automatic shut of hoses	Reduce water use up to 0.5%		Yes
2	CII - Restaurants may only serve water upon request	Reduce water use up to 0.5%		Yes
2	Landscape - Limit landscape irrigation to specific times	Reduce water use up to 25%	Outdoor watering restricted to 3 days per week.	Yes
3	Other	Reduce water use up to 3%	Encourage water users to reduce water waste	Yes
3	Other	Reduce water use up to 3%	City water custumers shall reduce water use by 30%	Yes
3	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
3	Other-Require automatic shut of hoses	Reduce water use up to 0.5%		Yes
3	CII - Restaurants may only serve water upon request	Reduce water use up to 0.5%		Yes
3	Landscape - Limit landscape irrigation to specific times	Reduce water use up to 25%	Outdoor watering restricted to 2 days per week.	Yes
3	Landscape - Other landscape restiction or prohibition	Reduce water use up to 5%	All nonresidential users are to reduce irrigation by 40% for existing landscapes	Yes
3	Other	Reduce water use up to 0.5%	Prohibit vehicle washing unless use of a bucket and hose equipped with a self-closing valve.	Yes

3	Landscape - Prohibit certain types of landscape irrigation	Reduce water use up to 0.5%		Yes
3	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	New or expamding landscapes is limited to drought tolerant trees, shrubs and ground cover. No new turf grass shall be placed, hydroseeded or laid	Yes
3	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Reduce water use up to 5%		Yes
	Pools - Allow filling of swimming pools only when an appropriate cover is in place.	Reduce water use up to 0.5%		Yes
3	CII - Other CII restriction or prohibition	Reduce water use up to 0.5%	Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director	Yes
3	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes
4	Other	Reduce water use up to 3%	Encourage water users to reduce water waste	Yes
4	Other	Reduce water use up to 3%	City water customers shall reduce water use by 40%	Yes
4	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
4	Other-Require automatic shut of hoses	Reduce water use up to 0.5%		Yes
4	CII - Restaurants may only serve water upon request	Reduce water use up to 0.5%		Yes
4	Landscape - Prohibit certain types of landscape irrigation	Reduce water use up to 0.5%	Irrigation of any landscaping except trees or drought tolerant plantings is prohibited	Yes
4	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	All nonresidential users are to reduce irrigation by 40% for existing landscapes	Yes
4	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
4	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Reduce water use up to 5%		Yes
4	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	New or expamding landscapes is limited to drought tolerant trees, shrubs and ground cover. No new turf grass shall be placed, hydroseeded or laid	Yes
4	CII - Other CII restriction or prohibition	Reduce water use up to 0.5%	Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director	Yes
4	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes
4	Other	Reduce water use up to 3%	No new water service connections or commitments for new water service shall be put in place	Yes

4	Other water feature or swimming pool restriction	Reduce water use up to 0.5%	Filling pools and spas is prohibited	Yes
5	Other	Reduce water use up to 3%	Encourage water users to avoid water waste	Yes
5	Other	Reduce water use up to 3%	City water customers shall reduce water use by 50%	Yes
5	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
5	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Reduce water use up to 5%		Yes
5	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	New or expamding landscapes is limited to drought tolerant trees, shrubs and ground cover. No new turf grass shall be placed, hydroseeded or laid	Yes
5	CII - Other CII restriction or prohibition	Reduce water use up to 0.5%	Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director	Yes
5	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes
5	Other	Reduce water use up to 3%	No new water service connections or commitments for new water service shall be put in place	Yes
5	Other water feature or swimming pool restriction	Reduce water use up to 0.5%	Filling pools and spas is prohibited	Yes
6	Other	Reduce water use up to 3%	Encourage water users to avoid water waste	Yes
6	Other	Reduce water use up to 3%	City water customers shall reduce water use by 60%	Yes
6	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
6	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Reduce water use up to 5%		Yes
6	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	New or expamding landscapes is limited to drought tolerant trees, shrubs and ground cover. No new turf grass shall be placed, hydroseeded or laid	Yes
6	CII - Other CII restriction or prohibition	Reduce water use up to 0.5%	Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director	Yes
6	Other	Reduce water use up to 3%	No new water service connections or commitments for new water service shall be put in place	Yes
6	Other water feature or swimming pool restriction	Reduce water use up to 0.5%	Filling pools and spas is prohibited	Yes
6	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes

The City may request that its customers reduce their water demands in response to any water shortage level through WMC Chapters 13.16 and 13.32. The City is currently updating WMC 13.32 for consistency with this WSCP. The demand reduction action categories are detailed further below.

During each shortage level, the City plans to impose water use restrictions on its customers and enforce the regulations and restrictions provided in WMC 13.32.040 and presented in Table 5, to achieve the percent demand reduction required by the water shortage stage.

Table 5. Water Restrictions and Regulations[a]

Consumption Reduction Methods	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
General	City to encourage water customers and users to implement best water management and conservation practices, including avoiding water waste as defined in WMC Section 13.32.030 and following the City's landscape requirements (WMC Section 17.112) and State Model Water Efficient Landscape Ordinance (23 California Code of Regulations Section 490), except when they are replaced by more restrictive conditions imposed by the water stages in WMC Section 13.32.030.					
	All City water customers shall reduce water use by 10% (Stage 1), 20% (Stage 2), 30% (Stage 3), 40% (Stage 4), and 50% (Stage 5 and 6) from their normal water demand.[b]					
Washing Pavement	Hosing off sidewalks, driveways, and other hardscapes is prohibited.					
Hoses	Water hoses shall be equipped with a control nozzle capable of completely shutting off the flow of water except when positive pressure is applied.					
Restaurants	Water shall be served upon request					
Landscape Irrigation		Outdoor watering is restricted to three days per week.	Outdoor watering is restricted to two days per week.		Irrigation of any landscaping except trees or drought tolerant plantings is prohibited.	
			All nonresidential users are to reduce irrigation by 40% for existing landscapes.			
Exterior Washing of Buildings, Hardscapes, Boats, and Vehicles			The use of running water from a hose, pipe, or faucet for the purpose of cleaning buildings and outdoor hardscape surfaces is prohibited.[c]			
			Boats and vehicles shall be washed only at commercial washing facilities equipped with water recycling equipment or by use of a bucket and a hose equipped with a self-closing valve that requires operating positive pressure to activate the flow of water.		Boats, vehicles, and equipment shall be washed at commercial establishments that recycle water.	

Table 5. Water Restrictions and Regulations[a]

Consumption Reduction Methods	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
Other			New or expanded landscaping is limited to drought tolerant trees, shrubs, and ground cover. No new turf grass shall be planted, hydroseeded, or laid.			
			Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director.			
			The operation of and introduction of water into ornamental fountains is prohibited.			
					No new water service connections or commitments for new water service shall be put in place until the City has returned to at least stage 2, water warning restrictions.	
					Filling pools and spas is prohibited.	

(a) Water Conservation Ordinance, WMC §13.32.040

(b) However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) shall not be required to further reduce their water use.

(c) Except in the event the Director of Public Works, or designee, determines that such use is the only feasible means of correcting a potential threat to health and safety.

For all shortage levels, the City may also impose additional mandatory restrictions in addition to restrictions the State may impose. The City will monitor water production, demands, and changing conditions as discussed in Section 9 to determine the intensity of its public outreach, the extent of its enforcement actions, and the need to adjust its water shortage level declaration.

4.2 Supply Augmentation and Other Actions

The City's water supply portfolio consists of treated surface water from the Sacramento River supplied by the WDCWA, local ASR and native groundwater, and recycled water as described in Chapter 6 of the City's 2020 UWMP. The City manages the use of surface water supply conjunctively with the local groundwater. At any water shortage level and depending on the water shortage event, the City's water supplies will be used to complement each other. For example, should its Sacramento River supply be reduced, the City may increase its groundwater pumping.

When surface water is significantly reduced, the City plans to use its wells to pump groundwater (both ASR and native groundwater) to meet water demands to meet the health and safety needs of its customers. The City currently owns five active groundwater wells, three active ASR groundwater wells, and six standby groundwater wells in its water service area. The three ASR wells have a total injection capacity of 3.75 mgd (11.5 AF per day) and a total extraction capacity of 8.4 mgd (25.8 AF per day).

Should the City's water supply portfolio be insufficient to meet the reduced demands of its customers, the City may augment its water supply and take other actions as summarized in Table 6 (DWR UWMP Table 8-3). The shortage level for which each action will commence implementation is provided, along with the estimated extent that the action will reduce the shortage gap. Details regarding operational changes in response to water shortage are provided in Section 4.3.

Table 6. Supply Augmentation and Other Actions (DWR Table 8-3)

Shortage Level	Supply Augmentation Methods and Other Actions by Water Supplier ***Drop down list*** *These are the only categories that will be accepted by the WUEdata online submittal tool*	How much is this going to reduce the shortage gap? *Include units used (volume type or percentage)*	Additional Explanation or Reference *(optional)*
Add additional rows as needed			
0	Expand Public Information Campaign	Up to the shortage gap	Purpose is to help boost and support water conservation measures at all times and increase outreach as shortage gap increases
0	Water use surveys	Up to the shortage gap	Utility custumers are able to monitor daily/hourly water use and set up leak alerts through AquaHawk, the citys water use dashboard.
0	Provide water conservation rebates	Up to the shortage gap	The City currently offers rebates for mulch (up to $100), rain barrels (up to 2 purchases, $75 each) and weather-based irrigation controller rebates (up to $150).
0	Other Actions (descripe)	Up to the shortage gap	Target water main replacement projects. We do annual construction projects to repair and replace water distribution infrastructure.
1	Expand Public Information Campaign	Up to the shortage gap	10% water demand reduction anticipated
1	New recycled water	Up to the shortage gap	Expand recycled water
1	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
1	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
2	Expand Public Information Campaign	Up to the shortage gap	20% water demand reduction anticipated
2	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
2	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
3	Expand Public Information Campaign	Up to the shortage gap	30% water demand reduction anticipated
3	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
3	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
4	Expand Public Information Campaign	Up to the shortage gap	40% water demand reduction anticipated
4	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
4	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
5	Expand Public Information Campaign	Up to the shortage gap	50% water demand reduction anticipated
5	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
5	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
6	Expand Public Information Campaign	Up to the shortage gap	60% water demand reduction anticipated
6	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
6	Stored Emergency Supply	Up to the shortage gap	Stored ASR water

4.3 Operational Changes

The City may modify its operations on a short-term or long-term basis in response to any water shortage condition. The City may take any one or a combination of the following actions.

1. To facilitate supply augmentation, the City may operate any combination of active and standby wells (including ASR wells) in the water service areas to address shortages in surface water supplies.
2. The City may expedite repairs of leaks in its water distribution system. All meter leaks and emergency breaks would be repaired the same day they are reported. Non-emergency service line and main breaks would be repaired 24 hours after detection.
3. During the duration of the water shortage condition, the City may limit its regular maintenance water system flushing operations such that flushing is conducted only in areas with known water quality issues.

4.4 Emergency Response Plan

As stated in Section 3, the City's water shortage levels outlined in WMC Section 13.32.040 apply to both foreseeable and unforeseeable water supply shortage conditions, including catastrophic water shortage conditions.

The City's *Water System Emergency Response Plan* (ERP) addresses catastrophic water shortage water conditions. The ERP is expected to be completed in May 2021. The ERP outlines response procedures associated with unforeseeable incidents such as water supply contamination, earthquake, infrastructure failure, and other events. The ERP includes actions to be taken in preparation for, during, and recovery from such events.

The City's response planning for continued water service includes the use of standby generators, water purification supplies and equipment, emergency drinking water storage, and water trucks. Water storage, treatment, and pumping facilities have been constructed to meet earthquake safety standards and are inspected regularly.

To maintain the security of the City water system, the ERP is maintained as a confidential document and may not be incorporated in this UWMP.

5.0 COMMUNICATION PROTOCOLS

In the event of a water shortage, the City must inform their customers, the general public and interested parties, and local, regional, and state entities. Communication protocols for foreseeable and unforeseeable events are provided in this section. In any event, timely and effective communication must occur for appropriate response to the event. City staff are provided cell phones and City email accounts to communicate internally and externally.

5.1 Communication for Foreseeable Events

Water shortage may be foreseeable when the City conducts its AWSDA as described in Section 2. When the City determines the potential of a water shortage event, the City Council may find, determine and declare a water shortage emergency in accordance with WMC §13.32.040.

The City will hold a public meeting to present the current or predicted shortage as determined by the AWSDA. At the public meeting, the City Council will determine if a water shortage emergency condition exists and the degree of the emergency. The City Council will consider the shortage response actions triggered or anticipated to be triggered by shortage level. As necessary, the City Council will act on the water shortage emergency declaration, associated water shortage level, and shortage response actions.

The following communications protocol and procedures will be followed. The City may trigger any of these communication protocols at any water shortage level.

1. If a water shortage emergency is anticipated, the City will coordinate interdepartmentally, with the WDCWA, City of Davis, UC Davis, and with Yolo County for the possible proclamation of a local emergency.
2. The City Council will hold a duly noticed public meeting in which the AWSDA findings and recommendations for a water shortage emergency and shortage response actions are presented.
3. The City will issue notices as described below for foreseeable water shortage condition, water shortage emergency, and response actions.
    a. Customers, the general public, and interested parties will be informed through the City's website, press coverage of council meetings, the local newspaper: the Daily Democrat, press releases, and customer water bills.
        i. For a true water emergency, the City will send texts or robocall customers in Woodland using Yolo County's system.
    b. Public entities and officials (local, regional, and state agencies) will be informed by email.
    c. The following communication methods will be used at different shortage levels:
        i. Shortage Level 1: Blog posts on the EnviroWoodland Newsletter
        ii. Shortage Level 2: Bill stuffers or newsletters
        iii. Shortage Levels 3 to 6: Press releases

5.2 Communication for Unforeseeable Events

Water shortage may occur during unforeseeable events such as earthquakes, fires, infrastructure failures, civil unrest, and other catastrophic events. The City's ERP provides specific communication protocols and procedures to convey water shortage contingency planning actions during these events. The City may trigger any of these communication protocols at any water shortage level, depending on the event.

In general, communications and notifications should proceed along the chain of command. Notification decisions will be made under the direction of the Incident Commander. External communications will be managed by the Public Information Officer (PIO). All City staff are provided their communication responsibilities. Utility Engineering staff will work with the Chief Plant Operator and Utilities Administrator

to notify regulatory agencies. The ERP provides a list of relevant contacts to notify at the local, regional, and state level.

The PIO is the official spokesperson for the City and is the only staff authorized to speak directly to public media representatives. The PIO maintains a list of contacts to disseminate information to the public. Additionally, the City maintains profiles on social media platforms including Facebook and Twitter. These profiles may be used to convey information to staff and the public, in addition to their website and email.

6.0 COMPLIANCE AND ENFORCEMENT

WMC 13.32.040 supports the implementation of the City's water shortage contingency actions. This code section includes provisions for compliance and enforcement of its water use regulations, restrictions, and prohibitions and are available on the City's website. WMC Chapter 13.32 is highlighted on the City's water conservation website to notify the public of year-round regulations and water restrictions.

When a water shortage is anticipated, the City Council holds a duly noticed public meeting to determine the degree of the water shortage emergency. After the public meeting, the City Council will adopt a resolution stating the degree of the water shortage emergency and the regulations and restrictions that should be enforced in response to the shortage.

Since the City service area is fully metered, customer water use can be quantified and compared to determine their extent of compliance to water reduction requirements. The City may also become aware of non-compliance through its water waste reporting outreach or through staff inspections. Non-compliance is deemed as a violation and is classified as an infraction. Each day of continued violation is considered as a separate offense.

The City Manager and duly designated representatives are authorized to enforce provisions of WMC Chapter 13.32 and make determinations with regards to the customer water allocations provided in WMC Chapter 13.32. For these purposes, they have the power and discretion of a law enforcement office.

6.1 Shortage Level Enforcement and Penalties

Enforcement and penalties for non-compliance with each stages' restrictions are provided in WMC §13.32.040. When the City becomes aware of a customer violating, causing, or permitting a violation of the restrictions prohibitions presented in Table 5 for any of the Water Shortage Stages, the City issues a notice that describes the nature of the violation and includes an order that the violation be corrected within a stated period. Upon occurrence of a second violation or failure to correct the initial violation, the City issues a second notice ordering immediate correction and imposing a surcharge of $100 per day for each day the violation continues. The City Manager may issue an order to cease and desist until appropriate remedial actions are taken. For continued violation, the City Manager may order discontinuance of service.

The first billing period after the effective date of the Council's declaration of a water shortage emergency or the effective date stated in the resolution is considered as an adjustment period during which no penalties will be imposed for water usage in excess of the allocation described in Table 6.

Beginning with the second billing period after the effective date, any customer who exceeds the established allocation in any monthly billing cycle is charged an excess use charge in addition to all other

charges. For continued violation, the customer is issued a warning. If the violation is not corrected, the City may install a flow restricting device on the customer's water service which remains in place for at least 48 hours and until the customer has paid the removal charges.

If the customer again violates water use restrictions, after removal of a flow restricting device by the City, the City may install a flow restricting device which remains in place for at least two weeks and until payment for removal by the City. Further violations, removal of or by-passing the flow restricting device may result in termination of water service.

6.2 Appeal and Exemption Process

Per WMC section 13.16.130 and 13.16.140, customers may appeal a determination, order, or directive of the City Manager by submitting a written appeal notice to the City Clerk within seven days of receiving the determination, order, or directive. The written appeals should include supporting facts and reasons. The City Council may hold an appeal hearing, where the appellant and the hearing officer are heard. At the conclusion of hearing the appeal, the City Council may affirm, reverse or modify the determination, order or directive of the City Manager. The City Council's action on the appeal is final.

7.0 LEGAL AUTHORITIES

Contingency Plan. In 1991, the City adopted a "No-Waste" ordinance. This ordinance was amended in 2014 with the City's adoption of Ordinance No. 1564, to ensure compliance with all federal, state, and local requirements, including but not limited to, SBx7 7 and Model Water Efficient Landscape Ordinance (MWELO) (23 CCR §§ 490 et seq.). The City's ordinance was incorporated into the WMC Sections 13.16.100 – 13.16.150. At time of preparation of this WSCP, the City is updating WMC Section 13.32.040 to incorporate updates presented herein.

When a water shortage is determined, the City will coordinate interdepartmentally, with the WDCWA, and with Yolo County for the possible proclamation of a local emergency in accordance with California Government Code, California Emergency Services Act (Article 2, Section 8558).

In accordance with WMC §13.32.040 and California Water Code Chapter 3, Division 1, Section 350 et seq, the City Council is required, unless an imminent emergency exists, to conduct a duly noticed public meeting for the purpose of determining whether a water shortage emergency condition exists and, if so, the degree of the emergency and what regulations and restrictions should be enforced in response to the shortage. The City shall declare a water shortage emergency in accordance with CWC Chapter 3 Division 1.

> *Water Code Section Division 1, Section 350*
> *…The governing body of a distributor of a public water supply…shall declare a water shortage emergency condition to prevail within the area served by such distributor whenever it finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply of the distributor to the extent that there would be insufficient water for human consumption, sanitation, and fire protection.*

The water shortage emergency declaration triggers communication protocols described in Section 5 of this WSCP and compliance and enforcement actions described in Section 6 of this WSCP.

8.0 FINANCIAL CONSEQUENCES OF WSCP

The City maintains an adequate operational reserve to protect against a temporary water shortage. The City anticipates reduced revenue due to decreased water use by its customers and additional costs associated with implementing water use restrictions and associated compliance actions. Reduced revenue and costs associated with compliance actions are considered in the City's water rate study and is built into the City's financial reserves.

9.0 MONITORING AND REPORTING

The City's water system is fully metered, from its water supply sources to individual customer meters. These meters may be used as monitoring tools for compliance and reporting purposes. These meters can be read as often as needed to track the extent of the effectiveness of the City's response actions. Water production and water use can be compared to previous periods. Water use can be compared per customer sector or per individual customer.

Customers' water meters can be read per billing period to track the extent of their compliance with the City's water use restrictions. The first billing period after the effective date of the Council's declaration of a water shortage emergency is considered as an adjustment period during which no penalties will be imposed for water usage in excess of the allocation. The second and subsequent billing period after the effective date is used to determine if a customer exceeds the established allocation for the City Council-declared water shortage level as discussed in Section 4.1/WMC 13.32.040. The City may use readings from water meters to track compliance and determine required enforcement actions.

The City's meters at its WDCWA point of delivery and groundwater production wells provide a systemwide overview of water supply and demands and assess progress in meeting the water shortage objectives. Water production information may be read on a daily basis. The information collected from these meters allows the City to determine the extent of implementation of public outreach and enforcement actions, and adjust other water shortage response actions.

At the time of preparation of this WSCP, the State Water Board is preparing regulations for monthly reporting of water production and other uses, along with associated enforcement metrics. The City regularly records its water meter readings, along with enforcement actions, ensuring that the City will be able to comply with upcoming reporting requirements.

10.0 WSCP REFINEMENT PROCEDURES

This WSCP is an adaptive management plan. It is subject to refinements as needed to ensure that the City's shortage response actions and mitigation strategies are effective and produce the desired results. Based on monitoring described in Section 9 and the need for compliance and enforcement actions described in Section 6 of this WSCP, the City may adjust its response actions and may modify its WSCP. When a revised WSCP is proposed, the revised WSCP will undergo the process described in Section 12 for adoption by the City Council and distribution to the City, its customers, and the general public.

10.1 Systematic Monitoring

The City will monitor meters at its water sources to evaluate the overall effectiveness of its response actions in meeting the declared water shortage level. Should overall demands not meet or exceed the goals of the declared water shortage level, the intensity of public outreach for water conservation and the extent of enforcement of water use restrictions may be increased. Conversely, should overall demands continue to be substantially less than the goals of the declared water shortage level, the intensity of public outreach for water conservation and the extent of enforcement of water use restrictions may be decreased.

In WMC Chapter 13.32.040, the City has set minimum allocations for each customer sector to maintain health and safety standards and allows for reasonable adjustments to the allocations. The City may implement operational changes and implement supply augmentation in combination with enforcement of its water use restrictions and prohibitions to meet the objectives of the water shortage level while maintaining overall public health and safety.

10.2 Feedback from City Staff and Customers

Feedback from City staff and the public is important in refining or incorporating new actions. The City seeks input from staff who interface with customers to gauge the effectiveness of its response actions and for response action ideas.

Customer water meter data may be evaluated for each customer sector or each individual customer. The City tracks water use violations and may evaluate their frequency to determine restrictions that customers may not be able to meet. This evaluation may also show water demand reduction actions that customers may effectively implement.

The City seeks input from its customers and the general public through its website, through public hearings, and through regularly scheduled City Council meetings.

11.0 SPECIAL WATER FEATURE DISTINCTION

The City distinguishes special water features, such as decorative fountains and ponds, differently from pools and spas. Special water features are regulated separately. Regulations under WMC13.32.040 prohibit the use of non-recirculated water in fountains or other decorative fountains.

12.0 PLAN ADOPTION, SUBMITTAL, AND AVAILABILITY

This WSCP is adopted concurrently with the City's 2020 UWMP, by separate resolution. Prior to adoption, a duly noticed public hearing was conducted. A hard copy of this WSCP will be submitted to the Department of Water Resources (DWR) within 30 days of adoption, along with an electronic copy.

No later than 30 days after submittal to DWR, copies of this WSCP will be available at the City's offices. A copy will also be provided to Yolo County. An electronic copy of this WSCP as well as the 2020 UWMP will also be available for public review and download on the City's website.

Appendix J

Municipal Code: Chapter 13.16 and Chapter 13.32

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Woodland Municipal Code

Title 13 PUBLIC SERVICES

Chapter 13.16 WATER SERVICE

13.16.010 Connection to water service required.

All buildings within the City limits, served with water for any purpose, shall be connected with the City water service. It is unlawful for any owner of such premises to fail to cause such connection to be made unless, in the opinion of the Public Works Director or authorized representative, it is impractical to connect to the City water system. No building shall be connected to any water supply source other than the City water system without a valid permit issued by the Public Works Director. (Prior code § 23C-7-1)

13.16.020 Connection to water service outside of City limits restricted.

No connection with City water service shall be made with a water user located outside of the City limits unless such user first has obtained permission for such connection from the City Council. (Prior code § 23C-7-2)

13.16.030 Charges for connection with City water service.

A. It is hereby found by the City Council that the prospective development of the City by construction of residential, commercial and manufacturing structures and buildings and the occupancy thereof, will cause the City to incur costs estimated to be $195,086,000.00 to provide the necessary water treatment facilities, pipelines, and sources of surface water to serve such new development. It is further found that equity and proper fiscal management of the City require that such additional water system improvements as caused by such future development be financed in part by those persons constructing and using such buildings. Based on the foregoing, any applicant for new water service shall pay a water capacity charge to the City at the time of application. These charges may be adopted by ordinance or by resolution.

B. The charge imposed pursuant to subsection A is intended to comprise a “capacity charge” within the meaning of Government Code Section 66013 as it exists as of the date of adoption of this ordinance. All revenue derived from this capacity charge shall be held and maintained in compliance with subsections (c) and (d) of Section 66013 as they may be amended, and in accordance with other applicable law.

C. In addition to the water capacity charge described in subsection A, prior to connection to the City water system each person making such request shall pay a water connection charge for initial connection of his or her premises to the City water system. The amount of the charge shall be fixed by resolution of the City Council which, among other things, may take into account administrative expense and the cost of installing various water taps, service pipes, meters and shutoff valves and provide for varying charges in accordance with the relative right, difficulty or cost to connect. (Prior code § 23C-7-3)

13.16.040 Rate schedule for use of water service.

The City Council shall fix by ordinance or resolution the rates for use of the City water system and the ordinance or resolution, among other things, shall take into account the quantity of water used and the cost of maintaining City water facilities to deliver the water. In addition, rates may differ between users inside of

the City limits and users outside of the City limits so long as such rates are reasonable. The City Manager or designee, may establish and administer a program to provide financial assistance in paying water bills to customers. The customer eligibility criteria, program funding and structure, and other aspects of the program shall be determined by the City Manager or designee. (Prior code § 23C-7-4)

13.16.050 Standby service.

Standby water service for fire protection or domestic use only may be obtained if approved by the City Engineer or designated representative. Rates for standby service shall be fixed by agreement. (Prior code § 23C-7-5)

13.16.060 Construction project rate.

Charges for the actual cost of water taps, meters, installation, and the like, shall be levied for water service to any building or construction project. The amount of such charges shall be fixed by resolution of the City Council and payment thereof shall be made prior to issuance of a building permit or delivery of the water, whichever first occurs. In the alternative to the above charges, the City may require that water consumed be measured and paid for at meter rates. The cost of placing and removing temporary connections and meters shall be paid for by the owner or contractor. Notwithstanding the foregoing, however, water obtained from a fire hydrant for purposes of jetting trenches or street construction shall not be subject to the requirement of a building permit or payment of a fee therefor when used within a City-owned right-of-way. (Prior code § 23C-7-6)

13.16.070 Charge in absence of direct connection.

Whenever any City water is furnished to the premises, but the water is not connected to the dwelling, store or shop on the premises, the same rates shall be charged as if the water were connected directly to the dwelling, store, or shop on the premises. (Prior code § 23C-7-7)

13.16.080 Special charges.

The City Council may direct the City Manager or designated representative to make charges for water other than, or different from the established rates, in the event that special circumstances make special charges reasonable and fair. (Prior code § 23C-7-8)

13.16.090 Information for fixing rates required.

The City Engineer or designated representative may require any water user to give under oath such information as is necessary to determine the proper water rates for such water user. Should such water user refuse to give such information under oath, the City Engineer or designated representative shall fix the rates to be charged such water user, subject to modification by the City Council on application of such water user. (Prior code § 23C-7-9)

13.16.100 Prohibited acts.

A. Connections Without Permit or Safeguards. It is unlawful for any person to attach or cause attachment of a service pipe to a City water main, fire hydrant, or the like, or to allow attachment of another service pipe to one's own City authorized service pipe without first obtaining permission to do so from the City

Tools Links

Engineer or designated representative, and no connection shall be made between the City water system and any part of a sewer system without first providing the safeguards required by the State Health and Safety Code.

B. Use of Pipe or Hydrant Following Shutoff. Whenever, for any cause, the Public Works Director or designated representative shall shut off any hydrant or pipe carrying or discharging water from the works of the City, it is unlawful for any person to open such hydrant or pipe or to turn on or use any water from such hydrant or water pipe without first obtaining written permission from the City Engineer or designated representative or, if required, a fire hydrant permit.

C. Obstructing Access to Water Facilities. No person shall place upon or about any fire hydrant, water gate, or curb-stock or stopcock connected with the City's water system, any building material or other obstruction that prevents free access to same.

D. Water Waste Violations. No person shall commit water waste, as defined in Section 13.32.030.

E. Violations of Water Shortage Stages. No person shall violate the water shortage stages and restrictions as detailed in Section 13.28.040. (Prior code § 23C-7-10)

13.16.110 Violations.

It is unlawful for any user and/or person to violate or fail to comply with any of the requirements of this chapter. Causing, permitting, aiding, abetting, or concealing a violation of any provision of this chapter shall constitute a violation of this chapter. A violation of the provisions of this chapter shall occur irrespective of the negligence or intent of the violator. Violations of this chapter shall be punishable either alternatively or consecutively, by civil or criminal prosecution or both. (Prior code § 23C-7-10.1)

13.16.120 Enforcement measures.

A. The Public Works Director, or designee, shall administer, implement, and enforce the provisions of this chapter.

B. In lieu of any remedies the City may have, and at the City's sole discretion, the City may determine a violation of this chapter to be a nuisance, which shall be enforced pursuant to Chapter 9.20, resulting in a notice to abate or an administrative citation. Pursuant to Chapter 9.20, fines imposed for an administrative citation shall be: (1) $100.00 for a first violation; (2) $200.00 for a second violation of the same provision within one year; and (3) $500.00 for each additional violation of the same provision within one year.

C. Any person who has not abated the nuisance within the time prescribed by the City, failed to appeal the notice to abate in accordance with Section 13.16.130, or failed to appeal an administrative citation in accordance with Section 9.20.070, and in addition to any remedies the City may have, the City may take any or all of the following additional enforcement actions:

1. Installing a flow-restriction device or other water conservation device at such person's premises at that person's expense;

2. Requiring a commercial, industrial, or institutional user who does not currently have a separate landscape meter to install a landscape meter at the sole cost and expense of the user;

3. Recording the violations on the property title provided the water customer is the property owner;

4. Placing liens on the property to recover any costs incurred by the City of Woodland provided the water customer is the property owner; and/or

5. Issuing a criminal citation charged as either an infraction or misdemeanor. (Prior code § 23C-7-10.2)

13.16.130 Appeal hearing.

Any person receiving a notice to abate as set forth above shall have the right to appeal the notice, and to have a hearing, as set forth in Section 9.04.070. The Public Works Director may appoint the hearing officer. (Prior code § 23C-7-10.3)

13.16.140 Appeal of decision.

Any person entitled to a hearing under Section 13.16.130 may appeal the decision of the hearing officer to the City Council in accordance with the procedures set forth in Section 9.04.070(C). (Prior code § 23C-7-10.4)

13.16.150 Remedies cumulative.

The remedies provided in this chapter are cumulative and are in addition to all other remedies provided by law. The enumeration of remedies stated in this chapter shall not preclude the application of any other remedies not specifically enumerated. (Prior code § 23C-7-10.5)

13.16.160 Shutoff valve required.

Each consumer shall install a shutoff valve in his or her service pipe downstream from the City's service connection shutoff valve so that repairs can be made to the consumer's water system without calling the City to shut off water service. (Prior code § 23C-7-11)

13.16.170 Notification as to pending street grading or excavation required.

All persons who open, grade, regrade, fill, excavate or work on a street shall give 10 days' written notice to the City Engineer to cause removal or displacement of any water mains, pipes, fittings, meters or other waterworks materials which may interfere with such street work, and on failure to so furnish such notice, any damage resulting from such failure shall be charged against the person responsible. (Prior code § 23C-7-12)

13.16.180 Discontinuance of service for repairs.

The supply of City water may be discontinued at any time without notice to the water user, when required by the necessities of the service of the Water Department or of any other department of the City government, and the City shall in no way be liable for damage resulting from such discontinuance. (Prior code § 23C-7-13)

13.16.190 Inspections.

It is unlawful for any person to interfere or seek to interfere with any inspection by the City Engineer or designated representative of any fixture or water using or distributing device to which City water is connected; provided, that before entering occupied dwellings or premises for the purpose of making an inspection, the consent of the occupant thereof shall be secured or 24 hours' written notice of the intention to so enter and inspect shall be served upon the occupant by the City Engineer or designated representative. (Prior code § 23C-7-14)

Woodland Municipal Code

Title 13 PUBLIC SERVICES

Chapter 13.32 WATER CONSERVATION

13.32.010 Purpose.

The purpose of this chapter is to ensure compliance with all Federal, State, and local requirements, including, but not limited to, the City of Woodland Urban Water Management Plan, the State of California Water Conservation Act of 2009 (SBx7-7), and the Model Water Efficient Landscape Ordinance (23 CCR Section 490 et seq.), relating to water conservation and water shortage mitigation for the protection of public health, safety, and welfare by:

A. Reducing the per capita water consumption throughout the City of Woodland;

B. Establishing a plan to define water shortage stages;

C. Protecting and conserving the City's supply of water during specified times of emergency and/or crisis; and

D. Minimizing and/or eliminating the waste of water through voluntary compliance or punitive action, if necessary. (Prior code § 23C-11-1)

13.32.020 Scope.

The provisions of this chapter shall apply to all water users within the City's territorial limits and to all customers, users, and/or recipients of the City's water service. (Prior code § 23C-11-2)

13.32.030 Definitions.

Unless otherwise indicated, the following definitions shall apply to all provisions of this chapter:

"Conservation" means measures that limit the amount of water used to that which is reasonably necessary for the beneficial use to be served.

"Drought tolerant" means any plant, tree, shrub, or ground cover listed as low or very low water use in WUCOLS (Water Use Classifications of Landscape Species) or other guidance provided by the Director of Public Works or designee.

"Efficient use" means those management measures that result in the most effective use of water so as to prevent its waste or unreasonable use or unreasonable method of use.

"Lake Shasta critical years" means reductions that go into effect when the Bureau of Reclamation forecasts that the full natural inflow into Shasta Lake will be equal to or less than 3.2 million acre-feet.

"Nonresidential" means any commercial, industrial, or institutional property.

"Normal water demand" means the average of the water use for that month during the three most recent years in which the City had a reliable water supply, as defined below.

"Reliable water supply" means the water supply adequate to meet all projected demands, as determined by the Public Works Director or designee, with at least two wells in reserve to assure reliability. To make this determination, the City will consider all relevant factors, which may include, but would not be limited

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to, groundwater levels, treatment and pumping capacity, and, from 2016 forward, Term 91 curtailments and Lake Shasta critical year reductions for surface water.

"Residential" means any dwelling, single-family home, duplex, condominium, and any individual units within a multifamily building.

"Term 91" means a State Water Resource Control Board water permit condition that curtails downstream diverters from taking diversions from streams when the State Water Project and Central Valley Project are releasing water from storage to meet the water quality standards for the delta.

"Water waste" means:

1. Causing or permitting excessive water to discharge, flow, or run to waste into any gutter, sanitary sewer, watercourse, or storm drain, or to any adjacent property, from any tap, hose faucet, pipe, sprinkler, or nozzle. In the case of irrigation, "discharge," "flow," or "run to waste" means that the earth intended to be irrigated has been saturated with water to the point that excess water flows over the earth to waste.

2. Allowing water fixtures or heating or cooling devices to leak or discharge excessively.

3. Backwashing so as to discharge to waste from swimming pools, decorative basins or ponds in excess of the frequency necessary to ensure the healthful condition of the water or in excess of that required by standards for professionally administered maintenance or to address structural considerations.

4. Operation of an irrigation system that applies water to an impervious surface or that is in disrepair.

5. Irrigation of landscaping during rainfall.

6. Any other factors as determined by the Public Works Director and his or her designee. (Prior code § 23C-11-3)

13.32.040 Water shortage stages and restrictions.

This section describes the normal water supply and four water shortage stages and restrictions in effect during times of normal water supply and during water shortage stages.

A. Normal Water Supply. When the City's water supply is adequate to meet all projected demands ("normal water supply"), as determined by the Public Works Director or designee, all water consumers are encouraged to be aware of water consumption and use water wisely. Water shall be used for beneficial purposes only; all unnecessary and wasteful uses of water are prohibited. Under the normal water supply stage, the following shall apply:

1. Water waste, as defined in Section 13.32.030, is prohibited.

2. All landscaping installed in the City of Woodland shall comply with the State Model Water Efficient Landscape Ordinance (23 California Code of Regulations § 490 et seq.) or the City landscape requirements (Chapter 17.112 of this code), whichever is more restrictive.

B. Stage One, Water Alert. A stage one, water alert shall exist when the City's reliable water supply is adequate to meet no more than 90% of projected demands as determined by the Public Works Director or designee. An objective of the stage one, water alert is to reduce water usage by 10% from the normal water demand level. Pursuant to California Water Code Section 350 et seq., unless an immediate emergency exists, the City will hold a noticed public hearing prior to declaring a water shortage. Under a stage one, water alert, the following restrictions shall apply:

1. All normal water efficiency measures shall continue in place as required by subsection A of this section, except when they are replaced by more restrictive conditions imposed by this section.

2. All City water customers shall reduce water use by 10% from their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.

3. Hosing of hardscape surfaces except for health and safety purposes shall be prohibited.

4. Water hoses shall be equipped with a control nozzle capable of completely shutting off the flow of water except when positive pressure is applied.

5. Restaurants shall serve water only upon request.

6. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

C. Stage Two, Water Warning. A stage two, water warning shall exist when the City's reliable water supply is adequate to meet no more than 75% of projected demands as determined by the Public Works Director or designee. An objective of the stage two, water warning is to reduce water usage by 25% from the normal water demand level. Pursuant to California Water Code Section 350 et seq., unless an immediate emergency exists, the City will hold a noticed public hearing prior to declaring a water shortage. Under a stage two, water warning, the following restrictions shall apply:

1. All stage one, water alert restrictions shall apply as required by subsection B of this section, except when they are replaced by more restrictive conditions imposed by this section.

2. All residential users are to reduce water use by 25% from their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.

3. All nonresidential users are to reduce irrigation by 40% for existing landscapes.

4. The use of running water from a hose, pipe, or faucet for the purpose of cleaning buildings and outdoor hardscape surfaces is prohibited, except in the event the Director of Public Works, or designee, determines that such use is the only feasible means of correcting a potential threat to health and safety.

5. New or expanded landscaping is limited to drought tolerant trees, shrubs, and ground cover. No new turf grass shall be planted, hydroseeded, or laid.

6. Boats and vehicles shall be washed only at commercial washing facilities equipped with water recycling equipment or by use of a bucket and a hose equipped with a self-closing valve that requires operating positive pressure to activate the flow of water.

7. Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director.

8. The operation of, and introduction of water into, ornamental fountains is prohibited.

9. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

D. Stage Three, Water Crisis. A stage three, water crisis shall exist when the City's reliable water supply is adequate to meet no more than 50% of projected demands as determined by the Public Works Director or designee. An objective of the stage three, water crisis is to reduce water usage by 50% from the normal water demand level. Pursuant to California Water Code Section 350 et seq., unless an immediate emergency exists, the City will hold a noticed public hearing prior to declaring a water shortage. Under a stage three, water crisis, the following restrictions shall apply:

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1. All stage two, water warning restrictions shall apply as required by subsection C of this section, except when they are replaced by more restrictive conditions imposed by this section.

2. All residential users are to reduce water use by 50% from their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.

3. No new water service connections or commitments for new water service shall be put in place until the City has returned to at least stage 2, water warning restrictions.

4. Irrigation of any landscaping except trees or drought tolerant plantings is prohibited.

5. Boats, vehicles, and equipment shall be washed at commercial establishments that recycle water.

6. Filling pools and spas is prohibited.

7. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

E. Stage Four, Water Emergency (Health and Safety Only). A stage four, water emergency shall exist when there is major failure of a reliable water supply, storage, or distribution system, and the water shortage is greater than 50% of projected demands as determined by the Public Works Director or designee. An objective of the stage four, water emergency is to reduce water usage by more than 50% from the normal water demand level. Pursuant to California Water Code Section 350 et seq., unless an immediate emergency exists, the City will hold a noticed public hearing prior to declaring a water shortage. Under a stage four, water emergency, the following restrictions shall apply:

1. All stage three, water crisis restrictions shall apply as required by subsection D of this section, except when they are replaced by more restrictive conditions imposed by this section.

2. The City shall impose other or further regulations, which the City Council determines to be necessary to ensure that water supply is used only to meet public health and safety needs. The City Council shall adopt such regulations after conducting a public hearing. (Prior code § 23C-11-4)

13.32.050 Fire, emergencies, and other exemptions.

Nothing in this chapter shall be construed to apply to the use of water for purposes of extinguishing fires or addressing any other emergency service. The use of water to meet regulatory requirements such as flushing pipes, pumping to waste for wells, and other regulatory requirements are exempt from the provisions of this chapter. (Prior code § 23C-11-5)

13.32.060 Determination of water consumption reductions.

Should the City need to determine water consumption reductions for individual water users, the methodology below will be used for making that determination.

A. Whenever this chapter requires a reduction in residential water, the base year for measurement shall be the normal water demand for that property. If that data is not available for a property, allocations will be based on water use for similar properties with similar household sizes. If there is a lack of adequate supporting data for such an allocation, the normal water demand shall be based on the average use per Woodland household. This comparison will be used to determine both low and high outliers and noncompliance that may warrant individual contact. The Public Works Director, or designee, may elect to base a reduction on a consumption calculation in lieu of the base year if use was, in the Director's or designee's sole opinion, either excessive or extraordinarily low.

B. Whenever this chapter requires a reduction in commercial or industrial consumption of water for irrigation purposes, the base year for measurement shall be the normal water demand for that property. If that data is not available for a property, allocations will be based on water use for similar properties. This comparison will be used to determine both low and high outliers and noncompliance that may warrant individual contact. The Public Works Director, or designee, may elect to base a reduction on a landscape water consumption calculation in lieu of the base year if use was, in the Director's or designee's sole opinion, either excessive or extraordinarily low. For landscaping installed subsequent to the base year, the calculations shall be based on landscape water consumption calculations submitted with the landscape plan, or water consumption the previous year, whichever is less. (Prior code § 23C-11-6)

13.32.070 Violations.

Any violation of this chapter shall be enforced pursuant to Section 13.16.120. (Prior code § 23C-11-7)

Appendix K

UWMP Adoption Resolution

DRAFT

Not included with this submittal.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: H.16
SUBJECT: PUBLIC HEARING - Water Shortage Contingency Plan

Recommendation for Action: Staff recommends that the City Council: 1.) Conduct the Public Hearing; and 2.) Adopt Resolution No. _____, approving the City's Water Shortage Contingency Plan (WSCP), Appendix I of the Urban Water Management Plan (UWMP); and 3.) Introduce and waive the first reading of Ordinance No. _____, "An Ordinance of the City Council of the City of Woodland, California Amending Section 13.32.040 of the Woodland Municipal Code related to Water Conservation."

Staff Contact:
Matt Cohen, Associate Engineer, (530) 661-5973, matt.cohen@cityofwoodland.org

Fiscal Impact:
There is no impact to the general fund.

Background:
The California Department of Water Resources has imposed new requirements for urban water suppliers to adopt a Water Shortage Contingency Plan (WSCP). The WSCP is defined by DWR as "a strategic plan developed by and for a water supplier to prepare and respond to water shortages." A water shortage occurs when the water supply available is insufficient to meet the normally expected customer water demands at a given point in time. The WSCP provides pre-planned guidance for managing and mitigating the impacts of a potential water supply shortage. As required by the State in the latest update to the UWMP requirements, the WSCP will be adopted as part of the UWMP and separately so that it can be modified as needed without re-adoption (and re-submission) of the entire UWMP. An update to the City of Woodland Municipal Code is also required to support the updates to the WSCP.

Public Notification: Public notice advertising for the public hearing on the UWMP and WSCP was prepared by the Community Development Department in accordance with notification procedures set forth in the WMC and State Planning Law. Two methods of public notice were used:
• Legal notice was published in the Woodland Daily Democrat.
• Notices were mailed to nearby water agencies.
A copy of the draft UWMP and draft WSCP have been posted online at https://www.cityofwoodland.org/2020UWMPpublicdraft since May 18, 2021.

Discussion:
In 2018, the California State Legislature (Legislature) enacted two policy bills, (Senate Bill (SB) 606 (Hertzberg) and Assembly Bill (AB) 1668 (Friedman)) (2018 Water Conservation Legislation), to establish a new foundation for drought planning to adapt to climate change and the resulting longer and more intense droughts in California. The 2018 Water Conservation Legislation set new requirements for water shortage contingency planning.

City staff coordinated with the Woodland Davis Clean Water Agency and the City of Davis while making

updates to the WSCP. The edits from the existing WSCP are shown in the attached Ordinance. The main changes include the expansion to six water shortage stages (as required), restricting outdoor watering to three days per week in a Stage 2 Water Warning and two days per week in a Stage 3 Water Warning, and removal of a new water connections restriction in Stage 4.

Conclusion:

Staff recommends that the City Council: 1.) Conduct the Public Hearing; and 2.) Adopt Resolution No. _____, approving the City's Water Shortage Contingency Plan (WSCP), Appendix I of the Urban Water Management Plan (UWMP); and 3.) Introduce and waive the first reading of Ordinance No. _____, "An Ordinance of the City Council of the City of Woodland, California Amending Section 13.32.040 of the Woodland Municipal Code related to Water Conservation."

Prepared by: Matt Cohen, Associate Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer
Brent Meyer, Community Development Director / City Engineer

Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Ordinance __ WSCP 2021
3. Public Draft Woodland WSCP - Appendix I

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ADOPT THE WATER SHORTAGE CONTINGENCY PLAN, CHAPTER 8 OF THE 2020 URBAN WATER MANAGEMENT PLAN

WHEREAS, In accordance with the Urban Water Management Planning Act (California Water Code Section 10610 et seq.), the City of Woodland is required to update its Urban Water Management Plan (UWMP) to meet the California Department of Water Resources (DWR) requirements for a 2020 UWMP. The City's last UWMP was adopted in June 2016; and

WHEREAS, the California State Legislature enacted two policy bills, (Senate Bill (SB) 606 (Hertzberg) and Assembly Bill (AB) 1668 (Friedman)) (collectively referred to as the 2018 Water Conservation Legislation), to establish a new foundation for drought planning to adapt to climate change and the resulting longer and more intense droughts in California, which set new requirements for water shortage contingency planning; and

WHEREAS, the City has updated its Water Shortage Contingency Plan (WSCP) and modified WMC Chapter 13.32.040 to be consistent with the 2018 Water Conservation Legislation; and

WHEREAS, the City has therefore, prepared and circulated for public review a draft WSCP, and a properly noticed public hearing regarding said WSCP was held by the City Council on June 1, 2020, and

WHEREAS, modifications to the Water Shortage Contingency Plan (WSCP) may be made after adoption, but prior to submittal, to the State based upon feedback from City Council and the public at the public hearing; and

WHEREAS, the full UWMP will be adopted by City Council in a separate action.

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

Section 1. The Water Shortage Contingency Plan, Chapter 8 of the 2020 Urban Water Management Plan, is on file with the City and is hereby adopted and ordered filed with the City Clerk; and

Section 2. Copies of the UWMP and WSCP are located at www.cityofwoodland.org and made a part of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 1st day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA AMENDING SECTION 13.32.040 OF THE WOODLAND MUNICIPAL CODE RELATED TO WATER CONSERVATION

WHEREAS, the California Urban Water Management Planning Act (Water Code §§ 10610 *et seq.*) declares that the management of urban water demands and efficient use of water shall be actively pursued to protect both the people of the state and their water resources and that the efficient use of urban water supplies shall be a guiding criterion in public decisions; and

WHEREAS, the City has adopted an Urban Water Management Plan pursuant to state law with the purpose of actively pursuing the conservation and efficient use of water; and

WHEREAS, updates and revisions of the water conservation provisions of the Woodland Municipal Code are necessary to ensure consistency with current state legislation and the Urban Water Management Plan; and

WHEREAS, the City Council wishes to amend the Woodland Municipal Code to include these necessary updates and revisions as set forth below.

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

Section 1. Recitals. The recitals set forth above are true and correct and incorporated as though fully set forth herein.

Section 2. Amendment to the Woodland Municipal Code. Section 13.32.040 of the Woodland Municipal Code is hereby modified to read as shown in Exhibit "A," attached hereto and incorporated herein by reference.

Section 3. Severability. If any provisions of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 4. Effective Date and Publication. 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.

INTRODUCED on the 1st day of June 2021, and **PASSED AND ADOPTED** on the_____ day of _____ 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

Exhibit A

13.32.040 Water shortage stages and restrictions.

This section describes the normal water supply and six~~four~~ water shortage stages and restrictions in effect during times of normal water supply and during water shortage stages.

A. Normal Water Supply. When the City's water supply is adequate to meet all projected demands ("normal water supply"), as determined by the Public Works Director or designee, all water consumers are encouraged to be aware of water consumption and use water wisely. Water shall be used for beneficial purposes only; all unnecessary and wasteful uses of water are prohibited. Under the normal water supply stage, the following shall apply:

1. Water waste, as defined in Section 13.32.030, is prohibited.

2. All landscaping installed in the City of Woodland shall comply with the State Model Water Efficient Landscape Ordinance (23 California Code of Regulations § 490 et seq.) or the City landscape requirements (Chapter 17.112 of this code), whichever is more restrictive.

B. Stage One, Water Alert. A stage one, water alert shall exist when the City's reliable water supply is adequate to meet no more than 90% of projected demands as determined by the Public Works Director or designee. An objective of the stage one, water alert is to reduce water usage by 10% from the normal water demand level. Pursuant to California Water Code Section 350 et seq., unless an immediate emergency exists, the City will hold a ~~noticed~~ public meeting~~hearing~~ prior to declaring a water shortage. Under a stage one~~,~~ water alert, the following restrictions shall apply:

1. All normal water efficiency measures shall continue in place as required by subsection A of this section, except when they are replaced by more restrictive conditions imposed by this section.

2. All City water customers shall reduce water use by 10% from their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.

3. Hosing of hardscape surfaces except for health and safety purposes shall be prohibited.

4. Water hoses shall be equipped with a control nozzle capable of completely shutting off the flow of water except when positive pressure is applied.

5. Restaurants shall serve water only upon request.

6. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

C. Stage Two, Water Warning. A stage two water warning shall exist when the City's reliable water supply is adequate to meet no more than 80% of projected demands as determined by the Public Works Director or designee. An objective of the stage two water warning is to reduce water usage by 20% from the normal water demand level. Pursuant to California Water Code Section 350 et seq., unless an immediate emergency exists, the City will hold a notified public meeting prior to declaring a water shortage. Under a stage two water alert, the following restrictions shall apply:

1. All normal water efficiency measures shall continue in place as required by subsection B of this section, except when they are replaced by more restrictive conditions imposed by this section.
2. All residential users are to reduce water use by 20% of their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.
3. Outdoor watering is restricted to three days per week.
4. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

D. Stage Three, Water Warning. A stage ~~two~~three~~,~~ water warning shall exist when the City's reliable water supply is adequate to meet no more than 70~~5~~% of projected demands as determined by the Public Works Director or designee. An objective of the stage three~~two,~~ water warning is to reduce water usage by 30~~25~~% from the normal water demand level. Pursuant to California Water Code Section 350 et seq., unless an immediate emergency exists, the City will hold a ~~noticed~~ public meeting~~hearing~~ prior to declaring a water shortage. Under a stage three~~two,~~ water warning, the following restrictions shall apply:

1. All stage two~~one,~~ water warning~~alert~~ restrictions shall apply as required by subsection C~~B~~ of this section, except when they are replaced by more restrictive conditions imposed by this section.

2. All residential users are to reduce water use by 30~~25~~% from their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.

3. Outdoor watering is restricted to two days per week.

4~~3~~. All nonresidential users are to reduce irrigation by 40% for existing landscapes.

5~~4~~. The use of running water from a hose, pipe, or faucet for the purpose of cleaning buildings and outdoor hardscape surfaces is prohibited, except in the event the Director of Public Works, or designee, determines that such use is the only feasible means of correcting a potential threat to health and safety.

6~~5~~. New or expanded landscaping is limited to drought tolerant trees, shrubs, and ground cover. No new turf grass shall be planted, hydroseeded, or laid.

7~~6~~. Boats and vehicles shall be washed only at commercial washing facilities equipped with water recycling equipment or by use of a bucket and a hose equipped with a self-closing valve that requires operating positive pressure to activate the flow of water.

8~~7~~. Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director.

9~~8~~. The operation of, and introduction of water into, ornamental fountains is prohibited.

10~~9~~. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

ED. Stage FourThree, Water Crisis. A stage fourthree, water crisis shall exist when the City's reliable water supply is adequate to meet no more than 560% of projected demands as determined by the Public Works Director or designee. An objective of the stage three,four water crisis is to reduce water usage by 540% from the normal water demand level. Pursuant to California Water Code Section 350 et seq., unless an immediate emergency exists, the City will hold a noticed public meetinghearing prior to declaring a water shortage. Under a stage fourthree, water crisis, the following restrictions shall apply:

1. All stage threetwo, water warning restrictions shall apply as required by subsection C of this section, except when they are replaced by more restrictive conditions imposed by this section.

2. All residential users are to reduce water use by 540% from their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.

3. No new water service connections or commitments for new water service shall be put in place until the City has returned to at least stage 2, water warning restrictions.

34. Irrigation of any landscaping except trees or drought tolerant plantings is prohibited.

45. Boats, vehicles, and equipment shall be washed at commercial establishments that recycle water.

56. Filling pools and spas is prohibited.

67. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

FE. Stage Five, Water Crisis. A stage five water crisis shall exist when the City's reliable water supply is adequate to meet no more than 50% of the projected demands as determined by the Public Works Director or designee. An objective of the stage five water crisis is to reduce water usage by 50% from the normal water demand level. Pursuant to California Water Code Section 350 et seq., unless an immediate emergency exists, the City will hold a public meeting prior to declaring a water shortage. Under a stage five water crisis, the following restrictions shall apply:

1. All stage four water crisis restrictions shall apply as required by subsection E of this section, except when they are replaced by more restrictive conditions imposed by this section.

2. All residential users are to reduce water use by 50% from their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.

3. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

G. Stage SixFour, Water Emergency (Health and Safety Only). A stage sixfour, water emergency shall exist when there is major failure of a reliable water supply, storage, or distribution system, and the water shortage is greater than 50% of projected demands as determined by the Public Works Director or designee. An objective of the stage sixfour, water emergency is to reduce water usage by

more than 50% from the normal water demand level. Pursuant to California Water Code Section 350 et seq., unless an immediate emergency exists, the City will hold a noticed public meeting ~~hearing~~ prior to declaring a water shortage. Under a stage six~~four,~~ water emergency, the following restrictions shall apply:

1. All stage five~~three,~~ water crisis restrictions shall apply as required by subsection F~~D~~ of this section, except when they are replaced by more restrictive conditions imposed by this section.

2. The City shall impose other or further regulations, which the City Council determines to be necessary to ensure that water supply is used only to meet public health and safety needs. The City Council shall adopt such regulations after conducting a public hearing. ~~(Prior code § 23C-11-4)~~

Appendix I

Water Shortage Contingency Plan

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City of Woodland
Water Shortage Contingency Plan

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JOINTLY PREPARED BY

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LIST OF ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
AWSDA	Annual Water Supply and Demand Assessment
CWC	California Water Code
DWR	Department of Water Resources
ERP	Emergency Response Plan
MGD	Million Gallons Per Day
MOU	Memorandum of Understanding
PIO	Public Information Officer
SB	Senate Bill
UWMP	Urban Water Management Plan
WMC	Woodland Municipal Code
WPCF	Water Pollution Control Facility
WSCP	Water Shortage Contingency Plan
WSET	Water Shortage Evaluation Team

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A water shortage may occur due to a number of reasons, such as population growth, climate change, drought, and catastrophic events. Drought, regulatory action constraints, and natural and manmade disasters may occur at any time. A water shortage means that the water supply available is insufficient to meet the normally expected customer water use at a given point in time.

This plan presents the Water Shortage Contingency Plan (WSCP) for the City of Woodland (City). The WSCP describes the City's strategic plan in preparation for and responses to water shortages with a goal to proactively prevent catastrophic service disruptions. It includes water shortage stages and associated actions that will be implemented in the event of a water supply shortage. As part of the WSCP, the City's legal authorities, communication protocols, compliance and enforcement, and monitoring and reporting are included. The Woodland Municipal Code (WMC) Chapter 13.32.040 Water Shortage Stages and Restrictions includes provisions that support the City's WSCP and has been updated over time.

In 2018, the California State Legislature (Legislature) enacted two policy bills, (Senate Bill (SB) 606 (Hertzberg) and Assembly Bill (AB) 1668 (Friedman)) (2018 Water Conservation Legislation), to establish a new foundation for drought planning to adapt to climate change and the resulting longer and more intense droughts in California. The 2018 Water Conservation Legislation set new requirements for water shortage contingency planning.

The City's WSCP has been updated so that it is consistent with the 2018 Water Conservation Legislation requirements. The City plans to modify WMC Chapter 13.32.040 to support these updates. The City intends for this WSCP to be dynamic, so that it may assess response action effectiveness and adapt to emergencies and catastrophic events. Refinement procedures and adoption requirements are provided in this plan to allow the City to modify this WSCP outside of the Urban Water Management Plan (UWMP) process.

1.0 WATER SUPPLY RELIABILITY ANALYSIS

Chapters 6 and 7 of the City's 2020 UWMP present the City's water supply sources and reliability, respectively. Findings show that the City's five consecutive dry year supplies, whether occurring now or 20 years in the future, are adequate to meet projected five consecutive dry year demands because if there is any disruption in surface water supply, the City will increase groundwater pumping to compensate. While potable supplies will remain reliable, water quality consistency will suffer as water from the City's native groundwater wells is less palatable than the surface water.

Statewide water supply conditions, changes in groundwater levels, subsidence, and actions by Woodland Davis Clean Water Agency (WDCWA), may impact the City's available water supply. For the City, a water shortage condition occurs when the supply of potable water available cannot meet ordinary water demands for human consumption, sanitation, fire protection, and other beneficial uses. The City may be able to foresee its water shortage condition in some cases; however, in other cases, the water shortage may be caused by an unforeseen sudden or emergency event. In general, the City's water supply conditions may be affected by the following issues:

- WDCWA supply availability and/or production issues
- City well production and/or water quality issues

The City may experience unforeseen water shortage when catastrophic interruption of water supplies occurs due to regional power outage, an earthquake, or other potential emergency events.

In future years, the City will conduct an annual water supply and demand assessment in accordance with Section 2. The analysis associated with this WSCP was developed in the context of the City's water supply sources and reliability.

2.0 ANNUAL WATER SUPPLY AND DEMAND ASSESSMENT PROCEDURES

Beginning July 1, 2022, California Water Code (CWC) §10632.1 requires water suppliers to submit an Annual Water Supply and Demand Assessment (AWSDA). Water suppliers will also be required to submit an Annual Water Shortage Assessment Report beginning July 1, 2022. This WSCP provides the procedures for the City to conduct its Annual Water Supply and Demand Assessment. The findings from that assessment will provide information for the City's Annual Water Shortage Assessment Report.

The procedures provided in this section are intended to assist the City in planning for potential, foreseeable shortage in water supplies. These procedures provide the steps the City needs to take that may lead to declaring a water shortage emergency and associated water shortage level (see Section 3) and implementation of water shortage response actions (see Section 4).

2.1 Decision-making Process

The decision-making process described below will be used by the City to determine its water supply reliability in a consistent manner annually. The City may adjust this process for improved decision-making during implementation.

The Water Shortage Evaluation Team (WSET) is responsible for the preparation of the City's AWSDA and Annual Water Shortage Assessment Report, and submittal of the reports to the Department of Water Resources (DWR) by July 1 of each year. The WSET will gather key data inputs described in Section 2.2 and conduct the assessment in accordance with Section 2.3. In May, the WSET will finalize the assessment based on expected availability of purchased water from WDCWA, amount of stored surface water available from the City's Aquifer Storage and Recovery (ASR) wells, and expected customer demand. If the Annual Assessment finds that available water supply will be sufficient to meet expected demands for the current year and one subsequent dry year, the City's Annual Water Shortage Assessment Report will be finalized using the AWSDA. The final approved documents will be submitted to DWR by July 1 each year.

The City will follow the timeline of activities as shown on Table 1 for conducting the assessment. Due to variations in climate and hydrologic conditions, the start and end dates shown in the table are approximate and may be adjusted as needed. The intent of the schedule is to allow shortage response actions to effectively address anticipated water shortage conditions in timely manner, and to comply with the State's reporting requirements.

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Table 1. Schedule of Assessment Activities		
Schedule	Activities	Responsible Party
Early January	Convene Team	Associate Engineer
Early January	Plan for water supply sources for current year and one subsequent dry year. Describe sources and quantities considering factors affecting supply as described in Section 2.2.	WSET
Mid- to Late January	Plan for water demands for current year and one subsequent dry year. Describe demand types and quantities considering factors affecting supply as described in Section 2.2.	WSET
February	Using the methodology described in Section 2.3, calculate the City's water supply reliability for the current year and one subsequent dry year.	WSET
March	Finalize assessment based on expected water supply and demand.	WSET
Late April	Draft Annual Water Shortage Assessment Report for DWR submittal.	WSET
May	Review, finalize and approve Annual Assessment and Annual Water Shortage Assessment Report.	Principal Utilities Engineer
Before July 1	Submit Annual Assessment and finalized Annual Water Shortage Assessment Report to DWR.	Associate Engineer

In the event that the AWSDA finds that available supply will not meet expected demands, the WSET will present the finalized assessment to the City Council, along with recommendations on water shortage condition determination and actions. Recommended actions may include declaration of a water shortage emergency, declaration of a water shortage level, and water shortage actions. The WSET will coordinate interdepartmentally, with WDCWA, and with Yolo County for the possible proclamation of a local emergency. Based on the findings of the assessment, the City Council is responsible for conducting a duly noticed public meeting, determining if a water shortage condition exists and, if needed, declaring a water shortage emergency and water shortage level and authorizing water shortage actions. The WSET will prepare the City's Annual Water Shortage Assessment Report using the finalized AWSDA and incorporate City Council determinations and approved actions.

The schedule of decision-making activities is provided in Table 2. The start and end dates and the activities shown in this table are approximate and may be adjusted as needed.

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Table 2. Schedule of Decision-Making Activities if Water Shortage Condition Exists		
Schedule	Activities	Responsible Party
Early May	Based on finalized determinations of AWSDA regarding water shortage condition and recommended actions, prepare recommendations on water shortage condition determination and actions.	WSET
Early-May	Prepare ordinances or resolutions approving determinations and actions.	WSET
Early May	Coordinate interdepartmentally, with WDCWA, and with County OES for the possible proclamation of a local emergency	WSET
Early May	Release public meeting notice	WSET/ City Clerk
Mid- to Late May	Present finalized determinations and recommendations, along with ordinances or resolutions approving determinations and actions.	WSET
Mid- to Late May	Conduct public meeting if water shortage emergency condition exists. Make determination of degree of emergency, and authorize water shortage response actions for implementation. Receive presentation of finalized determinations and recommendations. Act on ordinances or resolutions.	City Council
Mid- May to Early June	If a water shortage emergency condition is declared, implement the WSCP and the water shortage response actions as approved by City Council.	WSET
June	Finalize Annual Water Shortage Assessment Report. Incorporate City Council determinations and actions.	WSET
Before July 1	Submit finalized AWSDA assessment and Annual Water Shortage Assessment Report to DWR.	Associate Engineer

2.2 Key Data Inputs

The AWSDA requires the evaluation of supply and demands for the current year and one dry year that is assumed to follow the current year. The following key data inputs will be used to evaluate the City's water supply reliability.

Planned water supplies will be used as input to the AWSDA for the current year and an assumed subsequent single dry year. In planning for water supplies, the following factors are considered as applicable:

1. Hydrological conditions
2. Regulatory conditions
3. Contractual constraints
4. Surface water and groundwater quality conditions
5. Well production limitations
6. Infrastructure capacity constraints or changes.
7. Capital improvement projects implementation

Planned water supply sources and quantities will be described and be reasonably consistent with the supply projections in the City's last updated UWMP Chapter 6 (Water Supply Characterization). Should the supply sources and projections deviate significantly from projections, an explanation for the difference will be provided.

Planned unconstrained water demands will be used as input to the AWSDA for the current year and an assumed subsequent single dry year. Unconstrained water demands are customer demands where no water conservation measures are in effect. In planning for water demands, the following factors are considered as applicable:

1. Weather conditions
2. Water year type
3. Population changes (for example, due to development projects)
4. Anticipated new demands (for example, changes to land use)
5. Pending policy changes that may impact demands
6. Infrastructure operations

Planned water demands types and quantities will be described and be reasonably consistent with the demand projections in the City's last updated UWMP Chapter 4 (Water Demand Characterization). Should the demand projections deviate significantly from projections, an explanation for the difference will be provided.

2.3 Assessment Methodology

In preparing the AWSDA, the City will follow the following assessment methodology and evaluation criteria will be used to evaluate the agency's water supply reliability for the current year and following one dry year.

The City uses a spreadsheet to plan for current year and future year demands. Planned supply and demand inputs described in Section 2.2 will be entered in the spreadsheet in monthly increments.

Supply and demand will be compared to determine the reliability of the City's water supply in the current year and the following one dry year. The City's water supply for the current year and the following dry year will be determined as reliable if water supply is sufficient to meet the planned water demands. If water supply is insufficient to meet planned water demands in the current year and/or the following dry year, the extent of the water shortage condition will be determined, and the City will prepare response actions in accordance with this WSCP.

The AWSDA findings will be presented to the City Council, along with recommendations for action for City Council consideration.

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3.0 SIX STANDARD WATER SHORTAGE LEVELS

To provide a consistent regional and statewide approach to conveying the relative severity of water supply shortage conditions, the 2018 Water Conservation Legislation mandates that water suppliers plan for six standard water shortage levels that correspond to progressive ranges of up to 10, 20, 30, 40, 50 percent, and greater than 50 percent shortages from the normal reliability condition. Each shortage condition should correspond to additional actions water suppliers would implement to meet the severity of the impending shortages.

In Table 3 (DWR UWMP Table 8-1), the City's water shortage levels (also called "stages") and corresponding water shortage level response actions are summarized. The City's water shortage levels apply to both foreseeable and unforeseeable water supply shortage conditions. The City's 2015 Urban Water Management Plan (UWMP) included five levels that addressed up to 50 percent gap between supply and demand. The City's five levels are reorganized to align with the State's standard levels and incorporates a sixth level to address a 50 percent or greater gap between supply and demand. Water shortage is the gap between available supply and planned demands.

As described in Section 2, the City will conduct an AWSDA to determine its water supply condition for the current year and the following one dry year. The preparation of AWSDA helps the City ascertain the need to declare a water shortage emergency and water shortage level. In other cases, the City may need to declare a water shortage emergency due to unforeseen water supply interruptions. When the City anticipates or identifies that water supplies may not be adequate to meet the normal water supply needs of its customers, the City Council may determine that a water shortage exists and consider a resolution to declare a water shortage emergency and associated level. The shortage level provides direction on shortage response actions.

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Table 3. Water Shortage Contingency Plan Levels (DWR Table 8-1)

Shortage Level	Percent Shortage Range	Shortage Response Actions (*Narrative description*)
1	Up to 10%	- City to encourage water customers and users to implement best water management and conservation practices, including avoiding water waste as defined in WMC Section 13.32.030 and following the City's landscape requirements (WMC Section 17.112) and State Model Water Efficient Landscape Ordinance (23 California Code of Regulations Section 490), except when they are replaced by more restrictive conditions imposed by the water stages in WMC Section 13.32.030. - All City water customers shall reduce water use by 10% (Stage 1) from their normal water demand. - Hosing off sidewalks, driveways, and other hardscapes is prohibited. - Water hoses shall be equipped with a control nozzle capable of completely shutting off the flow of water except when positive pressure is applied. - Water shall be served upon request at restaurants.
2	Up to 20%	- Shortage Response Actions in Level 1 as shown in the row above - All City water customers shall reduce water use by 20% (Stage 2) from their normal water demand. - Outdoor watering is restricted to three days per week.
3	Up to 30%	- Shortage Response Actions in Level 2 as shown in row above - All City water customers shall reduce water use by 30% (Stage 3) from their normal water demand. - Outdoor watering is restricted to two days per week. - All nonresidential users are to reduce irrigation by 40% for existing landscapes. - The use of running water from a hose, pipe, or faucet for the purpose of cleaning buildings and outdoor hardscape surfaces is prohibited. - Boats and vehicles shall be washed only at commercial washing facilities equipped with water recycling equipment or by use of a bucket and a hose equipped with a self-closing valve that requires operating positive pressure to activate the flow of water. - New or expanded landscaping is limited to drought tolerant trees, shrubs, and ground cover. No new turf grass shall be planted, hydroseeded, or laid.
4	Up to 40%	- Shortage Response Actions in Level 3 as shown in row above - All City water customers shall reduce water use by 40% (Stage 4) from their normal water demand. - Irrigation of any landscaping except trees or drought tolerant plantings is prohibited. - Boats, vehicles, and equipment shall be washed at commercial establishments that recycle water. - No new water service connections or commitments for new water service shall be put in place until the City has returned to at least stage 2, water warning restrictions. - Filling pools and spas is prohibited.
5	Up to 50%	- Shortage Response Actions in Level 4 as shown in row above - All City water customers shall reduce water use by 50% (Stage 5) from their normal water demand.
6	>50%	- Shortage Response Actions in Level 5 as shown in row above - All City water customers shall reduce water use by 50% (Stage 6) from their normal water demand.

The current WMC Chapter 13.32.040 addresses demand reduction actions required by the City per level. Concurrent with the preparation of this UWMP, the City is in the process of updating WMC Chapter 13.32.040 to support this updated WSCP.

4.0 SHORTAGE RESPONSE ACTIONS AND EFFECTIVENESS

CWC §10632 (a)(4) requires shortage response actions that align with the defined shortage levels. The City's shortage response actions consist of a combination of demand reduction, supply augmentation, and operational changes. The City's suites of response actions are dependent on the event that precipitates a water shortage level, the time of the year the event occurs, the water supply sources available, and the condition of its water system infrastructure.

The City plans to use a balanced approach, combining supply augmentation, demand reduction, and operational changes to respond to the event and the resulting water shortage level. The City will adapt its implementation of response actions to close the gap between water supplies and water demand and meet the water use goals associated with the declared water shortage level.

This continuous monitoring, as described in Section 9, allows the City to assess water system demands and compare it with its water demand reduction goals. The City may then adjust its shortage response actions, allowing it to equalize demands with available water supplies. For example, the City may intensify its public outreach or more vigorously enforce compliance to water use prohibitions if needed water demand reduction goals are not met for any specific level.

The shortage response actions discussed below may be considered as tools that allow the City to respond to water shortage conditions. Because the City may continuously monitor and adjust its response actions to reasonably equate demands with available supply, the extent to which the gap between water supplies and water demand will be reduced by implementation of each action is difficult to quantify and is provided as an estimate. Certain response actions, such as public outreach and enforcement, support the effectiveness of other response actions and do not have a quantifiable effect on their own.

4.1 Demand Reduction and Mandatory Restrictions

During water shortage conditions, the City plans to close the gap between water supply and water demand by implementing demand reduction action categories shown in Table 4 (DWR UWMP Table 8-2). The shortage level for which each demand reduction action will commence implementation is also provided, along with the estimate of extent that the action will reduce the shortage gap. The table also indicates if the City plans to use compliance actions such as penalties, charges, or other enforcement actions for each demand reduction action.

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Table 4. Water Shortage Contingency Plan Demand Reduction Actions (DWR Table 8-2)

Shortage Level	Demand Reduction Actions ***Drop down list*** *These are the only categories that will be accepted by the WUEdata online submittal tool. Select those that apply.*	How much is this going to reduce the shortage gap? *Include units used (volume type or percentage)*	Additional Explanation or Reference *(optional)*	Penalty, Charge, or Other Enforcement? ***For Retail Suppliers Only*** *Drop Down List*
Add additional rows as needed				
0	Expand Public Information Campaign	Reduce water use up to 20%	Encourage water users to reduce water waste	No
0	Offer Water Use Surveys	Reduce water use up to 0.5%	Increase awareness of our AquaHawk program to helps custumers monitor their daily/hourly water use and set up leak alerts.	No
0	Reduce System Water Loss	Reduce water use up to 35%	Annual construction projects are done to repair and replace water distribution infrastructure.	No
0	Landscape - Restrict or prohibit runoff from landscape irrigation	Reduce water use up to 0.5%		Yes
0	Other - Customers must repair leaks breaks, and malfuntions in a timely manner	Reduce water use up to 0.5%		Yes
0	Landscape - Other landscape restiction or prohibition	Reduce water use up to 5%		Yes
1	Other	Reduce water use up to 3%	Encourage water users to reduce water waste	Yes
1	Other	Reduce water use up to 3%	City water custumers shall reduce water use by 10%	Yes
1	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
1	Other-Require automatic shut of hoses	Reduce water use up to 0.5%		Yes
1	CII - Restaurants may only serve water upon request	Reduce water use up to 0.5%		Yes
2	Other	Reduce water use up to 3%	Encourage water users to reduce water waste	Yes
2	Other	Reduce water use up to 3%	City water custumers shall reduce water use by 20%	Yes
2	Landscape - Other landscape restiction or prohibition	Reduce water use up to 5%		Yes
2	CII - Other CII restriction or prohibition	Reduce water use up to 5%		Yes
2	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes
2	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
2	Other-Require automatic shut of hoses	Reduce water use up to 0.5%		Yes
2	CII - Restaurants may only serve water upon request	Reduce water use up to 0.5%		Yes
2	Landscape - Limit landscape irrigation to specific times	Reduce water use up to 25%	Outdoor watering restricted to 3 days per week.	Yes
3	Other	Reduce water use up to 3%	Encourage water users to reduce water waste	Yes
3	Other	Reduce water use up to 3%	City water custumers shall reduce water use by 30%	Yes
3	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
3	Other-Require automatic shut of hoses	Reduce water use up to 0.5%		Yes
3	CII - Restaurants may only serve water upon request	Reduce water use up to 0.5%		Yes
3	Landscape - Limit landscape irrigation to specific times	Reduce water use up to 25%	Outdoor watering restricted to 2 days per week.	Yes
3	Landscape - Other landscape restiction or prohibition	Reduce water use up to 5%	All nonresidential users are to reduce irrigation by 40% for existing landscapes	Yes
3	Other	Reduce water use up to 0.5%	Prohibit vehicle washing unless use of a bucket and hose equipped with a self-closing valve.	Yes

3	Landscape - Prohibit certain types of landscape irrigation	Reduce water use up to 0.5%		Yes
3	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	New or expamding landscapes is limited to drought tolerant trees, shrubs and ground cover. No new turf grass shall be placed, hydroseeded or laid	Yes
3	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Reduce water use up to 5%		Yes
	Pools - Allow filling of swimming pools only when an appropriate cover is in place.	Reduce water use up to 0.5%		Yes
3	CII - Other CII restriction or prohibition	Reduce water use up to 0.5%	Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director	Yes
3	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes
4	Other	Reduce water use up to 3%	Encourage water users to reduce water waste	Yes
4	Other	Reduce water use up to 3%	City water customers shall reduce water use by 40%	Yes
4	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
4	Other-Require automatic shut of hoses	Reduce water use up to 0.5%		Yes
4	CII - Restaurants may only serve water upon request	Reduce water use up to 0.5%		Yes
4	Landscape - Prohibit certain types of landscape irrigation	Reduce water use up to 0.5%	Irrigation of any landscaping except trees or drought tolerant plantings is prohibited	Yes
4	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	All nonresidential users are to reduce irrigation by 40% for existing landscapes	Yes
4	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
4	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Reduce water use up to 5%		Yes
4	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	New or expamding landscapes is limited to drought tolerant trees, shrubs and ground cover. No new turf grass shall be placed, hydroseeded or laid	Yes
4	CII - Other CII restriction or prohibition	Reduce water use up to 0.5%	Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director	Yes
4	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes
4	Other	Reduce water use up to 3%	No new water service connections or commitments for new water service shall be put in place	Yes

4	Other water feature or swimming pool restriction	Reduce water use up to 0.5%	Filling pools and spas is prohibited	Yes
5	Other	Reduce water use up to 3%	Encourage water users to avoid water waste	Yes
5	Other	Reduce water use up to 3%	City water customers shall reduce water use by 50%	Yes
5	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
5	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Reduce water use up to 5%		Yes
5	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	New or expamding landscapes is limited to drought tolerant trees, shrubs and ground cover. No new turf grass shall be placed, hydroseeded or laid	Yes
5	CII - Other CII restriction or prohibition	Reduce water use up to 0.5%	Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director	Yes
5	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes
5	Other	Reduce water use up to 3%	No new water service connections or commitments for new water service shall be put in place	Yes
5	Other water feature or swimming pool restriction	Reduce water use up to 0.5%	Filling pools and spas is prohibited	Yes
6	Other	Reduce water use up to 3%	Encourage water users to avoid water waste	Yes
6	Other	Reduce water use up to 3%	City water customers shall reduce water use by 60%	Yes
6	Other-Prohibit use of potable water for waching hard surfaces	Reduce water use up to 5%		Yes
6	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Reduce water use up to 5%		Yes
6	Landscapes - Other landscape restriction or prohibition	Reduce water use up to 5%	New or expamding landscapes is limited to drought tolerant trees, shrubs and ground cover. No new turf grass shall be placed, hydroseeded or laid	Yes
6	CII - Other CII restriction or prohibition	Reduce water use up to 0.5%	Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director	Yes
6	Other	Reduce water use up to 3%	No new water service connections or commitments for new water service shall be put in place	Yes
6	Other water feature or swimming pool restriction	Reduce water use up to 0.5%	Filling pools and spas is prohibited	Yes
6	Water Features - Restrict water use for decorative water features, such as fountains	Reduce water use up to 0.5%		Yes

The City may request that its customers reduce their water demands in response to any water shortage level through WMC Chapters 13.16 and 13.32. The City is currently updating WMC 13.32 for consistency with this WSCP. The demand reduction action categories are detailed further below.

During each shortage level, the City plans to impose water use restrictions on its customers and enforce the regulations and restrictions provided in WMC 13.32.040 and presented in Table 5, to achieve the percent demand reduction required by the water shortage stage.

Table 5. Water Restrictions and Regulations[a]

Consumption Reduction Methods	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
General	City to encourage water customers and users to implement best water management and conservation practices, including avoiding water waste as defined in WMC Section 13.32.030 and following the City's landscape requirements (WMC Section 17.112) and State Model Water Efficient Landscape Ordinance (23 California Code of Regulations Section 490), except when they are replaced by more restrictive conditions imposed by the water stages in WMC Section 13.32.030.					
	All City water customers shall reduce water use by 10% (Stage 1), 20% (Stage 2), 30% (Stage 3), 40% (Stage 4), and 50% (Stage 5 and 6) from their normal water demand.[b]					
Washing Pavement	Hosing off sidewalks, driveways, and other hardscapes is prohibited.					
Hoses	Water hoses shall be equipped with a control nozzle capable of completely shutting off the flow of water except when positive pressure is applied.					
Restaurants	Water shall be served upon request					
Landscape Irrigation		Outdoor watering is restricted to three days per week.	Outdoor watering is restricted to two days per week.		Irrigation of any landscaping except trees or drought tolerant plantings is prohibited.	
			All nonresidential users are to reduce irrigation by 40% for existing landscapes.			
Exterior Washing of Buildings, Hardscapes, Boats, and Vehicles			The use of running water from a hose, pipe, or faucet for the purpose of cleaning buildings and outdoor hardscape surfaces is prohibited.[c]			
			Boats and vehicles shall be washed only at commercial washing facilities equipped with water recycling equipment or by use of a bucket and a hose equipped with a self-closing valve that requires operating positive pressure to activate the flow of water.		Boats, vehicles, and equipment shall be washed at commercial establishments that recycle water.	

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Table 5. Water Restrictions and Regulations[a]

Consumption Reduction Methods	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
Other			New or expanded landscaping is limited to drought tolerant trees, shrubs, and ground cover. No new turf grass shall be planted, hydroseeded, or laid.			
			Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director.			
			The operation of and introduction of water into ornamental fountains is prohibited.			
					No new water service connections or commitments for new water service shall be put in place until the City has returned to at least stage 2, water warning restrictions.	
					Filling pools and spas is prohibited.	

(a) Water Conservation Ordinance, WMC §13.32.040

(b) However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) shall not be required to further reduce their water use.

(c) Except in the event the Director of Public Works, or designee, determines that such use is the only feasible means of correcting a potential threat to health and safety.

For all shortage levels, the City may also impose additional mandatory restrictions in addition to restrictions the State may impose. The City will monitor water production, demands, and changing conditions as discussed in Section 9 to determine the intensity of its public outreach, the extent of its enforcement actions, and the need to adjust its water shortage level declaration.

4.2 Supply Augmentation and Other Actions

The City's water supply portfolio consists of treated surface water from the Sacramento River supplied by the WDCWA, local ASR and native groundwater, and recycled water as described in Chapter 6 of the City's 2020 UWMP. The City manages the use of surface water supply conjunctively with the local groundwater. At any water shortage level and depending on the water shortage event, the City's water supplies will be used to complement each other. For example, should its Sacramento River supply be reduced, the City may increase its groundwater pumping.

When surface water is significantly reduced, the City plans to use its wells to pump groundwater (both ASR and native groundwater) to meet water demands to meet the health and safety needs of its customers. The City currently owns five active groundwater wells, three active ASR groundwater wells, and six standby groundwater wells in its water service area. The three ASR wells have a total injection capacity of 3.75 mgd (11.5 AF per day) and a total extraction capacity of 8.4 mgd (25.8 AF per day).

Should the City's water supply portfolio be insufficient to meet the reduced demands of its customers, the City may augment its water supply and take other actions as summarized in Table 6 (DWR UWMP Table 8-3). The shortage level for which each action will commence implementation is provided, along with the estimated extent that the action will reduce the shortage gap. Details regarding operational changes in response to water shortage are provided in Section 4.3.

Table 6. Supply Augmentation and Other Actions (DWR Table 8-3)

Shortage Level	Supply Augmentation Methods and Other Actions by Water Supplier ***Drop down list*** *These are the only categories that will be accepted by the WUEdata online submittal tool*	How much is this going to reduce the shortage gap? *Include units used (volume type or percentage)*	Additional Explanation or Reference *(optional)*
Add additional rows as needed			
0	Expand Public Information Campaign	Up to the shortage gap	Purpose is to help boost and support water conservation measures at all times and increase outreach as shortage gap increases
0	Water use surveys	Up to the shortage gap	Utility custumers are able to monitor daily/hourly water use and set up leak alerts through AquaHawk, the citys water use dashboard.
0	Provide water conservation rebates	Up to the shortage gap	The City currently offers rebates for mulch (up to $100), rain barrels (up to 2 purchases, $75 each) and weather-based irrigation controller rebates (up to $150).
0	Other Actions (descripe)	Up to the shortage gap	Target water main replacement projects. We do annual construction projects to repair and replace water distribution infrastructure.
1	Expand Public Information Campaign	Up to the shortage gap	10% water demand reduction anticipated
1	New recycled water	Up to the shortage gap	Expand recycled water
1	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
1	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
2	Expand Public Information Campaign	Up to the shortage gap	20% water demand reduction anticipated
2	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
2	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
3	Expand Public Information Campaign	Up to the shortage gap	30% water demand reduction anticipated
3	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
3	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
4	Expand Public Information Campaign	Up to the shortage gap	40% water demand reduction anticipated
4	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
4	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
5	Expand Public Information Campaign	Up to the shortage gap	50% water demand reduction anticipated
5	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
5	Stored Emergency Supply	Up to the shortage gap	Stored ASR water
6	Expand Public Information Campaign	Up to the shortage gap	60% water demand reduction anticipated
6	Other Purchases	Up to the shortage gap	Pursue water purchases (WDCWA)
6	Stored Emergency Supply	Up to the shortage gap	Stored ASR water

4.3 Operational Changes

The City may modify its operations on a short-term or long-term basis in response to any water shortage condition. The City may take any one or a combination of the following actions.

1. To facilitate supply augmentation, the City may operate any combination of active and standby wells (including ASR wells) in the water service areas to address shortages in surface water supplies.
2. The City may expedite repairs of leaks in its water distribution system. All meter leaks and emergency breaks would be repaired the same day they are reported. Non-emergency service line and main breaks would be repaired 24 hours after detection.
3. During the duration of the water shortage condition, the City may limit its regular maintenance water system flushing operations such that flushing is conducted only in areas with known water quality issues.

4.4 Emergency Response Plan

As stated in Section 3, the City's water shortage levels outlined in WMC Section 13.32.040 apply to both foreseeable and unforeseeable water supply shortage conditions, including catastrophic water shortage conditions.

The City's *Water System Emergency Response Plan* (ERP) addresses catastrophic water shortage water conditions. The ERP is expected to be completed in May 2021. The ERP outlines response procedures associated with unforeseeable incidents such as water supply contamination, earthquake, infrastructure failure, and other events. The ERP includes actions to be taken in preparation for, during, and recovery from such events.

The City's response planning for continued water service includes the use of standby generators, water purification supplies and equipment, emergency drinking water storage, and water trucks. Water storage, treatment, and pumping facilities have been constructed to meet earthquake safety standards and are inspected regularly.

To maintain the security of the City water system, the ERP is maintained as a confidential document and may not be incorporated in this UWMP.

5.0 COMMUNICATION PROTOCOLS

In the event of a water shortage, the City must inform their customers, the general public and interested parties, and local, regional, and state entities. Communication protocols for foreseeable and unforeseeable events are provided in this section. In any event, timely and effective communication must occur for appropriate response to the event. City staff are provided cell phones and City email accounts to communicate internally and externally.

5.1 Communication for Foreseeable Events

Water shortage may be foreseeable when the City conducts its AWSDA as described in Section 2. When the City determines the potential of a water shortage event, the City Council may find, determine and declare a water shortage emergency in accordance with WMC §13.32.040.

The City will hold a public meeting to present the current or predicted shortage as determined by the AWSDA. At the public meeting, the City Council will determine if a water shortage emergency condition exists and the degree of the emergency. The City Council will consider the shortage response actions triggered or anticipated to be triggered by shortage level. As necessary, the City Council will act on the water shortage emergency declaration, associated water shortage level, and shortage response actions.

The following communications protocol and procedures will be followed. The City may trigger any of these communication protocols at any water shortage level.

1. If a water shortage emergency is anticipated, the City will coordinate interdepartmentally, with the WDCWA, City of Davis, UC Davis, and with Yolo County for the possible proclamation of a local emergency.
2. The City Council will hold a duly noticed public meeting in which the AWSDA findings and recommendations for a water shortage emergency and shortage response actions are presented.
3. The City will issue notices as described below for foreseeable water shortage condition, water shortage emergency, and response actions.
    a. Customers, the general public, and interested parties will be informed through the City's website, press coverage of council meetings, the local newspaper: the Daily Democrat, press releases, and customer water bills.
        i. For a true water emergency, the City will send texts or robocall customers in Woodland using Yolo County's system.
    b. Public entities and officials (local, regional, and state agencies) will be informed by email.
    c. The following communication methods will be used at different shortage levels:
        i. Shortage Level 1: Blog posts on the EnviroWoodland Newsletter
        ii. Shortage Level 2: Bill stuffers or newsletters
        iii. Shortage Levels 3 to 6: Press releases

5.2 Communication for Unforeseeable Events

Water shortage may occur during unforeseeable events such as earthquakes, fires, infrastructure failures, civil unrest, and other catastrophic events. The City's ERP provides specific communication protocols and procedures to convey water shortage contingency planning actions during these events. The City may trigger any of these communication protocols at any water shortage level, depending on the event.

In general, communications and notifications should proceed along the chain of command. Notification decisions will be made under the direction of the Incident Commander. External communications will be managed by the Public Information Officer (PIO). All City staff are provided their communication responsibilities. Utility Engineering staff will work with the Chief Plant Operator and Utilities Administrator

to notify regulatory agencies. The ERP provides a list of relevant contacts to notify at the local, regional, and state level.

The PIO is the official spokesperson for the City and is the only staff authorized to speak directly to public media representatives. The PIO maintains a list of contacts to disseminate information to the public. Additionally, the City maintains profiles on social media platforms including Facebook and Twitter. These profiles may be used to convey information to staff and the public, in addition to their website and email.

6.0 COMPLIANCE AND ENFORCEMENT

WMC 13.32.040 supports the implementation of the City's water shortage contingency actions. This code section includes provisions for compliance and enforcement of its water use regulations, restrictions, and prohibitions and are available on the City's website. WMC Chapter 13.32 is highlighted on the City's water conservation website to notify the public of year-round regulations and water restrictions.

When a water shortage is anticipated, the City Council holds a duly noticed public meeting to determine the degree of the water shortage emergency. After the public meeting, the City Council will adopt a resolution stating the degree of the water shortage emergency and the regulations and restrictions that should be enforced in response to the shortage.

Since the City service area is fully metered, customer water use can be quantified and compared to determine their extent of compliance to water reduction requirements. The City may also become aware of non-compliance through its water waste reporting outreach or through staff inspections. Non-compliance is deemed as a violation and is classified as an infraction. Each day of continued violation is considered as a separate offense.

The City Manager and duly designated representatives are authorized to enforce provisions of WMC Chapter 13.32 and make determinations with regards to the customer water allocations provided in WMC Chapter 13.32. For these purposes, they have the power and discretion of a law enforcement office.

6.1 Shortage Level Enforcement and Penalties

Enforcement and penalties for non-compliance with each stages' restrictions are provided in WMC §13.32.040. When the City becomes aware of a customer violating, causing, or permitting a violation of the restrictions prohibitions presented in Table 5 for any of the Water Shortage Stages, the City issues a notice that describes the nature of the violation and includes an order that the violation be corrected within a stated period. Upon occurrence of a second violation or failure to correct the initial violation, the City issues a second notice ordering immediate correction and imposing a surcharge of $100 per day for each day the violation continues. The City Manager may issue an order to cease and desist until appropriate remedial actions are taken. For continued violation, the City Manager may order discontinuance of service.

The first billing period after the effective date of the Council's declaration of a water shortage emergency or the effective date stated in the resolution is considered as an adjustment period during which no penalties will be imposed for water usage in excess of the allocation described in Table 6.

Beginning with the second billing period after the effective date, any customer who exceeds the established allocation in any monthly billing cycle is charged an excess use charge in addition to all other

charges. For continued violation, the customer is issued a warning. If the violation is not corrected, the City may install a flow restricting device on the customer's water service which remains in place for at least 48 hours and until the customer has paid the removal charges.

If the customer again violates water use restrictions, after removal of a flow restricting device by the City, the City may install a flow restricting device which remains in place for at least two weeks and until payment for removal by the City. Further violations, removal of or by-passing the flow restricting device may result in termination of water service.

6.2 Appeal and Exemption Process

Per WMC section 13.16.130 and 13.16.140, customers may appeal a determination, order, or directive of the City Manager by submitting a written appeal notice to the City Clerk within seven days of receiving the determination, order, or directive. The written appeals should include supporting facts and reasons. The City Council may hold an appeal hearing, where the appellant and the hearing officer are heard. At the conclusion of hearing the appeal, the City Council may affirm, reverse or modify the determination, order or directive of the City Manager. The City Council's action on the appeal is final.

7.0 LEGAL AUTHORITIES

Contingency Plan. In 1991, the City adopted a "No-Waste" ordinance. This ordinance was amended in 2014 with the City's adoption of Ordinance No. 1564, to ensure compliance with all federal, state, and local requirements, including but not limited to, SBx7 7 and Model Water Efficient Landscape Ordinance (MWELO) (23 CCR §§ 490 et seq.). The City's ordinance was incorporated into the WMC Sections 13.16.100 – 13.16.150. At time of preparation of this WSCP, the City is updating WMC Section 13.32.040 to incorporate updates presented herein.

When a water shortage is determined, the City will coordinate interdepartmentally, with the WDCWA, and with Yolo County for the possible proclamation of a local emergency in accordance with California Government Code, California Emergency Services Act (Article 2, Section 8558).

In accordance with WMC §13.32.040 and California Water Code Chapter 3, Division 1, Section 350 et seq, the City Council is required, unless an imminent emergency exists, to conduct a duly noticed public meeting for the purpose of determining whether a water shortage emergency condition exists and, if so, the degree of the emergency and what regulations and restrictions should be enforced in response to the shortage. The City shall declare a water shortage emergency in accordance with CWC Chapter 3 Division 1.

> *Water Code Section Division 1, Section 350*
> *…The governing body of a distributor of a public water supply…shall declare a water shortage emergency condition to prevail within the area served by such distributor whenever it finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply of the distributor to the extent that there would be insufficient water for human consumption, sanitation, and fire protection.*

The water shortage emergency declaration triggers communication protocols described in Section 5 of this WSCP and compliance and enforcement actions described in Section 6 of this WSCP.

8.0 FINANCIAL CONSEQUENCES OF WSCP

The City maintains an adequate operational reserve to protect against a temporary water shortage. The City anticipates reduced revenue due to decreased water use by its customers and additional costs associated with implementing water use restrictions and associated compliance actions. Reduced revenue and costs associated with compliance actions are considered in the City's water rate study and is built into the City's financial reserves.

9.0 MONITORING AND REPORTING

The City's water system is fully metered, from its water supply sources to individual customer meters. These meters may be used as monitoring tools for compliance and reporting purposes. These meters can be read as often as needed to track the extent of the effectiveness of the City's response actions. Water production and water use can be compared to previous periods. Water use can be compared per customer sector or per individual customer.

Customers' water meters can be read per billing period to track the extent of their compliance with the City's water use restrictions. The first billing period after the effective date of the Council's declaration of a water shortage emergency is considered as an adjustment period during which no penalties will be imposed for water usage in excess of the allocation. The second and subsequent billing period after the effective date is used to determine if a customer exceeds the established allocation for the City Council-declared water shortage level as discussed in Section 4.1/WMC 13.32.040. The City may use readings from water meters to track compliance and determine required enforcement actions.

The City's meters at its WDCWA point of delivery and groundwater production wells provide a systemwide overview of water supply and demands and assess progress in meeting the water shortage objectives. Water production information may be read on a daily basis. The information collected from these meters allows the City to determine the extent of implementation of public outreach and enforcement actions, and adjust other water shortage response actions.

At the time of preparation of this WSCP, the State Water Board is preparing regulations for monthly reporting of water production and other uses, along with associated enforcement metrics. The City regularly records its water meter readings, along with enforcement actions, ensuring that the City will be able to comply with upcoming reporting requirements.

10.0 WSCP REFINEMENT PROCEDURES

This WSCP is an adaptive management plan. It is subject to refinements as needed to ensure that the City's shortage response actions and mitigation strategies are effective and produce the desired results. Based on monitoring described in Section 9 and the need for compliance and enforcement actions described in Section 6 of this WSCP, the City may adjust its response actions and may modify its WSCP. When a revised WSCP is proposed, the revised WSCP will undergo the process described in Section 12 for adoption by the City Council and distribution to the City, its customers, and the general public.

10.1 Systematic Monitoring

The City will monitor meters at its water sources to evaluate the overall effectiveness of its response actions in meeting the declared water shortage level. Should overall demands not meet or exceed the goals of the declared water shortage level, the intensity of public outreach for water conservation and the extent of enforcement of water use restrictions may be increased. Conversely, should overall demands continue to be substantially less than the goals of the declared water shortage level, the intensity of public outreach for water conservation and the extent of enforcement of water use restrictions may be decreased.

In WMC Chapter 13.32.040, the City has set minimum allocations for each customer sector to maintain health and safety standards and allows for reasonable adjustments to the allocations. The City may implement operational changes and implement supply augmentation in combination with enforcement of its water use restrictions and prohibitions to meet the objectives of the water shortage level while maintaining overall public health and safety.

10.2 Feedback from City Staff and Customers

Feedback from City staff and the public is important in refining or incorporating new actions. The City seeks input from staff who interface with customers to gauge the effectiveness of its response actions and for response action ideas.

Customer water meter data may be evaluated for each customer sector or each individual customer. The City tracks water use violations and may evaluate their frequency to determine restrictions that customers may not be able to meet. This evaluation may also show water demand reduction actions that customers may effectively implement.

The City seeks input from its customers and the general public through its website, through public hearings, and through regularly scheduled City Council meetings.

11.0 SPECIAL WATER FEATURE DISTINCTION

The City distinguishes special water features, such as decorative fountains and ponds, differently from pools and spas. Special water features are regulated separately. Regulations under WMC13.32.040 prohibit the use of non-recirculated water in fountains or other decorative fountains.

12.0 PLAN ADOPTION, SUBMITTAL, AND AVAILABILITY

This WSCP is adopted concurrently with the City's 2020 UWMP, by separate resolution. Prior to adoption, a duly noticed public hearing was conducted. A hard copy of this WSCP will be submitted to the Department of Water Resources (DWR) within 30 days of adoption, along with an electronic copy.

No later than 30 days after submittal to DWR, copies of this WSCP will be available at the City's offices. A copy will also be provided to Yolo County. An electronic copy of this WSCP as well as the 2020 UWMP will also be available for public review and download on the City's website.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: I.17
SUBJECT: Award Construction Contract for Gibson Road Improvements Projects, CIP 20-01 and 20-08

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, 1.) Approving a construction contract for the Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street, CIP 20-01, and the W. Gibson Road Safe Routes to School – West Street to CR98 Project, CIP 20-08; awarding the construction contract in the amount of $10,173,036.30 to Martin Brothers Construction; authorizing a contract contingency up to 15% ($1,525,955.44); and authorizing the City Manager to execute the construction contract and change orders; and 2.) Approving a consultant services agreement for construction management and inspection services with Unico Engineering, Inc. in the amount of $1,294,864.02; authorizing a contract contingency up to 10% ($129,486.40); and authorizing the City Manager to execute the agreement and amendments.

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

Fiscal Impact:
The Gibson Road Projects, CIP 20-01 & 20-08, are included in the Capital Budget in the overall amount of $11,826,700. Funding includes $6,933,000 in Sacramento Area Council of Governments (SACOG) Regional Program grant funding, $600,000 in SACOG Regional State Active Transportation Program (ATP) grant funding, $216,000 in Highway Safety Improvement Program (HSIP) funding, $150,000 in Water Enterprise funds, $150,000 in Sewer Enterprise funds, $300,000 in Measure E funds, $1,700,000 in Measure F funds, and $1,777,700 in Road Maintenance and Rehabilitation Account (RMRA–SB1) funds. Future appropriations of $1,673,617 will be recommended with the Capital Budget Update and included with the Citywide Annual FY22 Proposed budget. Future appropriations of $850,000 will be recommended with the Capital Budget Update and included with the Citywide Annual FY23 Proposed budget.

The project budget includes the costs for design, project management, construction management/inspection and construction.

Background:
The projects will improve a two-mile-long corridor on Gibson Road from County Road 98 to East Street. The improvements include pavement rehabilitation, restriping narrower travel lanes to slow traffic, adding buffered bike lanes, constructing ADA compliant curb ramps and sidewalk repairs, installing drainage improvements, and completing traffic signal improvements to include bicycle and pedestrian actuation. The projects also include installing a pedestrian actuated lighted crossing at California Street and lane reconfigurations or “Road Diet” that will reduce travel lanes between Cottonwood Street and West Street from 4-lanes to a 3-lane corridor consisting of two narrow travel lanes and a two-way left turn lane. These improvements will transform this segment of Gibson Road into a complete street providing improved bicycle, pedestrian and vehicle facilities to ensure the corridor meets the needs of all modes of travel.

On October 15, 2019, Council approved the locally funded design contract with Laugenour & Meikle for the

Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street, CIP 20-01. On December 17, 2019, Council approved the grant funded design contract with Bennett Engineering for the W. Gibson Road Safe Routes to School – West Street to CR98 Project, CIP 20-08.

In February 2021, staff released a request for proposals from firms/teams on our on-call CM services list to perform construction and inspection services for this project. Unico Engineering was selected through this qualifications based selection process.

In addition to direct outreach to major stakeholders, staff also completed multiple online public review and comment periods for the project. The first public online review period was from March 2020 and extended through May 2020 in which staff received several comments. Responses to comments were published during the online public review period from June through July 2020. Based on comments received, changes to the plans were made as necessary. Public Outreach will continue throughout construction.

Discussion:

On February 16, 2021, Council approved plans and specifications for the project. On May 24, 2021, the City received 5 bids for construction of the project.

Staff has performed due diligence in reviewing the bids and the bids comply with the technical submittal requirements. The City received four responsive bids:

Bid Summary	
Bidder	**Total Bid**
Martin Brothers Construction	$10,173,036.30
DeSilva Gates	$10,447,447.00
McGuire & Hester	$10,831,357.65
Granite Rock	$12,030,340.80
Teichert*	$13,504,706.00

*The bid was deemed non-responsive due to using incorrect bid forms.

After reviewing the bid packages, staff has determined that Martin Brothers Construction is the lowest responsive, responsible bidder with a total bid of $10,173,036.30.

To provide adequate construction management, specialized inspection and testing to comply with Caltrans mandated quality assurance requirements for the project, staff is requesting that Council approve a consultant services agreement with Unico Engineering, Inc. in the amount of $1,294,864.02.

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

Staff anticipates construction starting in June and completion by December 2022, weather permitting.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, 1.) Approving a construction contract for the Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street, CIP 20-01, and the W. Gibson

Road Safe Routes to School – West Street to CR98 Project, CIP 20-08; awarding the construction contract in the amount of $10,173,036.30 to Martin Brothers Construction; authorizing a contract contingency up to 15% ($1,525,955.44); and authorizing the City Manager to execute the construction contract and change orders; and 2.) Approving a consultant services agreement for construction management and inspection services with Unico Engineering, Inc. in the amount of $1,294,864.02; authorizing a contract contingency up to 10% ($129,486.40); and authorizing the City Manager to execute the agreement and amendments.

Prepared By: Diana Ayón, Senior Associate Civil Engineer

Reviewed By: Brent Meyer, Community Development Director / City Engineer

Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Exhibit

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT FOR THE GIBSON ROAD IMPROVEMENTS PROJECTS, CIP 20-01 & 20-08

WHEREAS, the City of Woodland has funding in the Capital Budget for the Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street, CIP 20-01, and the W. Gibson Road Safe Routes to School – West Street to CR98 Project, CIP 20-08 (the "Project"); and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA), and the Project is to be exempt under CEQA Guidelines; and

WHEREAS, the Project has been reviewed in accordance with the National Environmental Policy Act (NEPA), and the State has determined that this project is cleared as defined by NEPA Guidelines.

WHEREAS, the City Council approved the plans and specifications and authorized bid advertisement on February 16, 2021; and

WHEREAS, the City opened bids on May 24th, 2021, and of the 5 received bids, the lowest responsive, responsible bidder was Martin Brothers Construction with a total bid in the amount of $10,173,036.30; and

WHEREAS, the City wishes to award the construction contract to Martin Brothers Construction in the amount of $10,173,036.30 and authorize a contingency up to 15% ($1,525,955.44); and

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

WHEREAS, the City wishes to approve the consultant services agreement for construction management and inspection services with Unico Engineering, Inc. in the amount of $1,294,864.02 and authorize contingency up to 10% ($129,486.40) and authorize their execution through the adoption of this Resolution; and

WHEREAS, the City Council wishes to approve the above mentioned contracts and authorize their execution through the adoption of this Resolution; and

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

Section 1. The City Council hereby approves the construction contract with Martin Brothers Construction in the amount of $10,173,036.30. The City Manager is hereby authorized and directed to execute the contract and change orders up to 15% ($1,525,955.44) of the original

contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 2. The City Council hereby approves the consultant services agreement with Unico Engineering, Inc. in the amount of $1,294,864.02. The City Manager is hereby authorized and directed to execute the contract and change orders up to 10% ($129,486.40) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 3. Copies of the Construction Contract and Consultant Agreement for Construction Management and Inspection Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made part of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of City Council held on the 1st day of June 2021, by the following vote:

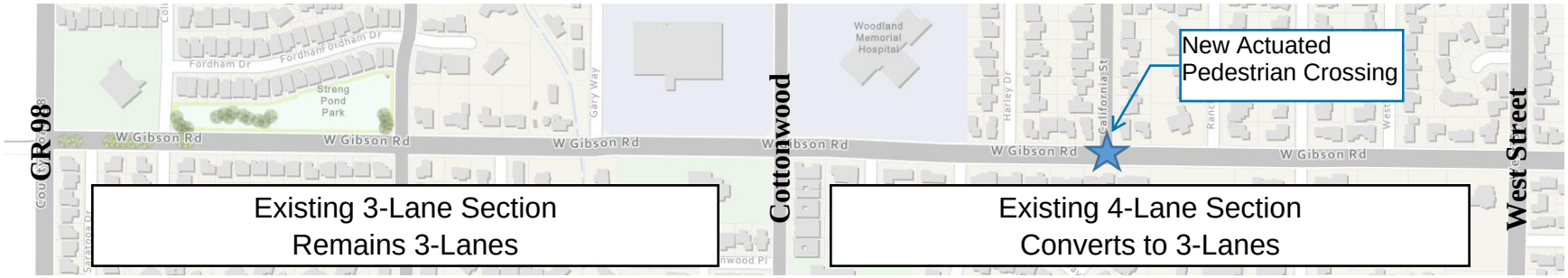
AYES:
NOES:
ABSENT:
ABSTAIN:

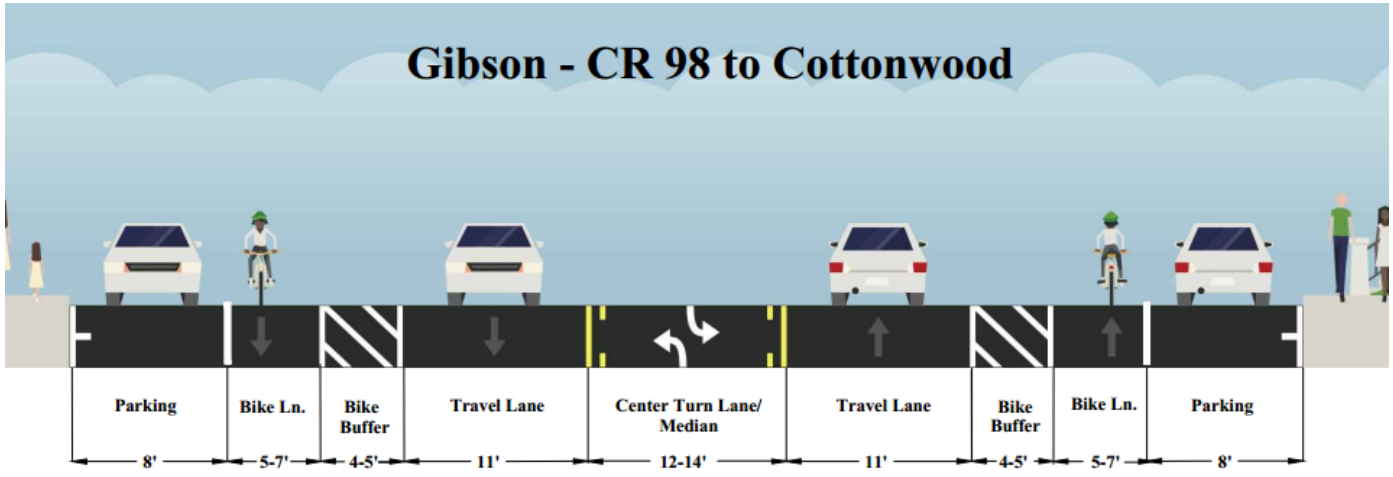
_____
Tom Stallard, Mayor

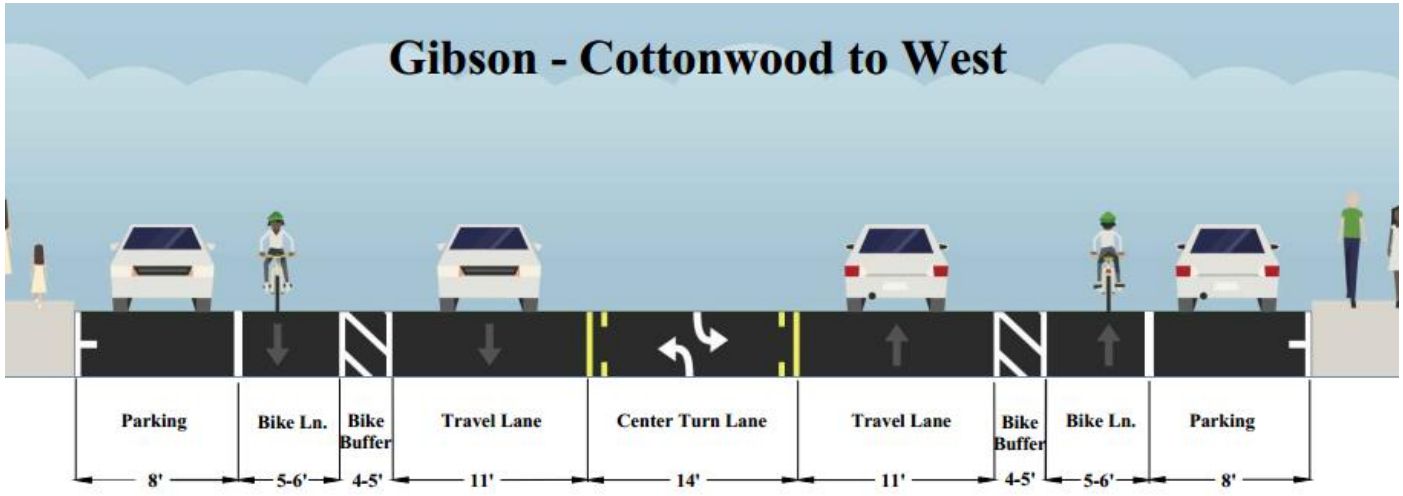
ATTEST:

_____
Ana B. Gonzalez, City Clerk

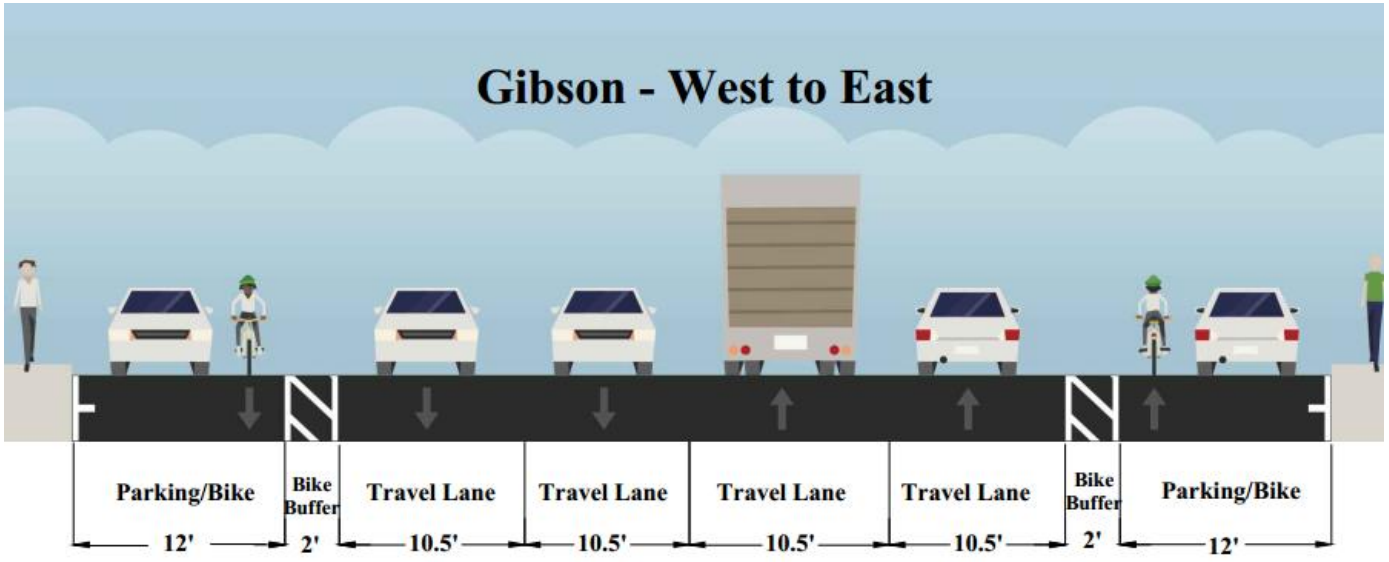
CIP 20-08 – CR 98 to West Street







CIP 20-01 –West Street to East Street



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: I.18
SUBJECT: East Main Street Improvement Project, CIP 13-05; Award Construction Contract

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, a resolution of the City Council to: 1.) Approve a construction contract for the East Main Street Improvement Project, CIP 13-05; award the construction contract in the amount of $5,510,566.80 to McGuire and Hester; authorize a contract contingency up to 10% ($551,057); and authorize the City Manager to execute the construction contract and change orders; and 2.) Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $539,298; authorize a contract contingency up to 10% ($53,930); and authorize the City Manager to execute the agreement and amendments; and 3.) Approve a consultant services amendment for design with Mark Thomas and Company, in the amount of $12,247.00 for a total agreement amount of $508,170.51 and authorize the City Manager to execute the amendment.

Staff Contact
Clara Olmedo, Associate Engineer – (530) 661-5824, clara.olmedo@cityofwoodland.org

Fiscal Impact
The E. Main Street Improvement Project, CIP 13-05, is included in the Capital Budget in the amount of $5,656,000 Funding includes $2,956,000 of Bike and Pedestrian and Local /Regional Transportation Grant funds from the Sacramento Area Council of Governments (SACOG), $50,000 of Water Enterprise Funds, $1,000,000 of Road Maintenance and Rehabilitation Account (RMRA- SB1) Funds, and $1,650,000 of Measure E funding. Future appropriations of $2,115,000 will be recommended with the Capital Budget Update and included with the Citywide Annual FY22 Proposed budget.

The project budget includes the costs for design, project management, construction management/inspection and construction.

Background
The project is located on East Main Street from East Street to the Interstate 5 (I-5) northbound off ramp. Part of the project is located within the State of California right of way and work within the State's right of way will need to be completed under an encroachment permit.

The project will install a landscape separated, off-street bike path on the north side of E. Main Street between Pioneer Avenue and Matmor Road. The project also includes microsurfacing the pavement, and restriping the road between East Street and the I-5 overcrossing of East Main Street. Restriping will include the narrowing of travel lanes to reduce travel speeds and the widening of the existing on-street bike lanes and adding bike lanes where they do not exist. Additionally, the project will install curb and gutter, landscape, fencing, irrigation and storm drainage improvements on the north side of East Main between Pioneer Avenue and East Street.

In October 2014, staff released a request for proposals from firms/teams to perform design services for this project. After a thorough evaluation of the submitted proposals, staff determined the top rated firm was Mark

Thomas & Company. In early 2015, Council approved the design contract and shortly thereafter design for the project began.

The project was delayed in late 2015, when the City was awarded funding for projects to rehabilitate W. Court Street and W. Main Street. Due to limited staffing and the short timeline for expenditure of funding for these new projects, the design phase of the W. Court and W. Main projects were prioritized for staff time over the E. Main Street project. Once design for the W. Main Street and W. Court Street projects were near completion, staff continued to move the E. Main Street project forward.

In early 2019, Caltrans informed the City that they had funding for operational and safety improvements for E. Main Street near the southbound I-5 on-ramp to reduce E. Main Street congestion. Since the City project was scheduled to be constructed prior to the Caltrans project, the Agencies came to an agreement whereby Caltrans would provide the City $265,000 to put toward the improvements which would meet both Caltrans' and the City's needs. The improvements include reduced curb return radii and new curb ramps to calm traffic turning onto the I-5 southbound on ramp, crosswalk striping at the intersection, and a new median island with passageways on the on-ramp to allow safer passage for pedestrians and bicyclists.

In February 2021, staff released a request for proposals from firms/teams on our on-call CM services list to perform construction and inspection services for this project. After a thorough evaluation of the received proposals, staff determined the top rated firm was Associated Engineering Consultants, Inc.

Discussion

On February 16, 2021, Council approved plans and specifications for the project. On May 18, 2021, the City received 4 bids for construction of the project.

Staff has performed due diligence in reviewing the bids and the bids comply with the technical submittal requirements. The City received the following three responsive bids.

Bid Summary	
Bidder	**Total Bid**
McGuire and Hester	$5,510,566.80
Lister Construction	$5,631,977.81
Martin Brothers	$5,719,217.00
All-American Construction, Inc.	$6,793,283.90

After reviewing the bid packages, staff has determined that McGuire and Hester is the lowest responsive, responsible bidder with a total base bid of $5,510,566.80.

To provide adequate construction management, specialized inspection and testing to comply with Caltrans mandated quality assurance requirements for the project, staff is requesting that Council approve a consultant services agreement with Associated Engineering Consultants, Inc. in the amount of $539,298.

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

In addition, staff is also requesting that Council approve an amendment to the consultant service agreement with Mark Thomas & Company in the amount of $12,247 for a total contract of $508,170.51. The amendment to the design contract is to provide design support services during the construction phase to minimize

construction conflict and to expedite project completion. Some of those construction support tasks include responding to contractor's questions and clarifications, during construction.

Staff anticipates construction starting in June and completion by December 2021, weather permitting.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, a resolution of the City Council to: 1.) Approve a construction contract for the East Main Street Improvement Project, CIP 13-05; award the construction contract in the amount of $5,510,566.80 to McGuire and Hester; authorize a contract contingency up to 10% ($551,057); and authorize the City Manager to execute the construction contract and change orders; and 2.) Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $539,298; authorize a contract contingency up to 10% ($53,930); and authorize the City Manager to execute the agreement and amendments; and 3.) Approve a consultant services amendment for design with Mark Thomas and Company, in the amount of $12,247.00 for a total agreement amount of $508,170.51 and authorize the City Manager to execute the amendment.

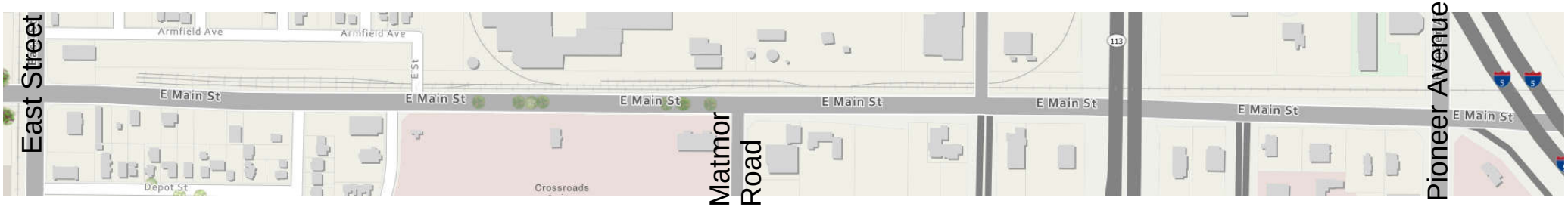
Prepared by: Clara Olmedo, Associate Engineer

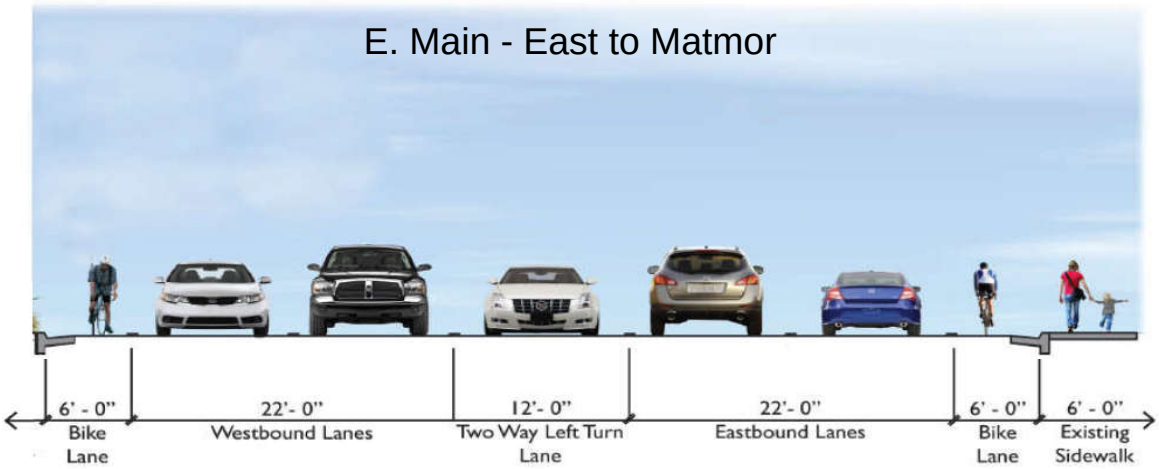
Reviewed by: Brent Meyer, Community Development Director

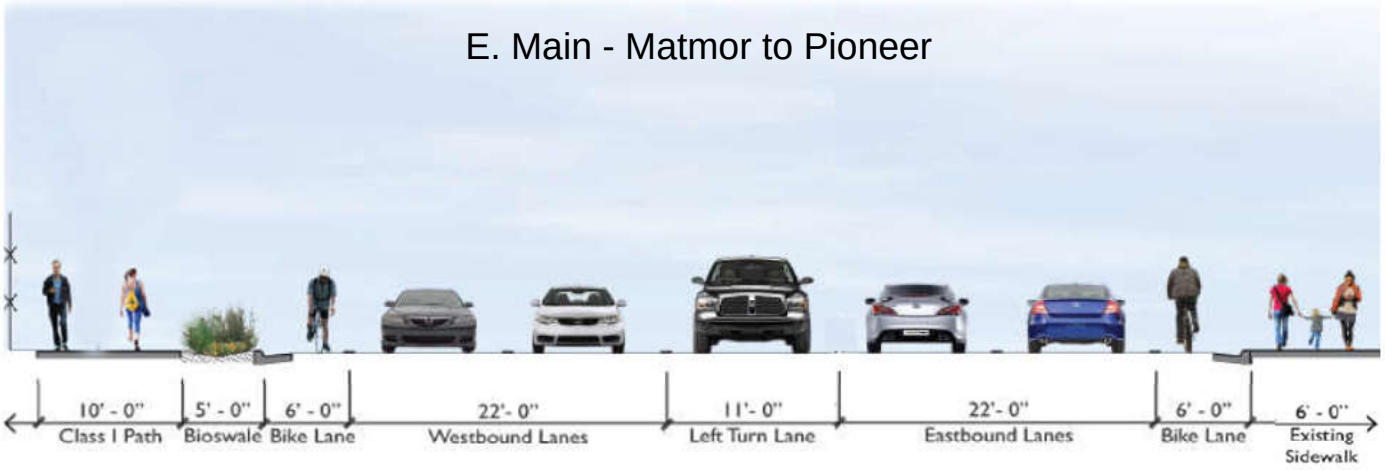
Ken Hiatt
City Manager

Attachments:

1. Exhibit
2. Resolution


East Street
Armfield Ave
Armfield Ave
E Main St
E Main St
E Main St
E Main St
E Main St
E Main St
E Main St
Depot St
Crossroads
Matmor Road
Pioneer Avenue


E. Main - East to Matmor
6' - 0" Bike Lane
22'- 0" Westbound Lanes
12'- 0" Two Way Left Turn Lane
22'- 0" Eastbound Lanes
6' - 0" Bike Lane
6' - 0" Existing Sidewalk


E. Main - Matmor to Pioneer
10' - 0" Class I Path
5' - 0" Bioswale
6' - 0" Bike Lane
22'- 0" Westbound Lanes
11'- 0" Left Turn Lane
22'- 0" Eastbound Lanes
6' - 0" Bike Lane
6' - 0" Existing Sidewalk

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT FOR THE E. MAIN STREET IMPROVEMENT PROJECT, CIP 13-05

WHEREAS, the City of Woodland has funding in the Capital Budget for the E. Main Street Improvement Project, CIP 13-05 (the "Project"); and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA), and the Project is to be exempt under CEQA Guidelines; and

WHEREAS, the Project has been reviewed in accordance with the National Environmental Policy Act (NEPA), and the State has determined that this project is cleared as defined by NEPA Guidelines.

WHEREAS, the City Council approved the plans and specifications and authorized bid advertisement on February 16, 2021; and

WHEREAS, the City opened bids on May 18th, 2021, and of the 4 received bids, the lowest responsive, responsible bidder was McGuire and Hester with a total bid in the amount of $5,510,566.80; and

WHEREAS, the City wishes to award the construction contract to McGuire and Hester in the amount of $5,510,566.80 and authorize a contingency up to 10% ($551,057); and

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

WHEREAS, the City wishes to approve the consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $539,298 and authorize contingency up to 10% ($53,930) and authorize their execution through the adoption of this Resolution; and

WHEREAS, the City Council wishes to approve an amendment with Mark Thomas & Company for $12,247 for a total contract amount of $508,170.51 and authorize their execution through the adoption of this Resolution.

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

Section 1. The City Council hereby approves the construction contract with Contractor in the amount of $5,510,566.80. The City Manager is hereby authorized and directed to execute the

contract and change orders up to 10% ($551,057) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 2. The City Council hereby approves the consultant services agreement with Associated Engineering Consultants, Inc. in the amount of $539,298. The City Manager is hereby authorized and directed to execute the contract and change orders up to 10% ($53,930) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 3: The City Council hereby approves the consultant services amendment with Mark Thomas & Company and authorizes and directs the City Manager to execute the amendment in the amount of $12,247.00 for a total contract amount of $508,170.51.

Section 4. Copies of the Construction Contract and Consultant Agreement for Construction Management and Inspection Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made part of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of City Council held on the 1st day of June 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: I.19
SUBJECT: Approve Issuance of Spring Lake CFD 2004-1, Special Tax Bonds, Series 2021

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, Authorizing The Execution And Delivery Of A Third Supplemental Fiscal Agent Agreement, A Bond Purchase Agreement, And A Continuing Disclosure Certificate; Approving The Form Of The Official Statement And The Distribution Thereof; Authorizing The Issuance Of Series 2021 Bonds; And Approving Certain Other Actions Related Thereto

Staff Contact:
Kim McKinney, Director of Administrative Services, (530) 661-5849,
kimberly.mckinney@cityofwoodland.org

Fiscal Impact:

Issuance of the bonds would result in $22 million of proceeds available to reimburse Spring Lake developers for eligible projects required to be constructed as part of their development. To be eligible for reimbursement, developers must complete infrastructure projects, Council must accept the projects as complete, and back-up documentation is reviewed and approved by staff. The cost to issue the bonds, including the underwriter's discount, is currently estimated at $532,710. This amount could increase by $25,000 if the financing team elects to pursue an investment grade rating from Standard & Poor's.

Issuance of the bonds will not affect the annual special tax assessment (Mello-Roos) paid by property owners within the Spring Lake bond district. Property owners have an option to pay off the special assessment on their property at any time; issuance of this debt will increase the voluntary prepayment amount, but does not change ongoing annual requirements.

Background:

In 2004, the City formed the Community Facilities District (CFD) 2004-1 (the District) to allow for issuance of bonds to assist with funding for the infrastructure requirements of the Spring Lake Specific Plan area. The District formation also included adopted documents specifying how annual taxes will be calculated, assessed and collected. The boundaries of the District included the majority of the property expecting to develop in Spring Lake, and any and all bonds issued within this District are for the benefit of the entire project area and are assessed to all properties in the same manner.

Developed property (properties that have received building permits) are assessed at a maximum annual rate, as outlined in the formation documents. To the extent that the developed properties do not generate enough special tax revenues to cover debt service on outstanding bonds in any given year, undeveloped properties are assessed. The City has made efforts to limit the amount of assessments on undeveloped property, and for the last two fiscal years, no undeveloped property has been assessed.

In 2004, the City sold the initial series of bonds (the "2004 Bonds") for Spring Lake in the amount of $33,050,000, which generated $27.7 million in new money for projects. The City sold bonds in 2013 (the "2013 Bonds") in the amount of $29,805,000. The proceeds of the 2013 Bonds were used to refund the 2004 Bonds for significant savings.

In 2012, along with consultants, the City designed a private placement bond program to achieve three main goals. First, to allow landowners / developers ready to sell or develop their property to generate bond proceeds without having to access the municipal market in a number of small public offerings with relatively high issuance costs. Second, the subordinate private placements would not increase the burden on tentative map properties since they are sized and supported by only the maximum special taxes for those particular projects being developed. Third, the program allowed the City to pool these subordinate private placements together until such time as enough size was available to justify the costs of a traditional public offering.

As part of the program, the City issued the following subordinate private placement bonds:

July 18, 2013 Access Land Co. $1,506,300
July 23, 2013 Pioneer Investors $1,226,900
August 27, 2014 Turn of the Century $2,902,500
October 6, 2014 Pioneer Investors $2,256,000
January 15, 2015 Heritage Park $505,800
November 10, 2015 Cal West / Optimistic Partners $2,842,900
Total Amount Issued $11,240,400

In 2016, the City sold bonds (the "2016 Bonds") in the amount of $26,800,000. The 2016 Bonds were sold to not only refund the outstanding private placement bonds in the amount of $11,115,000 but also included an additional amount of $15,685,000 which generated approximately $14.64 million in new money for projects.

In 2019, the City sold bonds (the "2019 Bonds") in the amount of $21,490,000 which generated approximately $19.43 million in new money for projects.

Property owners within the District have an option to pay off their annual assessments. The amount that is required for any prepayment changes regularly, and the formula used to determine any prepayment amounts was determined and adopted in 2004. When the City receives property owner prepayments, the funds are used to buy back outstanding bonds and the property will be excluded from participating in the annual special tax on a prospective basis. Issuance of additional bonds will increase the prepayment amount, in accordance with the adopted formulas, but prepayments are entirely voluntary, and electing not to prepay does not change a property owner's annual assessment. Issuing additional debt in the District also does not affect each property owner's annual assessment.

Discussion:

As significant development continues, there is demand to fund the acquisitions of and the reimbursements for public infrastructure being placed in service. To avoid taxing undeveloped properties in Spring Lake, the proposed bonds are sized against only the special tax revenues from developed properties (those for which building permits have been issued). The new money generated from the bond sale will be used to acquire and

reimburse developers for public infrastructure placed in service within the District. The 2021 Bonds will be sold on a parity basis with the 2013 Bonds, the 2016 Bonds and the 2019 Bonds, meaning they have an equal right to the special taxes of the District.

Given the total number of developed units, the diversity and the high value-to-lien ratio of the District, the 2021 Bonds have a strong credit position and could be sold assuming an "investment grade rating". The financing team is exploring the option of pursuing a rating from Standard & Poor's Corporation ("S&P"). Should the 2021 Bonds achieve an investment grade rating (BBB-) or higher, the interest rates will be lower than those assumed for a sale that does not receive a rating from S&P (non-rated deal). If the 2021 Bonds do not reach investment grade, they will be sold as non-rated securities like all the previous publicly offered bonds. They are often sold non-rated because of the development risk associated with special tax bonds. There are a significant number of buyers in the municipal market that are familiar with special tax bonds and the demand for such bonds is expected to be robust, given that the Spring Lake District is approximately 85% developed and has a relatively high value-to-lien ratio of approximately 12:1.

Estimated Financing Results (assumes market rates as of May 3, 2021):

	Non-Rated	Rated
Par Amount of Bonds	$21,610,000	$21,175,000
Project Fund	$22,000,000	$22,000,000
Total Debt Service	$37,916,935	$37,152,741
"All-In" True Interest Cost	3.378%	3.232%

The tables in Attachment A show the debt service from the various bonds of the District along with an estimate of the debt service coverage from developed only properties and coverage from all properties when development is complete, and the District is built out. The first page of Attachment A assumes a non-rated sale and the second page of Attachment A assumes a rating of BBB+.

When the District was formed in 2004, the total amount of bonds authorized to be issued was a maximum of $112,500,000. The expected amount of issuance for the 2021 Bonds is in the range of $21.6 million, leaving approximately $9.4 million of this amount authorized and unissued. The 2021 Bonds could be the final issuance of bonds for the District, but staff and the financing team elected to keep flexibility in the District to allow for one final series of bonds, should construction costs continue to escalate, or unforeseen costs come to light.

The table below shows the estimated costs of issuance used for the latest estimates:

Estimated Costs of Issuance

Role	Company	Total
Co-Bond Counsel	KMTG / Lozano Smith	$55,000
Disclosure Counsel	Shiff Hardin	65,000
City Administration Fee	City of Woodland	10,000
Municipal Advisor	Del Rio Advisors, LLC	63,000
Special Tax Consultant	Goodwin Consulting Group	55,000
Appraisal	Integra Realty Resources	25,000
Overlapping Debt Statement	CalMuni (Reimburse to Goodwin)	700
Fiscal Agent	U.S. Bank, National Association	4,650
Fiscal Agent Counsel	U.S. Bank, National Association	3,000
Printing	TBD	5,000
Miscellaneous / Contingency	Misc.	8,650
Total Estimated Costs		**$295,000(*)**

(*) Add an estimated $25,000 should the financing team pursue an investment grade rating from S&P.

Documents Presented for Approval:

Third Supplemental Fiscal Agent Agreement: This agreement governs all conditions related to the bonds including the establishment of accounts, the flow of funds and call provisions. It also governs the responsibilities under which the Fiscal Agent (U.S. Bank, N.A.) will operate. This document is a third supplement to the Fiscal Agent Agreement originally established with the sale of the 2013 Bonds and the First Supplemental Fiscal Agent Agreement established with the sale of the 2016 Bonds and the Second Supplemental Fiscal Agent Agreement established with the sale of the 2019 Bonds.

Bond Purchase Agreement: This agreement governs the conditions by which the Underwriter (Piper Sandler) will purchase the bonds from the City and resell them to investors.

Continuing Disclosure Certificate: This agreement governs the responsibilities of the City for the filing of annual continuing disclosure on the Electronic Municipal Market Access system ("EMMA") and the filing of material event notices, if any, that may occur over the life of the 2021 Bonds.

Official Statement: This document serves as the primary document used by the Underwriter (Piper Sandler) to market and sell the bonds to investors. The document contains summary information about the bonds, the District and all related provisions.

Next Steps in The Bond Issuance Process

If the City Council approves the proposed financing, it is anticipated that the sale of the bonds will occur in the middle of July and the transaction will close and funds will be available in the first week of August.

Tuesday June 1, 2021 City Council Authorization
Week of June 21, 2021 Print and Post the Preliminary Official Statement
Wednesday July 14, 2021 Sell the Bonds
Weeks of July 19 & 26, 2021 Finalize and Execute all Documents

Wednesday August 4, 2021 Closing and Transfer Funds

The financing team consists of the following members:

Co-Bond Counsel: Kronick Moskovitz Tiedemann & Girard / Lozano Smith
Disclosure Counsel: Schiff Hardin LLP
Municipal Advisor: Del Rio Advisors, LLC
Underwriter: Piper Sandler
Special Tax Consultant: Goodwin Consulting Group
Fiscal Agent: U.S. Bank, N.A.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, Authorizing The Execution And Delivery Of A Third Supplemental Fiscal Agent Agreement, A Bond Purchase Agreement, And A Continuing Disclosure Certificate; Approving The Form Of The Official Statement And The Distribution Thereof; Authorizing The Issuance Of Series 2021 Bonds; And Approving Certain Other Actions Related Thereto

Prepared By: Kim McKinney, Director of Administrative Services

Ken Hiatt
City Manager

Attachments:
1. Woodland CFD 2004-1 (Springlake) - Coverage_
2. Resolution Authorizing Sale of CFD 2004-1 Series 2021 Bonds
3. Bond Purchase Agreement
4. Continuing Disclosure Certificate
5. Third Supplemental Fiscal Agent Agreement
6. CFD 2004-1 Preliminary Official Statement

City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Maximum Special Tax Revenue Projections
Based on Development Status as of December 31, 2020 [1]
Assumes NR

Fiscal Year Ending	Developed Property [1]	Tentative Map Property	Less: Administrative Expenses [2]	Net Total Maximum Special Tax Total	2013 Bonds	2016 Bonds	2019 Bonds	Estimated 2021 Bonds[4]	Total Bonds Debt Service	Estimated Ser 2021 Coverage from Developed	Estimated Coverage from All Properties
2022 [3]	$5,765,204	$596,672	($29,877)	$6,331,999	$2,104,300	$1,114,175	$1,229,256	$1,072,135	$5,519,866	103.90%	114.71%
2023	$5,880,509	$608,603	($30,475)	$6,458,637	$2,101,060	$1,116,025	$1,256,056	$1,093,300	$5,566,441	105.09%	116.03%
2024	$5,998,119	$620,777	($31,084)	$6,587,811	$2,090,620	$1,117,725	$1,281,456	$1,116,100	$5,605,901	106.44%	117.52%
2025	$6,118,081	$633,192	($31,706)	$6,719,567	$2,093,200	$1,119,275	$1,307,706	$1,138,000	$5,658,181	107.57%	118.76%
2026	$6,240,443	$645,856	($32,340)	$6,853,958	$2,093,140	$1,110,675	$1,331,956	$1,161,000	$5,696,771	108.98%	120.31%
2027	$6,365,252	$658,772	($32,987)	$6,991,037	$2,090,440	$1,112,225	$1,359,206	$1,182,600	$5,744,471	110.23%	121.70%
2028	$6,492,557	$671,947	($33,647)	$7,130,857	$2,080,100	$1,118,625	$1,389,206	$1,207,800	$5,795,731	111.44%	123.04%
2029	$6,622,408	$685,388	($34,320)	$7,273,476	$2,082,340	$1,114,725	$1,416,706	$1,231,400	$5,845,171	112.71%	124.44%
2030	$6,754,856	$699,096	($35,006)	$7,418,946	$2,081,500	$1,110,663	$1,441,706	$1,253,400	$5,887,269	114.14%	126.02%
2031	$6,889,953	$713,078	($35,706)	$7,567,325	$2,067,580	$1,116,438	$1,474,206	$1,278,800	$5,937,024	115.45%	127.46%
2032	$7,027,752	$727,338	($36,420)	$7,718,669	$2,076,020	$1,111,713	$1,498,619	$1,307,400	$5,993,751	116.64%	128.78%
2033	$7,168,307	$741,885	($37,149)	$7,873,043	$2,065,720	$1,121,813	$1,525,869	$1,334,000	$6,047,401	117.92%	130.19%
2034	$7,311,673	$756,723	($37,892)	$8,030,504	$2,072,340	$1,116,388	$1,530,119	$1,358,600	$6,077,446	119.68%	132.14%
2035	$7,457,907	$771,857	($38,650)	$8,191,114		$3,215,769	$1,527,750	$1,386,200	$6,129,719	121.04%	133.63%
2036	$7,607,065	$787,294	($39,422)	$8,354,937		$3,208,844	$1,528,750	$1,386,600	$6,124,194	123.57%	136.43%
2037	$7,759,206	$803,040	($40,211)	$8,522,035		$3,204,200	$1,527,750	$1,385,800	$6,117,750	126.17%	139.30%
2038	$7,914,390	$819,101	($41,015)	$8,692,476		$3,202,600	$1,529,750	$1,388,800	$6,121,150	128.63%	142.01%
2039	$8,072,678	$835,482	($41,835)	$8,866,325		$3,207,200	$1,529,500	$1,385,400	$6,122,100	131.18%	144.82%
2040	$8,234,132	$852,194	($42,672)	$9,043,654		$3,202,600	$1,526,500	$1,385,800	$6,114,900	133.96%	147.90%
2041	$8,398,814	$869,236	($43,526)	$9,224,524		$3,194,000	$1,522,250	$1,384,800	$6,101,050	136.95%	151.20%
2042	$8,566,791	$886,621	($44,396)	$9,409,016		$3,201,400	$1,525,750	$1,387,400	$6,114,550	139.38%	153.88%
2043	$8,738,126	$904,353	($45,284)	$9,597,195		$2,204,000	$1,526,500	$1,388,400	$5,118,900	169.82%	187.49%
2044	$8,912,889	$922,441	($46,190)	$9,789,140		$1,216,800	$1,524,500	$1,387,800	$4,129,100	214.74%	237.08%
2045	$9,091,147	$940,890	($47,114)	$9,984,923		$540,800	$1,519,750	$1,385,600	$3,446,150	262.44%	289.74%
2046	$9,272,970	$959,708	($48,056)	$10,184,621			$1,522,250	$1,386,800	$2,909,050	317.11%	350.10%
2047	$9,458,429	$978,902	($49,017)	$10,388,314			$1,521,500	$1,386,200	$2,907,700	323.60%	357.27%
2048	$9,647,598	$998,479	($49,997)	$10,596,080			$1,522,500	$1,383,800	$2,906,300	330.23%	364.59%
2049	$9,840,550	$1,018,450	($50,997)	$10,808,003				$1,384,600	$1,384,600	707.03%	780.59%
2050	$10,037,361	$1,038,819	($52,017)	$11,024,162				$1,388,400	$1,388,400	719.20%	794.02%
Total					**$27,098,360**	**$44,098,675**	**$39,397,069**	**$37,916,935**	**$148,511,039**		

(1) Reflects building permits issued by the city through December 30, 2020. Does not include any revenues from Tentative Map Properties zoned for R-15, R-20, and R-25 development that may become Affordable Multi-Family Property in the future. Assumes no additional development in future years.

(2) As defined under "Net Special Taxes" in the Fiscal Agent Agreement for the Special Tax Refunding Bonds, Series 2013.

(3) Only includes permits through 12/31/20.

(4) Estimated and based on interest rates as of May 3, 2021 + 10 bps

Goodwin Consulting Group, Inc.

City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Maximum Special Tax Revenue Projections
Based on Development Status as of December 31, 2020 [1]
Assumes BBB+ Rating

Fiscal Year Ending	Developed Property [1]	Tentative Map Property	Less: Administrative Expenses [2]	Net Total Maximum Special Tax Total	2013 Bonds	2016 Bonds	2019 Bonds	Estimated 2021 Bonds[4]	Total Bonds Debt Service	Estimated Ser 2021 Coverage from Developed	Estimated Coverage from All Properties
2022 [3]	$5,765,204	$596,672	($29,877)	$6,331,999	$2,104,300	$1,114,175	$1,229,256	$1,048,591	$5,496,323	104.35%	115.20%
2023	$5,880,509	$608,603	($30,475)	$6,458,637	$2,101,060	$1,116,025	$1,256,056	$1,071,200	$5,544,341	105.51%	116.49%
2024	$5,998,119	$620,777	($31,084)	$6,587,811	$2,090,620	$1,117,725	$1,281,456	$1,094,150	$5,583,951	106.86%	117.98%
2025	$6,118,081	$633,192	($31,706)	$6,719,567	$2,093,200	$1,119,275	$1,307,706	$1,116,200	$5,636,381	107.98%	119.22%
2026	$6,240,443	$645,856	($32,340)	$6,853,958	$2,093,140	$1,110,675	$1,331,956	$1,139,400	$5,675,171	109.39%	120.77%
2027	$6,365,252	$658,772	($32,987)	$6,991,037	$2,090,440	$1,112,225	$1,359,206	$1,161,200	$5,723,071	110.64%	122.16%
2028	$6,492,557	$671,947	($33,647)	$7,130,857	$2,080,100	$1,118,625	$1,389,206	$1,181,600	$5,769,531	111.95%	123.60%
2029	$6,622,408	$685,388	($34,320)	$7,273,476	$2,082,340	$1,114,725	$1,416,706	$1,205,600	$5,819,371	113.21%	124.99%
2030	$6,754,856	$699,096	($35,006)	$7,418,946	$2,081,500	$1,110,663	$1,441,706	$1,233,000	$5,866,869	114.54%	126.45%
2031	$6,889,953	$713,078	($35,706)	$7,567,325	$2,067,580	$1,116,438	$1,474,206	$1,253,600	$5,911,824	115.94%	128.00%
2032	$7,027,752	$727,338	($36,420)	$7,718,669	$2,076,020	$1,111,713	$1,498,619	$1,277,600	$5,963,951	117.23%	129.42%
2033	$7,168,307	$741,885	($37,149)	$7,873,043	$2,065,720	$1,121,813	$1,525,869	$1,304,800	$6,018,201	118.49%	130.82%
2034	$7,311,673	$756,723	($37,892)	$8,030,504	$2,072,340	$1,116,388	$1,530,119	$1,330,000	$6,048,846	120.25%	132.76%
2035	$7,457,907	$771,857	($38,650)	$8,191,114		$3,215,769	$1,527,750	$1,358,200	$6,101,719	121.59%	134.24%
2036	$7,607,065	$787,294	($39,422)	$8,354,937		$3,208,844	$1,528,750	$1,359,200	$6,096,794	124.12%	137.04%
2037	$7,759,206	$803,040	($40,211)	$8,522,035		$3,204,200	$1,527,750	$1,359,000	$6,090,950	126.73%	139.91%
2038	$7,914,390	$819,101	($41,015)	$8,692,476		$3,202,600	$1,529,750	$1,357,600	$6,089,950	129.28%	142.73%
2039	$8,072,678	$835,482	($41,835)	$8,866,325		$3,207,200	$1,529,500	$1,360,000	$6,096,700	131.72%	145.43%
2040	$8,234,132	$852,194	($42,672)	$9,043,654		$3,202,600	$1,526,500	$1,356,000	$6,085,100	134.62%	148.62%
2041	$8,398,814	$869,236	($43,526)	$9,224,524		$3,194,000	$1,522,250	$1,360,800	$6,077,050	137.49%	151.79%
2042	$8,566,791	$886,621	($44,396)	$9,409,016		$3,201,400	$1,525,750	$1,359,000	$6,086,150	140.03%	154.60%
2043	$8,738,126	$904,353	($45,284)	$9,597,195		$2,204,000	$1,526,500	$1,360,800	$5,091,300	170.74%	188.50%
2044	$8,912,889	$922,441	($46,190)	$9,789,140		$1,216,800	$1,524,500	$1,356,000	$4,097,300	216.40%	238.92%
2045	$9,091,147	$940,890	($47,114)	$9,984,923		$540,800	$1,519,750	$1,359,800	$3,420,350	264.42%	291.93%
2046	$9,272,970	$959,708	($48,056)	$10,184,621			$1,522,250	$1,356,800	$2,879,050	320.42%	353.75%
2047	$9,458,429	$978,902	($49,017)	$10,388,314			$1,521,500	$1,357,200	$2,878,700	326.86%	360.87%
2048	$9,647,598	$998,479	($49,997)	$10,596,080			$1,522,500	$1,360,800	$2,883,300	332.87%	367.50%
2049	$9,840,550	$1,018,450	($50,997)	$10,808,003				$1,357,400	$1,357,400	721.20%	796.23%
2050	$10,037,361	$1,038,819	($52,017)	$11,024,162				$1,357,200	$1,357,200	735.73%	812.27%
Total					**$27,098,360**	**$44,098,675**	**$39,397,069**	**$37,152,741**	**$147,746,845**		

(1) Reflects building permits issued by the city through December 30, 2020. Does not include any revenues from Tentative Map Properties zoned for R-15, R-20, and R-25 development that may become Affordable Multi-Family Property in the future. Assumes no additional development in future years.

(2) As defined under "Net Special Taxes" in the Fiscal Agent Agreement for the Special Tax Refunding Bonds, Series 2013.

(3) Only includes permits through 12/31/20.

(4) Estimated and based on interest rates as of May 3, 2021 + 10 bps

Goodwin Consulting Group, Inc.

CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1
(SPRING LAKE)

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD SUPPLEMENTAL FISCAL AGENT AGREEMENT, A BOND PURCHASE AGREEMENT, AND A CONTINUING DISCLOSURE CERTIFICATE; APPROVING THE FORM OF THE OFFICIAL STATEMENT AND THE DISTRIBUTION THEREOF; AUTHORIZING THE ISSUANCE OF SERIES 2021 BONDS; AND APPROVING CERTAIN OTHER ACTIONS RELATED THERETO

WHEREAS, by Resolution No. 4559 (the "Resolution of Formation"), adopted on June 22, 2004, the City Council of the City of Woodland (the "City") established the City's Community Facilities District No. 2004-1 (Spring Lake) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5, Part 1, Division 2, Title 5 (commencing with Section 53311*)* of the California Government Code) (the "Law"), for the purpose of providing for the financing of the construction and acquisition of certain public capital facilities described in the Resolution of Formation;

WHEREAS, on June 22, 2004, the qualified electors of the CFD authorized the City Council to levy special taxes upon the land within the CFD and to issue bonds in the principal amount of not to exceed $112,500,000 (the "Bonds"), secured by the special taxes, pursuant to the terms of the Law;

WHEREAS, the City issued $33,050,000 of its Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2004, on October 5, 2004, and refunded them on October 22, 2013, by issuing its Community Facilities District No. 2004-1 (Spring Lake) Special Tax Refunding Bonds, Series 2013 (the "Refunding Bonds");

WHEREAS, the City issued the Refunding Bonds pursuant to a Fiscal Agent Agreement dated October 1, 2013 (the "Fiscal Agent Agreement"), between U.S. Bank National Association and the City, under which the City may issue additional Bonds from time to time as authorized by a supplemental Fiscal Agent Agreement, for the purpose of financing and refinancing the design, construction, and acquisition of public facilities in and for the CFD;

WHEREAS, the City previously issued several special tax bonds, all of which were subordinate to the Refunding Bonds and are referred to herein collectively, as the "Subordinate Bonds," in the aggregate principal amount of $11,240,400, and refunded them on November 16, 2016, by issuing its City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2016 (Refunding and Capital Projects), of which $15,685,000 principal amount was issued for new money purposes (the "Series 2016 Bonds"), on parity with the Refunding Bonds pursuant to the Fiscal Agent Agreement as supplemented by the First Supplemental Fiscal Agent Agreement by and between U.S. Bank National Association and the City dated November 1, 2016;

WHEREAS, on January 1, 2019, the City issued $21,490,000 of its Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2019 (Capital Projects) (the "Series 2019 Bonds") pursuant to the Fiscal Agent Agreement, as supplemented by the Second Supplemental Fiscal Agent Agreement by and between U.S. Bank National Association and the City dated January 1, 2019;

WHEREAS, the City Council intends to issue an additional series of Bonds pursuant to the authority of the Law and the Fiscal Agent Agreement, to be designated the "City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects)" (the "Series 2021 Bonds"), for the purposes of financing the design, construction, and acquisition of public facilities in and for the CFD;

WHEREAS, the conditions of the Fiscal Agent Agreement for the issuance of the Series 2021 Bonds secured on parity with the previously issued Refunding Bonds, Series 2016 Bonds, and Series 2019 Bonds have been satisfied;

WHEREAS, the following documents and proposed agreements relating to the issuance, sale, and delivery of the Series 2021 Bonds by the City and the application of the proceeds thereof, which are incorporated herein by reference, have been presented to the City Council for its review and approval:

1. the Third Supplemental Fiscal Agent Agreement between the City and U.S. Bank National Association, as fiscal agent, pursuant to which the City will issue its Series 2021 Bonds;

2. the Bond Purchase Agreement between the City and Piper Sandler & Co. (the "Underwriter"), whereby the City will sell the Series 2021 Bonds to the Underwriter;

3. the Preliminary Official Statement relating to the Series 2021 Bonds; and

4. the Continuing Disclosure Certificate relating to the Series 2021 Bonds;

WHEREAS, it appears to the City Council that the authorization, approval, execution, and delivery of the agreements and documents described above or contemplated thereby or incidental thereto and the issuance, sale, and delivery of the Series 2021 Bonds in accordance with the Fiscal Agent Agreement are desirable and in the best interests of the City;

WHEREAS, the issuance of the Series 2021 Bonds will be in accordance with the City's capital financing and debt management policy, that was adopted on June 20, 2017, pursuant to the requirements of Government Code section 8855(i);

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

Section 1. **Recitals**. The foregoing recitals are true and correct and the City Council so finds and determines.

Section 2. **Authorization of Officers to Execute and Deliver Documents**. The City Council hereby authorizes the Mayor, the City Manager, the Finance Officer, and their designees (the "Designated Officers"), and each of them individually, for and in the name of the and on behalf of the City, to approve, execute, and deliver the following agreements and documents:

(a) the Third Supplemental Fiscal Agent Agreement,

(b) the Bond Purchase Agreement,

(c) the Preliminary Official Statement; and

(d) the Continuing Disclosure Certificate;

in substantially the forms presented to the City Council at this meeting, which agreements are hereby approved, with such changes, insertions, revisions, corrections, or amendments as shall be approved by the officer or officers executing the agreement for the City. The execution of the foregoing by a Designated Officer or Officers shall constitute conclusive evidence of such officer's or officers' and the City Council's approval of any such changes, insertions, revisions, corrections, or amendments to the respective forms of agreements presented to the City Council at this meeting. The date, respective principal amounts of each maturity, the interest rates, interest payment dates, denominations, forms, registration privileges, place or places of payment, terms of redemption, provisions relating to municipal bond insurance, and other terms of the Series 2021 Bonds, shall be as provided in the Third Supplemental Fiscal Agent Agreement as finally executed. Notwithstanding the policy stated in the City's "Community Facilities District Financing for Public Infrastructure and Public Facilities," the final maturity of the Series 2021 Bonds may exceed twenty-five (25) years.

Section 3. **Municipal Bond Insurance.** The Designated Officers are each hereby authorized to qualify the Series 2021 Bonds for municipal bond insurance and to obtain the insurance if the cost of the insurance is less than the present value of the estimated interest savings produced thereby. The Designated Officers are each hereby authorized to execute and deliver any contracts required for such insurance, including any required mutual insurance agreement in the insurer's standard form.

Section 4. **Authorization to Issue Bonds**. The City Council hereby authorizes the issuance of the Series 2021 Bonds in accordance with the terms of the Fiscal Agent Agreement and the Third Supplemental Fiscal Agent Agreement, as finally executed.

Section 5. **Disclosure of Specified Financing Information**. Pursuant to the requirements of Government Code section 5852.1, the City Council is required to disclose at a public meeting certain information related to the financing. The City Council has obtained from the municipal advisors good faith estimates of this required information and hereby discloses the estimate information as shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 6. **Distribution of Official Statement**. The City Council hereby authorizes the Underwriter to distribute copies of the Preliminary Official Statement to persons who may be interested in the purchase of the Series 2021 Bonds. The City Council hereby authorizes and directs the Designated Officers, and each of them individually, to deliver to the Underwriter a

certificate to the effect that the City Council deems the Preliminary Official Statement, in the form approved by the City Manager or the Finance Officer, to be final and complete as of its date, except for certain final pricing and related information that may be omitted pursuant to Rule 15c2-12 of the Securities and Exchange Commission. The City Council hereby authorizes and directs the City Manager and the Finance Officer, or either of them, to execute the final Official Statement in substantially the form of the Preliminary Official Statement, with such changes as such officer may require or approve, such approval to be conclusively evidenced by the execution thereof (the "Official Statement"), and authorizes and directs the Underwriter to deliver copies of the Official Statement to all purchasers of the Series 2021 Bonds.

Section 7. **Authorization of Sale**. The City Council hereby authorizes the sale of not to exceed $25,000,000 principal amount of Series 2021 Bonds to the Underwriter pursuant to the Bond Purchase Agreement. The Designated Officers are hereby authorized and directed to negotiate with the Underwriter the final terms of the sale and its timing. The City Council hereby determines that the sale of the Series 2021 Bonds by negotiation would result in an overall lower cost. The City Council hereby determines that the value-to-lien ratio requirement of Government Code section 53345.8 has been met.

Section 8. **RMA Interpretation**. As further assurance to the owners of the Series 2021 Bonds, and pursuant to the authority of the City under Section H of the Rate, Method of Apportionment and Manner of Collection of Special Tax (the "RMA") for the CFD to interpret the RMA, the City Council hereby determines that the limitation on increases of special taxes on parcels due to delinquencies of other parcels stated in Section E of the RMA is the same limitation as required by Government Code section 53321(d), as provided in Section 9 of the Resolution of Formation.

Section 9. **Retention and Compensation of Finance Professionals**. Del Rio Advisors, LLC, is hereby appointed as municipal advisor, Kronick, Moskovitz, Tiedemann & Girard, a Professional Corporation and Lozano Smith, LLP, are hereby appointed co-bond counsel, and Schiff Hardin LLP is hereby appointed disclosure counsel to the City for the issuance and sale of the Series 2021 Bonds. The City Manager and the Finance Officer are each hereby authorized and directed to execute and deliver an agreement for services with each firm in the form submitted to this meeting.

Section 10. **General Authorization**. The City Council hereby authorizes and directs the Designated Officers and other officers and agents of the City, and each of them individually, for and in the name of and on behalf of the City Council, to do any and all things and to execute and deliver any and all documents that they may deem necessary or advisable in order to complete the sale, issuance, and delivery of the Series 2021 Bonds and otherwise to carry out, give effect to, and comply with the terms and intent of this resolution. All actions heretofore taken by such officers and agents that are in conformity with the purposes and intent of this resolution are hereby ratified, confirmed and approved in all respects.

Section 11. **Effective Date**. This resolution shall take effect immediately upon its passage.

APPROVED, PASSED AND ADOPTED on June 1, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

City Clerk of the City of Woodland

Exhibit A

Specified Financial Information

The good faith estimates set forth herein are provided with respect to the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects) (the "Series 2021 Bonds"). Such good faith estimates have been provided to the City by Del Rio Advisors, LLC, as municipal advisor to the City. Each estimate is based on the City's financing plan and current market conditions, including market interest rates prevailing at the time of preparation of the estimate, and whether the Series 2021 Bonds are sold without a credit rating or with an investment grade rating.

Principal Amount. The estimated aggregate principal amount of the Series 2021 Bonds to be sold is $21,610,000, if they are not rated, and $21,175,000, if they are rated.

True Interest Cost. The estimated true interest cost of the Series 2021 Bonds, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the Series 2021 Bonds, is 3.282719% if they are not rated, and 3.129153% if they are rated.

Finance Charge. The estimated finance charge for the Series 2021 Bonds, which means the sum of all fees and charges paid to third parties (or costs associated with the Series 2021 Bonds), including the underwriter's discount, is estimated at $536,518.26, if they are not rated, and $557,580.76, if they are rated.

Amount of Proceeds to be Received. The estimate of the amount of proceeds to be received by the City from the sale of the Series 2021 Bonds, less the finance charge of the Series 2021 Bonds, as estimated above, and less estimated reserves and capitalized interest, is $22,000,000.

Total Payment Amount. The estimated total payment amount, which means the sum total of all payments the City will make to pay debt service on the Series 2021 Bonds, plus the finance charge for the Series 2021 Bonds, as described above, not paid with the proceeds of the Series 2021 Bonds, calculated to the final maturity of the Series 2021 Bonds, is $37,916,935, if they are not rated, and $37,152,741.25, if they are rated.

The foregoing estimates are good faith estimates only. The actual figures may differ from the estimates owing to (a) differences between assumptions regarding the date of the sale of the Series 2021 Bonds, the principal amount of Series 2021 Bonds sold, the amortization of the Series 2021 Bonds, and market interest rates at the time of sale of the Series 2021 Bonds and actual facts, (b) other market conditions, (c) changes in the City's financing plan, or (d) a combination of such factors.

$_____
CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1
(SPRING LAKE)
SPECIAL TAX BONDS, SERIES 2021
(CAPITAL PROJECTS)

BOND PURCHASE AGREEMENT

_____, 2021

City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
300 First Street
Woodland, California 95695

Ladies and Gentlemen:

Piper, Sandler & Co. (the "**Underwriter**") offers to enter into this Bond Purchase Agreement (this "**Purchase Agreement**") with the City of Woodland (the "**City**") for and on behalf of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) (the "**District**"), which, upon your acceptance of this offer, will be binding upon the Underwriter and the City. The agreement of the Underwriter to purchase the Bonds (as hereinafter defined) is contingent upon the City satisfying all of the obligations imposed upon it under this Purchase Agreement. This offer is made subject to the City's acceptance by its execution of this Purchase Agreement and its delivery to the Underwriter on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the City at any time prior to the acceptance hereof by the City. All capitalized terms used herein which are not otherwise defined herein have the meanings provided for such terms in the Fiscal Agent Agreement (as hereinafter defined).

The City acknowledges and agrees that: (i) the purchase and sale of the Bonds pursuant to this Purchase Agreement is an arm's-length commercial transaction between the City and the Underwriter; (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as a principal and is not acting as a Municipal Advisor (as defined in Section 15B of The Securities Exchange Act of 1934, as amended); (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the City with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the City on other matters); and (iv) the City has consulted its own legal, financial and other advisors to the extent it has deemed appropriate for this transaction.

Section 1. Purchase, Sale and Delivery of the Bonds.

(a) Subject to the terms and conditions, and in reliance upon the representations, warranties and agreements set forth herein, the Underwriter hereby agrees to purchase from the City, and the City hereby agrees to sell to the Underwriter, all (but not less than all) of the $_____

aggregate principal amount of the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects) (the "**Bonds**"), dated the Closing Date (as hereinafter defined), bearing interest at the rates and maturing on the dates and in the principal amounts set forth in Exhibit A hereto. The purchase price for the Bonds shall be $_____ (representing the principal amount of the Bonds of $_____, [plus/less] a [net] original issue [premium/discount] of $_____, and less an Underwriter's discount of $_____). The Bonds shall be in the form set forth in, shall be issued and secured under the provisions of, and shall be payable from the Special Taxes as provided in the Fiscal Agent Agreement, dated October 1, 2013 (the "**Master Fiscal Agent Agreement**") as supplemented and amended by the First Supplemental Fiscal Agent Agreement, dated as of November 1, 2016 (the "**First Supplement**") and the Second Supplemental Fiscal Agent Agreement dated as of January 1, 2019 (the "**Second Supplement**"), and as further supplemented and amended by the Third Supplemental Fiscal Agent Agreement, dated as if _____ 1, 2021 (the "**Third Supplement**" and together with the Master Fiscal Agent Agreement, the First Supplement and the Second Supplement, the "**Fiscal Agent Agreement**"), each between the City for and on behalf of the District, and U.S. Bank National Association, a national banking association duly organized and existing under and by virtue of the laws of the United States of America, as fiscal agent (the "**Fiscal Agent**"). The terms of the Bonds and the security therefor shall be as described in the Official Statement (as hereinafter defined), and the Bonds will be issued under the authority of the Mello-Roos Community Facilities Act of 1982, constituting Section 53311 *et seq*. of the California Government Code (the "**Act**").

The Bonds were authorized to be issued pursuant to Resolution No. _____ adopted on _____, 2021 (the "**Bond Resolution**"), by the City Council, acting as the legislative body of the District. The special taxes that will provide a source of payment for the Bonds (the "**Special Taxes**") are being levied pursuant to Resolution No. 4559, adopted on June 22, 2004 by the City Council, acting as the legislative body of the District, which established the District and authorized the levy of a special tax within the District (the "**Resolution of Formation**"), and Ordinance No. 1397, adopted by the City Council, acting as the legislative body of the District, on July 6, 2004 (the "**Ordinance**"), which provided for the levy of the Special Taxes on property in the District. The Bond Resolution, the Resolution of Formation and the Ordinance are collectively referred to below as the "Resolutions and the Ordinance."

The proceeds received from the sale of the Bonds will be used by the City on behalf of the District to: (i) finance the costs of acquiring, constructing, and installing certain public improvements within the District, consisting generally of storm drainage facilities, road improvements, and land acquisition; (ii) make a deposit into a reserve fund for the Bonds; and (iii) pay certain costs associated with the issuance of the Bonds. The Bonds are payable from Net Special Taxes on a parity with the outstanding Community Facilities District No. 2004-1 (Spring Lake) Special Tax Refunding Bonds, Series 2013 (the "**2013 Bonds**"), the Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2016 (Refunding and Capital Projects) (the "**2016 Bonds**") and the Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2019 (Capital Projects) (the "**2019 Bonds**").

(b) Pursuant to the authorization of the City, the Underwriter has distributed copies of the Preliminary Official Statement, dated _____, 2021, relating to the Bonds, which, together with the cover page and appendices thereto, is herein called the "**Preliminary Official Statement**." By its acceptance of this Purchase Agreement, the City hereby ratifies the use by the Underwriter of the Preliminary Official Statement; and the City agrees to execute a final official statement relating to the Bonds (the "**Official Statement**") which will consist of the Preliminary Official Statement with such

changes as may be made thereto, with the approval of Kronick, Moskovitz, Tiedemann & Girard, a Professional Corporation, the City's Bond Counsel (herein called "**Bond Counsel**") and the Underwriter, and to provide copies thereof to the Underwriter as set forth in Section 3(n) hereof. The City hereby authorizes the Underwriter to use and promptly distribute, in connection with the offer and sale of the Bonds, the Preliminary Official Statement, the Official Statement and any supplement or amendment thereto. The City further authorizes the Underwriter to use and distribute, in connection with the offer and sale of the Bonds, this Purchase Agreement and all information contained herein, the Fiscal Agent Agreement and all other documents, certificates and statements furnished by or on behalf of the City or the District to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

(c) Prior to the acceptance of this Purchase Agreement, the City shall have caused to be delivered to the Underwriter certificates of Lennar Homes of California, Inc., a California corporation ("**Lennar**") and Taylor Morrison of California, LLC, a California limited liability company ("**Taylor Morrison**"), each dated the date of the Preliminary Official Statement and in substantially the forms attached hereto as Exhibits E and F, respectively.

(d) Except as the Underwriter and the City may otherwise agree, at 8:00 A.M. California time, on _____, 2021 (the "**Closing Date**"), the City will deliver to the Underwriter, at the offices of Bond Counsel in Sacramento, California, or at such other location as may be mutually agreed upon by the Underwriter and the City, the documents hereinafter mentioned and the City will deliver to the Underwriter through the facilities of The Depository Trust Company ("**DTC**") in New York, New York, the Bonds, in definitive form (all Bonds bearing CUSIP numbers), duly executed by the City and authenticated by the Fiscal Agent in the manner provided for in the Fiscal Agent Agreement and the Act, and the Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in paragraph (a) of this Section in immediately available funds (such delivery and payment being herein referred to as the "**Closing**"). The Bonds shall be made available to the Underwriter for inspection not later than two Business Days prior to the Closing Date. The Bonds shall be in fully registered book-entry form (which may be typewritten) and shall be registered in the name of Cede & Co., as nominee of DTC.

Section 2. Public Offering and Establishment of Issue Price.

(a) The Underwriter agrees to make a bona fide public offering of all of the Bonds initially at the public offering prices (or yields) set forth in Exhibit A attached hereto and incorporated herein by reference. Subsequent to the initial public offering, the Underwriter reserves the right to change the public offering prices (or yields) as it deems necessary in connection with the marketing of the Bonds, provided that the Underwriter shall not change the interest rates set forth in Exhibit A. The Bonds will be offered and sold to certain dealers at prices lower than such initial offering prices. The Bonds shall be subject to redemption as set forth in Exhibit A.

(b) The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit D, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the City under this Section to establish the issue price of the Bonds may be taken on behalf

of the City by the City's municipal advisor, Del Rio Advisors, LLC (the "**Municipal Advisor**") and any notice or report to be provided to the City may be provided to the City's Municipal Advisor.

(c) Except as otherwise set forth in Exhibit A attached hereto, the City will treat the first price at which 10% of each maturity of the Bonds (the "**10% test**"), identified under the column "10% Test Used" in Exhibit A, is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the City the price or prices at which it has sold to the public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the City the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) the Underwriter has sold all Bonds of that maturity or (ii) the 10% test has been satisfied as to the Bonds of that maturity, provided that, the Underwriter's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or Bond Counsel. For purposes of this Section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

(d) The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the "**initial offering price**"), or at the corresponding yield or yields, set forth in Exhibit A attached hereto, except as otherwise set forth therein. Exhibit A also sets forth, identified under the column "Hold the Offering Price Rule Used," as of the date of this Purchase Agreement, the maturities, if any, of the Bonds for which the 10% test has not been satisfied and for which the City and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "**hold-the-offering-price rule**"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following.

(1) the close of the fifth (5th) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the City promptly after the close of the fifth (5^{th}) business day after the sale date whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.]

(e) The Underwriter confirms that:

(1) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A) (i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has

been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(2) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

(f) The City acknowledges that, in making the representations set forth in this Section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

(g) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

2. "**public**" means any person other than an underwriter or a related party;

3. "**underwriter**" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public);

4. a purchaser of any of the Bonds is a "**related party**" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other)[; and

5. "**sale date**" means the date of execution of this Purchase Agreement by the City and the Underwriter.

Section 3. Representations, Warranties and Agreements of the City. The City represents, warrants to, covenants and agrees with, the Underwriter that:

(a) The District is a community facilities district duly organized and validly existing under the Constitution and laws of the State of California, and the City, acting on behalf of the District, has, and at the Closing Date will have, full legal right, power: (i) to enter into, execute and deliver this Purchase Agreement, the Fiscal Agent Agreement, the Continuing Disclosure Certificate of the City, dated the Closing Date (the "**Continuing Disclosure Certificate**"), the Bonds and the Official Statement; and (ii) to carry out, give effect to and consummate the transactions on its part contemplated hereby and thereby.

(b) The Resolutions and the Ordinance have been duly adopted by the City Council and are in full force and effect; and the Fiscal Agent Agreement and the Continuing Disclosure Certificate, when executed and delivered by the City and the other party or parties thereto, as applicable, will constitute legal, valid and binding obligations of the City on behalf of the District enforceable against the City in accordance with their respective terms, except as enforceability thereof may be limited by bankruptcy, insolvency or other laws affecting creditors' rights generally. The City has complied, and will at the Closing Date be in compliance, in all respects with the Fiscal Agent Agreement, the Continuing Disclosure Certificate, the Act and this Purchase Agreement.

(c) The City Council has duly and validly: (i) made all the necessary findings and determinations required under the Act in connection with the formation of the District and the issuance of the Bonds; (ii) approved and authorized the execution and delivery by the City of the Fiscal Agent Agreement, the Bonds, the Continuing Disclosure Certificate and this Purchase Agreement, and approved the distribution of the Preliminary Official Statement and the execution by the City and distribution of the Official Statement; and (ii) authorized and approved the performance by the City of its obligations contained in, and the taking of any and all action as may be necessary to carry out, give effect to and consummate the transactions on its part contemplated by, each of such documents. All consents or approvals necessary to be obtained by the City or the District in

connection with the foregoing have been received, and the consents or approvals so received are still in full force and effect.

(d) Neither the City nor the District is, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the District is a party or is otherwise subject or bound, and the performance by the City on behalf of the District of its obligations under the Fiscal Agent Agreement, the Bonds, the Continuing Disclosure Certificate and this Purchase Agreement and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the District is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the City on behalf of the District of its obligations under the Fiscal Agent Agreement, the Bonds, the Continuing Disclosure Certificate or this Purchase Agreement.

(e) Except as may be required under the "blue sky" or other securities laws of any jurisdiction, all approvals, consents, authorizations, elections and orders of, or filings or registrations with, any governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect the performance by the City on behalf of the District of its obligations hereunder or under the Fiscal Agent Agreement, the Bonds or the Continuing Disclosure Certificate have been or will be obtained at the Closing Date and are or will be at the Closing Date in full force and effect.

(f) When delivered to the Underwriter, the Bonds will have been duly authorized by the City Council and duly executed, issued and delivered by the City and will constitute legal, valid and binding obligations of the City on behalf of the District enforceable against the City in accordance with their respective terms, except as enforceability thereof may be limited by bankruptcy, insolvency or other laws affecting creditors' rights generally. The Fiscal Agent Agreement creates a valid pledge of, first lien upon and security interest in, the Net Special Taxes (except as provided in the Fiscal Agent Agreement) and the amounts in the Special Tax Fund and the Bond Reserve Fund established pursuant to the Fiscal Agent Agreement, on the terms and conditions set forth in the Fiscal Agent Agreement.

(g) To the best of the City's knowledge, as of the date hereof the information in the Preliminary Official Statement concerning the City and the District is true and correct in all material respects and does not and, on the Closing Date the information in the Official Statement will not, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(h) If after the date of this Purchase Agreement and until twenty-five (25) days after the End of the Underwriting Period (as hereinafter defined), any event shall occur, of which the City has notice, as a result of which it may be necessary to supplement the Official Statement in order to make

the statements therein, in the light of the circumstances existing at such time, not misleading, the City shall forthwith notify the Underwriter of any such event of which it has knowledge and, if in the opinion of the Underwriter and the City Manager on behalf of the District, such event requires an amendment or supplement to the Official Statement, the City will at its own expense amend or supplement the Official Statement in a form and manner jointly approved by the City and the Underwriter so that the statements therein as so amended or supplemented will not be misleading in light of the circumstances existing at such time, and the City will promptly furnish to the Underwriter a reasonable number of copies of such amendment or supplement. As used herein the term "End of the Underwriting Period" means the later of such time as: (i) the City on behalf of the District delivers the Bonds to the Underwriter; or (ii) the Underwriter does not retain an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the End of the Underwriting Period shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be written notice delivered to the City at or prior to the Closing Date, and shall specify a date (other than the Closing Date) to be deemed the "End of the Underwriting Period."

(i) No action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency or public board or body to which the City or the District is a party and has been served with a summons or other notice thereof, is pending, or to the knowledge of the City is threatened, in any way affecting the existence of the District, the existence of the City or the titles of its officers to their respective offices or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, the application of the proceeds thereof in accordance with the Fiscal Agent Agreement, the collection or application of the Net Special Taxes pledged or to be pledged to pay the principal of, and interest on, the Bonds, or the pledge thereof, or the collection or application of the Net Special Taxes pledged or to be pledged to pay the principal of, and interest on, the Bonds, or the pledge thereof, or in any way contesting or affecting the validity or enforceability of the Fiscal Agent Agreement, the Bonds, the Continuing Disclosure Certificate or this Purchase Agreement, any action of the City or the District contemplated by any of such documents, or in any way contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement or the powers of the City or the District with respect to the Fiscal Agent Agreement, the Bonds, the Continuing Disclosure Certificate or this Purchase Agreement or any action of the City or the District contemplated by any of such documents, or which contests the exclusion from gross income for federal income tax purposes of interest paid on the Bonds or the exemption of interest paid on the Bonds from State of California personal income taxation.

(j) The City will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request in order for the Underwriter to qualify the Bonds for offer and sale under the "blue sky" or other securities laws and regulations of such states and other jurisdictions of the United States of America as the Underwriter may designate; provided, however, that neither the City nor the District shall be required to register as a dealer or broker of securities or to consent to service of process or qualify to do business in any jurisdiction where it is not now so subject. It is understood that such "blue sky" registration is the sole responsibility of the Underwriter.

(k) Any certificate signed by any officer or employee of the City authorized to do so and delivered to the Underwriter in connection with the transactions contemplated by this Purchase Agreement shall be deemed a representation and warranty by the City on behalf of the District as to the statements made therein.

(l) The City on behalf of the District will apply the proceeds of the Bonds in accordance with the Fiscal Agent Agreement.

(m) Until such time as moneys have been set aside in an amount sufficient to pay all then outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon and premium, if any, to maturity or to the date of redemption if redeemed prior to maturity, the City on behalf of the District will faithfully perform and abide by all of the covenants, undertakings and provisions contained in the Fiscal Agent Agreement.

(n) The Preliminary Official Statement heretofore delivered to the Underwriter has been deemed final by the City as of its date, except for the omission of such information as is permitted to be omitted in accordance with Rule 15c2-12 promulgated under the Securities Exchange Act of 1934 ("**Rule 15c2-12**"). The City hereby covenants and agrees that, within seven (7) business days from the date hereof, or upon reasonable written notice from the Underwriter within sufficient time to accompany any confirmation requesting payment from any customers of the Underwriter, the City shall cause a final printed form of the Official Statement to be delivered to the Underwriter in a sufficient quantity to comply with Rule 15c2-12 and the applicable rules of the Municipal Securities Rulemaking Board.

(o) Except as disclosed in the Official Statement, to the best of the City's knowledge, no other public debt secured by a tax or assessment levied by the City on the land in the District is in the process of being authorized and no assessment districts or community facilities districts have been or are in the process of being formed by the City which include any portion of the land within the District.

(p) The City has not been notified of any listing or proposed listing by the Internal Revenue Service to the effect that it is a bond issuer whose arbitrage certifications may not be relied upon.

(q) The Special Taxes may lawfully be levied in accordance with the rate and method of apportionment of special taxes for the District (the "Rate and Method") and the Ordinance, and, when levied, the Special Taxes so levied will be secured by a lien on the property on which they are levied.

(r) Neither the City nor the District has failed in any material respect to comply with any undertaking of the City under Rule 15c2-12 in the previous five years, except as is disclosed in the Preliminary Official Statement and in the Official Statement.

The execution and delivery of this Purchase Agreement by the City on behalf of the District shall constitute a representation to the Underwriter that the representations and warranties contained in this Section 3 are true as of the date hereof.

Section 4. Conditions to the Obligation of the Underwriter. The obligation of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations and warranties of the City contained herein, to the accuracy in all material respects of the statements of the officer and other officials of the City made in any certificates or other documents furnished pursuant to the provisions hereof, to the performance by the City on behalf of the District of its obligations to be performed hereunder at or prior to the Closing Date and to the following conditions:

(a) At the Closing Date, the Fiscal Agent Agreement, the Continuing Disclosure Certificate, and this Purchase Agreement shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds, and with the transactions contemplated thereby, by this Purchase Agreement, all such actions as, in the opinion of Bond Counsel, and counsel to the Underwriter, shall be necessary and appropriate.

(b) At the Closing Date, neither the City nor the District shall be, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the District is a party or is otherwise subject or bound, and the performance by the City on behalf of the District of its obligations under the Bonds, the Fiscal Agent Agreement, the Continuing Disclosure Certificate and this Purchase Agreement, and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the District is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the City on behalf of the District of its obligations under the Bonds, the Fiscal Agent Agreement, the Continuing Disclosure Certificate and this Purchase Agreement.

(c) At the Closing Date, except as may be required under the "blue sky" or other securities laws of any jurisdiction, all approvals, consents, authorizations, elections and orders of, or filings or registrations with, any governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the City on behalf of the District of its obligations hereunder, and under the Fiscal Agent Agreement, the Bonds or the Continuing Disclosure Certificate will have been obtained and will be in full force and effect.

(d) The information contained in the Official Statement is, as of the Closing Date and as of the date of any supplement or amendment thereto pursuant to Section 3(h) hereof, true and correct in all material respects and does not, as of the Closing Date or as of the date of any supplement or amendment thereto pursuant to Section 3(h) hereof, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(e) Between the date hereof and the Closing Date, the market price or marketability, at the initial offering prices set forth on the inside cover page of the Official Statement, of the Bonds shall not have been materially adversely affected (evidenced by a written notice to the City terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

(1) legislation introduced in or enacted (or resolution passed) by the House of Representatives or the Senate of the Congress of the United States of America or recommended to the House of Representatives or the Senate of the Congress by the President of the United States, the

Department of the Treasury, the Internal Revenue Service, or any member of Congress, or favorably reported for passage to either the House of Representatives or the Senate of the Congress by any committee of the House or the Senate to which such legislation had been referred for consideration, or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department of the United States of America or the Internal Revenue Service, with the purpose or effect, directly or indirectly, of imposing federal income taxation upon such interest as would be received by any owners of the Bonds;

(2) legislation introduced in or enacted (or resolution passed) by the House of Representatives or the Senate of the Congress or an order, decree or injunction issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, including any or all underlying arrangements, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended, or that the Fiscal Agent Agreement is not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds, including any or all underlying arrangements, as contemplated hereby or by the Official Statement or otherwise is or would be in violation of the federal securities laws as amended and then in effect;

(3) a general suspension of trading in securities on the New York Stock Exchange, or a general banking moratorium declared by Federal, State of New York or State of California officials authorized to do so;

(4) the introduction, proposal or enactment of any amendment to the Federal or California Constitution or any action by any Federal or California court, legislative body, regulatory body or any other governmental body materially adversely affecting the tax status of the District, its property, income, securities (or interest thereon), the validity or enforceability of the Special Taxes or the ability of the City to issue the Bonds and levy the Special Taxes as contemplated by the Fiscal Agent Agreement, the Rate and Method, the Ordinance and the Official Statement;

(5) any event occurring, or information becoming known which, in the judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Preliminary Official Statement or in the Official Statement, or has the effect that the Preliminary Official Statement or the Official Statement contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(6) there shall have occurred any outbreak of hostilities or other local, national or international calamity or crisis or the escalation of any hostilities, calamity or crisis, the effect of which on the financial markets of the United States of America, in the reasonable judgment of the Underwriter, is such as to materially and adversely affect: (A) the market price or the marketability of the Bonds; or (B) the ability of the Underwriter to enforce contracts for the sale of the Bonds (it being acknowledged that as of the date hereof no such circumstance is occurring); or

(7) the commencement of any action, suit or proceeding described in Section 3(i).

(f) At or prior to the Closing Date, the Underwriter shall have received two counterpart originals or certified copies of the following documents, in each case satisfactory in form and substance to the Underwriter:

(1) the Resolutions and the Ordinance, together with a certificate of the City Clerk, dated as of the Closing Date, to the effect that attached thereto are true, correct and complete copies of the Resolutions and the Ordinance, which have not been amended, supplemented or repealed and are in full force and effect;

(2) the Official Statement, executed on behalf of the District by an authorized signatory of the City;

(3) the Fiscal Agent Agreement duly executed and delivered by the City and the Fiscal Agent;

(4) the Continuing Disclosure Certificate, duly authorized and executed by the City and the Dissemination Agent;

(5) an unqualified opinion, dated the Closing Date and addressed to the City, of Bond Counsel, to the effect that the Bonds are the valid, legal and binding obligations of the City and that the interest thereon is excluded from gross income for federal income tax purposes and exempt from personal income taxes of the State of California in substantially the form included as Appendix G to the Official Statement, together with a letter of Bond Counsel, dated the Closing Date and addressed to the Underwriter, to the effect that such opinion addressed to the City may be relied upon by the Underwriter to the same extent as if such opinion was addressed to the Underwriter;

(6) a supplemental opinion or opinions, dated the Closing Date and addressed to the Underwriter, of Bond Counsel, to the effect that: (i) this Purchase Agreement and the Continuing Disclosure Certificate have been duly authorized, executed and delivered by the City and, assuming due authorization, execution and delivery by the Underwriter, constitute legal, valid and binding agreements of the City on behalf of the District, each enforceable against the City in accordance with its respective terms, except to the extent that enforceability may be limited by moratorium, bankruptcy, reorganization insolvency or other similar laws affecting creditors' rights generally or by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases; (ii) the Bonds are exempt from registration pursuant to the Securities Act of 1933, as amended, and the Fiscal Agent Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended; (iii) the Bonds, the Fiscal Agent Agreement and the Continuing Disclosure Certificate conform as to form and tenor to the descriptions thereof contained in the Official Statement, and the statements contained in the Official Statement on the cover and under the captions "INTRODUCTION," "THE SERIES 2021 BONDS," "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS," and "TAX MATTERS" and in Appendices D and F to the Official Statement insofar as such statements purport to summarize certain provisions of the Bonds, the Fiscal Agent Agreement, Bond Counsel's final opinion and the Act, are accurate in all material respects; and (iv) the Fiscal Agent Agreement has been duly executed by the City on behalf of the District and creates a valid pledge of the Net Special Taxes and the amounts on deposit in certain funds and accounts established under the Fiscal Agent Agreement to secure the repayment of the Bonds, as and to the extent provided in such Fiscal Agent Agreement; and (v) the Special Taxes and the levy thereof have been duly and validly authorized in accordance with the provisions of the Act;

(7) a letter of Schiff Hardin LLP, San Francisco, California, Disclosure Counsel, dated the Closing Date, addressed to the District and to the Underwriter, substantially to the effect that based upon an examination which they have made, and without having undertaken to determine independently the accuracy or completeness of the statements contained in the Official Statement, they have no reason to believe that the Official Statement (other than financial statements and other statistical and financial data and information relating to The Depository Trust Company, New York, New York, and its book-entry system contained therein and incorporated therein by reference, as to which no view need be expressed) as of its date contained and as of the Closing Date contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(8) a certificate of the City, dated the Closing Date and signed by the City Finance Director or City Manager or an authorized designee to the effect that: (i) the representations and warranties of the City contained herein are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date, except that all references herein to the Preliminary Official Statement shall be deemed to be references to the Official Statement; (ii) to the best knowledge of such officer, no event has occurred since the date of the Official Statement which should be disclosed in the Official Statement for the purpose for which it is to be used or which it is necessary to disclose therein in order to make the statements and information therein not misleading in any material respect; and (iii) the City has complied with all the agreements and satisfied all the conditions on its part to be satisfied under this Purchase Agreement, the Fiscal Agent Agreement, the Continuing Disclosure Certificate and the Official Statement at or prior to the Closing Date;

(9) an opinion, dated the Closing Date and addressed to the City and the Underwriter, of the City Attorney, to the effect that: (i) the District is a community facilities district duly organized and validly existing under the Act; (ii) the Official Statement and the distribution thereof have been duly authorized by the City; (iii) the Resolutions and the Ordinance were adopted at meetings of the City Council, acting as the legislative body of the District, which were called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting; (iv) other than as disclosed in the Official Statement, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body to which the City or the District is a party and has been served with a summons or other notice thereof, is pending or, to such counsel's knowledge, threatened, in any way affecting the existence of the District, the existence of the City or the titles of its officers to their respective offices, or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, the application of the proceeds thereof in accordance with the Fiscal Agent Agreement, the collection or application of the Special Taxes to pay the principal of, and interest on, the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Fiscal Agent Agreement, this Purchase Agreement, the Continuing Disclosure Certificate, or any action of the City or the District contemplated by any of such documents or in any way contesting the completeness or accuracy of the Official Statement or the powers of the City or the District with respect to the Bonds, the Fiscal Agent Agreement, this Purchase Agreement, the Continuing Disclosure Certificate, or any action on the part of the City or the District contemplated by any of such documents, or which challenges the exclusion of the interest paid on the Bonds from federal income tax and the exemption of interest paid on the Bonds from State of California personal income taxation; and (v) the statements in the Official Statement under the heading "ABSENCE OF MATERIAL LITIGATION" are, as of the date of the Official Statement and as of the date of the opinion, true and correct in all material respects and do not, as of the date of the Official Statement and as of the date of the opinion, contain any untrue statement of a material

fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(10) a transcript of all proceedings relating to the authorization, issuance, sale and delivery of the Bonds, including certified copies of the Resolutions and the Ordinance and the Notice of Special Tax Lien referred to in Section 4(f)15 below;

(11) certified copies of excerpts from the Bylaws of U.S. Bank National Association, as Fiscal Agent, authorizing the execution and delivery of certain documents by certain officers of U.S. Bank National Association, which resolution authorizes the execution by the Fiscal Agent of the Fiscal Agent Agreement;

(12) a certificate of U.S. Bank National Association, addressed to the Underwriter and the City dated the Closing Date, to the effect that: (i) U.S. Bank National Association is authorized to carry out corporate trust powers, and has full power and to perform its duties under the Fiscal Agent Agreement; (ii) U.S. Bank National Association is duly authorized to execute and deliver the Fiscal Agent Agreement, to accept the obligations created by the Fiscal Agent Agreement, and to authenticate the Bonds pursuant to the terms of the Fiscal Agent Agreement; (iii) no consent, approval, authorization or other action by any governmental or regulatory authority having jurisdiction over U.S. Bank National Association that has not been obtained is or will be required for the authentication of the Bonds, of the consummation by it of the other transactions contemplated to be performed by it in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Fiscal Agent Agreement; and (iv) to the best of its knowledge, compliance with the terms of the Fiscal Agent Agreement will not conflict with, or result in a violation or breach of, or constitute a default under, any loan agreement, fiscal agent agreement, bond, note, resolution or any other agreement or instrument to which U.S. Bank National Association is a party or by which it is bound, or any law or any rule, regulation, order or decree of any court or governmental agency or body having jurisdiction over U.S. Bank National Association or any of its activities or properties;

(13) a certificate dated the Closing Date from Goodwin Consulting Group, Inc. (the "**Special Tax Consultant**") substantially in the form set forth in Exhibit C hereto;

(14) a tax certificate of the City on behalf of the District in form and substance acceptable to Bond Counsel and the Underwriter;

(15) evidence of recordation in the real property records of the County of Yolo of the Notice of Special Tax Lien in the form required by the Act;

(16) evidence that Federal Form 8038 has been executed by the City and will be filed with the Internal Revenue Service;

(17) an opinion of counsel to the Fiscal Agent in form and substance satisfactory to the Underwriter, dated the Closing Date and addressed to the City and the Underwriter, to the effect that the U.S. Bank National Association has duly authorized the execution and delivery of the Fiscal Agent Agreement, and that such documents are valid and binding obligations of U.S. Bank National Association enforceable in accordance with their respective terms;

(18) an opinion or letter of Stradling Yocca Carlson & Rauth, a Professional Law Corporation, counsel to the Underwriter, addressed to the Underwriter, in form and substance acceptable to the Underwriter;

(19) an opinion of Bond Counsel pursuant to Section 4.2(B)(3) of the Fiscal Agent Agreement;

(20) a certificate dated the Closing Date, and addressed to the City and the Underwriter, from Lennar, in a form acceptable to the Underwriter, that the certifications and representations made by it in the certificate delivered pursuant to Section 1(c) of this Purchase Agreement are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date, except that all references therein to the Preliminary Official Statement shall be deemed to be references to the final Official Statement;

(21) a certificate dated the Closing Date, and addressed to the City and the Underwriter, from Taylor Morrison, in a form acceptable to the Underwriter, that the certifications and representations made by it in the certificate delivered pursuant to Section 1(c) of this Purchase Agreement are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date, except that all references therein to the Preliminary Official Statement shall be deemed to be references to the final Official Statement;

(22) a certificate dated the Closing Date from Integra Realty Resources substantially in the form set forth in Exhibit G hereto;

(23) such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the representations and warranties of the City contained herein, and of the statements and information contained in the Official Statement and the due performance or satisfaction by the City at or prior to the Closing of all agreements then to be performed and all conditions then to be satisfied by the City in connection with the transactions contemplated hereby, and by the Fiscal Agent Agreement, the Continuing Disclosure Certificate and the Official Statement.

If the City shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and none of the City, the District or the Underwriter shall be under any further obligation hereunder, except that the respective obligations of the Underwriter, the City and the District set forth in Section 5 hereof shall continue in full force and effect.

Section 5. Expenses.

(a) Whether or not the Underwriter accepts delivery of and pays for the Bonds as set forth herein, it shall be under no obligation to pay, and the City shall pay out of the proceeds of the Bonds or any other legally available funds of the City, all expenses incidental to the performance of the City's obligations hereunder, including but not limited to the cost of printing and delivering the Bonds to the Underwriter; the costs of printing and shipping the Preliminary Official Statement and the Official Statement; the fees and expenses of the District, the City, the Fiscal Agent, the Municipal Advisor to the City, the Special Tax Consultant, Bond Counsel, Disclosure Counsel and the fees and

expenses of any experts or consultants retained by the City in connection with the issuance and sale of Bonds; and any other expenses not specifically enumerated in paragraph (b) of this Section incurred in connection with the issuance and sale of the Bonds.

(b) Whether or not the Bonds are delivered to the Underwriter as set forth herein, the City shall be under no obligation to pay, and the Underwriter shall be responsible for and pay, CUSIP Bureau and CDIAC fees and expenses to qualify the Bonds for sale under any "blue sky" laws; and all other expenses incurred by the Underwriter in connection with its public offering and distribution of the Bonds not specifically enumerated in paragraph (a) of this Section, including, but not limited to, counsel to the Underwriter, and the costs for the preparation of a continuing disclosure compliance report by Digital Assurance Certification, LLC.

Section 6. Notices. Any notice or other communication to be given to the City under this Purchase Agreement may be given by delivering the same in writing to the City of Woodland at 300 First Street, Woodland, California 95695, Attention: Finance Director; any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to: Piper Sandler & Co., 3626 Fair Oaks Blvd., Suite 100, Sacramento, California 95864, Attention: Dennis McGuire.

Section 7. Parties in Interest. This Purchase Agreement is made solely for the benefit of the City, the District and the Underwriter (including any successors or assignees of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof.

Section 8. Survival of Representations and Warranties. The representations and warranties of the City hereunder shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing and regardless of any investigations made by or on behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the City and regardless of the delivery of and payment for the Bonds.

Section 9. Execution in Counterparts. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

Section 10. No Prior Agreements. This Purchase Agreement supersedes and replaces all prior negotiations, agreements and understandings among the parties hereto in relation to the sale of the Bonds of the City.

Section 11. Governing Law. This Purchase Agreement shall be governed by and construed in accordance with the laws of the State of California, applicable to contracts made and performed within the State of California.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Section 12. Effective Date. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the City and shall be valid and enforceable as of the time of such acceptance.

Very truly yours,

PIPER SANDLER & CO.

By: _____
Its: Authorized Officer

Accepted and agreed to as of
the date first above written:

CITY OF WOODLAND
for and on behalf of the CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT
NO. 2004-1 (SPRING LAKE)

By: _____
Finance Officer

EXHIBIT A

MATURITY SCHEDULE

Maturity Date (September 1)	*Principal Amount*	*Interest Rate*	*Yield*	*Price*	*10% Test Used*	*Hold the Offering Price Used*

(c) Priced to optional redemption date of September 1, 20__ at __%.

(cc) Priced to optional redemption date of September 1, 20__ at __.

* Term Bonds

Redemption Provisions

Optional Redemption of the Bonds. The Bonds maturing on or after September 1, 20__, are subject to redemption prior to their respective stated maturities, at the option of the City, from any source of available funds, as a whole or in part (in Authorized Denominations and by such maturities as may be specified by the City and at random within a maturity) on any date on or after September 1, 20__, at the following redemption prices (expressed as a percentage of the principal amount of the Bonds called for redemption), together with accrued interest thereon to the date fixed for redemption:

Redemption Dates	Redemption Price
September 1, 20__ through August 31, 20__	103%
September 1, 20__ through August 31, 20__	102
September 1, 20__ through August 31, 20__	101
September 1, 20__ and any date thereafter	100

Mandatory Redemption from Prepayment of Special Tax. The Bonds are subject to redemption by the City prior to their stated maturity, as a whole or in part (in the principal amount of $5,000 or any integral multiple thereof and by such maturities as may be specified by the City and at random within a maturity) on any Interest Payment Date from prepayments of the Special Taxes, at the following redemption prices (expressed as a percentage of the principal amount of Bonds called for redemption), together with accrued interest thereon to the date fixed for redemption:

Redemption Dates	Redemption Price
_____ 1, 20__ and any Interest Payment Date through March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20__ and any Interest Payment Date thereafter	100

Mandatory Sinking Fund Redemption of Term Bonds. Bonds maturing on September 1, 20__ (the "20__ Term Bonds"), are subject to redemption prior to their stated maturity, in part, at random from Mandatory Sinking Account Payment in the following amounts and on the following dates, at the principal amount thereof on the date fixed for redemption, without premium, but which amounts will be proportionately reduced by the principal amount of all 20__ Term Bonds optionally redeemed:

Mandatory Redemption Dates (September 1)	Principal Amount
*	

*Final maturity

EXHIBIT B

CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1
(SPRING LAKE)
SPECIAL TAX BONDS, SERIES 2021
(CAPITAL PROJECTS)

RULE 15c2-12 CERTIFICATE

The undersigned hereby certifies and represents that he is the duly appointed and acting City Manager of the City of Woodland (the "**Issuer**"), the City Council of which is the legislative body of the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) (the "**District**"), and is duly authorized to execute and deliver this Certificate and further hereby certifies on behalf of the Issuer as follows:

(1) This Certificate is delivered in connection with the offering and sale of the above-referenced bonds (the "**Bonds**") in order to enable the underwriter of the Bonds to comply with Securities and Exchange Commission Rule 15c2-12 under the Securities Exchange Act of 1934, as amended (the "**Rule**").

(2) In connection with the offering and sale of the Bonds, there has been prepared a Preliminary Official Statement, dated _____, 2021, setting forth information concerning the Bonds, the Issuer and the District (the "Preliminary Official Statement").

(3) As used herein, "**Permitted Omissions**" shall mean the offering price(s), interest rate(s), selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings and other terms of the Bonds depending on such matters, all with respect to the Bonds.

(4) The Preliminary Official Statement is, except for the Permitted Omissions, deemed final within the meaning of the Rule.

IN WITNESS WHEREOF, I have hereunto set my hand as of _____, 2021.

CITY OF WOODLAND
for and on behalf of the CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT
NO. 2004-1 (SPRING LAKE)

By: _____
Authorized Officer

EXHIBIT C

$_____
CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1
(SPRING LAKE)
SPECIAL TAX BONDS, SERIES 2021
(CAPITAL PROJECTS)

CERTIFICATE OF SPECIAL TAX CONSULTANT

City of Woodland
300 First Street
Woodland, California 95695

Piper Sandler & Co.
3626 Fair Oakls Blvd., Suite 100
Sacramento, California 95864

The undersigned hereby states and certifies that:

1. The undersigned is an authorized officer of Goodwin Consulting Group, Inc. (the "**Special Tax Consultant**") and as such is familiar with the facts herein certified and is authorized and qualified to certify the same.

2. The Special Tax Consultant has been retained as Special Tax Consultant for the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) (the "**District**"), and has reviewed the Rate and Method of Apportionment of Special Tax for the District (the "**Rate and Method**") a copy of which is set forth in Appendix B to the Official Statement, dated _____, 2021 (the "**Official Statement**") relating to the above-captioned bonds.

3. Based upon our review of the Rate and Method and the Official Statement, the amount of Net Special Taxes, if collected in the maximum amounts permitted pursuant to the Rate and Method on the date hereof, is not less than (i) 110% of the aggregate of Annual Debt Service due and payable with respect to the outstanding Bonds in each Bond Year that begins in the corresponding Fiscal Year plus (ii) 100% of the aggregate amount of principal and interest becoming due and payable in such Bond Year on all other debt obligations that are payable out of Net Special Taxes, provided that the annual debt service figures set forth in the table under the heading "DEBT SERVICE REQUIREMENTS—Debt Service Schedule" in the Official Statement, which were relied upon by Special Tax Consultant, are true and correct (however, no representation is made herein as to actual amounts of Special Taxes that will be collected in each year).

4. All information with respect to the Rate and Method in the Official Statement and all other information in the Official Statement sourced to the Special Tax Consultant (including Tables 5, 6, 8A, 8B, 9A, 9B, 10, 11 and 13 therein) is true and correct as of the date of the Official Statement and as of the date hereof, and a true and correct copy of the Rate and Method is attached to the Official Statement as Appendix B.

Capitalized terms used and not defined herein shall have the meanings set forth in the Fiscal Agent Agreement dated as of October 1, 2013, as supplemented by the First Supplemental Fiscal Agent Agreement dated as of November 1, 2016 and the Second Supplemental Fiscal Agent Agreement dated, as of January 1, 2019, and as further supplemented by the Third Supplemental Fiscal Agent Agreement, dated as of _____ 1, 2021, each by and between the City of Woodland and U.S. Bank National Association.

Dated: _____, 2021

GOODWIN CONSULTING GROUP, INC.

By: _____
Its: _____

EXHIBIT D

$_____
CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1
(SPRING LAKE)
SPECIAL TAX BONDS, SERIES 2020
(CAPITAL PROJECTS)

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Piper Sandler & Co. ("**PSC**") hereby certifies as set forth below with respect to the sale and issuance of the above-captioned bonds (the "**Bonds**").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

(a) PSC offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "**Initial Offering Prices**") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, dated _____, 2021, by and between PSC and the City of Woodland (the "**City**") for and on behalf of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) (the "**District**"), PSC has agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "**hold-the-offering-price rule**"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (_____, 2021), or (ii) the date on which PSC has sold at least 10% of such Hold-the-

Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Issuer* means the City of Woodland for and on behalf of Woodland Community Facilities District No. 2004-1 (Spring Lake).

(e) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "**related party**" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _____, 2021.

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents PJC's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Kronick, Moskovitz, Tiedemann & Girard, a Professional Corporation, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

PIPER SANDLER & CO.

By:_____

Name:_____

Dated: _____, 2021

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

(*Attached*)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(*Attached*)

EXHIBIT E

CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1 (SPRING LAKE)
SPECIAL TAX BONDS, SERIES 2021
(CAPITAL PROJECTS)

CERTIFICATE OF LENNAR HOMES OF CALIFORNIA, INC.

In connection with the issuance and sale of the above-captioned bonds (the "**Bonds**") by the City of Woodland (the "**City**") for and on behalf of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) (the "**District**"), Lennar Homes of California, Inc., a California corporation (the "**Developer**") hereby certifies, represents, warrants and covenants to the City and Piper, Sandler & Co., as underwriter, that the information under the caption "THE DISTRICT—Status of Development—*Residential Development*—Lennar Homes and Lennar General" in the Preliminary Official Statement dated _____, 2021 delivered in connection with the Bonds, to the extent provided by the Developer, does not, as of the date hereof, contain any untrue statement of a material fact, and does not, as of the date hereof, omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

Dated: _____, 2021

LENNAR HOMES OF CALIFORNIA, a California corporation

By: _____
Authorized Officer

EXHIBIT F

CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1 (SPRING LAKE)
SPECIAL TAX BONDS, SERIES 2021
(CAPITAL PROJECTS)

CERTIFICATE OF TAYLOR MORRISON OF CALIFORNIA, LLC

In connection with the issuance and sale of the above-captioned bonds (the "**Bonds**") by the City of Woodland (the "**City**") for and on behalf of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) (the "**District**"), Taylor Morrison of California, LLC, a California limited liability company (the "**Developer**") hereby certifies, represents, warrants and covenants to the City and Piper, Sandler & Co., as underwriter, that the information under the caption "THE DISTRICT—Status of Development—*Residential Development*—Taylor Morrison of California, LLC" in the Preliminary Official Statement dated _____, 2021 delivered in connection with the Bonds, to the extent provided by the Developer, does not, as of the date hereof, contain any untrue statement of a material fact, and does not, as of the date hereof, omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

Dated: _____, 2021

TAYLOR MORRISON OF CALIFORNIA, LLC, a California limited liability company

By: _____
Authorized Officer

EXHIBIT G

$_____
CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1 (SPRING LAKE)
SPECIAL TAX BONDS, SERIES 2021
(CAPITAL PROJECTS)

_____, 2021

CERTIFICATE OF APPRAISER

City of Woodland
300 First Street
Woodland, CA, 95695

Piper Sandler & Co.
3626 Fair Oaks Blvd., Suite 100
Sacramento, California 95864

The undersigned hereby states and certifies:

1. That he is an authorized principal of Integra Realty Resources (the "**Appraiser**") and as such is familiar with the facts herein certified and is authorized and qualified to certify the same.

2. That the Appraiser has prepared an appraisal report, dated _____, 2021 (the "**Appraisal Report**"), on behalf of the City of Woodland (the "**City**") for and on behalf of the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) (the "**District**") in connection with the Preliminary Official Statement, dated _____, 2021 (the "Preliminary Official Statement") and the Official Statement dated _____, 2021 ("**Official Statement**"), for the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects) (the "**Bonds**").

3. That the Appraiser hereby consents to the reproduction and use of the Appraisal Report appended to the Preliminary Official Statement and the Official Statement. The Appraiser also consents to the references to the Appraiser and the Appraisal made in the Preliminary Official Statement and the Official Statement.

4. In the opinion of the Appraiser the assumptions made in the Appraisal Report are reasonable. Since the date of value of the Appraisal Report, the Appraiser is not aware of any facts that would cause its opinion of value of the taxable property in the District to be lower than the value in the Appraisal.

5. Each of the parcels appraised by the Appraiser is encompassed within the District as set forth in the boundary map of the District.

6. That, as of the date of the Official Statement and as of the date hereof, the Appraisal Report appended to the Official Statement, to the best of my knowledge and belief, and subject to all of the Limiting Conditions and Major Assumptions set forth in the Appraisal Report, does not contain any

untrue statement of a material fact or omit to state a material fact necessary in order to make the statements contained therein, in the light of the circumstances under which they were made, not misleading, and no events or occurrences have been ascertained by us or have come to our attention that would substantially change the estimated values stated in the Appraisal Report. However, we have not performed any procedures since the date of the Appraisal Report to obtain knowledge of such events or occurrences nor are we obligated to do so in the future.

7. The City and the Underwriter, Piper Sandler & Co., are entitled to rely on this Certificate.

Dated: _____, 2021

INTEGRA REALTY RESOURCES

By: _____
Authorized Representative

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate"), is executed and delivered by the City of Woodland (the "City"), in connection with the execution and delivery by the City of $__,___,000 principal amount City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects) (the "Series 2021 Bonds"). The Series 2021 Bonds are being issued pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, constituting Chapter 5, Division 2 Title 1 of the Government Code of the State of California and a Fiscal Agent Agreement dated October 1, 2013, as amended and supplemented by a First Supplemental Fiscal Agent Agreement dated November 1, 2016, a Second Supplemental Fiscal Agent Agreement dated January 1, 2019, and a Third Supplemental Fiscal Agent Agreement dated August 1, 2021 (collectively, the "Fiscal Agent Agreement") each by and between the City and U.S. Bank National Association, as Fiscal Agent. The Series 2021 Bonds are secured by the Special Tax as described in the Fiscal Agent Agreement. The City covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the City for the benefit of the Beneficial Owners of the Series 2021 Bonds and in order to assist the Participating Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

SECTION 2. Definitions. In addition to the definitions set forth in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"*Annual Disclosure Report*" shall mean any Annual Disclosure Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"*Beneficial Owner*" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"*Business Day*" shall mean any day of the year which is not a Saturday or Sunday, or a day on which banking institutions located in California are required or authorized to remain closed, or on which the Federal Reserve system is closed.

"*Disclosure Representative*" shall mean the Director of Administrative Services of the City or such other official as may be designated in writing to the Dissemination Agent (if other than the City) from time to time.

"*District*" shall mean the City of Woodland Community Facilities District No. 2004-1 (Spring Lake).

"*Dissemination Agent*" shall mean initially Goodwin Consulting Group, Inc., acting in its capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the City and which has filed with the City written evidence of such designation.

"*Filing Date*" shall mean no later than seven months following the end of each Fiscal Year of the City (or the next succeeding Business Day if such day is not a Business Day), commencing with the filing for Fiscal Year 2020-21 due January 31, 2022[, which will be satisfied by filing the Official Statement and the audited financial statements of the City].

"*Financial Obligation*" means a debt obligation; derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or a guarantee of a debt obligation or derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation. The term "Financial Obligation" excludes municipal securities for which a final offering memorandum has been provided to the MSRB consistent with the Rule.

"*Fiscal Year*" shall mean with respect to the City, the period beginning on July 1 of each year and ending on the next succeeding June 30, or any 12-month or 52-week period thereafter selected by the City with notice of such selection of change in fiscal year to be provided as set forth in Section 3(a).

"*Holders*" shall mean either the registered owners of the Series 2021 Bonds, or, if the Series 2021 Bonds are registered in the name of The Depository Trust Company or another recognized depository, any applicable participant in its depository.

"*MSRB*" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the Securities and Exchange Commission to receive reports pursuant to the Rule. Until otherwise designated by the MSRB or the Securities and Exchange Commission, filings with the MSRB are to be made through the EMMA website of the MSRB, currently located at http://emma.msrb.org.

"*Official Statement*" means the Official Statement dated _____, 2021 relating to the Series 2021 Bonds.

"*Participating Underwriter*" shall mean the original underwriter of the Series 2021 Bonds required to comply with the Rule in connection with offering of the Series 2021 Bonds.

"*Rule*" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"*Significant Event*" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate and any other event legally required to be reported pursuant to the Rule.

SECTION 3. Provision of Annual Disclosure Reports.

(a) The City shall provide, or shall cause the Dissemination Agent to provide to the MSRB, not later than the Filing Date, an Annual Disclosure Report that is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Disclosure Report shall be submitted in electronic format, accompanied by such identifying information as is prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the Annual Report Date, if not available by that date. If the Fiscal Year of the City changes, it shall give notice of such change in the same manner as for a Significant Event under this Disclosure Certificate. The City shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by the City hereunder.

(b) Not later than fifteen (15) Business Days prior to the Filing Date, the City shall provide the Annual Disclosure Report to the Dissemination Agent (if other than the City). The City shall provide, or cause the preparer of the Annual Disclosure Report to provide, a written certificate with each Annual Disclosure Report furnished to the Dissemination Agent to the effect that such Annual Disclosure Report

constitutes the Annual Disclosure Report required to be furnished to it hereunder. The Dissemination Agent may conclusively rely upon such certification and shall have no duty or obligation to review such Annual Disclosure Report.

(c) If the City is unable to provide to the Annual Disclosure Report to the MSRB by the Filing Date, the City shall send a notice to the MSRB in substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

1. If not previously filed by the City, file a notice to the MSRB in substantially the form attached as Exhibit A, if the City is unable to provide to the Annual Disclosure Report to the MSRB by the date required in subsection (a).

2. File a report with the City certifying that the Annual Disclosure Report has been provided pursuant to this Disclosure Certificate, stating the date it was provided.

SECTION 4. Content of Annual Disclosure Reports. The Annual Disclosure Report shall contain or include by reference the following:

(a) The audited financial statements of the City for the prior Fiscal Year prepared in accordance with generally accepted accounting principles in effect from time to time by the Governmental Accounting Standards Board to apply to governmental entities. If the audited financial statements are not available by the time the Annual Disclosure Report is required to be filed pursuant to Section 3(a), the Annual Disclosure Report shall contain unaudited financial statements in a format similar to the financial statements contained in the Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Disclosure Report when they become available.

The audited financial statements of the City are provided solely to comply with the interpretation by Securities and Exchange Commission staff of the Rule. No funds or assets of the City are required to be used to pay debt service on the Series 2021 Bonds, and the City is not obligated to advance available funds to cover any delinquencies. Investors should not rely on the financial condition of the City in evaluating whether to buy, hold or sell the Series 2021 Bonds.

(b) The following information with respect to the Series 2021 Bonds and the District:

1. The principal amount of the Bonds of each Series outstanding, a maturity schedule for the outstanding Bonds of each Series, and a listing of Bonds of each Series redeemed prior to maturity during the prior Fiscal Year.

2. The balances in each of the following funds and accounts established by the Fiscal Agent Agreement as of June 30 of the preceding Fiscal Year and as of September 30 of the current Fiscal Year:

(i) the Special Tax Fund (with a statement of the debt service requirement to be discharged by the Special Tax Fund prior to the receipt of additional Special Taxes);

(ii) the Bond Reserve Fund (with a statement of the current Bond Reserve Requirement); and

(iii) the Acquisition and Construction Account.

3. Identification of each parcel for which any installment is due and unpaid Special Tax is delinquent, together with the following information respecting each such parcel for the prior Fiscal Year:

(i) the amount delinquent (exclusive of late charges and monthly penalties for reinstatement);

(ii) the date (December 10 or April 10) of the first delinquency;

(iii) in the event a foreclosure complaint has been filed respecting such delinquent parcel and such complaint has not yet been dismissed, the date on which the complaint was filed in the Superior Court; and

(iv) in the event a foreclosure sale has occurred respecting such delinquent parcel, a summary of the results of such foreclosure sale.

(v) the identity of any delinquent taxpayer representing more than 5% of the Special Tax payable, or more than 5% of the of property within the District (using the most recent assessed value, unless more accurate information is available).

4. Actual Special Tax levy for the most recent Fiscal Year, the Maximum Special Tax for the most recent Fiscal Year in a format substantially similar to Table 8B in the Official Statement, excluding data regarding "Future BUA Release Property," "Property Outside District and Within the Spring Lake Specific Plan Area," overlapping general fund debt, and Property Assessed Clean-Energy (PACE) liens.

5. Total assessed value of all of the parcels subject to the Special Tax and the individual lien-to-value ratio for parcels in the following categories: "0:0 to 1:1," "1:1 to 3:1," "3:1 to 5:1," "5:1 to 10:1," "10:1 to 15:1," "15:1 to 20:1" or "above 20:1," in a format substantially similar to Table 9A in the Official Statement.

6. Identity of any delinquent tax payer obligated for more than 10% of the annual Special Tax levy and:

(i) assessed value of applicable properties, and

(ii) summary of results of foreclosure sales, if available.

7. The number of building permits issued for property in the District for the most recent Fiscal Year and the aggregate number of building permits issued for the District.

8. Significant amendments to land use entitlements for property in the District known to the Director of Administrative Services for the most recent Fiscal Year.

9. Status of any significant legislative, administrative, and judicial challenges to the construction of the development in the District known to the Director of Administrative Services without independent inquiry, for any year in which construction activity has occurred in the District.

(c) To the extent not otherwise provided pursuant to the preceding items 4(b)1- 4(b)8, annual information required to be filed by the City for the District with the California Debt and Investment

Advisory Commission pursuant to Sections 50075.1, 50075.3, 53359.5(b), 53410(d) or 53411 of the California Government Code.

(d) The presentation and format of the Annual Disclosure Reports may be modified from time to time as determined in the judgment of the City to conform to changes in accounting or disclosure principles or practices and legal requirements followed by or applicable to the City to reflect changes in the business, structure, operations, legal form of the City or any mergers, consolidations, acquisitions or dispositions made by or affecting the City; provided that any such modifications shall comply with the requirements of the Rule.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which have been made available to the public on the MSRB website. The City shall clearly identify each such other document so included by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Disclosure Certificate, the City shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Series 2021 Bonds not later than ten (10) Business Days after the occurrence of the event:

1. Principal and interest payment delinquencies;

2. Non-payment related defaults, if material.

3. Unscheduled draws on debt service reserves reflecting financial difficulties;

4. Unscheduled draws on credit enhancements reflecting financial difficulties;

5. Substitution of credit or liquidity providers, or their failure to perform;

6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed (Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Series 2021 Bonds, or other material events affecting the tax status of the Series 2021 Bonds;

7. Modifications to rights of the 2021 Bond Holders, if material;

8. Bond calls, if material, and tender offers;

9. Defeasances;

10. Release, substitution, or sale of property, if any, securing repayment of the Series 2021 Bonds, if material;

11. Rating changes;

12. Bankruptcy, insolvency, receivership or similar event of the City or other Obligated Person;

13. The consummation of a merger, consolidation, or acquisition involving the City or other Obligated Person, or the sale of all or substantially all of the assets of the City or other Obligated Person (other than in the ordinary course of business), the entry into a definitive agreement to undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;

15. Incurrence of a Financial Obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Obligated Person, any of which affect security holders, if material; and

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Obligated Person, any of which reflect financial difficulties.

(b) Wherever the City obtains knowledge of the occurrence of Significant Event, the City shall, or shall cause the Dissemination Agent (if not the City) to, file a notice of such occurrence with the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of ten (10) business days after the occurrence of the Significant Event.

(c) The City acknowledges that the events described in subparagraphs (a)(2), (a)(7), (a)(8), (a)(10), (a)(13), (a)(14), and (a)(15) of this Section 5 contain the qualifier "if material." The City shall cause a notice to be filed as set forth in this Section 5 with respect to any such event only to the extent that it determines the event's occurrence is material for purposes of U.S. federal securities law. Whenever the City obtains knowledge of the occurrence of any of these Significant Events, the City will as soon as possible determine if such event would be material under applicable federal securities law. If such event is determined to be material, the City will cause a notice to be filed as set forth in Section 5(b).

(d) If in response to a request under Section 5(b), the City determines that the Significant Event would not be material under applicable federal securities laws, the City shall so notify the Trustee in writing and instruct the Dissemination Agent not to report the occurrence.

(e) If the Dissemination Agent has been instructed by the City to report the occurrence of a Significant Event, the Dissemination Agent shall file a notice of such occurrence with the MSRB in accordance with Section 5(b). Notwithstanding the foregoing, notice of Significant Events described in Section 5(a)(8) and Section 5(a)(9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected 2021 Bonds pursuant to the Trust Agreement.

(f) For purposes of this Disclosure Certificate, any event described in Section 5(a)(13) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under State or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

(g) The Dissemination Agent may conclusively rely on an opinion of counsel that the instructions of the City to the Dissemination Agent under this Section 5 comply with the requirements of the Rule.

SECTION 6. Identifying Information for Filings with EMMA. All documents provided to the MSRB under the Disclosure Certificate shall be accompanied by identifying information as prescribed by the MSRB.

SECTION 7. Termination of Reporting Obligation. The obligations of the City under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Series 2021 Bonds. If such termination occurs prior to the final maturity of the Series 2021 Bonds, the City shall give notice of such termination in the same manner as for a Significant Event under Section 5(c).

SECTION 8. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent may resign by providing thirty (30) days written notice to the City.

The initial dissemination agent shall be Goodwin Consulting Group, Inc.

SECTION 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the City may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), Section 4, Section 5(a) or Section 5(b), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Series 2021 Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original execution and delivery of the Series 2021 Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Holders of the Series 2021 Bonds in the same manner as provided in the Fiscal Agent Agreement for amendments to the Fiscal Agent Agreement with the consent of Holders, or (ii) does not, in the opinion of a nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Series 2021 Bonds.

(d) Any amendment that modifies or increases the duties or obligations of the Dissemination Agent shall be agreed to in writing by the Dissemination Agent.

(e) In the event of any amendment or waiver of a provision of this Disclosure Certificate, the City shall describe such amendment in the next Annual Disclosure Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the City. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Significant Event, and (ii) the Annual Disclosure Report for the year in which the change is made shall present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial

statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

(f) Notice of any amendment made pursuant to this Section 9 shall be filed in the same manner as for the occurrence of a Significant Event under Section 5(c).

SECTION 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Disclosure Report or notice of occurrence of a Significant Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Disclosure Report or notice of occurrence of a Significant Event in addition to that which is specifically required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Disclosure Report or notice of occurrence of a Significant Event.

SECTION 11. Default. This Disclosure Certificate shall be solely for the benefit of the Holders and Beneficial Owners from time to time of the Series 2021 Bonds. In the event of a failure of the City to comply with any provision of this Disclosure Certificate, the Fiscal Agent may (and, at the request of the Participating Underwriter or the Holders of at least 25% aggregate principal amount of Outstanding Bonds and upon receipt of indemnity satisfactory to the Fiscal Agent, shall), or any Holder or Beneficial Owner of the Series 2021 Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by order of a court of competent jurisdiction in Yolo County, California, to cause the City to comply with its obligations under this Disclosure Certificate, *provided* that any holder or beneficial owner seeking to require the City to comply with this Disclosure Certificate shall first provide at least thirty (30) days prior written notice to the City of the failure of the City, giving reasonable detail of such failure. Failure by the City to comply with any provision of this Disclosure Certificate shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole remedy under this Disclosure Certificate in the event of any failure of the City to comply with the terms of this Disclosure Certificate shall be an action to compel performance. No person or entity shall be entitled to recover monetary damages under this Disclosure Certificate.

SECTION 12. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall be paid compensation by the City for its services provided hereunder in accordance with its schedule of fees as amended from time to time and all expenses, legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder. The obligations of the City under this Section 12 shall survive resignation or removal of the Dissemination Agent and payment of the Series 2021 Bonds.

SECTION 13. Notices. Any notice or other communication to be given by the City or the Dissemination Agent under this Disclosure Certificate may be given by delivering the same by first class mail, postage prepaid, messenger, or overnight delivery to the addresses set forth below (until another address is filed by the City or the Dissemination Agent with the Fiscal Agent):

To the City:	City of Woodland 300 First Street Woodland, California 95695 Attention: Director of Administrative Services Telephone: 530-661-5800 Fax: 530-661-5848
If to the Fiscal Agent:	U.S. Bank National Association Global Corporate Trust Services One California Street, Suite 1000 San Francisco, CA 94111 Fax: 415-677-3769
If to the Dissemination Agent:	Goodwin Consulting Group, Inc. 555 University Avenue Sacramento, California 95825 Telephone: 916-561-0890 Fax: 916-561-0891

SECTION 14. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Dissemination Agent, the Participating Underwriter and Holders and Beneficial Owners from time to time of the Series 2021 Bonds, and shall create no rights in any other person or entity.

SECTION 15. Record Keeping. The City shall maintain records of Annual Disclosure Reports and notices of Significant Events, including the content of such disclosure, the name of the entities with which such disclosure was filed and the date of filing of such disclosure.

SECTION 16. Governing Law. The laws of the State of California shall govern this Disclosure Certificate, the interpretation thereof and any right or liability arising hereunder. Any action or proceeding to enforce or interpret any provision of this Disclosure Certificate shall be brought, commenced or prosecuted in any courts of the State located in Yolo County, California.

SECTION 17. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Dated: _____, 2021

CITY OF WOODLAND

By:_____
Kimberly McKinney
Director of Administrative Services

The undersigned hereby agrees to act as Dissemination Agent to the City pursuant to the terms and conditions of this Continuing Disclosure Certificate

GOODWIN CONSULTING GROUP, INC.

By:_____
Authorized Officer

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE ANNUAL DISCLOSURE REPORT

Name of Obligated Party: City of Woodland

Name of Bonds: City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects)

Date of Delivery: _____, 2021

NOTICE IS HEREBY GIVEN that the City has not provided an Annual Disclosure Report with respect to the above-named Bonds as required by the Continuing Disclosure Certificate, dated _____, 2021. [The City anticipates that the Annual Disclosure Report will be filed by _____.]

GOODWIN CONSULTING GROUP, INC., as Dissemination Agent

By:_____
Authorized Officer

cc: City

SF:322238982.1

THIRD SUPPLEMENTAL FISCAL AGENT AGREEMENT

between

U.S. BANK NATIONAL ASSOCIATION,

as Fiscal Agent

and the

CITY OF WOODLAND

Dated August 1, 2021

Authorizing the Issuance of

$[PRINCIPAL AMOUNT]
CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1 (SPRING LAKE)
SPECIAL TAX BONDS, SERIES 2021
(CAPITAL PROJECTS)

(Supplemental to the Fiscal Agent Agreement dated October 1, 2013)

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Exhibit A - Form of Series 2021 Bonds

THIRD SUPPLEMENTAL FISCAL AGENT AGREEMENT
Authorizing the Issuance of
the City of Woodland Community Facilities District No. 2004-1 (Spring Lake)
Special Tax Bonds, Series 2021
(Capital Projects)
(Supplemental to the Fiscal Agent Agreement dated October 1, 2013)

This **Third Supplemental Fiscal Agent Agreement** dated August 1, 2021 (this "Third Supplemental Fiscal Agent Agreement"), between U.S. BANK NATIONAL ASSOCIATION, as fiscal agent (the "Fiscal Agent"), a national banking association duly organized and operating under the laws of the United States of America, and the CITY OF WOODLAND (the "City"), a municipal corporation duly established and existing under the Constitution and laws of the State of California;

WITNESSETH:

WHEREAS, the City Council of the City (the "City Council") on June 22, 2004, duly adopted its Resolution No. 4559 (i) establishing the City's Community Facilities District No. 2004-1 (Spring Lake) (the "CFD") for the purpose of providing for the financing of certain services and the financing of the design, construction, and acquisition of certain public facilities in and for the CFD, and (ii) determining the necessity to incur a bonded indebtedness in the amount of $112,500,000 with respect to the CFD (the "2004 Authorization");

WHEREAS, on June 22, 2004, the qualified electors of the CFD authorized the City Council to levy special taxes upon the land within the CFD and to issue bonds in the principal amount of not to exceed $112,500,000 (the "Bonds"), secured by the special taxes;

WHEREAS, the City now is fully authorized pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 et seq. of the California Government Code, as amended) (the "Law") to issue the Bonds;

WHEREAS, the City issued $33,050,000 of its Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2004, on October 5, 2004, and refunded them on October 22, 2013, by issuing its Community Facilities District No. 2004-1 (Spring Lake) Special Tax Refunding Bonds, Series 2013 (the "Refunding Bonds");

WHEREAS, the City issued the Refunding Bonds pursuant to a Fiscal Agent Agreement dated October 1, 2013 (the "Fiscal Agent Agreement"), between U.S. Bank National Association and the City, under which the City may issue additional Bonds from time to time as authorized by a supplemental Fiscal Agent Agreement, for the purpose of financing and refinancing the design, construction, and acquisition of public facilities in and for the CFD;

WHEREAS, the City previously issued several special tax bonds, all of which were subordinate to the Refunding Bonds and are referred to herein collectively, as the "Subordinate Bonds," in the aggregate principal amount of $11,240,400, and refunded them on November 16, 2016, by issuing its City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2016 (Refunding and Capital Projects), of which $15,685,000 principal amount was issued for new money purposes (the "Series 2016 Bonds"), on parity with the Refunding Bonds pursuant to the Fiscal Agent Agreement as supplemented by the First Supplemental Fiscal

Agent Agreement by and between U.S. Bank National Association and the City dated November 1, 2016;

WHEREAS, the City issued $21,490,000 of its Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2019 (Capital Projects), pursuant to the Fiscal Agent Agreement as supplemented by the Second Supplemental Fiscal Agent Agreement by and between U.S. Bank National Association and the City dated January 1, 2019;

WHEREAS, the City Council has determined to issue an additional series of Bonds pursuant to the authority of the Law and the Fiscal Agent Agreement, to be designated the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects) (the "Series 2021 Bonds"), for the purpose of financing the design, construction, and acquisition of additional public facilities in and for the CFD;

WHEREAS, the conditions of the Fiscal Agent Agreement for the issuance of the Series 2021 Bonds secured on parity with the previously issued Refunding Bonds, Series 2016 Bonds, and Series 2019 Bonds have been satisfied;

WHEREAS, to secure the Series 2021 Bonds and to provide for their authentication and delivery by the Fiscal Agent, the City Council has authorized the execution and delivery of this Third Supplemental Fiscal Agent Agreement;

WHEREAS, all acts, conditions, and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and the entering into of the Third Supplemental Fiscal Agent Agreement do exist, have happened, and have been performed in regular and due time, form, and manner as required by law, and the City is now duly authorized to execute this Third Supplemental Fiscal Agent Agreement;

NOW, THEREFORE, the City hereby provides as follows:

1. DEFINITIONS

Capitalized terms used herein and not defined herein shall have the definitions ascribed to such terms by the Fiscal Agent Agreement. As used in this Fiscal Agent Agreement, unless the context otherwise requires, the following words and phrases shall have the following meanings:

Series 2021 Acquisition and Construction Account means the account by that name established pursuant to Section 14.13 hereof (Series 2021 Acquisition and Construction Account).

Series 2021 Bonds means the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects).

Series 2021 Costs of Issuance Account means the account by that name established pursuant to Section 14.12 hereof (Series 2021 Costs of Issuance Account).

2. SUPPLEMENTAL PROVISIONS.

The following Article and Sections are hereby added to the Fiscal Agent Agreement:

ARTICLE 14
TERMS AND FORM OF SERIES 2021 BONDS.

SECTION 14.1. Authorization and Title of Series 2021 Bonds. The City hereby creates an additional series of bonds and designates them "City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects)." At any time after the execution and delivery of this Third Supplemental Fiscal Agent Agreement, the City may execute and the Fiscal Agent shall authenticate and deliver the Series 2021 Bonds in an aggregate principal amount of $[PRINCIPAL AMOUNT] upon the Order of the City.

SECTION 14.2. Form of Series 2021 Bonds. The form of the Series 2021 Bonds shall be substantially as set forth in Exhibit A with such insertions, omissions, substitutions, and variations as may be determined by the officers executing the same, as evidenced by their execution thereof, to reflect the applicable terms of the Series 2021 Bonds established by this Article.

SECTION 14.3. Denominations; Registration. The Series 2021 Bonds shall be issued in fully registered form, in denominations of $5,000 or any integral multiple thereof, and shall be initially registered in the name of "Cede & Co.," as nominee of The Depository Trust Company. The Series 2021 Bonds shall be evidenced by one Series 2021 Bond maturing on each of the maturity dates with respect to the Series 2021 Bonds in a denomination corresponding to the total principal amount represented by the Series 2021 Bonds payable on such date. Registered ownership of the Series 2021 Bonds, or any portion thereof, may not thereafter be transferred except as set forth in Section 2.10 (Book-Entry Provisions). The Series 2021 Bonds shall bear such distinguishing numbers and letters as may be specified by the Fiscal Agent.

SECTION 14.4. Date; Interest Accrual; Maturity Dates; Interest Rates. The Series 2021 Bonds shall be dated their date of delivery, shall mature in the following amounts on the following dates, and shall bear interest from their date at the following rates per annum:

Maturity Date (September 1)	Principal Amount	Interest Rate

**Term Bonds*

Interest on the Series 2021 Bonds shall be calculated on the basis of a 360 day year comprising twelve 30 day months.

SECTION 14.5. Principal and Interest Payments. The principal or Redemption Price of the Series 2021 Bonds shall be payable to the Owner thereof upon surrender thereof in lawful money of the United States of America at the Corporate Trust Office or, as provided in Section 2.10(E) (Payments to Depository), by wire transfer on each principal and mandatory redemption payment date to "Cede & Co." or its registered assign, as sole registered Owner. Interest on the Series 2021 Bonds shall be payable on [FIRST INTEREST PAYMENT DATE], and thereafter semiannually on March 1 and September 1 of each year by check mailed by first class mail on each Interest Payment Date or, as provided in Section 2.10(E) (Payments to Depository) and upon the written request of any Owner of $1,000,000 or more in aggregate principal amount of Bonds who has provided the Fiscal Agent with wire transfer instructions on or before the applicable Regular Record Date, by wire transfer on each Interest Payment Date to the Owner thereof as of the close of business on the Regular Record Date. The Regular Record Date for the Series 2021 Bonds shall be the fifteenth (15th) day of the calendar month immediately preceding the relevant Interest Payment Date.

SECTION 14.6. Cessation of Interest Accrual. Interest on any Series 2021 Bond shall cease to accrue (i) on the maturity date thereof, provided that there has been irrevocably deposited with the Fiscal Agent an amount sufficient to pay the principal amount thereof, plus interest accrued thereon to such date; or (ii) on the redemption date thereof, provided there has been irrevocably deposited with the Fiscal Agent an amount sufficient to pay the Redemption Price thereof, plus interest accrued thereon to such date. The Owner of such Bond shall not be entitled to any other payment, and such Bond shall no longer be Outstanding and entitled to the benefits of this Fiscal Agent Agreement, except for the payment of the principal amount or Redemption Price, as appropriate, of such Bond.

SECTION 14.7. General Redemption Provisions. The Series 2021 Bonds shall be subject to redemption as provided in Article 5 of the Fiscal Agent Agreement. No Bond may be redeemed in part pursuant to the provisions of this Section 14.7 if the principal amount of such Bond to be Outstanding following such partial redemption is not an Authorized Denomination.

SECTION 14.8. Optional Redemption of the Series 2021 Bonds. The Series 2021 Bonds maturing on or after September 1, 20___, are subject to redemption prior to their respective stated maturities, at the option of the City, from any source of available funds, as a whole or in part (in Authorized Denominations and by such maturities as may be specified by the City and at random within a maturity) on any date on or after September 1, 20___, at the following redemption prices (expressed as a percentage of the principal amount of the Series 2021 Bonds called for redemption) at a redemption price equal to the principal amount of the Series 2021 Bonds called for redemption, plus accrued interest to the date fixed for redemption set forth below:

Redemption Dates	Redemption Price
September 1, 20___ through August 31, 20__	___%
September 1, 20___ through August 31, 20__	___
September 1, 20___ and thereafter	100

SECTION 14.9. Mandatory Sinking Fund Redemption.

(A) 20__ Term Bonds. The Series 2021 Bonds maturing on September 1, 20___ (the "20__ Term Bonds"), are subject to redemption prior to their stated maturity, in part, at random from Mandatory Sinking Account Payments in the following amounts and on the following dates, at the principal amount thereof on the date fixed for redemption, without premium, but which amounts will be proportionately reduced by the principal amount of all 20___ Term Bonds optionally redeemed:

Mandatory Redemption Dates (September 1)	Principal Amount

*Final maturity

SECTION 14.10. Mandatory Redemption from Special Tax Prepayments. The Series 2021 Bonds are subject to mandatory redemption by the City prior to their stated maturity dates, as a whole or in part (in the principal amount of $5,000 or any integral multiple thereof and by such maturities as may be specified by the City and at random within a maturity) on any Interest Payment Date on or after September 1, 20___ from prepayments of the Special Tax at the following redemption prices (expressed as a percentage of the principal amount of Series 2021 Bonds called for redemption), together with accrued interest thereon to the date fixed for redemption:

Redemption Dates	Redemption Price
September 1, 20___ and March 1, 20__	___%
September 1, 20___ and March 1, 20__	___
September 1, 20___ and any Interest Payment Date thereafter	100%

SECTION 14.11. Application of Proceeds of Series 2021 Bonds. The City shall cause the proceeds of the sale of the Series 2021 Bonds in the amount of $_____, to be:

(A) deposited in the Bond Reserve Fund created by Section 7.4 (Allocation of Net Special Taxes) $_____;

(B) deposited in the Series 2021 Costs of Issuance Account created by Section 14.12 (Series 2021 Costs of Issuance Account) $_____; and

(C) deposited in the Series 2021 Acquisition and Construction Account created by Section 14.13 (Series 2021 Acquisition and Construction Account) $_____.

The Fiscal Agent may, in its discretion, establish a temporary fund or account to facilitate the foregoing transfers and deposits.

SECTION 14.12. Series 2021 Costs of Issuance Account. The City shall establish and maintain a separate account designated as the "Series 2021 Costs of Issuance Account" within the

Costs of Issuance Fund. The moneys in the Series 2021 Costs of Issuance Account shall be applied by the City to pay or to reimburse the City for the payment of the Costs of Issuance of the Series 2021 Bonds. At the end of six months from the date of issuance of the Series 2021 Bonds, or upon an earlier determination by the City that amounts in such account are no longer required for the payment of Costs of Issuance, the City shall transfer any remaining amounts in such account to the Special Tax Fund.

SECTION 14.13. Series 2021 Acquisition and Construction Account. The City shall establish and maintain a separate account designated as the "Series 2021 Acquisition and Construction Account" within the Acquisition and Construction Fund.

3. PROVISIONS OF THE FISCAL AGENT AGREEMENT

Except as in this Third Supplemental Fiscal Agent Agreement expressly provided, every term and condition contained in the Fiscal Agent Agreement shall apply to this Third Supplemental Fiscal Agent Agreement and to the Series 2021 Bonds with the same force and effect as if the same were herein set forth at length, with such omissions, variations and modifications thereof as may be appropriate to make the same conform to this Third Supplemental Fiscal Agent Agreement.

This Third Supplemental Fiscal Agent Agreement and all the terms and provisions herein contained shall form part of the Fiscal Agent Agreement as fully and with the same effect as if all such terms and provisions had been set forth in the Fiscal Agent Agreement. The Fiscal Agent Agreement is hereby ratified and confirmed and shall continue in full force and effect in accordance with the terms and provisions thereof, as supplemented and amended hereby.

4. SEPARABILITY OF INVALID PROVISIONS

If any one or more of the provisions contained in this Third Supplemental Fiscal Agent Agreement or in the Series 2021 Bonds shall for any reason be held to be invalid, illegal, or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions contained in this Third Supplemental Fiscal Agent Agreement and such invalidity, illegality, or unenforceability shall not affect any other provision of this Third Supplemental Fiscal Agent Agreement, and this Third Supplemental Fiscal Agent Agreement shall be construed as if such invalid or illegal or unenforceable provision had never been contained herein. The City hereby declares that it would have adopted this Third Supplemental Fiscal Agent Agreement and each and every other Section, paragraph, sentence, clause, or phrase hereof and authorized the issuance of the Series 2021 Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Third Supplemental Fiscal Agent Agreement may be held illegal, invalid, or unenforceable.

5. EFFECT OF HEADINGS AND TABLE OF CONTENTS

The headings or titles of the several Sections hereof, and any table of contents appended to copies hereof, shall be solely for convenience of reference and shall not affect the meaning, construction, or effect of this Third Supplemental Fiscal Agent Agreement.

[signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this Third Supplemental Fiscal Agent Agreement by their officers thereunto duly authorized.

U.S. BANK NATIONAL ASSOCIATION, as Fiscal Agent

By: _____
Authorized Officer

CITY OF WOODLAND

By: _____
City Manager

ATTEST:

_____
City Clerk

EXHIBIT A

[FORM OF SERIES 2021 BOND]

REGISTERED REGISTERED

No. R-___ $_____

CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1 (SPRING LAKE)
SPECIAL TAX BOND, SERIES 2021
(CAPITAL PROJECTS)

MATURITY DATE	INTEREST RATE PER ANNUM	DATE	CUSIP:
September 1, 20__	_____%	[closing date]	_____

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM: _____ DOLLARS

The City of Woodland, a municipal corporation duly organized and existing under and pursuant to the Constitution and laws of the State of California (the "City"), for value received, hereby promises to pay (but only out of the Net Special Taxes hereinafter referred to) to the registered owner named above or registered assigns, on the maturity date specified above (subject to any right of prior redemption hereinafter mentioned), the principal sum specified above together with interest thereon from the date hereof until the principal hereof shall have been paid, at the interest rate per annum specified above, payable on [FIRST INTEREST PAYMENT DATE], and semiannually thereafter on March 1 and September 1 in each year. Interest hereon is payable in lawful money of the United States of America by check mailed on each interest payment date or, upon the written request of any owner of $1,000,000 or more in aggregate principal amount of Bonds who has provided the Fiscal Agent with wire transfer instructions, by wire transfer on each interest payment date to the registered owner as of the close of business on the 15th day of the calendar month immediately preceding such interest payment date. The principal hereof and premium, if any, hereon are payable at the corporate trust office of U.S. Bank National Association, as fiscal agent (together with any successor as fiscal agent under the hereinafter mentioned Fiscal Agent Agreement, the "Fiscal Agent"), in St. Paul, Minnesota, in lawful money of the United States of America.

Notwithstanding the foregoing, so long as Cede & Co. is the registered owner of this Bond, both principal and interest and any redemption premium shall be payable to such registered owner by wire transfer, in immediately available funds, to an account designated by such registered owner on the applicable payment date; and such Registered Owner, by its acceptance of this Bond, agrees to surrender this Bond to the Trustee for cancellation promptly upon payment in full of the principal of and interest and any redemption premium on this Bond.

This bond is one of a duly authorized issue of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds (the "Bonds"), limited in aggregate principal amount to $112,500,000, except for refunding bonds, which issue consists or may consist of one or

more series of varying denominations, dates, maturities, interest rates and other provisions, as provided in the Fiscal Agent Agreement (as defined below), all issued and to be issued pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (Sections 53311 et seq. of the Government Code of the State of California, as amended) (the "Law"), and pursuant to a fiscal agent agreement dated October 1, 2013, between the Fiscal Agent and the City (said fiscal agent agreement, as amended and supplemented from time to time, the "Fiscal Agent Agreement"). This Bond is also one of a duly authorized series of Bonds additionally designated "Series 2021 Bonds (Capital Projects)," issued in the aggregate principal amount of $[PRINCIPAL AMOUNT].

Reference is hereby made to the Fiscal Agent Agreement and to the Law for a description of the terms on which the Bonds are issued and to be issued, the provisions with regard to the nature and extent of the Net Special Taxes (as that term is defined in the Fiscal Agent Agreement), and the rights of the registered owners of the Bonds. All the terms of the Fiscal Agent Agreement and the Law are hereby incorporated herein and constitute a contract between the City and the registered owner from time to time of this Bond. The registered owner of this Bond, by its acceptance hereof, consents and agrees to all the provisions of the Fiscal Agent Agreement. Additional Bonds may be issued on a parity with the Bonds of this authorized issue, but only subject to the conditions and limitations contained in the Fiscal Agent Agreement.

The Bonds and the interest thereon (to the extent set forth in the Fiscal Agent Agreement) are payable from, and are secured by a charge and lien on, the proceeds derived by the City from the special taxes imposed pursuant to the Law within the City's Community Facilities District No. 2004-1 (Spring Lake) (as more particularly defined in the Fiscal Agent Agreement, the "Net Special Taxes"). All of the Bonds are equally secured by a pledge of, and charge and lien upon, all of the Net Special Taxes. The Net Special Taxes constitute a trust fund for the security and payment of the interest on and principal of the Bonds; but nevertheless out of Net Special Taxes certain amounts may be applied for other purposes as provided in the Fiscal Agent Agreement.

The Bonds are limited obligations of the City and are payable, both as to principal and interest, and as to any premiums upon the redemption thereof, out of the Net Special Taxes and certain funds held by the Fiscal Agent under the Fiscal Agent Agreement. The general fund of the City is not liable, and the credit or taxing power (other than as described above) of the City is not pledged, for the payment of the Bonds or their interest. The Bonds are not secured by a legal or equitable pledge of, or charge, lien or encumbrance upon, any of the property of the City or any of its income or receipts, except the Net Special Taxes. No registered owner of this Bond shall ever have the right to compel any exercise of the taxing power (other than as described above) of the City to pay this Bond or the interest hereon.

[insert redemption provisions after bond sale]

This Bond is transferable or exchangeable for other authorized denominations by the registered owner hereof, in person or by its attorney duly authorized in writing, at the corporate trust office of the Fiscal Agent in St. Paul, Minnesota, but only in the manner, subject to the limitations and upon payment of the charges provided in the Fiscal Agent Agreement, and upon surrender and cancellation of this Bond. Upon such transfer a new fully registered Bond or Bonds without coupons, of authorized denomination or denominations, of the same series, tenor, and maturity for the same aggregate principal amount will be issued to the transferee in exchange herefor.

Unless this Bond is presented by an authorized representative of The Depository Trust Company to the Fiscal Agent for registration of transfer, exchange or payment, and any Bond issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

The City, the Fiscal Agent, and any paying agent may deem and treat the registered owner hereof as the absolute owner hereof for all purposes, and the City, the Fiscal Agent and any paying agent shall not be affected by any notice to the contrary.

The rights and obligations of the City and of the registered owners of the Bonds may be modified amended at any time in the manner, to the extent, and upon terms provided in the Fiscal Agent Agreement, which provide, in certain circumstances, for modifications and amendments without the consent of or notice to the registered owners of Bonds.

The City hereby certifies and recites that any and all acts, conditions, and things required to exist, to happen, and to be performed, precedent to and in the incurring of the indebtedness evidenced by this Bond, and in the issuing of this Bond, do exist, have happened, and have been performed in due time, form and manner, as required by the Constitution and statutes of the State of California, and that this Bond, together with all other indebtedness of the City pertaining to the Net Special Taxes, is within every debt and other limit prescribed by the Constitution and the statutes of the State of California, and is not in excess of the amount of Bonds permitted to be issued under the Fiscal Agent Agreement or the Law.

This Bond shall not be entitled to any benefit under the Fiscal Agent Agreement, or become valid or obligatory for any purpose, until the certificate of authentication hereon endorsed shall have been signed by the Fiscal Agent.

[Signatures appear on following page]

IN WITNESS WHEREOF, the City of Woodland has caused this Bond to be executed in its name and on its behalf by its Mayor and countersigned by its City Clerk, all as of the date stated above.

CITY OF WOODLAND

By:_____
Mayor

Countersigned:

_____
City Clerk

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds described in the within-mentioned Fiscal Agent Agreement, which has been authenticated on the date set forth below.

Dated: [closing date]

U.S. BANK NATIONAL ASSOCIATION,
as Fiscal Agent

By:_____
Authorized Officer

ASSIGNMENT

For value received the undersigned do(es) hereby sell, assign and transfer unto _____ the within Bond and do(es) hereby irrevocably constitute and appoint _____ attorney, to transfer the same on the bond register of the Trustee, with full power of substitution in the premises.

Dated: _____

_____
Note: The signature(s) to this Assignment must correspond with the name(s) on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature(s) Guaranteed by:

_____
Note: Signature must be guaranteed by an eligible guarantor institution (banks, securities brokers, savings associations, credit unions, or other institutions with membership in an approved signature guarantee medallion program) pursuant to Securities and Exchange Commission Rule 17A(d)15.

Social Security Number, Tax Identification Number, or other identifying number of Assignee:

_____

CERTIFICATE

I hereby certify that the following is a true and correct copy of the legal opinion relating to the Bonds described therein that was manually signed by Kronick, Moskovitz, Tiedemann & Girard and Lozano Smith, LLP and was dated the date of delivery and payment of said Bonds.

_____
Ana B. Gonzalez, City Clerk

[Letterhead of Kronick, Moskovitz, Tiedemann & Girard]

[Letterhead of Lozano Smith, LLP]

City Council
City of Woodland
300 First Street
Woodland, CA 95695

Re: City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Special Tax Bonds, Series 2021 (Capital Projects)

Dear Council Members:

We have acted as co-bond counsel in connection with the issuance by the City of Woodland (the "City") of $_____ aggregate principal amount of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects) (the "Bonds"), under and pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 of the State of California (being §§53311 et seq., of the Government Code of the State of California), and pursuant to the provisions of the Fiscal Agent Agreement dated October 1, 2013, and amended and supplemented by the Third Supplemental Fiscal Agent Agreement dated August 1, 2021 (as so amended and supplemented, the "Fiscal Agent Agreement"), between U.S. Bank National Association, as fiscal agent, and the City. In such capacity, we have examined such law and such certified proceedings and other documents as we have deemed necessary to render this opinion.

Regarding questions of fact material to our opinion, we have relied upon the representations of the City contained in the Fiscal Agent Agreement and in the certified proceedings and other certifications of public officials and others furnished to us without undertaking to verify the same by independent investigation.

Based upon the foregoing, we are of the opinion that, under existing law:

1. The City has duly authorized, executed and delivered the Bonds. The Bonds are valid and binding limited obligations of the City, payable solely from the proceeds of the Net Special Taxes (as that term is defined in the Fiscal Agent Agreement) and certain funds held under the Fiscal Agent Agreement to the extent specified therein.

2. The Fiscal Agent Agreement constitutes a valid and binding obligation of the City. The Fiscal Agent Agreement creates a valid lien on the Net Special Taxes and other funds pledged by the Fiscal Agent Agreement for the security of the Bonds.

3. Interest on the Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax. The opinion set forth in the preceding sentence is subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The City has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds.

4. Interest on the Bonds is exempt from State of California personal income taxes.

The rights of the owners of the Bonds and the enforceability of the Bonds and the Fiscal Agent Agreement are limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights generally and by equitable principles, whether considered at law or in equity.

We express no opinion regarding the accuracy, adequacy or completeness of the Official Statement or other offering materials relating to the Bonds. Further, we express no opinion regarding tax consequences arising with respect to the Bonds other than as expressly set forth herein.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Very truly yours,

KRONICK, MOSKOVITZ, TIEDEMANN & GIRARD
A Professional Corporation

LOZANO SMITH, LLP

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2021

NEW ISSUE–BOOK-ENTRY ONLY **S&P RATING: __**
(See "RATING")

In the opinion of Kronick, Moskovitz, Tiedemann & Girard, a Professional Corporation, Sacramento, California, and Lozano Smith, LLP, Sacramento, California, Co-Bond Counsel, based upon an analysis of existing statutes, regulations, rulings, and court decisions and assuming, among other things, the accuracy of representations and compliance with certain covenants, interest on the Series 2021 Bonds is excludable from gross income for federal income tax purposes and is exempt from State of California personal income taxes. In the further opinion of Co-Bond Counsel, interest on the Series 2021 Bonds is not an item of tax preference for purposes of the federal alternative minimum tax. Co-Bond Counsel express no opinion regarding any other tax consequences related to the ownership or disposition of, or the accrual or receipt of interest on, the Series 2021 Bonds. *See "TAX MATTERS."*

$__,___,000*
CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1
(SPRING LAKE)
SPECIAL TAX BONDS, SERIES 2021
(CAPITAL PROJECTS)

Dated: Date of Delivery **Due: September 1, as shown on the inside cover**

The proceeds received from the issuance of the $__,___,000* principal amount of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects) (the "Series 2021 Bonds") will be used by the City of Woodland (the "City") on behalf of the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) (the "District") located in the City to: (i) finance the costs of acquiring, constructing, and installing certain public improvements within the District, (ii) make a deposit into the Bond Reserve Fund; and (iii) pay certain costs associated with the issuance of the Series 2021 Bonds. See "PLAN OF FINANCE" and "ESTIMATED SOURCES AND USES OF FUNDS."

The Series 2021 Bonds are being issued pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Sections 53311 *et seq*. of the California Government Code) (the "Law"), and the provisions of a Fiscal Agent Agreement, dated October 1, 2013 (the "Master Fiscal Agent Agreement," as previously amended and supplemented, and as further amended and supplemented by a Third Supplemental Fiscal Agent Agreement dated August 1, 2021 (the "Third Supplemental Fiscal Agent Agreement," and collectively with the Master Fiscal Agent Agreement, as previously amended and supplemented, the "Fiscal Agent Agreement"), each by and between the City and U.S. Bank, National Association, as fiscal agent (the "Fiscal Agent").

The Series 2021 Bonds are payable on a parity with $68,925,000 aggregate outstanding principal amount of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds from a special tax levied annually on Taxable Property (defined herein) located within the District, including any such taxes that are prepaid and any penalties and interest collected on delinquent payments (the "Special Tax") pursuant to a Rate, Method of Apportionment, and Manner of Collection of Special Tax (the "Special Tax Formula"), *less* annual Administrative Expenses, as defined herein, (the "Net Special Tax") and from certain other funds pledged under the Fiscal Agent Agreement. The Special Tax is levied according to the Special Tax Formula approved by a vote of the qualified landowner electors within the District. See "INTRODUCTION–Security and Sources of Payment for the Bonds–*Parity Debt*," "SECURITY

AND SOURCES OF PAYMENT FOR THE BONDS," and APPENDIX B–"RATE, METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX." The Special Tax is secured by a lien on Taxable Property (defined herein) within the District and does not constitute a personal indebtedness of the respective property owners.

The Series 2021 Bonds will be issued in fully registered form, in denominations of $5,000 or any integral multiple thereof, and will be initially registered in the name of Cede & Co., as nominee of The Depository Trust Company, as described herein. The principal of the Series 2021 Bonds is payable upon their respective stated maturities on September 1 of each year as set forth on the inside cover. Interest on the Series 2021 Bonds is payable semi-annually on September 1 and March 1 of each year, commencing March 1, 2022 at the rates shown on the inside cover. See "THE SERIES 2021 BONDS" and APPENDIX G–"DTC AND THE BOOK-ENTRY ONLY SYSTEM."

The Series 2021 Bonds are subject to [optional and mandatory] redemption as described herein. See "THE SERIES 2021 BONDS–Redemption Provisions."

The Series 2021 Bonds are limited obligations of the City payable, as to principal of and interest on and redemption premiums, if any, solely from Net Special Tax revenues received from the levy of the Special Tax on Taxable Property (defined herein) within the District and certain funds established pursuant to the Fiscal Agent Agreement and held by the Fiscal Agent, as more fully described herein. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS." Neither the faith and credit nor the general taxing power of the City, the County of Yolo, the State of California, or any political subdivision thereof is pledged to the payment of the Series 2021 Bonds. The Series 2021 Bonds are not secured by a legal or equitable pledge, charge, lien or encumbrance, upon any property of the City, or upon any of its income or receipts except the amounts that are, under the Fiscal Agent Agreement and the Law, set aside for the payment of the Series 2021 Bonds. Neither the members of the City Council of the City nor any persons executing the Series 2021 Bonds are liable personally on the Series 2021 Bonds by reason of their issuance.

MATURITY SCHEDULE
(See inside cover page)

This cover page contains information for quick reference only. It is *not* a complete summary of the Series 2021 Bonds. See "CERTAIN RISKS TO BONDOWNERS AND INVESTMENT CONSIDERATIONS." Investors should read the entire Official Statement to obtain information essential to making an informed investment decision.

The Series 2021 *Bonds are offered when, as and if issued, subject to the approval as to their legality by Kronick, Moskovitz, Tiedemann & Girard, a Professional Corporation, Sacramento, California, and Lozano Smith, LLP, Sacramento, California, Co-Bond Counsel, and certain other conditions. Certain legal matters will be passed on for the City by Best, Best & Krieger, LLP, Sacramento, California, as City Attorney and by Schiff Hardin LLP, San Francisco, California, Disclosure Counsel to the City, and for the Underwriter by Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California. It is anticipated that the Series* 2021 *Bonds will be available for delivery in book-entry only form through the facilities of DTC on or about August 4, 2021*.*

Piper Sandler & Co.

Date of Official Statement: _____, 2021.

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* Preliminary, subject to change.

MATURITY SCHEDULE

$__,___,000*
CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1
(SPRING LAKE)
SPECIAL TAX BONDS, SERIES 2021
(CAPITAL PROJECTS)
Base CUSIP No.†

$___, ___,000* Serial Series 2021 Bonds

Maturity Date (September 1)	Principal Amount	Interest Rate	Yield	Price	CUSIP No.†

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* Preliminary, subject to change.

No dealer, broker, salesperson or other person has been authorized by the City or the District to give any information or to make any representations other than as contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing.

This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2021 Bonds by any person, in any jurisdiction where such offer, solicitation or sale would be unlawful. The information and expressions of opinion stated herein are subject to change without notice. Neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City or the District since the date hereof.

All summaries of the documents and laws referred to herein do not purport to be comprehensive or definitive and are qualified in their entireties by reference to each such document and statute. This Official Statement including any amendment or supplement hereto is intended to be deposited with one or more depositories. This Official Statement does not constitute a contract between any Owner of a Series 2021 Bond and the City or the District.

This Official Statement, including any supplement or amendment hereto, is intended to be deposited with the Municipal Securities Rulemaking Board ("MSRB") through the Electronic Municipal Market Access ("EMMA") website of the MSRB currently located at http://emma.msrb.org.

The information set forth herein has been obtained from sources that are believed to be reliable but such information is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the City or the District. This Official Statement is submitted in connection with the sale of the Series 2021 Bonds referred to herein and may not be reproduced or used, in whole or in part, for any other purpose, unless authorized in writing by the City. All summaries of the documents and laws are made subject to the provisions thereof and do not purport to be complete statements of any or all such provisions. All capitalized terms used herein, unless noted otherwise, shall have the meanings given to such terms in the Fiscal Agent Agreement. This Official Statement, including any supplement or amendment hereto, is intended to be deposited with the Electronic Municipal Market Access site maintained by the Municipal Securities Rulemaking Board.

Certain statements included or incorporated by reference in the following information constitute "forward-looking statements." Such statements are generally identifiable by the terminology used such as "plans," "expects," "forecasts," "projects," "intends," "anticipates," "estimates," "budgets," "assumes" and other similar words. Such forecasts, projections and estimates are not intended as representations of fact or guarantees of results. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performances or achievements described to be materially different from any future results, performances or achievements expressed or implied by such forward-looking statements. These forward-looking statements speak only as of the date of this Official Statement. No assurance is given that actual results will meet such forecasts in any way, regardless of the level of optimism communicated in the information. Except as set forth in the continuing disclosure agreement (the form of which is set forth in Appendix E), neither the City or the District plans to issue any updates or revisions to such forward-looking statements if or when its expectations are (or are not) realized, or if or when events, conditions or circumstances on which such statements are based occur (or do not occur).

The Underwriter has provided the following sentence for inclusion in this Official Statement: The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, their responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

In connection with this offering, the Underwriter may overallot or effect transactions which stabilize or maintain the market price of the Series 2021 Bonds at a level above that which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time. The Underwriter may offer and sell the Series 2021 Bonds to certain dealers and banks at prices lower than the initial public offering prices stated on the inside cover page and such public offering prices may be changed from time to time by the Underwriter.

The Series 2021 Bonds will not been registered under the Securities Act of 1933 or the Securities Exchange Act of 1934, both as amended, in reliance upon exemptions provided thereunder by Sections 3(a)(2) and 3(a)(12), respectively, for the issuance and sale of municipal securities. The Series 2021 Bonds have not been registered or qualified under the securities laws of any state. The Series 2021 Bonds have not been recommended by any federal or state securities commission or regulatory authority, and such authorities have not reviewed or confirmed the accuracy or completeness of this Official Statement. Any representation to the contrary may be a criminal offense.

The City maintains a website. Unless specifically indicated otherwise, the information presented on that website is *not* incorporated by reference as part of this Official Statement and should not be relied upon in making investment decisions with respect to the Series 2021 Bonds.

CITY OF WOODLAND

MAYOR AND CITY COUNCIL

Tom Stallard, *Mayor, District 2*
Mayra Vega, *Mayor Pro Tempore, District 5*
Rich Lansburgh, *Councilmember, District 1*
Tania Garcia-Cadena, *Councilmember, District 3*
Victoria Fernandez, *Councilmember, District 4*

CITY STAFF

Ken Hiatt, *City Manager*
Ethan Walsh, *City Attorney*
Kimberly McKinney, *Director of Administrative Services*
Evis Morales, *Finance Officer*
Ana B. Gonzalez, *City Clerk*

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City Attorney

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Sacramento, California
Co-Bond Counsel

Lozano Smith, LLP
Sacramento, California
Co-Bond Counsel

Schiff Hardin LLP
San Francisco, California
Disclosure Counsel

Del Rio Advisors, LLC
Modesto, California
City Municipal Advisor

U.S. Bank, National Association
San Francisco, California
Fiscal Agent

Goodwin Consulting Group, Inc.
Sacramento, California
Special Tax Consultant

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Rocklin, California
Appraiser

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YOLO COUNTY

OREGON
CALIFORNIA
Crescent City
Eureka
Arcata
Redding
Mt Shasta
Red Bluff
Orland
Chico
Fort Bragg
Mendocino
Sacramento
Santa Rosa
Napa
Vallejo
Berkeley
Oakland
San Francisco
Stockton
Modesto
San Jose
Gilroy
Santa Cruz
Salinas
Merced
Madera
Fresno
Squaw Valley
South Lake Tahoe
YOSEMITE NP
KINGS CANYON NP
DEATH VALLEY NP
NEVADA
CALIFORNIA
Guinda
YOLO COUNTY
Zamora
Brooks
Capay
Esparto
Knights Landing
Woodland
West Sacramento
Winters
Davis
Clarksburg
16
5
505
113
80
128

$__,___,000*
CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1
(SPRING LAKE)
SPECIAL TAX BONDS, SERIES 2021
(CAPITAL PROJECTS)

INTRODUCTION

The description and summaries of various documents hereinafter set forth do not purport to be comprehensive or definitive, and reference is made to each document for the complete details of all terms and conditions. All statements herein are qualified in their entirety by reference to each document. All capitalized terms used in this Official Statement and not otherwise defined herein have the same meanings as set forth in the Fiscal Agent Agreement (defined below). See also, APPENDIX D–"SUMMARY OF CERTAIN PROVISIONS OF THE FISCAL AGENT AGREEMENT–DEFINITIONS."

Authorization; Purpose

This Official Statement, which includes the cover page and attached Appendices, provides certain information concerning the issuance of the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects) in the principal amount of $__,___,000* (the "Series 2021 Bonds"). The Series 2021 Bonds are being issued pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, constituting Sections 53311, *et seq.* of the California Government Code (the "Law"), and a Fiscal Agent Agreement, dated October 1, 2013 (the "Master Fiscal Agent Agreement"), as previously amended and supplemented, and as further amended and supplemented by a Third Supplemental Fiscal Agent Agreement dated August 1, 2021 (the "Third Supplemental Fiscal Agent Agreement," and collectively with the Master Fiscal Agent Agreement, as previously amended and supplemented, the "Fiscal Agent Agreement") each by and between the City and U.S. Bank, National Association, as fiscal agent (the "Fiscal Agent").

The Law was enacted by the California Legislature to provide an alternate method of financing certain public capital facilities and services, especially in developing areas of the State of California (the "State"). Once duly established by a city, county or other local agency, a community facilities district is a legally constituted governmental entity within defined boundaries, with the governing board or legislative body of the local agency acting on its behalf. Subject to approval by a two-thirds vote of a district's qualified electors and compliance with the provisions of the Law, a legislative body of a local agency may issue bonds for a community facilities district and may levy and collect a special tax within such district to repay such indebtedness.

Pursuant to the Law, the City Council adopted Resolution No. 4559 on June 22, 2004 ("Resolution No. 4559"), providing for the establishment of the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) (the "District") and calling an election to authorize the issuance of bonds and the collection and levying of an annual special tax on Taxable Property (defined herein) in the District, including any such taxes that are prepaid and any penalties and interest collected on delinquent payments (the "Special Tax"). On June 22, 2004 at a special election held pursuant to the Law, 100% of the qualified landowner electors in the District, authorized the issuance of special tax bonds in an amount not to exceed $112,500,000 (the "Bonds") to finance the acquisition and construction of certain facilities (the

* Preliminary, subject to change.

"Facilities"), and approved the maximum special tax, the method of apportionment, and manner of collection of the Special Tax to pay for the Facilities, including the payment of interest on and principal of the Bonds, the repayment of funds advanced to the District, the annual administration expenses of the City and the District in determining, apportioning, levying and collection of the Special Tax and all authorized incidental expenses through Fiscal Year 2049-50. See APPENDIX B–"RATE, METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX."

Following issuance of the Series 2021 Bonds, there will be $__,___,000* principal amount of unissued authorization remaining pursuant to Resolution No. 4559.

The proceeds received from the sale of Series 2021 Bonds will be used by the City on behalf of the District to: (i) finance the costs of acquiring, constructing, and installing certain public improvements within the District, **[**consisting generally of storm drainage facilities, road improvements, and land acquisition**]**; (ii) make a deposit into the Bond Reserve Fund; and (iii) pay certain costs associated with the issuance of the Series 2021 Bonds.

The Series 2021 Bonds

The Series 2021 Bonds will only be issued in authorized denominations of $5,000 or any integral multiple of $5,000 in excess thereof ("Authorized Denominations"). Principal of the Series 2021 Bonds is payable on September 1 of each year (each a "Principal Payment Date") as set forth on the inside cover. Interest on the Series 2021 Bonds is payable semi-annually on September 1 and March 1 of each year, commencing March 1, 2022 (each, an "Interest Payment Date"). See "THE SERIES 2021 BONDS."

Security and Sources of Payment for the Bonds

The Series 2021 Bonds are payable on a parity with the City's $68,925,000 outstanding aggregate principal amount of Outstanding Parity Bonds (defined herein) from revenues received from the Special Tax levied by the City (including any prepayment thereof and proceeds from foreclosure sales pursuant to the Fiscal Agent Agreement) on Taxable Property (as defined in the Special Tax Formula) within the District (the "Special Taxes") *less* annual Administrative Expenses (defined herein) in an amount of $29,877 in Fiscal Year 2021-22, increased by 2% per year (compounded) each Fiscal Year thereafter (the "Net Special Taxes"), the bond reserve fund established under the Fiscal Agent Agreement (the "Bond Reserve Fund"), and money in certain other funds and accounts established under the Fiscal Agent Agreement. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS." The Special Tax is included on the regular property tax bill sent to the record owners of property within the District. The City covenants in the Fiscal Agent Agreement for the benefit of the owners of the Bonds, under the circumstances described herein, to commence judicial foreclosure proceedings against property delinquent in the payment of the Special Taxes and to diligently pursue such proceedings to completion. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Special Tax Authorization" and "–Delinquent Payments of Special Tax; Covenant to Foreclose."

The Series 2021 Bonds are limited obligations of the City payable, as to principal of, interest on, and redemption premiums, if any, solely from the proceeds of Net Special Tax received from the levy of the Special Tax on Taxable Property (including any prepayments thereof and proceeds from the sale of property collected pursuant to the foreclosure provisions of the Fiscal Agent Agreement for the delinquency of the Special Tax) and amounts in certain funds and accounts established in the Fiscal Agent Agreement. Neither the full faith and credit nor the general taxing power of the City is pledged for the payment of the interest on, principal of and redemption premiums, if any, on the

* Preliminary, subject to change.

Series 2021 Bonds. The Series 2021 Bonds are not secured by a legal or equitable pledge, charge, lien or encumbrance, upon any property of the City, or upon any of its income or receipts except the amounts that are, under the Fiscal Agent Agreement and the Law, set aside for the payment of the Series 2021 Bonds. Neither the members of the City Council of the City nor any persons executing the Series 2021 Bonds are liable personally on the Series 2021 Bonds by reason of their issuance.

Net Special Taxes. Payments of interest on and principal of the Bonds will be made *solely* from the Net Special Taxes received from the Special Tax authorized to be levied annually by the City on all property in the District that is not exempt from the Special Tax (collectively, the "Taxable Property") pursuant to Special Tax Formula (defined herein) under and pursuant to the Law and the election held in the District on June 22, 2004. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Special Tax Authorization."

Bond Reserve Fund. The Fiscal Agent Agreement established a Bond Reserve Fund as security for the Bonds, which is required to be funded in an amount equal to the Bond Reserve Requirement. Following the issuance of the Series 2021 Bonds, the Bond Reserve Requirement is $_____. Proceeds from the issuance of the Series 2021 Bonds in the amount of $_____ will be deposited into the Bond Reserve Fund to bring the amount on deposit therein equal to the Bond Reserve Requirement. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Bond Reserve Fund."

Parity Debt. The Series 2021 Bonds will be payable on a parity with $68,925,000 aggregate principal amount of Outstanding Parity Bonds comprised of: $21,495,000 outstanding principal amount of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Refunding Bonds, Series 2013 (the "Series 2013 Bonds"), $26,085,000 outstanding principal amount of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds (Refunding and Capital Projects), Series 2016 (the "Series 2016 Bonds"), and $21,345,000 outstanding principal amount of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2019 (Capital Projects) (the "Series 2019 Bonds," and collectively with the Series 2013 Bonds and the Series 2016 Bonds, the "Outstanding Parity Bonds"), including $___,___,000* principal amount of Outstanding Parity Bonds to be redeemed on September 1, 2021 from prepayments of the Special Tax. The Master Fiscal Agent Agreement permits the City to issue Additional Bonds secured on a parity with the Series 2021 Bonds and the Outstanding Parity Bonds. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Additional Bonds."

The City

The City is located in Yolo County (the "County") approximately 20 miles northwest of Sacramento at the intersection of Interstate 5 and State Route 113 and approximately 81 miles northeast of San Francisco. The City is the seat of government for the County. For additional information regarding the City, see APPENDIX A–"GENERAL AND ECONOMIC INFORMATION FOR THE CITY OF WOODLAND."

The Spring Lake Specific Plan Area

Pursuant to the general plan of the City, an approximately 1,748 acre area (the "Master Plan Area") south of the existing City limits was identified as the area in which future growth would occur. In December 2001, the City Council adopted a specific plan, as amended, for the development of approximately 1,097 acres within the Master Plan Area (the "Spring Lake Specific Plan Area"). See "THE SPRING LAKE SPECIFIC PLAN AREA."

* Preliminary, subject to change.

The District

General; Status of Development. The District currently comprises approximately 1,072 non-contiguous acres of the Spring Lake Specific Plan Area. For a map of the District and the Spring Lake Specific Plan Area, see page __.

It is expected that upon full buildout of the District, which is expected to occur in 2028, approximately 4,162 dwelling units (comprised of approximately 3,132 single-family units and approximately 1,030 multi-family housing units), approximately seven acres of commercial development, approximately 30 acres of parks and open space, and approximately 394 acres of public and quasi-public uses will be developed. See "THE DISTRICT." Pursuant to the Special Tax Formula, multi-family housing units that are "Affordable Multi-Family Property," commercial development (unless the parcel was originally a residential parcel), parks and open space, and public and quasi-public property is not subject to the Special Tax. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Special Tax Formula" and APPENDIX B–"RATE, METHOD AND APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX."

As of the Fiscal Year 2020-21 tax levy, there were 2,622 parcels of Taxable Property within the District. The Taxable Property is comprised of: (i) 2,197 parcels of "Developed Property" (defined in the Special Tax Formula as any parcel for which a building permit was issued prior to January 1 of the preceding Fiscal Year) of which 2,106 parcels (representing approximately 80.3% of the Taxable Property by count of parcels) had improvement value and 91 parcels (representing approximately 3.5% of the Taxable Property by count of parcels) did not have improvement value; and (ii) 425 parcels designated as "Small Lot Tentative Map Property" (as defined in the Special Tax Formula) (representing approximately 16.2% of the Taxable Property by count of parcels). There are also two lots in the District that do not have a building unit allocation (a "BUA"). Pursuant to the Special Tax Formula, parcels without a BUA are not subject to the Special Tax. All parcels classified as "Taxable Property" have received a BUA. No "Small Lot Tentative Map Property" or "Undeveloped Property" (each as defined in the Special Tax Formula) in the District have been taxed since Fiscal Year 2016-17 and will not be taxed for Fiscal Year 2021-22. However, the Special Tax Formula permits future levies of the Special Tax on Small Lot Tentative Map Property and Undeveloped Property. See "THE DISTRICT–Building Unit Allocation Ordinance" and "–Status of Development" and "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Special Tax Formula" and APPENDIX B–"RATE AND METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX."

Property Values. The City retained the services of Integra Realty Resources – Sacramento (the "Appraiser") to provide an estimate of value of the improved lots, single-family homes (without current assessed values for improvements and those under construction), finished single-family lots, and unimproved lots requiring in-tract improvements (the "Appraisal"). See "THE DISTRICT–Status of Development," "–Property Values–Appraised Value," APPENDIX C–"APPRAISAL OF REAL PROPERTY."

The combined projected Fiscal Year 2021-22 assessed value and appraised value of the District, as of the May 1, 2021 date of value, is estimated to be not less than $[1.185] billion. See "THE DISTRICT–Property Values–*Assessed Value*" and "–*Appraised Value*."

Risk Factors and Investment Considerations

An investment in the Series 2021 Bonds involves a substantial degree of risk and each prospective investor should consider its financial condition and the risks involved to determine the suitability of investing in the Series 2021 Bonds.

See "CERTAIN RISKS TO BONDHOLDERS AND INVESTMENT CONSIDERATIONS" for a discussion of some of the risk factors that should be considered, in addition to the other matters set forth herein, in evaluating the investment quality of the Series 2021 Bonds.

Continuing Disclosure

The City has covenanted for the benefit of Owners and Beneficial Owners to provide certain financial information and operating data relating to the City not later than seven months following the end of each Fiscal Year, commencing with the report due January 31, 2022 (the "Annual Report"), and to provide notices of the occurrence of certain significant events. The Annual Report and the notices of significant events will be filed with the Municipal Securities Rulemaking Board (the "MSRB") through its Electronic Municipal Market Access site. The specific nature of the information to be contained in the Annual Report and the notices of significant events is set forth in APPENDIX E–"FORM OF CONTINUING DISCLOSURE CERTIFICATE." These covenants have been made in order to assist the Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

Additional Information

Brief descriptions of the Series 2021 Bonds, the security for the Series 2021 Bonds, the Special Tax, the Special Tax Formula, the City, the District and the property in the District are included in this Official Statement together with summaries of certain provisions of the Series 2021 Bonds, the Fiscal Agent Agreement, the Spring Lake Specific Plan, the Facilities Financing Plan, and certain other documents. Such descriptions do not purport to be comprehensive or definitive. Capitalized terms used herein and not otherwise defined shall have the meanings given to such terms as set forth in the Fiscal Agent Agreement. All references herein to the Fiscal Agent Agreement, the Spring Lake Specific Plan, the Appraisal, and other documents are qualified in their entirety by reference to such documents, and references herein to the Series 2021 Bonds are qualified in their entirety by reference to the form thereof included in the Fiscal Agent Agreement, copies of which are available prior to the issuance of the Series 2021 Bonds at the office of the Finance Officer of the City, City of Woodland, City Hall, 300 First Street, Woodland, California 95695, telephone: 530-661-5830 and thereafter at the office of the Fiscal Agent, U.S. Bank National Association, Global Corporate Trust Services, One California Street, Suite 1000, San Francisco, California 94111; telephone: 415-___-____.

PLAN OF FINANCE

A portion of the proceeds from the sale of the Series 2021 Bonds will be used to finance the costs of acquiring, constructing, and installing certain improvements within the District. See "ESTIMATED SOURCES AND USES OF FUNDS."

ESTIMATED SOURCES AND USES OF FUNDS

The estimated sources and uses of funds in connection with the financing are set forth in Table 1 below:

Table 1
Estimated Sources and Uses of Funds

Sources of Funds:	
Principal Amount of the Series 2021 Bonds	$_____*
Plus: Net Original Issue Premium	_____
TOTAL SOURCES	$_____
Uses of Funds:	
Deposit to Series 2021 Acquisition and Construction Account	$_____
Deposit to Bond Reserve Fund	_____
Deposit to Series 2021 Costs of Issuance Account†	_____
Underwriter's Discount	_____
TOTAL USES	$_____

† Costs of Issuance include the fees and expenses of the City, Co-Bond Counsel, Disclosure Counsel, the Fiscal Agent, the Counsel to the Fiscal Agent, the Municipal Advisor, the Special Tax Consultant, and the Appraiser; printing costs, and other miscellaneous costs of issuance.

* Preliminary, subject to change.

THE SERIES 2021 BONDS

Authority for Issuance

The Series 2021 Bonds are issued pursuant to the Law and the Fiscal Agent Agreement.

Description

The Series 2021 Bonds will be issued in fully registered form only, without coupons, initially registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC") who will act as securities depository for the Series 2021 Bonds. See APPENDIX G–"DTC AND THE BOOK-ENTRY ONLY SYSTEM." Ownership interests in the Series 2021 Bonds may initially be purchased in denominations of $5,000 or integral multiple thereof ("Authorized Denominations"). The Series 2021 Bonds will mature on September 1 of each year, commencing September 1, 2022, in the principal amounts and years, and bearing rates of interest, as shown on the inside cover of this Official Statement.

Interest on the Series 2021 Bonds will be payable semiannually on March 1 and September 1 of each year (each, an "Interest Payment Date"), commencing March 1, 2022 and will be computed on the basis of a 360-day year consisting of twelve 30-day months. Each Series 2021 Bond will bear interest from the date of delivery. So long as the Series 2021 Bonds are held in book-entry only form, principal and interest will be paid directly to DTC for distribution to the beneficial owners of the Series 2021 Bonds in accordance with the procedures of DTC.

Redemption Provisions

Optional Redemption. The Series 2021 Bonds maturing on or after September 1, 2028*, are subject to redemption prior to their respective stated maturity dates, at the option of the City, from any source of available funds, as a whole or in part (in Authorized Denominations and by such maturities as may be specified by the City and at random within a maturity) on any date on or after September 1, 2028*, at the following redemption prices (expressed as a percentage of the principal amount of the Series 2021 Bonds called for redemption) at a redemption price equal to the principal amount of the Series 2021 Bonds called for redemption, plus accrued interest to the date fixed for redemption, as set forth below.

Table 2A
Optional Redemption

Redemption Dates*	Redemption Price*
September 1, 2028 through August 31, 2029	103%
September 1, 2029 through August 31, 2020	102
September 1, 2030 through August 31, 2031	101
September 1, 2031 and thereafter	100

Mandatory Redemption from Special Tax Prepayments. The Series 2021 Bonds are subject to mandatory redemption by the City prior to their stated maturity dates, as a whole or in part (in the principal amount of $5,000 or any integral multiple thereof and by such maturities as may be specified by the City and at random within a maturity) on any Interest Payment Date on or after September 1, 2028* from prepayments of the Special Tax at the following redemption prices (expressed as a percentage of the principal amount of the Series 2021 Bonds called for redemption), together with accrued interest to the date fixed for redemption, as set forth below:

Table 2B
Mandatory Redemption From Prepayment of Special Tax

Redemption Dates*	Redemption Price*
September 1, 2028 and March 1, 2029	103%
September 1, 2029_ and March 1, 2020	102
September 1, 2030 and March 1, 2031	101
September 1, 2031 and any Interest Payment Date thereafter	100

* Preliminary, subject to change.

Mandatory Sinking Fund Redemption of Term Bonds. The Series 2021 Bonds maturing on September 1, 20__ (the "20__ Term Bonds") are subject to redemption prior to their stated maturity, in part, at random from Mandatory Sinking Account Payments in the following amounts and on the following dates, at the principal amount thereof on the date fixed for redemption, without premium, but which amounts will be proportionately reduced by the principal amount of all 20__ Term Bonds optionally redeemed.

Table 3A
Mandatory Sinking Fund Redemption of 20__ Term Bonds

Mandatory Redemption Date (September 1)	Amount
20__	$___,000
20__†	___,000

† Maturity.

The Series 2021 Bonds maturing on September 1, 20__ (the "20__ Term Bonds") are subject to redemption prior to their stated maturity, in part, at random from Mandatory Sinking Account Payments in the following amounts and on the following dates, at the principal amount thereof on the date fixed for redemption, without premium, but which amounts will be proportionately reduced by the principal amount of all 20__ Term Bonds optionally redeemed.

Table 3B
Mandatory Sinking Fund Redemption of 20__ Term Bonds

Mandatory Redemption Date (September 1)	Amount
20__	$___,000
20__†	___,000

† Maturity.

Redemption Procedures

Selection of Bonds for Redemption. If the City does not specify the amount and Series of Bonds to be redeemed, the Fiscal Agent is required to prorate the amount of Bonds to be redeemed between all the Series of Bonds in proportion to the amount of Bonds of each Series that are Outstanding. If the City does not specify the particular maturities of Bonds of a Series to be redeemed, Bonds of such Series shall be redeemed in inverse order of maturity. If less than all the Outstanding Series 2021 Bonds of any maturity are to be redeemed, not more than 45 days prior to the redemption date, the Fiscal Agent is required to select the particular Series 2021 Bonds to be redeemed from the Outstanding Series 2021 Bonds and maturity that have not previously been called for redemption, at random in any manner that the Fiscal Agent in its sole discretion deems appropriate and fair.

The portion of any Bond to be redeemed shall be an Authorized Denomination; provided that, in the case of redemptions made from prepayments of the Special Tax, the portion of any Series 2021 Bond to be redeemed shall be in the principal amount of $5,000 or any integral multiple thereof. In selecting Series 2021 Bonds for redemption, each Series 2021 Bond shall be considered as representing that number of Bonds that is obtained by dividing the principal amount of such Series 2021 Bond by the minimum Authorized Denomination.

Notice of Redemption. The Fiscal Agent is required to mail notices of redemption by first class mail, not fewer than 30 nor more than 60 days prior to the redemption date, to the respective Owners of any Series 2021 Bonds designated for redemption at their addresses appearing on the Bond Register; the original underwriter or other first purchaser of the Series 2021 Bonds designated for redemption; and to the Securities Depositories and the Information Service (at the same time it mails notice of redemption to the Owners) by registered or overnight mail, or by such other method as may be acceptable to such institutions.

Each notice of redemption is required to state: (i) the date of the notice; (ii) the Series designation of the Bonds; (iii) the date of issuance of the Series 2021 Bonds; (iv) the Redemption Date; (v) the Redemption Price; (vi) the place or places of redemption (including the name and appropriate address or addresses of the Fiscal Agent); (vii) the CUSIP number (if any) of the maturity or maturities of the Series 2021 Bonds to be redeemed; and, (viii) if less than all of any such maturity, the certificate numbers of the Series 2021 Bonds of such maturity to be redeemed. If any Series 2021 Bond so chosen for redemption is not redeemable in whole, upon presentation of such Series 2021 Bond for redemption there will be issued in lieu of the unredeemed portion of principal thereof a new Series 2021 Bond or Bonds of the same maturity date, of authorized denominations, equal in aggregate principal amount to such unredeemed portion. See also APPENDIX D–"SUMMARY OF CERTAIN PROVISIONS OF THE FISCAL AGENT AGREEMENT."

Failure of the Fiscal Agent to give notice to one or more of the Information Services or the Securities Depositories or failure of any Owner to receive any such notice or any defect in any such notice will not affect the sufficiency of the proceedings for redemption. Failure by the Fiscal Agent to mail notice to any one or more of the respective Owners of any Series 2021 Bonds designated for redemption will not affect the sufficiency of the proceedings for redemption with respect to the Owner or Owners to whom such notice was mailed.

Conditional Notice of Redemption. The City may, at its option, specify in any notice of optional redemption that redemption is conditional upon the availability of money sufficient to pay the Redemption Price of all the Series 2021 Bonds that are to be redeemed on the date fixed for redemption.

Effect of Redemption. If notice of redemption is given as provided in the Fiscal Agent Agreement and the amount necessary for the payment of the Redemption Price is held by the Fiscal Agent, then on the redemption date designated in such notice (i) the Series 2021 Bonds so to be redeemed will become due and payable at the Redemption Price specified in such notice, (ii) interest on such Series 2021 Bonds will cease to accrue, (iii) such Series 2021 Bonds will cease to be entitled to any benefit or security under the Fiscal Agent Agreement, and (iv) the Owners of such Series 2021 Bonds will have no rights in respect thereof except to receive payment of the Redemption Price.

Rescission of Notice. The City may rescind any optional redemption and notice thereof for any reason on any date prior to the date fixed for redemption by causing written notice of the rescission to be given to the owners of the Series 2021 Bonds so called for redemption. Any optional redemption and notice thereof will be rescinded if, for any reason, on the date fixed for redemption monies are not available in the Redemption Account or otherwise held in trust for such purpose in the amount sufficient to pay in full on said date the principal of, interest, and any premium due on the Series 2021 Bonds called for redemption. Notice of rescission of redemption is required to be given in the same manner in which notice of redemption was originally given. The actual receipt by the owner of any Series 2021 Bond of notice of such rescission will not be a condition precedent to rescission, and failure to receive such notice or any defect in such notice will not affect the validity of the rescission.

SECURITY AND SOURCES OF PAYMENT FOR THE BONDS

General

The Bonds are limited obligations of the City payable, both as to principal and interest and any premiums upon redemption thereof, solely from Net Special Taxes received from the annual Special Tax levied by the City on Taxable Property within the District, including proceeds from the sale of property collected as result of foreclosure of the lien of the Special Tax and certain funds and accounts held under the Fiscal Agent Agreement.

The Bonds are limited obligations of the City payable, as to principal of, interest on, and redemption premiums, if any, solely from the proceeds of Net Special Tax received from the levy of the Special Tax on Taxable Property (including any prepayments thereof and proceeds from the sale of property collected pursuant to the foreclosure provisions of the Fiscal Agent Agreement for the delinquency of the Special Tax) and amounts in certain funds and accounts established in the Fiscal Agent Agreement. Neither the full faith and credit nor the general taxing power of the City is pledged for the payment of the interest on, principal of and redemption premiums, if any, on the Bonds. The Bonds are not secured by a legal or equitable pledge, charge, lien or encumbrance, upon any property of the City, or upon any of its income or receipts except the amounts that are, under the Fiscal Agent Agreement and the Law, set aside for the payment of the Series 2021 Bonds. Neither the members of the City Council of the City nor any persons executing the Series 2021 Bonds are liable personally on the Series 2021 Bonds by reason of their issuance.

Although the Special Tax constitutes a lien on property subject to taxation in the District, it does not constitute a personal indebtedness of the owners of such property. There is no assurance that the owners will be financially able to pay the annual Special Tax or that they will pay such tax even if financially able to do so. The risk of nonpayment by property owners is more fully described in "CERTAIN RISKS TO BONDOWNERS AND INVESTMENT CONSIDERATIONS."

Special Tax Authorization

General. Pursuant to the Law, on June 22, 2004 the City Council adopted a resolution establishing the District and calling a special election to authorize the issuance of bonds and the levy of the Special Tax. At an election held pursuant to the Law, the landowners who were the qualified electors of the District authorized (by more than the requisite two-thirds vote) the issuance of bonded indebtedness in an amount not to exceed $112,500,000 and approved the Rate, Method of Apportionment, and Manner of Collection of Special Tax (the "Special Tax Formula") to pay the principal of, and interest on, and redemption premium on, if any, the authorized bonded indebtedness. The Special Tax is authorized to be levied through Fiscal Year 2049-50 according to the Special Tax Formula as set forth in APPENDIX B–"RATE, METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX." The City Council annually establishes tax rates to levy and apportion the Special Tax against Taxable Property within the District.

City Covenant to Levy. Pursuant to the Fiscal Agent Agreement, so long as any Bonds are outstanding, the City is required annually to levy the Special Tax, subject to the maximum tax rates approved by the landowner voters, against all Taxable Property in the District and to make provision for the collection of the Special Tax in amounts that, will be sufficient to pay the principal of and interest on the Bonds when due, to pay the annual expenses of administering the District, to cure delinquencies in the payment of debt service on the Bonds that have occurred or are expected to occur in the current Fiscal Year, and to replenish the Bond Reserve Fund to an amount equal to the Bond Reserve Requirement.

In the opinion of Co-Bond Counsel, the Special Tax is excepted from the tax rate limitation of California Constitution Article XIII A pursuant to Section 4 thereof as a "special tax" authorized by two-thirds vote of the qualified electors as set forth in the Law. Consequently, the City has the power and is obligated to cause the levy and collection of the Special Tax in an amount determined according to the Special Tax Formula, which the City Council and the eligible landowner electors within the District have approved.

The Law prohibits the City Council from adopting a resolution to initiate proceedings to reduce the rate of the Special Tax or terminate the levy of the Special Tax unless the City Council determines that the reduction or termination of the Special Tax "would not interfere with the timely retirement" of outstanding Bonds secured by the Special Tax. The City has covenanted in the Fiscal Agent Agreement that it will not consent to or conduct proceedings to reduce the Special Tax that may be levied in the District below an amount in any Fiscal Year equal to 110% of the aggregate debt service due and payable with respect to the Bonds in such Bond Year ending on September 1 immediately following such Fiscal Year, *plus* 100% of the City's reasonable estimate of Administrative Expenses for the Fiscal Year.

Manner of Collection. The Special Tax is collected in the same manner and at the same time as *ad valorem* property taxes are collected by the County and, except as described below under the caption "–Delinquent Payments of Special Tax; Covenant to Foreclose," is subject to the same penalties and the same procedures, sale and lien priority in the case of delinquency as is provided for *ad valorem* property taxes. Taxes are levied by the County for each Fiscal Year on taxable real property that is situated in the County as of the preceding January 1. For collection purposes, property is classified either as "secured" or "unsecured" and is listed accordingly on separate parts of the assessment roll. The "secured roll" is that part of the assessment roll containing State-assessed public utilities property and real property having a tax lien that is sufficient, in the opinion of the County Assessor, to secure payment of the taxes. Other property is assessed and collected on the "unsecured roll."

Property taxes on the secured roll are due in two installments, on November 1 and February 1 of each Fiscal Year. If unpaid, such taxes become delinquent on December 10 and April 10, respectively, and a 10% penalty attaches to any delinquent payment. Property on the secured roll with respect to which taxes are delinquent become tax defaulted on June 30 of the Fiscal Year; such property may thereafter be redeemed by payment of a penalty of 1.5% per month to the date of redemption, together with the defaulted taxes, the delinquency penalty, costs, and a redemption fee. If taxes are unpaid for a period of five years or more, the property is subject to auction sale by the County, however, under certain circumstances property may be foreclosed sooner. See "–Delinquent Payments of Special Tax; Covenant to Foreclose."

Property taxes on the unsecured roll are due as of the lien date and become delinquent, if unpaid, on August 31. A 10% penalty attaches to delinquent unsecured taxes. If unsecured taxes are unpaid at 5:00 p.m. on October 31, an additional penalty of 1.5% attaches to them on the first day of each month until paid. The County has four ways of collecting delinquent unsecured property taxes: (i) bringing a civil action against the taxpayer; (ii) filing a certificate in the office of the County Clerk specifying certain facts in order to obtain a lien on certain property of the taxpayer; (iii) filing a certificate of delinquency for record in the County Clerk and County Recorder's office in order to obtain a lien on certain property of the taxpayer; and (iv) seizing and selling personal property, improvements, or possessory interests belonging or assessed to the assessee.

Teeter Plan

In 1949, the California Legislature enacted an alternative method for the distribution of secured *ad valorem* property taxes to local agencies. This method, commonly known as the Teeter Plan, is set forth in Sections 4701-4717 of Revenue and Taxation Code of the State of California. The Yolo County Board

of Supervisors (the "Board of Supervisors") approved implementation of the Teeter Plan in November 1993, both as to general and special taxes entered and collected on the secured tax roll.

Generally, the Teeter Plan provides for a tax distribution procedure by which secured roll taxes, special taxes and assessments are distributed to taxing agencies within a county included in the Teeter Plan on the basis of the tax levy, rather than on the basis of actual tax collections. A county then receives all future delinquent tax payments, penalties and interest, and a complex tax redemption distribution system for all taxing agencies is avoided. In connection with the Teeter Plan, a county can advance to the participating taxing agencies an amount equal to 95% of the total then-prior years' delinquent secured property taxes, 100% of the total then-prior years' delinquent secured special taxes, including the associated penalties and interest, and 100% of the then-current year's secured roll levy.

The Teeter Plan remains in effect unless the Board of Supervisors orders discontinuance. The County policy provides that it may order discontinuance of the Teeter Plan as to special taxes for the next year if the rate of delinquency for a taxing district exceeds 3% in any Fiscal Year. Unless and until the Board of Supervisors orders discontinuance of the Teeter Plan with respect to the District, the City is credited with 100% of the scheduled Special Tax payments without regard to actual amounts collected. The City can give no assurance, however, that the Teeter Plan will be continued in future years.

If any tax or assessment which was distributed to a Teeter Plan participant is subsequently changed by correction, cancellation or refund, a *pro rata* adjustment for the amount of the change is made on the records of the treasurer of the County and the County Auditor. Such an adjustment would be an offset to future distributions of tax revenues to the District.

So long as the County maintains its policy of collecting taxes pursuant to said procedures and the City meets the Teeter Plan requirements, the City will receive 100% of the annual installments levied without regard to actual collections in the City. No assurance can be given that the County will continue to include special taxes levied within community facilities districts in the Teeter Plan, and the County could decide to discontinue the inclusion of such special taxes in the Teeter Plan at any time, or to discontinue the Teeter Plan in its entirety.

Special Tax is not a Personal Obligation

Although the Special Tax constitutes a lien on Taxable Property, it does not constitute a personal indebtedness of the property owners of such property. There is no assurance that the property owners will be financially able to pay the Special Tax or that they will pay such tax even if financially able to do so. The risk of the property owners not paying the Special Tax is more fully described in "CERTAIN RISKS TO BONDOWNERS AND INVESTMENT CONSIDERATIONS–Payment of the Special Tax is Not a Personal Obligation of the Property Owner."

Special Tax Formula

Capitalized terms used under this heading and not otherwise defined shall have the same meanings as set forth in the Special Tax Formula. See APPENDIX B–"RATE, METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX."

General. The Special Tax Formula provides that the Special Tax levy each Fiscal Year is calculated by first determining the "Special Tax Requirement" for such Fiscal Year. The "Special Tax Requirement" is defined in the Special Tax Formula as the amount necessary in any Fiscal Year to (i) pay the principal of and interest on the Bonds that is due in the calendar year that begins in such Fiscal Year; (ii) create and/or replenish the reserve fund for the Bonds; (iii) cure any delinquencies in the payment of the principal of or

interest on Bonds that have occurred in the prior Fiscal Year or, based on existing delinquencies in the payment of the Special Tax, are expected to occur in the Fiscal Year in which the Special Tax will be collected; (iv) pay Administrative Expenses (defined below); and (v) pay the costs of public improvements and public infrastructure authorized to be financed by the District. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by: (a) interest earnings on or surplus balances in funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Fiscal Agent Agreement; (b) proceeds from the collection of penalties associated with delinquent Special Taxes; and (c) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

Pursuant to the Special Tax Formula on or about July 1 of each year the Administrator will (i) categorize each parcel of Taxable Property within the District into one of three categories: (a) Developed Property, (b) Small Lot Tentative Map Property, or (c) Undeveloped Property; (ii) determine if parcels of Multi-Family Property are Affordable Multi-Family Property; and (iii) determine if there are parcels of Taxable Non-Residential Property. A Maximum Special Tax, calculated as more fully described below, will be assigned to each parcel of Taxable Property based on its existing zoning designation.

In any Fiscal Year, if it is determined that: (i) a parcel map for a portion of property in the District was recorded after January 1 of the prior Fiscal Year (or any other date after which the County Assessor will not incorporate the newly-created parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the County Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator will calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created parcel, and then applying the sum of the individual Special Taxes to the parcel that was subdivided by recordation of the parcel map. Similarly, if a portion of a parcel is included in an approved Small Lot Tentative Map while the remainder of such parcel is classified as Undeveloped Property, the Administrator will separately calculate the Special Tax that applies to the Small Lot Tentative Map Property and the Undeveloped Property within such parcel, and the Special Tax levied on such parcel shall be the sum of the two figures.

For purposes of the Special Tax Formula the following terms are defined as follows:

"Administrative Expenses" means any or all of the following: fees and expenses of any Fiscal Agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City carrying out its duties with respect to the District and the Bonds, including, but not limited to, costs of levying and collecting the Special Tax, the fees and expenses of legal counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, costs related to annexing property into the District, costs related to property owner inquiries regarding the Special Tax, amounts needed to pay rebate to the federal government with respect to the Bonds, costs associated with complying with any continuing disclosure requirements for the Bonds and the Special Tax, and all other costs and expenses of the City in any way related to the establishment or administration of the District.

"Affordable Multi-Family Property" means a parcel of Multi-Family Property that is either deed-restricted to maintain the affordability of the residential units within the building or, in the City's sole discretion, otherwise qualifies as affordable housing.

"Developed Property" means, in any Fiscal Year, any parcel for which a building permit was issued prior to January 1 of the preceding Fiscal Year.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with the Special Tax Formula that can be levied in any Fiscal Year.

"Multi-Family Property" is defined in the Special Tax Formula to mean, in any Fiscal Year, any parcel of Developed Property for which a building permit was issued for construction of a residential structure with three or more residential units that share common walls, all of which are offered for rent to the general public.

"Small Lot Tentative Map" means a map that is made for the purpose of showing the design of a proposed subdivision, including Residential Lots that are expected within the subdivision, as well as the conditions pertaining thereto. A Small Lot Tentative Map is not based on a detailed survey of the property and is not recorded in the County Recorder's Office to create legal lots.

"Small Lot Tentative Map Property" means, in any Fiscal Year, all Parcels which are included within a Small Lot Tentative Map that was approved by June 30 of the prior Fiscal year (including any such maps that have subsequently expired), and which have not yet become Developed Property.

"Taxable Non-Residential Property" means, in any Fiscal Year, any parcel of Developed Property that: (i) had a building permit issued prior to January 1 of the prior Fiscal Year for construction of a commercial or industrial building, and (ii) had, in prior Fiscal Years, been developed and taxed as residential property or designated for Residential Units or High-Density Acres in the Spring Lake Specific Plan Area. If a parcel that had been designated for Residential Units or High-Density Acres is subsequently designated for non-residential development, the parcel will not become Taxable Non-Residential Property *if*, in the City's sole discretion, the Expected Units/Acres from that parcel were shifted to another parcel with no resulting decrease in the Expected Maximum Special Tax Revenues associated with those Expected Units/Acres.

"Undeveloped Property" means in any Fiscal Year, any parcel of Taxable Property in the District that is not Developed Property or Small Lot Tentative Map Property.

Pursuant to the Special Tax Formula, once the Special Tax has been levied on a parcel of Developed Property, the Maximum Special Tax applicable to such parcel will not be reduced in future Fiscal Years regardless of changes in land use on such parcel. Notwithstanding the foregoing, the actual Special Tax levied on any parcel of Developed Property in any Fiscal Year may be less than the Maximum Special Tax if a lower Special Tax is calculated pursuant to the *First* step of Special Tax Formula. See "*–Method of Apportionment*."

Maximum Special Tax

Original Parcels. The Special Tax Formula specifies the Maximum Special Tax that may be imposed upon property depending upon the Expected Spring Lake Specific Plan Land Use Designations for each parcel that existed at the time the District was formed or added to the District upon completion of annexation (each an "Original Parcel"). A Successor Parcel that is further subdivided is also considered an Original Parcel for purposes of determining the Special Tax.

Thereafter, the parcels and Expected Units/Acres within each Spring Lake Specific Plan Land Use Designation and the Maximum Special Tax assigned to each Original Parcel may be revised due to lot line adjustments, tentative map revisions, changes in Building Unit Allocations (a "BUA") assignments required for the development of single family residential units, rezonings, an additional BUA Release or Expected Unit/Acre transfer (as discussed in the Special Tax Formula) as long as such revisions do not reduce the Expected Maximum Special Tax Revenues available within the District. See also "THE DISTRICT–Building Unit Allocation Ordinance."

Pursuant to the Special Tax Formula, on each July 1, since July 1, 2005, the Maximum Special Tax for each parcel increases by 2% over the amount in effect for the prior Fiscal Year.

Successor Parcels. Upon submittal of a Final Map that will result in the subdivision of an Original Parcel, the Administrator will compare the land uses proposed for the parcel and, prior to approval of the Final Map, the Maximum Special Tax will be determined in accordance with the procedures set forth in the Special Tax Formula. A "Successor Parcel" is defined in the Special Tax Formula as any parcel created from an Original Parcel or another successor parcel by subdivision or lot line adjustment.

Method of Apportionment. Pursuant to the Special Tax Formula, the Special Tax is levied annually as follows:

> *First:* The Special Tax is levied Proportionately (defined below) on each parcel of Developed Property within the District up to 100% of the Maximum Special Tax for such Fiscal Year determined pursuant to Special Tax Formula until the amount levied on Developed Property is equal to the Special Tax Requirement *prior to* applying any available Capitalized Interest.
>
> *Second:* If additional revenue is needed, and after applying Capitalized Interest to the Special Tax Requirement, the Special Tax shall be levied Proportionately on each parcel of Small Lot Tentative Map Property within the District up to 100% of the Maximum Special Tax for such Small Lot Tentative Map Property determined pursuant to the Special Tax Formula.
>
> *Third:* If additional revenue is needed, the Special Tax shall be levied Proportionately on each parcel of Undeveloped Property within the District up to 100% of the Maximum Special Tax for such Undeveloped Property determined pursuant the Special Tax Formula.

"Proportionately" is defined in the Special Tax Formula to mean that the ratio of the actual Special Tax levied in a Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels within a class of property (Developed Property, Small Lot Tentative Map Property or Undeveloped Property).

Under no circumstances may the Special Tax on one Parcel be increased by more than 10% as a consequence of a delinquency or default in the payment of the Special Tax levied on another Parcel or Parcels.†

Except with respect to the levy of the Special Tax, neither the credit nor the taxing power of the City is pledged for the payment of the principal of the Series 2021 Bonds, the interest thereon or redemption premiums, if any, thereon, and no owner of the Series 2021 Bonds may compel the exercise of the general taxing power of the City or the forfeiture of any of its property. The Series 2021 Bonds are not a legal or equitable pledge, charge, lien or encumbrance, upon any property of the City, or upon any of its income, receipts or revenues, except the amounts that are, under the Fiscal Agent Agreement and the Law, set aside for the payment of the Series 2021 Bonds and interest thereon. Neither the members of the City Council of the City nor any persons executing the Series 2021 Bonds are liable personally on the Series 2021 Bonds by reason of their issuance.

† Pursuant to Resolution No. 6723, adopted by a majority of the City Council on September 20, 2016, and Resolution No. 4559, the City has interpreted this provision in the Special Tax Formula to limit the increase of the Special Tax that can be levied in any Fiscal Year on a Residential Unit to no more than 10% above the amount that would have been levied in that Fiscal Year if there had not been a delinquency or default consistent with Section 53321(d) of the Law.

Exemptions From the Special Tax. Pursuant to Section 53340 of the Law, the Special Tax Formula exempts properties that are (i) Public Property, except as otherwise provided in the Law or in the Special Tax Formula; (ii) parcels for which the owner has prepaid and satisfied the Special Tax obligation and had a Release of the Special Tax Lien recorded against such parcels; (iii) parcels developed with non-residential land uses if such parcels are not determined under the Special Tax Formula to be Taxable Non-Residential Property; (iv) Affordable Multi-Family Property; and (v) parcels that do not have development rights, as determined in the sole discretion of the City, and therefore are unable to develop until a BUA Release (defined herein). See "CERTAIN RISKS TO BONDOWNERS AND INVESTMENT CONSIDERATIONS–Exempt Properties" and "THE DISTRICT–Building Unit Allocation Ordinance."

Bond Reserve Fund

The Fiscal Agent Agreement established a Bond Reserve Fund to be held by the Fiscal Agent, and requires that the Bond Reserve Fund be maintained in the amount of the "Bond Reserve Requirement" which is defined to mean, as of any date of calculation, the least of: (a) Maximum Annual Debt Service as of such date, (b) 125% of average Annual Debt Service, and (c) 10% of the stated principal amount of the Outstanding Bonds (or, if a Series of Bonds is sold with more than a *de minimis* amount of original issue discount or premium, the issue price of such Series of Bonds (excluding pre-issuance accrued interest), as such terms are defined in the Code.

Upon the issuance of the Series 2021 Bonds the Bond Reserve Requirement will be $_____. Proceeds from the issuance of the Series 2021 Bonds in the amount of $_____ will be deposited into the Bond Reserve Fund to bring the aggregate amount on deposit therein equal to the Bond Reserve Requirement for the Bonds.

All money in the Bond Reserve Fund will be used and withdrawn by the Fiscal Agent solely for the purpose of paying the interest on and principal of the Bonds in the event there is insufficient money in the Principal Fund or the Interest Fund available for this purpose, or in the event the Special Tax on a lot or parcel is prepaid; *provided*, that if as a result of any of the foregoing valuations it is determined that the amount of money in the Bond Reserve Fund exceeds the Bond Reserve Requirement, the Fiscal Agent will withdraw the amount of money representing such excess from such account and transfer such amount to the City for deposit in the Community Facilities Fund.

Deposit of Special Taxes; Flow of Funds

Upon receipt of Special Tax payments (other than Special Taxes representing prepaid Special Tax), the City will deduct annual Administrative Expenses in an amount not to exceed $_____ in Fiscal Year 2021-22, which amount increases by 2% (compounded) each Fiscal Year thereafter and deposit such amount in the Community Facilities Fund. The balance of the Special Taxes is required to be deposited into the Special Tax Fund held by the Fiscal Agent, which amounts are pledged to the payment of the Bonds.

Priority of Deposits. All money in the Special Tax Fund is required to be set aside by the Fiscal Agent in the following accounts in the following order of priority:

First:	Interest Fund;
Second:	Principal Fund; Sinking Accounts;
Third:	Bond Reserve Fund; and
Fourth:	Community Facilities Fund.

In addition, the Fiscal Agent Agreement establishes a Prepayment Fund and a Rebate Fund.

Interest Fund. At least one Business Day before each Interest Payment Date, the Fiscal Agent is required to transfer from the money in the Special Tax Fund and deposit into the Interest Fund an amount equal to the aggregate amount of interest becoming due and payable on all Outstanding Bonds on such Interest Payment Date (excluding any interest for which there are moneys deposited in the Interest Fund from the proceeds of a Series of Bonds or other source and reserved as capitalized interest to pay such interest on such Interest Payment Date). No deposit need be made into the Interest Fund if the amount contained therein is at least equal to the interest to become due and payable on such Interest Payment Date (but excluding any moneys on deposit therein from proceeds of the Series 2021 Bonds or other source and reserved as capitalized interest to pay interest on any future Interest Payment Dates following such Interest Payment Date).

All amounts in the Interest Fund are required to be used and withdrawn by the Fiscal Agent solely for the purpose of paying interest on the Bonds as the same becomes due and payable, including accrued interest, on any Bonds purchased or redeemed prior to maturity pursuant to the Fiscal Agent Agreement.

Principal Fund; Sinking Accounts. At least one Business Day before each Principal Payment Date, the Fiscal Agent is required to transfer from amounts in the Special Tax Fund and deposit in the Principal Fund an amount equal to (i) the aggregate amount of principal becoming due and payable on the Outstanding Serial Bonds of all Series on such Principal Payment Date plus (ii) the aggregate amount of the Mandatory Sinking Account Payments to be paid on such Principal Payment Date into the respective Sinking Accounts for the Term Bonds of all Series for which Sinking Accounts have been created; *provided that*, if the City certifies to the Fiscal Agent that any principal payments are to be refunded on or prior to their respective due dates, no amounts need be set aside towards such principal to be so refunded.

No deposit need be made into the Principal Fund so long as there are: (i) moneys sufficient to pay the principal of all Serial Bonds then Outstanding and maturing by their terms within the next 12 months *plus* (ii) the aggregate of all Mandatory Sinking Account Payments required to be made in such 12-month period, but less any amounts deposited into the Principal Fund during such 12-month period and theretofore paid from the Principal Fund to redeem or purchase Term Bonds during such 12-month period, and less any principal payments that the City certifies to the Fiscal Agent will be refunded on or prior to their respective due dates.

All amounts in the Principal Fund are required to be used and withdrawn by the Fiscal Agent solely for the purpose of paying the principal of the Bonds when due and payable, except that all amounts in the Sinking Accounts are required to be used and withdrawn by the Fiscal Agent solely to purchase or redeem or pay at maturity Term Bonds, as provided in the Fiscal Agent Agreement.

Any amounts remaining in a Sinking Account after all of the Term Bonds for which such account was established are no longer Outstanding will be withdrawn by the Fiscal Agent and transferred to the City for deposit into the Community Facilities Fund.

Bond Reserve Fund. On or before each Interest Payment Date, the Fiscal Agent is required to transfer from the money remaining in the Special Tax Fund after required transfers to the Interest Fund and the Principal Fund have been made and deposit into the Bond Reserve Fund such amount as is required to restore the Bond Reserve Fund to an amount equal to the Bond Reserve Requirement. The portion of the Bond Reserve Fund held in cash or Investment Securities may be used (together with any other moneys available therefor) for the payment or redemption of all Bonds then Outstanding; such portion may also be used for the redemption of or the payment of the final principal and interest payment of a Series of Bonds if, following such redemption or payment, the amounts in the Bond Reserve Fund (including the amounts that may be obtained from letters of credit, insurance policies, and surety bonds on deposit therein) will equal the Bond Reserve Requirement.

All amounts in the Bond Reserve Fund (including all amounts that may be obtained from letters of credit, insurance policies, and surety bonds on deposit in the Bond Reserve Fund) are required to be used and withdrawn by the Fiscal Agent, solely for the purpose of making up any deficiency in the Interest Fund or the Principal Fund.

The City may withdraw and apply to the redemption of Bonds the amount by which the balance in the Bond Reserve Fund would have otherwise exceeded the Bond Reserve Requirement upon such redemption. Any amounts in the Bond Reserve Fund in excess of the Bond Reserve Requirement is required to be transferred by the Fiscal Agent to the City on October 1 of each year for deposit into the Community Facilities Fund.

Community Facilities Fund. All money remaining in the Special Tax Fund on September 5 of each year after making the foregoing deposits, is required to be withdrawn by the Fiscal Agent from the Special Tax Fund and transferred to the City for deposit into the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Community Facilities Fund which fund is held by the City. All money in the Community Facilities Fund is required to be used by the City solely for the payment of costs of the Facilities, Administrative Expenses, debt service on subordinate obligations or otherwise for the benefit of the District in accordance with the Law.

Prepayment Fund. All moneys representing prepaid Special Taxes that are deposited by the City with the Fiscal Agent are required to be deposited in the Prepayment Fund. Except as provided below, all amounts deposited in the Prepayment Fund are required to be used and withdrawn by the Fiscal Agent solely for the purpose of redeeming Bonds as specified in the Fiscal Agent Agreement; *provided that*, at any time prior to giving such notice of redemption, the Fiscal Agent is required to, upon receipt of a Request of the City, apply such amounts to the purchase of Bonds at public or private sale, as and when and at such prices (including brokerage and other charges, but excluding accrued interest, which is payable from the Interest Fund) as is directed by the City, except that the purchase price (exclusive of such accrued interest) may not exceed the Redemption Price then applicable to such Bonds. All Term Bonds purchased or redeemed from the Prepayment Fund will be allocated to Mandatory Sinking Account Payments applicable to such Series and maturity of Term Bonds as may be specified in a Request of the City. Following a redemption of Bonds from the Prepayment Fund, the Fiscal Agent will transfer any remaining amount that represented the amount deposited that exceeded an even multiple of $5,000 into the Special Tax Fund.

Rebate Fund. The Fiscal Agent is required to transfer amounts to and disburse moneys from the Rebate Fund as directed by the City to make rebate payments to the United States of America in accordance with the Internal Revenue Code of 1986, as amended.

Delinquent Payments of Special Tax; Covenant to Foreclose

General. The Fiscal Agent Agreement provides that the Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected and, except as provided in the special covenant for foreclosure described below and in the Law, are subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* property taxes.

Pursuant to Section 53356.1 of the Law, in the event of any delinquency in the payment of the Special Tax, the City may order the institution of a Superior Court action to foreclose the lien therefor within specified time limits. In such an action, the real property subject to the unpaid amount may be sold at a judicial foreclosure sale. Such judicial foreclosure action is not mandated by the Law.

Covenant to Foreclose. The City covenants in the Fiscal Agent Agreement that if at any time the payment of Special Tax is no longer subject to the Teeter Plan, the City will review the public records of

the County of Yolo relating to the collection of the Special Tax on or before August 1 of each year in order to determine the amount of the Special Tax collected in the prior Fiscal Year. If the City determines on the basis of such review that any single parcel of Taxable Property is delinquent by more than $2,500, the City will send a notice of delinquency and a demand for immediate payment to the owner no later than August 15 of such year. If the City determines on the basis of such review that the amount of Special Tax received with respect to all Taxable Property in the District is less than 95% of the amount of the Special Tax levied in such Fiscal Year then, by September 5 of such year, the City will send a notice of delinquency and a demand for immediate payment to each such owner of a parcel with respect to which the Special Tax is delinquent. If the delinquency with respect to a parcel is not cured by November 1, the City will institute, prosecute and pursue foreclosure proceedings to judgment and sale in order to enforce the lien of the delinquent installments of the Special Tax against such parcel.

In the event that sales or foreclosures of property are necessary, there could be a delay in payments to Owners of the Bonds (if the Bond Reserve Fund has been depleted) pending such sales or the prosecution of such foreclosure proceedings and receipt by the City of the proceeds of sale. However, within the limits of the Special Tax Formula, the City may adjust the Special Tax levied on Taxable Property in the District, subject to the limitation on the Maximum Special Tax, and provided that the increase of the Special Tax levied in any Fiscal Year on a Residential Unit for which an occupancy permit for private residential use has been issued is limited to no more than 10% above the amount that would have been levied in such Fiscal Year if there had not been a delinquency or default, to provide an amount required to pay interest on and principal of the Bonds, and the amount, if any, necessary to replenish the Bond Reserve Fund to an amount equal to the Bond Reserve Requirement for the Bonds and to pay all current Administrative Expenses for the District and pay for all current services for the District. There is, however, no assurance that the total amount of the Special Tax that could be levied and collected against Taxable Property in the District will be at all times sufficient to pay the amounts required to be paid by the Fiscal Agent Agreement, even if the Special Tax is levied at the Maximum Special Tax rates. See "CERTAIN RISKS TO BONDOWNERS AND INVESTMENT CONSIDERATIONS–Maximum Special Tax."

Priority of Lien. The Act specifies that the Special Tax will have the same lien priority as *ad valorem* property taxes in the case of delinquency. See "THE DISTRICT–General; Location; and Description" and "–Direct and Overlapping Bonded Indebtedness," and "CERTAIN RISKS TO BONDOWNERS AND INVESTMENT CONSIDERATIONS–Parity Taxes and Special Assessments."

If foreclosure proceedings were ever instituted, any holder of a mortgage or deed of trust on the affected property could, but would not be required to, advance the amount of the delinquent Special Tax payment to protect its security interest.

Sufficiency of Foreclosure Sale Proceeds. No assurance can be given that the real property subject to sale or foreclosure will be sold, or if sold, that the proceeds of sale will be sufficient to pay any delinquent installments of the Special Tax. The Law does not require the City to purchase or otherwise acquire any lot or parcel of property to be sold if there is no other purchaser at such sale. The Law and the Fiscal Agent Agreement do specify that the Special Tax will have the same lien priority as for *ad valorem* property taxes in the case of delinquency. Section 53356.6 of the Law requires that property sold pursuant to foreclosure under the Law be sold for not less than the amount of judgment in the foreclosure action, plus post judgment interest and authorized costs, unless the consent of the owners of 75% of the Outstanding Bonds is obtained.

Limited Obligation; No Required Advances from Available Surplus Funds

The Series 2021 Bonds are limited obligation special tax bonds under the Law. Notwithstanding any other provision of the Fiscal Agent Agreement, the City is not obligated to advance available surplus funds from the City treasury to cure any deficiency in the Principal Fund, the Interest Fund or the Bond Reserve Fund.

Additional Bonds

Pursuant to the Fiscal Agent Agreement, the City may from time to time issue additional bonds ("Additional Bonds") secured by the Special Tax for the purpose of providing funds to finance or refinance the costs of any Facilities (or to reimburse the City for the payment of such costs), including payment of costs incidental to or connected with the Facilities, or for the repayment of funds advanced to or for the District. The conditions for issuance of such Additional Bonds are set forth in APPENDIX D–"SUMMARY OF CERTAIN PROVISIONS OF THE FISCAL AGENT AGREEMENT–Additional Bonds." These conditions include, but are not limited to, the requirements that:

(i) No Event of Default (as defined in the Fiscal Agent Agreement) has occurred and is continuing.

(ii) The balance in the Bond Reserve Fund is required to be increased, if necessary, to an amount at least equal to the Bond Reserve Requirement with respect to all Bonds to be considered Outstanding upon the issuance of such Series of Bonds.

(iii) The aggregate principal amount of Bonds issued under the Fiscal Agent Agreement (excluding any refunding bonds) secured by the Special Tax does not exceed $112,500,000 and does not exceed any other limitation imposed by law or by any Supplemental Fiscal Agent Agreement.

(iv) The aggregate value of all Taxable Property (based on either the assessed valuations thereof as contained in the most recent equalized assessment roll of County or an MAI appraisal showing a date of valuation not earlier than 90 days prior to the date of the adoption of the Supplemental Fiscal Agent Agreement), is equal to at least five times the sum of: (i) the aggregate principal amount of all Bonds to be Outstanding after the issuance of such additional Series of Bonds, plus (ii) the aggregate principal amount of all outstanding special assessment bonds that are payable from special assessments levied on the Taxable Property, plus (iii) the proportion of the aggregate principal amount of all outstanding bonds issued under the Law (other than the Bonds) that are payable from special taxes to be levied on the Taxable Property.

(v) The amount of the Net Special Taxes from Taxable Property that may be collected in each Fiscal Year following issuance of the additional Series of Bonds by application of the Special Tax Formula is required to be no less than (i) 110% of the aggregate of Annual Debt Service due and payable with respect to all Bonds to be Outstanding in the Bond Year that begins in the corresponding Fiscal Year plus (ii) 100% of the aggregate amount of principal and interest becoming due and payable in such Bond Year on all other debt obligations that are payable out of the Net Special Taxes.

(vi) The principal payments of such additional Series of Bonds are due on September 1 in each year in which principal is to be paid and, if the interest on such Series of Bonds is to be paid semiannually, such interest payments are due on March 1 and September 1 in each year, as appropriate.

Pursuant to the Fiscal Agent Agreement, the City may issue an additional Series of Bonds to refund any Bonds Outstanding without complying with the Value-to-Lien Ratio Aggregate or Debt Service Ratio, requirements for the issuance of Additional Bonds if the Annual Debt Service on all Bonds Outstanding will not increase in any Bond Year after such refunding as a result of such refunding.

Following issuance of the Series 2021 Bonds, there will be $__,___,000* principal amount of unissued authorization remaining pursuant to Resolution No. 4559.

Subordinate Obligations

Pursuant to the Fiscal Agent Agreement, the City may at any time issue obligations that are junior and subordinate to the payment of the principal, premium, interest, and reserve fund requirements for the Bonds and which subordinated obligations are payable as to principal, premium, interest, and reserve fund requirements, if any, only out of the Net Special Taxes that are on deposit in the Community Facilities Fund.

DEBT SERVICE REQUIREMENTS

Debt Service Schedule

The Series 2021 Bonds are being structured so that there is projected to be at least 100% debt service coverage on the combined Outstanding Parity Bonds and the Series 2021 Bonds from Special Tax Revenues levied on Developed Property in Fiscal Year 2021-22, and at least 110% debt service coverage from the Maximum Tax on all Taxable Property for Fiscal Year 2021-22 which is the first year that principal amortizes on the Series 2021 Bonds.

* Preliminary, subject to change.

The annual debt service schedule for the Bonds as of [April 14,] 2021 is set forth in Table 4 below. Debt service on the Series 2021 Bonds will escalate at approximately 2% annually from 20__ through 20__ and will be level thereafter.

Table 4
Debt Service Schedule[(1)]

Period Ending (September 1)	Series 2013 Bonds	Series 2016 Bonds	Series 2019 Bonds	Series 2021 Bonds			Aggregate Total
				Principal*	Interest	Total	
2021	$1,642,890.00[(2)]	$601,012.51	$689,753.13	$			
2022	2,104,300.00	1,114,175.02	1,229,256.26				
2023	2,101,060.00	1,116,025.02	1,256,056.26				
2024	2,090,620.00	1,117,725.02	1,281,456.26				
2025	2,093,200.00	1,119,275.02	1,307,706.26				
2026	2,093,140.00	1,110,675.02	1,331,956.26				
2027	2,090,044.00	1,112,225.02	1,359,206.26				
2028	2,080,100.00	1,118,625.02	1,389,206.26				
2029	2,082,340.00	1,114,725.02	1,416,706.26				
2030	2,081,500.00	1,110,662.52	1,441,706.26				
2031	2,067,580.00	1,116,437.52	1,474,206.26				
2032	2,076,020.00	1,111,712.52	1,498,618.76				
2033	2,065,720.00	1,121,812.52	1,525,868.76				
2034	2,072,340.00	1,116,387.52	1,530,118.76				
2035	–	3,215,768.76	1,527,750.00				
2036	–	3,208,843.76	1,528,750.00				
2037	–	3,204,200.00	1,527,750.00				
2038	–	3,202,600.00	1,529,750.00				
2039	–	3,207,200.00	1,529,500.00				
2040	–	3,202,600.00	1,526,500.00				
2041	–	3,194,000.00	1,522,250.00				
2042	–	3,201,400.00	1,525,750.00				
2043	–	2,204,000.00	1,526,500.00				
2044	–	1,216,800.00	1,524,500.00				
2045	–	540,800.00	1,519,750.00				
2046	–	–	1,522,250.00				
2047	–	–	1,521,500.00				
2048	–	–	1,522,500.00				
2049	–	–	–				
2050	–	–	–				
TOTAL	$28,741,250.00	$44,699,687.79	$40,086,822.01	$__,___,000*	$	$	$

(1) Debt service for the Outstanding Parity Bonds does not reflect prepayments of the Special Tax for [24] parcels received between December 15, 2020 and June 15, 2021, which prepayments will be applied to redeem Outstanding Parity Bonds in the aggregate amount of $_____* on September 1, 2021 in accordance with the Special Tax Formula.

(2) Represents outstanding debt service on the Series 2013 Bonds as of April 1, 2021.

* Preliminary, subject to change.

Sources. Piper Sandler & Co. and Del Rio Advisors, LLC.

Estimated Debt Service Coverage

Table 5 sets forth the estimated debt service coverage on the Bonds for Fiscal Year 2021-22 based upon the revenues derived from the net Maximum Special Tax and assuming the current status of development. The annual levy of the Special Tax is calculated to be an annual amount equal to the Special Tax Requirement. The debt service coverage shown in Table 5 is based on the net Maximum Special Tax. See also "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Special Tax Formula" and "–Deposit of Special Taxes; Flow of Funds" and "THE DISTRICT–Status of Development."

The actual amount of the Special Tax that could be levied and collected against the Taxable Property during Fiscal Year 2021-22 or any future year will depend upon a number of factors, including, without limitation, the land use categories then in effect, changes in development status, the tax rates imposed pursuant to the Special Tax Formula, the 2% annual increases in the Maximum Special Tax pursuant to the Special Tax Formula, the issuance of any parity or subordinate debt, prepayments of the Special Tax, and the level of delinquent installments of the Special Tax. See "CERTAIN RISKS TO BONDHOLDERS AND INVESTMENT CONSIDERATIONS." The collection history on secured property taxes in the City over the past five years is shown in Table 10–"Historical Delinquency Information." This delinquency history may not be indicative of delinquency rates in the District that may be experienced in the future.

Table 5
City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Estimated Fiscal Year 2021-22 Coverage Based on Net Maximum Special Tax

	Net Maximum Special Tax Revenue[1][2]			Debt Service Coverage	
Fiscal Year	Developed Property[3]	All Taxable Property	Total Debt Service[4]*	From Developed Property[5]*	From All Taxable Property[5]*
2021-22	$5,687,019	$6,283,690	$5,561,793	102.25%	112.98%

(1) Net of $29,877 in Special Tax revenues committed to administrative expenses for Fiscal Year 2021-22. The amount committed to administrative expenses increases by 2% per Fiscal Year. Excludes maximum Special Tax revenue from 27.05 acres of Multi-Family Property that may become exempt from the Special Tax in the future.
(2) Pursuant to Section 53321(d) of the Government Code, the Special Tax levied against any assessor's parcel for which an occupancy permit for private residential use has been issued shall not be increased as a consequence of delinquency or default by the owner of any other assessor's parcel within the District by more than 10% above the amount that would have been levied in the Fiscal Year had there never been any such delinquencies or defaults.
(3) Includes properties for which the City issued building permits prior to January 1, 2021. Does not include parcels for which the Special Tax obligation was prepaid prior to May 10, 2021.
(4) Equal to the sum of the debt service due in Fiscal Year 2021-22 for the Outstanding Parity Bonds and the Series 2021 Bonds. The City has received prepayments in the aggregate amount of $_____*for 24 parcels between December 15, 2020 and June 15, 2021. Those prepayments are expected to be applied to redeem a portion of the Outstanding Parity Bonds on September 1, 2021. Debt Service shown does not take into account this partial redemption from prepayments.
* Preliminary, subject to change.

Sources: Goodwin Consulting Group, Inc. and Piper Sandler & Co. for the Total Debt Service.

CERTAIN RISKS TO BONDOWNERS AND INVESTMENT CONSIDERATIONS

An investment in the Series 2021 Bonds involves substantial risk. The following is a discussion of certain risk factors and investment considerations that should be considered, in addition to other matters set forth herein, in evaluating the investment quality of the Series 2021 Bonds. This discussion does not purport to be comprehensive or definitive and the order of presentation is not intended to reflect the relative importance of such information. The occurrence of one or more of the events discussed herein could adversely affect the ability or willingness of owners of property in the District to pay the Special Tax when due. Such failures to pay the Special Tax could result in a rapid depletion of the Bond Reserve Fund and/or a default in payments of the principal of, and interest on, the Series 2021 Bonds. In addition, the occurrence of one or more of the events discussed herein could adversely affect the value of the property in the District.

Not A General Obligation of the City

The Series 2021 Bonds are ***not*** general obligations of the City but are limited obligations of the City payable solely from proceeds of the Special Tax (after payment of a portion of the City's cost of administering the District) and proceeds of the 2021 Bonds, including amounts in the Bond Reserve Fund and investment income on funds held pursuant to the Fiscal Agent Agreement (other than as necessary to be rebated to the United States of America pursuant thereto). Any tax for the payment of the Series 2021 Bonds shall be limited to the Special Tax to be collected within the District.

Land Values

The value of Taxable Property within the District is a critical factor in determining the investment quality of the Series 2021 Bonds. If a property owner defaults in the payment of the Special Tax, the City's only remedy is to foreclose on the delinquent property in an attempt to obtain funds with which to pay the delinquent Special Tax. Land values could be adversely affected by economic factors beyond the City's control, such as relocation of employers out of the area, stricter land use regulations, the absence of water or other essential services, or destruction of property caused by, among other eventualities, earthquake, flood or other natural disaster, or by environmental pollution or contamination.

Land Development. Land values are influenced by the level of development in the area in many respects. First, partially developed land is generally less valuable than developed land and provides less security to the owners of the Series 2021 Bonds should it be necessary for the City to foreclose on undeveloped property due to the nonpayment of the Special Tax. Moreover, failure to complete development on a timely basis could adversely affect the land values of those parcels that have been completed. Lower land values would result in less security for the payment of principal of and interest on the Series 2021 Bonds and lower proceeds from any foreclosure sale necessitated by delinquencies in the payment of the Special Tax. No assurance can be given that the unimproved property within the District will be developed, and in assessing the investment quality of the Series 2021 Bonds, prospective purchasers should evaluate the risks of non-completion.

For Fiscal Year 2020-21, Taxable Property within the District was comprised of 2,197 parcels of Developed Property of which 2,106 parcels had improvement value and 91 parcels (entitled for 91 lots) did not have improvement value, and 425 parcels of Small Lot Tentative Map Property, of which 417 parcels were within a final map. See "THE DISTRICT."

Risks of Real Estate Investment Generally. Continuing development of land within the District may be adversely affected by changes in general or local economic conditions, fluctuations in the real estate market, increased construction costs, including those that require virtually all new residences and major home renovations under three-stories to incorporate advanced efficiency measures and rooftop solar on and

after January 1, 2020, development, financing and marketing capabilities of individual property owners, water shortages and other similar factors. Development in the District may also be affected by development in surrounding areas, which may compete with the District. In addition, land development operations are subject to comprehensive federal, State and local regulations, including environmental, land use, zoning and building requirements. See also "THE DISTRICT–Building Unit Allocation Ordinance." There can be no assurance that proposed land development operations within the District will not be adversely affected by future government policies, including, but not limited to, governmental policies to restrict or control development, or future growth control initiatives. There can be no assurance that land development operations within the District will not be adversely affected by these factors. The City has not evaluated development risks. Since these are largely business risks of the type that property owners customarily evaluate individually, and inasmuch as changes in land ownership may well mean changes in the evaluation with respect to any particular parcel, the City is issuing the Series 2021 Bonds without regard to any such evaluation. Thus, the issuance of the Series 2021 Bonds by the City in no way implies that the City has evaluated these risks or the reasonableness of these risks even though such risks may be serious and may ultimately halt or slow the progress of land development and forestall the realization of the value of Taxable Property.

Legal Requirements. Other events that may affect the value of a parcel of Taxable Property include changes in the Law or application of the law. Such changes may include, without limitation, local growth control initiatives, local utility connection moratoriums and local application of statewide tax and governmental spending limitation measures.

Hazardous Substances. One of the most serious risks in terms of the potential reduction in the value of a parcel of Taxable Property is a claim with regard to a hazardous substance. In general, the owners and operators of a parcel may be required by law to remedy conditions of the parcel relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as "CERCLA" or the "Superfund Act," is the most well-known and widely applicable of these laws, but California laws with regard to hazardous substances are also stringent and similar. Under many of these laws, the owner (or operator) is obligated to remedy a hazardous substance condition of property whether or not the owner (or operator) has anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the parcels in the District be affected by a hazardous substance is to reduce the marketability and value of the parcel by the costs of remedying the condition, because the purchaser, upon becoming owner, will become obligated to remedy the condition just as is the seller. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the financial and legal liability of a property owner to develop the affected parcel or other parcels, as well as the value of the property that is realizable upon a delinquency and foreclosure.

The valuation of property in the District does not take into account the possible reduction in marketability and value of any of the parcels by reason of the possible liability of the owner (or operator) for the remedy of a hazardous substance condition of the parcel. While the City is not aware that the owner (or operator) of any of parcels has such a current liability with respect to any of the parcels, it is possible that such liabilities do currently exist and that the City is not aware of them.

Further, it is possible that liabilities may arise in the future with respect to any of the parcels resulting from the existence, currently, on the parcel of a substance presently classified as hazardous but which has not been released or the release of which is not presently threatened, or may arise in the future resulting from the existence, currently, on the parcel of a substance not presently classified as hazardous but which may in the future be so classified. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly

affect the value of a parcel within the District that is realizable upon a delinquency. The City is not aware of any hazardous substances that could affect development within the District.

Natural Disasters. The value of the Taxable Property in the future can be adversely affected by a variety of natural occurrences, particularly those that may affect infrastructure and other public improvements and private improvements on the Taxable Property and the continued habitability and enjoyment of such private improvements. Such occurrences include, without limitation, earthquakes, earth movements, landslides, floods, droughts, wildfires, and tornadoes. One or more of such natural disasters could occur and could result in damage to improvements of varying seriousness. The damage may entail significant repair or replacement costs and that repair or replacement may never occur either because of the cost, or because repair or replacement will not facilitate habitability or other use, or because other considerations preclude such repair or replacement. Under any of these circumstances, the value of the Taxable Property may well depreciate or disappear. See also "*–Risk of Flooding*" and "*–Seismic Risk*."

Risk of Flooding. In accordance with the National Flood Insurance Reform Act requiring, among other things, that the Federal Emergency Management Agency ("FEMA") assess its flood hazard map inventory at least once every five years, portions of the County have been designated as being located within zones that correspond to the boundaries of a 100-year floodplain. A 100-year floodplain is an area expected to be inundated during a flood event of the magnitude for which there is a 1% (or 1-in-100) probability of occurrence in any year.

In the aftermath of Hurricane Katrina in August 2005, the Corps of Engineers delivered letters to agencies nationwide withdrawing certification of the flood hazard maps. As a result, FEMA implemented a Flood Map Modernization effort to update existing flood insurance rate maps ("FIRMs"), policies, regulations and procedures. In particular, FEMA placed a high priority on reviewing, identifying and certifying levees and levee systems nationwide to verify whether such levees and levee systems provide adequate flood protection in areas currently designated as within a 100-year floodplain. To assure that levees shown on modernized FIRMs still provide that level of protection, FEMA is requiring that each levee in the country be inspected and accredited.

Following the release by FEMA of a preliminary FIRM on December 19, 2008 that significantly expanded the area of high-risk flood zones within the County, including designating approximately 1/3 of the northern part of the City within a 100-year floodplain with shallow sheet flow (*i.e.* an area in which flooding is expected to be less than two feet and subside within 24 hours), the City submitted a Letter of Map Revision (a "LOMR") to remove between 2,400 to 3,400 homes from the 100-year floodplain based on new hydraulic two dimensional mapping. As a result, final FIRMs were completed and became effective May 16, 2016, indicating that the District is *not* within a 100-year floodplain and is *not* subject to the 200-year urban level flood protection requirements and land use restrictions under the Central Valley Flood Protection Act of 2008 (the "CVFP Act").

The CVFP Act among other things, created the Central Valley Flood Protection Board (the "CVFP Board"), required preparation and adoption of a Central Valley Flood Protection Plan (the "CVFPP") to provide a comprehensive framework for system-wide management and flood risk reduction planning by 2012; established 200-year protection as the minimum urban level of flood protection in the Central Valley; set deadlines for cities and counties to amend their general plans and zoning ordinances to conform to the CVFPP; restricts approval of development agreements and subdivision maps in flood hazard zones, once the general plan and zoning ordinance amendments have been adopted; and mandates that Central Valley counties develop flood emergency plans within 24 months of adoption of the CVFPP and other laws enacted thereafter to strengthen the linkage between local and use planning decision and flood management practices. The CVFPP is required to be updated every five years beginning in 2017.

The U.S. Army Corps of Engineers, Sacramento District (the "USACE") in cooperation with the City and the CVFP Board are coordinating on a feasibility study to identify a locally-supported plan to increase flood protection to the City and adjacent critical infrastructure, like Interstate 5. The feasibility study started in late 2013 but was put on hold in January 2015 at the request of the City and the State. At that time, the USACE had narrowed its study to two flood protection alternatives. Both alternatives; however, had issues that needed more study before determining if they could be supported at the local and State level.

During the pause in study activities, the State Department of Water Resources awarded an Urban Flood Risk Reduction grant to the City. The grant paid for a UC Davis study on sediment transport, along with an engineering analysis that evaluated areas north of the City. The additional analyses were completed in 2016, but the feasibility study was not restarted until late in 2018.

The City and the Department of Water Resources continued with work to develop community support and to demonstrate that adverse impacts on the sediment trapping efficiency and mercury total maximum daily load in the Cache Creek Settling Basin would be addressed. On October 23, 2018, the America's Water Infrastructure Act of 2018 (the "Water Resources Department Act") was signed into law authorizing, among other projects, expedited completion of the Lower Cache Creek feasibility study. Upon completion of specific project milestones by December 31, 2018, including an environmental assessment and supporting engineering work, and drafting a Tentative Selected Plan (a "TSP") report, a TSP conference with USACE, the Department of Water Resources, and the City was held in [early 2019 – ***City to Confirm***]. The feasibility study is expected to be completed in summer 2021. The USACE will use study results to determine whether or not there is a federal interest in a constructing a project. If there is, the USACE will issue a Chief's Report, recommending to Congress that the project be authorized, and making the project eligible for federal funding. It can also help in identifying and securing additional State funding.

To date, the majority of the TSP project milestone work has been completed, including the environmental assessment, and engineering and hydrology/hydraulic work, and a project alternative has been agreed upon that satisfies federal funding requirements. The District is not currently subject to any land use restrictions under the CVFP Act and the City does not expect that the delay in the Lower Cache Creek feasibility study will have a material adverse effect on development within the District.

Seismic Risk. There are several active geological faults in the State that have potential to cause serious earthquakes that could result in damage within the District, and to the City, infrastructure, buildings, roads, bridges, and other property.

The fault zones nearest the City exhibiting historic displacement (*i.e.* activity within the last 200 years) are the Concord-Green Valley (approximately 27 miles west), March Creek-Greenville (approximately 40 miles west), and Hayward fault zones (approximately 54 miles southwest). Other active faults within 70 miles of the City are the Dunnigan Hills (approximately 10 miles northwest), West Napa (approximately 36 miles southwest), Healdsburg-Rodgers (approximately 57 miles southwest), and San Andreas (approximately 66 miles west). In addition, a seismically-active, concealed (blind) fold and thrust fault belt situated within the Coast Range-Central Valley Geomorphic Boundary is located approximately 10 miles west of the City. Earthquakes associated with this fault system include the 6.1 magnitude Kettleman Hills in 1985 and 6.5 magnitude Coalinga event in 1983. In Northern California, this fault system is also thought to have produced the Vacaville-Winters earthquake of 1892, which had an estimated magnitude of 6.75. Published estimates of the Coast Range-Central Valley slip rate range from 1 to 10 millimeters per year, and Coalinga-type events are estimated to occur once every 200 to 2,000 years

The City is located in a zone 3 seismic area. Seismic zones aid in identifying and characterizing certain geological conditions and the risk of seismic damage at a particular location, and are used in establishing building codes to minimize seismic damage. The five seismic zones are: zone 0 (no measurable

damage), zone 1 (minor damage), zone 2 (moderate damage), zone 3 (major damage) and zone 4 (major damage and greater proximity than zone 3 to certain major fault systems). Although according to the California Geological Survey of Alquist-Priolo Earthquake Fault Zones, the City is not located within an existing Earthquake Fault Zone (formerly, a "Special Studies Zone"), it is possible that new geological faults could be discovered in the area and that an earthquake occurring on such faults could result in damage of varying degrees of seriousness to property and infrastructure in the City, including the District.

In the event of a severe seismic event in or around the City, there could be substantial damage to the District resulting in a reduction of Special Taxes. Such reduction of Special Taxes could have an adverse effect on the City's ability to make timely payments of debt service on the Bonds. All Development within the District was designed to meet the applicable building code standards for seismic zone 3.

In addition, areas in and around the City could potentially experience up to eight feet of flooding in the unlikely event of failure or overtopping of the Indian Valley Dam, located on the North Fork of Cache Creek due to a severe earthquake, major flood inflows, massive landslide or slippage, and piping (when water finds a path through the levee embankment), or erosion of the dam embankment. Flooding would occur within six to seven hours of dam failure.

Liquefaction. During an earthquake, shaking of granular loose soil saturated with water can lead to liquefaction, a condition in which sediments below the water table temporarily lose strength during an earthquake and behave as a viscous liquid rather than a solid. As a result, this can cause structures to lose foundation-bearing capacity. The City is characterized by shallow groundwater, with standing water generally encountered between zero to three feet below the surface. Additionally, the City is underlain by stratified layers of silt, silty clays, and isolated lenses of gravel and/or sand. Therefore, portions of the City may be prone to liquefaction resulting from ground shaking.

Climate Change

General. In 2005, the Governor signed Executive Order S-3-05 (the "Executive Order") setting the stage for multiple legislative actions to ultimately reduce greenhouse gas emissions ("GHG") by 80% below 1990 levels by 2050. The adoption by the State of the California Global Warming Solutions Act of 2006 (Assembly Bill No. 32) and subsequent companion bills, including but not limited to the Sustainable Communities and Climate Protection Act of 2008 ("Senate Bill No. 375") that builds upon the Assembly Bill No. 32 GHG emissions reductions by linking transportation funding to land use planning and demonstrates the commitment by the State to take action and reduce GHG levels. The State Attorney General's Office, in accordance with the terms of Senate Bill No. 375, requires that local governments examine local policies and large-scale planning efforts to determine how to reduce GHG emissions. In 2006, the State adopted Senate Bill No. 32, which established a revised Statewide GHG emission reduction target of 40% below 1990 levels by 2030.

Additionally, the State's 100 Percent Clean Energy Act of 2018 ("Senate Bill No. 100"), establishes targets for making the State's power sources emissions free by December 31, 2045. Achieving that goal will require the State to increase its renewable energy portfolio as a source of electricity and will require utility companies, including those companies from whom the City may purchase energy from, to source energy from renewable zero-carbon resources.

The State has also adopted policies related to climate change adaptation that may affect development projects directly or indirectly. Senate Bill 379, adopted in 2015, requires all cities and counties to include climate adaptation and resiliency strategies in the safety elements of their general plans. This bill was amended in 2016 by Senate Bill 1000, which requires cities and counties of the State to include an Environmental Justice element in their General Plans.

Senate Bill 606 and Assembly Bill 1668, adopted jointly in 2018, address water conservation and drought resilience across the State. These bills require the State to adopt water efficiency standards and regulations; requirements for urban water suppliers including urban drought risk assessments and water shortage contingency planning; specified standards for per capita daily indoor residential water use; and performance measures for commercial, industrial, and institutional water use; and implement penalties for violations.

City Climate Change Policy. In November 2012, the City released the "*City of Woodland Climate Action Plan Technical Report*", which was prepared by the Sustainable Design Academy of the University of California, Davis (the "CAP Technical Report"). The CAP Technical Report contains substantial background documentation, including detailed GHG emissions calculations (for the 2005 baseline year and 2020 target year), descriptions of the underlying assumptions for those calculations; a comprehensive menu of potential GHG reduction measures; and extensive supporting documentation to assist in the selection of measures tailored to the unique conditions of the City.

The CAP Technical Report was integral in developing the 2020 Preliminary Climate Action Plan (a "CAP") that was adopted by the City in July 2014. The 2020 Preliminary CAP established strategies to reduce the City's GHG emissions to a level 15% below its 2005 GHG emission levels by 2020, and develop tools for addressing GHG emissions of future development. Simultaneously with the development of the City's 2035 General Plan Update, the City adopted the Final 2035 Climate Action Plan (the "2035 CAP") in May 2017. The 2035 CAP replaced the 2020 Preliminary CAP, is consistent with the GHG emissions reduction requirement established by the State, and is an expanded version of the 2020 Preliminary CAP.

Wildfires. In recent years, wildfires have caused extensive damage throughout the State. In some instances, entire neighborhoods have been destroyed. Several fires that occurred within the State in recent years damaged or destroyed property in areas that were not previously considered to be at risk from such events. Some commentators believe that climate change will lead to even more frequent and more damaging wildfires in the future. Property damage due to wildfire could result in a significant decrease in the market value of property in the District and in the ability or willingness of property owners to pay the Special Tax.

The California Department of Forestry and Fire Protection ("CAL FIRE") has mapped fire threat potential throughout the State. CAL FIRE ranks fire threat according to the availability of fuel and the likelihood of an area burning (based on topography, fire history, and climate). The rankings include little or no fire threat, moderate, high, and very high fire threat. There are no State Responsibility Areas or Very High Fire Hazard Severity Zones located within the City or its vicinity. While the majority of the City is identified to have little to no wildland fire threat, some areas along County Route 102 are identified as Local Responsibility Areas with a moderate fire threat. It is predicted that wildfire danger in the City will increase with climate change.

Drought. From 2012 through 2016, the State of California experienced "exceptional drought conditions" (the most severe drought classification) according to the U.S. Drought Monitor, had below average runoff, which resulted in chronic and significant shortages to municipal, industrial, agricultural, and wildlife refuge supplies, and historically low groundwater levels. As a result of those drought conditions, the Governor and the California State Water Resources Board (the "State Water Board") issued Executive Orders, drought emergency regulations, and conservation standards to reduce potable urban water use.

On April 20, 2015, a State appeals court ruled in *Capistrano Taxpayers Association, Inc. v. City of San Juan Capistrano* 235 Cal.App.4th 1493 (4th Dist. 2015), that local water agencies cannot charge higher tiered rates to customers simply to encourage conservation. Instead, the court said that water agencies can only charge rates that reflect the proportional cost of service attributable to a given parcel. The court held

that tiered rates that increase progressively in relation to usage can be consistent with Proposition 218 if the tiers correspond to the actual cost of providing water service at a given level of usage, and that Proposition 218 requires that water rates and other government fees be linked to the costs of providing the service and not to other factors such as a desire to encourage conservation.

Following unprecedented water conservation and record amounts of precipitation, in April 2017, the Governor lifted drought emergency Executive Orders except for the Executive Order requiring permanent monthly water use reporting and banning wasteful water use practices, such as hosing of sidewalks, driveways, and other hardscapes, and strengthening local drought resilience plans.

On May 31, 2018, the Governor signed into law two bills (Assembly Bill 1668 (2018) and Senate Bill 606 (2018) (together, the "Water Efficiency Legislation") requiring the establishment of Statewide efficiency standards by 2022. The Water Efficiency Legislation is designed to assist the State better prepare for droughts and climate change by requiring urban water suppliers to, among other things, create water use objectives, establish water shortage contingency plans, and increase potable water reuse.

After two years of low precipitation in 2020 and 2021, the U.S. Drought Monitor reported that more than 90% of the State is experiencing moderate to exceptional drought with reservoir and groundwater levels at levels significantly below average. Continued dry conditions can threaten water supplies, impair critical habitat, reduce recreational opportunities, and create uncertainty for all water users. In March 2021, the State Water Board reported that hydrologic conditions since 2020 have been very similar to the drought years of 2014 and 2015.

In response to a second consecutive dry year in the State, on April 21, 2021, the Governor directed state agencies to take immediate action to bolster drought resilience and prepare for impacts on communities, businesses and ecosystems if dry conditions extend to a third year and declared a regional drought emergency for the Russian River watershed in Sonoma and Mendocino counties. On May 10, 2021, the Governor expanded the drought emergency proclamation to add 39 additional counties, including the County. This proclamation directs the State Water Board to consider modifying requirements for reservoir releases and diversion limitations to conserve water upstream later in the year to maintain water supply, improve water quality, protect cold water pools for salmon and steelhead, enables flexibilities in regulatory requirements and procurement processes to mitigate drought impacts, and directs State water officials to expedite the review and processing of voluntary transfers of water from one water right holder to another, enabling available water to flow where it is needed most.

The City can give no assurance that persistent drought conditions will not have a material adverse effect on development within the District and the City.

Conclusion. It is not possible for the City to make any representations regarding the extent to which climate change conditions, mitigation measures, or effects could result in reduced economic activity within the City or the extent to which such conditions may affect development within the District.

Climate change concerns are leading to new laws and regulations at the federal, State, and local levels. Research suggests that the State will experience hotter and drier conditions, more frequent drought events, reductions in winter snows and increases in winter rains, sea level rise, significant changes to the water cycle, increased occurrences of extreme and unpredictable weather events, and increased catastrophic wildfires and severe flood events, the compound impacts of which will affect economic systems throughout the State, including within the City. The City is unable to predict the impact such laws and regulations, if adopted, and the effect climate change could have on the City and the collection of Special Tax. The effects, however, could be material.

Potential Impacts of Coronavirus

[Section to be reviewed and revised after 15 June 2021]

Background. On January 7, 2020, the Centers for Disease Control and Prevention established an incident management system for, and has since responded to, an outbreak of respiratory disease caused by a novel coronavirus that was first detected in China and which has now been detected worldwide, including the United States. The virus has been named "SARS-CoV-2" and the disease it causes has been named "coronavirus disease 2019" ("COVID-19"). On January 30, 2020, the International Health Regulations Emergency Committee of the World Health Organization ("WHO") declared the COVID-19 outbreak a "public health emergency of international concern."

On January 31, 2020, Health and Human Services Secretary declared a public health emergency for the United States to aid the nation's healthcare community in responding to COVID-19, and on March 11, 2020, WHO declared COVID-19 to be a pandemic.

On March 4, 2020, the Governor of the State declared a State of Emergency to make additional resources available, formalize emergency actions currently underway across multiple State agencies, including the California Department of Public Health, the California Health and Human Services Agency, the Governor's Office of Emergency Services and other agencies, and help the State prepare for broader spread of COVID-19. A week later, the Governor announced that State public health officials issued an updated policy determining that all gatherings in the State of more than 250 should be postponed or canceled until at least the end of March 2020.

State Responses and Actions. On March 19, 2020, the Governor issued Executive Order N-33-10 requiring all residents to remain home or at their places of residence, except as needed to maintain continuity of operation of 16 critical infrastructure sectors identified by the federal government (essential businesses).

Following the President's emergency declaration, the Governor requested that the federal government declare a major disaster in California due to COVID-19. That request was approved by the President on March 22, 2020, which activated additional federal resources directed to assist the State, including deployment of mobile hospital units and a U.S. Navy hospital ship among other things.

The California Governor's Office of Emergency Services (CalOES) is facilitating the collection of FEMA Requests for Public Assistance (RPA) from agencies (public and private) impacted by the COVID-19 pandemic and has requested that impacted agencies adopt required Project Assurances for Federal Assistance and a resolution designating agents that can act on behalf of the impacted agency.

On August 28, 2020 the Governor announced "The California Blueprint for a Safer Economy" (the "Blueprint), a tool for reducing COVID-19 in the State with revised criteria for loosening and tightening restrictions on activities. Every county in the State is assigned to a tier based on its test positivity and adjusted case rate for tier assignment. There are four tiers, designated by color: purple (widespread), red (substantial), orange (moderate), and yellow (minimal) to designate community disease transmission with each tier having a different level of associated restrictions. Based upon size, counties can travel between tiers based upon performance in two case measures, among other things:

"Adjusted Case Rate," the average daily number of COVID-19 cases over seven days, excluding persons out of State or with unknown county of residence and persons incarcerated, divided by the number of people living in the county multiplied by a case rate adjustment factor (as set forth in the Blueprint); and

"Testing Positivity Rate," the total number of positive polymerase chain reaction ("PCR") tests for COVID-19 over a seven-day period (based on specimen collected date) divided by the total number of PCR

tests conducted, excluding persons out of State or with unknown county of residence and persons incarcerated, multiplied by 100.

Additionally, the California Health Equity Metric (the "Metric") took effect on October 6, 2020. The Metric is designed to help guide counties in their continuing efforts to reduce COVID-19 cases in all communities and requires more intensive efforts to prevent and mitigate the spread of COVID-19 among Californians who have been disproportionately impacted by the pandemic. In order to advance to the next less restrictive tier, each county will need to meet an equity metric or demonstrate targeted investments to eliminate disparities in levels of COVID-19 transmission, depending on the size of a specific county

On November 16, 2020, in light of the recent, unprecedented surge in the rate of increase of COVID-19 cases, the Governor made the following changes to the tier framework, described above, effective until further notice:

- Tier assignments may occur any day of the week and may occur more than once a week when the California Department of Public Health ("CDPH") determines that the most recent reliable data indicate that immediate action is needed to address COVID-19 transmission in a county;

- Counties may be moved back more than one tier if CDPH determines that the data support the more intensive intervention. Key considerations will include the rate of increase in new cases and/or test positivity, more recent data as noted below, public health capacity, and other epidemiological factors;

- The most recent reliable data will be used to complete the assessment; and

- In light of the extreme circumstances requiring immediate action, counties will be required to implement any sector changes the day following the tier announcement.

As of [May 12, 2021] / [the date of this Official Statement], the County is in the moderate (orange) tier. ***[Update Prior to Posting]***. As a result, many local businesses and activities are permitted to expand capacity or resume operations, subject to the specific limitations specified in the Blueprint. While in the orange tier, retail operations and shopping centers are permitted to operate at full capacity with modifications, with common areas and food courts remaining closed and food courts operating at reduced capacity, among other things.

Effect of COVID-19 on Property Tax Collections. In response to COVID-19, on May 6, 2020, the Governor signed Executive Order N-61-20 suspending until May 6, 2021 provisions of the Revenue and Taxation Code requiring a tax collector to impose penalties, costs, or interest for the failure to pay taxes on property on the secured or unsecured roll, or to pay a supplemental bill, before the date and time such taxes became delinquent, and requiring the cancellation of such penalties, costs, and interest on residential real property occupied by the taxpayer, and real property owned and operated by a taxpayer qualifying as a small business under the regulations of the Small Business Administration. To be eligible for this relief, the property taxes owed must not have been delinquent prior to March 4, 2020, the taxpayer must timely file a claim for relief, and must demonstrate that it has suffered economic hardship due to COVID-19 that makes them unable to render payment. This Executive Order does not relieve property owners of the obligation to pay property taxes and the Special Tax.

While the City is unable to predict the extent that this order will have on the willingness of taxpayers to make timely payment of their property tax, the City does not believe that any such delays will have a material effect on the timely receipt of the Special Tax. See also "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2021 BONDS–Teeter Plan."

Currently, the spread of COVID-19 is altering the behavior of businesses and the public in a manner that is having negative effects on global and local economies. There can be no assurances that the spread of COVID-19 will not have a longer-term material adverse impact on the economy and the financial condition of taxpayers in the District. The degree to which any such impact may have on the collection of the Special Tax is extremely difficult to predict due to the evolving nature of COVID-19 transmission, including uncertainties relating to (i) the duration of the outbreak, (ii) the severity of the outbreak, and (iii) the ultimate geographic spread of the outbreak, as well as with regard to what actions may be taken by governmental authorities to contain or mitigate its impact.

Competing Development

The City has experienced modest growth over the past five years, primarily from single-family residential development activity. See APPENDIX A–"GENERAL AND ECONOMIC INFORMATION FOR THE CITY OF WOODLAND–Construction Activity." Three homebuilders are currently active in the City. There is an inventory of completed residential lots in planned communities and there are 13 planned communities in various stages of development within 20 miles of the District, including in Sacramento, Winters, West Sacramento and Dixon. There are no other major single-family residential developments in the City which currently, or may in the near future, provide direct competition to development in the District.

Maximum Special Tax

Within the limits of the Special Tax Formula, the City may adjust the Special Tax on all Taxable Property in the District to provide an amount required to pay interest on, principal of, Sinking Fund Payments for and redemption premiums, if any, on the Series 2021 Bonds, and the amount, if any, necessary to cure delinquencies, *provided,* that the Special Tax levied against any Residential Unit that has received an occupancy permit for private residential use in any Fiscal Year may not be increased by more than 10% above the amount that would have been levied in that Fiscal Year if there had not been any delinquency or default in payment of the Special Tax and replenish the Bond Reserve Fund to an amount equal to the Bond Reserve Requirement for the respective Bonds, to pay all current Expenses for the District. However, the amount of the Special Tax that may be levied against particular categories of property in the District is subject to the Maximum Special Tax applicable for that category. The Maximum Special Tax is designed to provide Special Tax revenues on an annual basis. There is no assurance that the Maximum Special Tax on the property in the District will be sufficient to pay the amounts required to be paid by the Fiscal Agent Agreement at all times. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Special Tax Authorization" and APPENDIX B–"RATE, METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX."

Prepayment of the Special Tax

Property owners within the District may, at any time, prepay their Special Tax obligation in accordance with the provisions of the Special Tax Formula. If such a prepayment is made, the Series 2021 Bonds will be subject to mandatory redemption prior to their stated maturity. See "THE SERIES 2021 BONDS–Redemption Provisions–*Mandatory Redemption for Special Tax Prepayments*." The Series 2021 Bonds are subject to both optional redemption and mandatory redemption from prepayment of the Special Tax on the same dates and at the same redemption prices. See "THE SERIES 2021 BONDS–Redemption Provisions."

Since 2007, a total of ***[85]*** single family parcels have prepaid the Special Tax prior to Fiscal Year 2020-21 and Bonds associated with those prepayments have been redeemed.

As of the date of this Official Statement, [35*] parcels have prepaid the Special Tax obligation for Fiscal Year 2021-22. Historically, the average number of prepayments during any Fiscal Year has not exceeded six. Bonds in the amount of $_____* will be redeemed on September 1, 2021, and the [35*] parcels associated with those prepayments will no longer be subject to the Special Tax starting in Fiscal 2021-22.

Insufficiency of the Special Tax

The principal source of payment of debt service on the Series 2021 Bonds is the proceeds of the annual levy and collection of the Special Tax. The annual levy of the Special Tax is subject to the maximum tax rates authorized. The levy cannot be made at a higher rate even if the failure to do so means that the estimated proceeds of the levy and collection of the Special Tax, together with other available funds, will not be sufficient to pay debt service on the Series 2021 Bonds. Other funds that might be available include funds derived from the payment of delinquent Special Taxes, funds derived from the tax sale of foreclosure and sale of parcels on which the Special Taxes levied are delinquent, and the Reserve Fund.

The Special Tax levied in any particular tax year on a parcel of Taxable Property is based upon the maximum rate and application of the Special Tax Formula. Application of the Special Tax Formula will, in turn, be dependent upon certain development factors with respect to each parcel of Taxable Property by comparison with similar development factors with respect to the other Taxable Property within the District. Thus, the following are some of the factors that might cause the levy of the Special Tax on any particular parcel of Taxable Property to vary from the Special Tax that might otherwise be expected:

- Reduction in the number of parcels of Taxable Property, for such reasons as acquisition of Taxable Property by a government and failure of the government to pay the Special Tax based upon a claim of exemption, thereby resulting in an increased tax burden on the remaining Taxable Property.

- Failure of the owners of Taxable Property to pay the Special Tax and delays in the collection of or inability to collect the Special Tax by tax sale or foreclosure and sale of the delinquent parcels, thereby resulting in an increased tax burden on the remaining parcels.

Collection of the Special Tax

In order for the City to pay debt service on the Bonds, it is necessary that the Special Tax levied against land in the District be paid in a timely manner. Should the Special Tax not be paid on time, the City has established the Bond Reserve Fund under the Fiscal Agent Agreement in the amount of the Bond Reserve Requirement to pay debt service on the Bonds.

The Fiscal Agent Agreement provides that the Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected and, except as provided in the special covenant for foreclosure described below and in the Law, is to be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for *ad valorem* property taxes. Pursuant to these procedures, if taxes are unpaid for a period of five years or more, the property is subject to sale by the County.

_____

* Preliminary, subject to change.

Pursuant to the Law, in the event of any delinquency in the payment of the Special Tax, the City may order the institution of a Superior Court action to foreclose the lien therefor within specified time limits. In such an action, the real property subject to the unpaid amount may be sold at judicial foreclosure sale. Such judicial foreclosure action is not mandated by the Law. However, the City has covenanted that it will institute, prosecute and pursue foreclosure proceedings to judgment and sale as provided in the Law in order to enforce the lien of delinquent installments of the Special Tax as described in "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Delinquent Payments of Special Tax; Covenant to Foreclose."

In the event that sales or foreclosures of property are necessary, there could be a delay in payments to Owners of the Series 2021 Bonds pending such sales or the prosecution of foreclosure proceedings and receipt by the City of the proceeds of sale if the Bond Reserve Fund is depleted.

The City may be unable to make full or timely payment of debt service on the Series 2021 Bonds if the County discontinues the Teeter Plan and the property owners in the District fail to pay installments of the Special Tax when due, if the Bond Reserve Fund is depleted, or if the City is unable to sell foreclosed parcels for amounts sufficient to cover the delinquent installments of the Special Tax. See also "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Teeter Plan."

Exempt Properties

Certain properties are exempt from the Special Tax in accordance with the Special Tax Formula. In addition, the Law provides that properties or entities of the state, federal or local government are exempt from the Special Tax; provided, however, that property within the District acquired by a public entity through a negotiated transaction, or by gift or devise, that is not otherwise exempt from the Special Tax, will continue to be subject to the Special Tax. It is possible that property acquired by a public entity following a tax sale or foreclosure based upon failure to pay taxes could become exempt from the Special Tax. In addition, the Law provides that if property subject to the Special Tax is acquired by a public entity through eminent domain proceedings, the obligation to pay the Special Tax with respect to that property, for outstanding Bonds only, is to be treated as if it were a special assessment. The constitutionality and operation of these provisions of the Law have not been tested. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Special Tax Authorization."

In particular, insofar as the Law requires payment of the Special Tax by a federal entity acquiring property within the District, it may be unconstitutional. If for any reason property within the District becomes exempt from taxation by reason of ownership by a nontaxable entity such as the federal government or another public agency subject to the limitation of the maximum rates, the Special Tax may be reallocated to the remaining Taxable Properties within the District. This would result in the owners of such property paying a greater amount of the Special Tax and could have an adverse impact upon the timely payment of the Special Tax. Moreover, if a substantial portion of land within the District becomes exempt from the Special Tax because of public ownership, or otherwise, the maximum rate that could be levied upon the remaining acreage might not be sufficient to pay principal of and interest on the Bonds when due and a default would occur with respect to the payment of such principal and interest.

The Law further provides that no other properties or entities are exempt from the Special Tax unless the properties or entities are expressly exempted in a resolution of consideration to levy a new special tax or to alter the rate or method of apportionment of an existing special tax.

Payment of the Special Tax is Not a Personal Obligation of a Property Owner

An owner of Taxable Property is not personally obligated to pay the Special Tax. Rather, the Special Tax is an obligation only against the Taxable Property. If the value of the Taxable Property is not

sufficient, taking into account other obligations also payable thereby to fully secure the Special Tax, the City has no recourse against the property owner.

Bankruptcy

General. The payment of the Special Tax and the ability of the City to foreclose the lien of a delinquent unpaid tax, as discussed in "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS," may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State of California relating to judicial foreclosure. In addition, the prosecution of a foreclosure action could be delayed due to crowded local court calendars or delays in the legal process. The various legal opinions to be delivered concurrently with the delivery of the Series 2021 Bonds (including the approving legal opinion of Co-Bond Counsel) will be qualified as to the enforceability of the various legal instruments by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights and by the application of equitable principles and by the exercise of judicial discretion in appropriate cases.

Although bankruptcy proceedings would not cause the lien of the Special Tax to become extinguished, bankruptcy of a property owner could result in a delay in prosecuting superior court foreclosure proceedings. The federal bankruptcy laws provide for an automatic stay of foreclosure and tax sale proceedings, thereby delaying such proceedings, perhaps for an extended period. Any such delays would increase the likelihood of a delay or default in payment of the principal of and interest on the Bonds and the possibility of delinquent tax installments not being paid in full.

To the extent that bankruptcy or similar proceedings were to involve a large property owner, the chances would increase that the Bond Reserve Fund could be fully depleted during any resulting delay in receiving payment of delinquent Special Taxes. As a result, sufficient monies would not be available in the Bond Reserve Fund for transfer to the Interest Fund or Principal Fund to make up any shortfalls resulting from delinquent payments of the Special Tax and thereby to pay principal of and interest on the Bonds on a timely basis.

Glasply Marine Industries. In 1992, the United States Court of Appeals for the Ninth Circuit issued its opinion in a bankruptcy case entitled *In re Glasply Marine Industries*. In that case, the court held that *ad valorem* property taxes levied by Snohomish County in the State of Washington after the date that the property owner filed a petition for bankruptcy were not entitled to priority over a secured creditor with a prior lien on the property. Although the court upheld the priority of unpaid taxes imposed before the filing of the bankruptcy petition, unpaid taxes imposed after the filing of the bankruptcy petition were declared to be "administrative expenses" of the bankruptcy estate, payable after all secured creditors. As a result, the secured creditor was able to foreclose on the property and retain all the proceeds of the sale except the amount of the pre-petition taxes. (Because it lies within the court's discretion, no assurance can be given that a court would declare the Special Taxes to be an "administrative expense.")

According to the court's ruling in *Glasply*, as administrative expenses, post-petition taxes would be paid, assuming that the debtor has sufficient assets to do so. In certain circumstances, payment of such administrative expenses may be allowed to be deferred. Once the property is transferred out of the bankruptcy estate (through foreclosure or otherwise), it would at that time become subject to current taxes.

Congress amended the Bankruptcy Code in 1994 to allow local governments to perfect their liens for *ad valorem* property taxes even after the filing of a bankruptcy petition, effectively overturning *Glasply*, but only as it applies to *ad valorem* property taxes. The Special Taxes, however, are not *ad valorem* taxes. Except to the extent reversed by the amended Bankruptcy Code, *Glasply* remains controlling precedent on bankruptcy courts in the State. No other case law exists with respect to how a bankruptcy court would treat the lien for Special Taxes levied after the filing of a petition in bankruptcy. If a court applied the logic of

Glasply, a bankruptcy petition filing would prevent the lien for Special Taxes levied in subsequent fiscal years from attaching so long as the property was a part of the estate in bankruptcy. If the *Glasply* precedent were applied to the levy of the Special Taxes, the amount of Special Taxes received from parcels whose owners declare bankruptcy could be reduced.

Endangered Species

During recent years, there has been an increase in activity at the State of California and federal level related to the possible listing of certain plant and animal species found in California as endangered species. An increase in the number of endangered species is expected to curtail development in a number of areas. At present, the property in the District is not known to be inhabited by any plant or animal species listed as threatened or endangered under either the State of California or federal endangered species acts or which either the California Fish and Game Commission or the United States Fish and Wildlife Service has proposed for addition to the respective endangered species list. Notwithstanding this fact, new species are proposed to be added to the State of California and federal protected lists on a regular basis. Any action by the State or federal governments to protect species located on or adjacent to the property in the District could negatively affect the ability of any Property Owner to complete the development as planned. This, in turn, could reduce the likelihood of timely payment of the Special Tax and would likely reduce the value of the land estimated by the Appraiser and the potential revenues available at a foreclosure sale for delinquent installments of the Special Tax. See "–Land Values."

Federal Government Interests in Property

The ability of the County to collect interest and penalties specified by State law and to foreclose the lien of a delinquent Special Tax payment, may be limited in certain respects with regard to properties in which the Internal Revenue Service, the Drug Enforcement Agency, the Federal Deposit Insurance Corporation (the "FDIC") or other similar federal agencies has or obtains an interest.

Federal courts have held that, based on the supremacy clause of the United States Constitution, in the absence of Congressional intent to the contrary, a state or local agency cannot foreclose to collect delinquent taxes or assessments if foreclosure would impair the federal government interest.

The supremacy clause of the United States Constitution reads as follows: "This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the contrary notwithstanding."

This means that, unless Congress has otherwise provided, if a federal governmental entity owns a parcel that is subject to the Special Tax within the District but does not pay taxes and assessments levied on the parcel (including the Special Tax), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments.

Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the County wishes to foreclose on the parcel as a result of delinquency in the Special Tax, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on a parity with the Special Tax and preserve the federal government's mortgage interest. In *Rust v. Johnson* (9th Circuit, 1979) 597 F.2d 174, the United States Court of Appeal, Ninth Circuit held that the Federal National Mortgage Association ("FNMA") is a federal instrumentality for purposes of this doctrine, and not a private entity, and that, as a result, an exercise of

state power over a mortgage interest held by FNMA constitutes an exercise of state power over property of the United States.

The County has not undertaken to determine whether any federal governmental entity currently has, or is likely to acquire, any interest (including a mortgage interest) in any of the Taxable Property subject to the Special Tax within the District, and therefore expresses no view concerning the likelihood that the risks described above will materialize while the Bonds are outstanding.

FDIC. In the event that any financial institution making any loan which is secured by real property within the District is taken over by the FDIC, and prior thereto or thereafter the loan or loans go into default, resulting in ownership of the property by the FDIC, then the ability of the City to collect interest and penalties specified by State law and to foreclose the lien of delinquent unpaid Special Tax may be limited.

The FDIC's policy statement regarding the payment of state and local real property taxes (the "Policy Statement") provides that property owned by the FDIC is subject to state and local real property taxes only if those taxes are assessed according to the property's value, and that the FDIC is immune from real property taxes assessed on any basis other than property value. According to the Policy Statement, the FDIC will pay its property tax obligations when they become due and payable and will pay claims for delinquent property taxes as promptly as is consistent with sound business practice and the orderly administration of the institution's affairs, unless abandonment of the FDIC's interest in the property is appropriate. The FDIC will pay claims for interest on delinquent property taxes owed at the rate provided under state law, to the extent the interest payment obligation is secured by a valid lien. The FDIC will not pay any amounts in the nature of fines or penalties and will not pay nor recognize liens for such amounts. If any property taxes (including interest) on FDIC-owned property are secured by a valid lien (in effect before the property became owned by the FDIC), the FDIC will pay those claims. The Policy Statement further provides that no property of the FDIC is subject to levy, attachment, garnishment, foreclosure or sale without the FDIC's consent. In addition, the FDIC will not permit a lien or security interest held by the FDIC to be eliminated by foreclosure without the FDIC's consent.

The Policy Statement states that the FDIC generally will not pay non-*ad valorem* taxes, including special assessments, on property in which it has a fee interest unless the amount of tax is fixed at the time that the FDIC acquires its fee interest in the property, nor will it recognize the validity of any lien to the extent it purports to secure the payment of any such amounts. Special tax imposed under the Mello-Roos Act and a special tax formula which determines the special tax due each year are specifically identified in the Policy Statement as being imposed each year and therefore covered by the FDIC's federal immunity. The Ninth Circuit has issued a ruling on August 28, 2001 in which it determined that the FDIC, as a federal agency, is exempt from Mello-Roos special taxes.

The City is unable to predict what effect the application of the Policy Statement would have in the event of a delinquency in the payment of the Special Tax with respect to a parcel within the District in which the FDIC has or obtains an interest, although prohibiting the lien of the Special Tax to be foreclosed on at a judicial foreclosure sale would likely reduce the number of or eliminate the persons willing to purchase such a parcel at a foreclosure sale. Owners of the Bonds should assume that the City will be unable to foreclose on any parcel owned by the FDIC. Such an outcome would cause a draw on the Bond Reserve Fund and perhaps, ultimately, a default in payment of the Bonds. The City has not undertaken to determine whether the FDIC currently has, or is likely to acquire, any interest in any of the parcels, and therefore expresses no view concerning the likelihood that the risks described above will materialize while the Bonds are outstanding.

Proceedings to Reduce or Terminate the Special Tax

An initiative measure commonly referred to as the "Right to Vote on Taxes Act" ("Proposition 218") was approved by the voters of the State of California at the November 5, 1996 general election. Proposition 218 added Article XIII C and Article XIII D to the California Constitution. According to the "Title and Summary" of Proposition 218 prepared by the California Attorney General, Proposition 218 limits "the authority of local governments to impose taxes and property-related assessments, fees and charges." Provisions of Proposition 218 have been and will continue to be interpreted by the courts. Proposition 218 could potentially impact the collection of the Special Tax within the District as described below.

Among other things, Section 3 of Article XIII states that "... the initiative power shall not be prohibited or otherwise limited in matters of reducing or repealing any local tax, assessment, fee or charge." The Act provides for a procedure, which includes notice, hearing, protest and voting requirements to alter the rate and method of apportionment of an existing special tax. However, the Act prohibits a legislative body from adopting any resolution to reduce the rate of any special tax or terminate the levy of any special tax pledged to repay any debt incurred pursuant to the Act unless such legislative body determines that the reduction or termination of the special tax would not interfere with the timely retirement of that debt. On July 1, 1997, the Governor of the State signed a bill into law enacting Government Code Section 5854, which states that:

> Section 3 of Article XIII C of the California Constitution, as adopted at the November 5, 1996, general election, shall not be construed to mean that any owner or beneficial owner of a municipal security, purchased before or after that date, assumes the risk of, or in any way consents to, any action by initiative measure that constitutes an impairment of contractual rights protected by Section 10 of Article I of the United States Constitution.

Accordingly, although the matter is not free from doubt, it is likely that Proposition 218 has not conferred on the voters the power to repeal or reduce the Special Tax if such reduction would interfere with the timely retirement of the Bonds.

It may be possible, however, for voters or the City to reduce the Special Tax in a manner which does not interfere with the timely repayment of the Bonds, but which does reduce the maximum amount of the Special Tax that may be levied in any year below the existing levels. Therefore, no assurance can be given with respect to the levy of the Special Tax for Administrative Expenses. Furthermore, no assurance can be given with respect to the future levy of the Special Tax in amounts greater than the amount necessary for the timely retirement of the Bonds. Therefore, the City can give no assurance with respect to the levy of the Special Tax for Administrative Expenses. The City has covenanted in the Fiscal Agent Agreement that it will not initiate proceedings under the Act to reduce the maximum Special Tax rates to less than an amount, for any Fiscal Year, equal to 110% of aggregate of the debt service due on the Bonds in such Fiscal Year plus the amount reasonably necessary to pay the annual Administrative Expenses for such Fiscal Year. No assurance can be given as to the enforceability of the foregoing covenant.

The interpretation and application of Proposition 218 will ultimately be determined by the courts with respect to a number of the matters discussed above, and it is not possible at this time to predict with certainty the outcome of such determination or the timeliness of any remedy afforded by the courts.

Zoning and Land Use Decisions

The Special Tax is to be levied annually based upon the land use categories in effect for the property. Decisions made by the City Council, which has control over zoning and land use decisions for property in the City, will affect the prospective use of the property and, therefore, the tax base for the Special Tax.

Public and Private Improvements - Increased Debt

In the event that the cost of public and private improvements in the District is financed through borrowings, such borrowings will increase the public and private debt for which the land in the District serves as security. This increased debt could reduce the ability or desire of the property owners in the District to pay the annual Special Tax levied against their property. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS."

Water Supply

Development within the District is also dependent upon the availability of sufficient water supplies. Until June 2016, the City was one of only a very few cities in the State that relied entirely upon groundwater resources for its urban water supply. Faced with degrading groundwater supplies and increasingly strict State and federal regulations for drinking water and wastewater discharge, in 1996, the City and the City of Davis formed the Woodland-Davis Clean Water Agency to plan, finance, construct and operate a surface water project (collectively, the "Water Supply Project") to improve water quality and reliability. The Water Supply Project, which consists of: (i) the acquiring post-1914 appropriative water rights from a private party to divert up to 10,000 acre feet per year from the Sacramento River, which diversion will be reduced to 7,500 acre/feet per year in critically dry years; (ii) construction of a 30 million gallons per day (mgd) regional water treatment facility, of which 18 mgd is allocated to the City; and (iii) construction of approximately 5.1 miles of raw water pipelines connecting the surface water intake to the regional water treatment plant, and separate pipelines delivering treated water to the City, the City of Davis and UC Davis, was substantially complete in May 2016, and commenced water deliveries in June 2016.

The estimated total water demand at buildout of all proposed development in the Spring Lake Specific Plan Area is approximately 3,733 acre-feet per year. The Spring Lake Specific Plan Area is serviced by the water system of the City, which includes water provided by the Water Supply Project.

The Department of Water Resources requires urban water suppliers that provide over 3,000 acre-feet of water per year or have more than 3,000 connections to prepare and submit an Urban Water Management Plan (a "UWMP") every five years. The primary objective of a UWMP is to provide a framework for long-term water supply planning and to document how urban water suppliers are carrying out their long-term water resource responsibilities to ensure that adequate water supply resources are available to meet existing and future water demands. The City expects that its most recent update (the "2020 UWMP") will be completed and submitted to the City Council for approval in June 2021. Since the 2015 UMWP update, the City has completed major investments in water supply and storage systems, including completion of the Water Supply Project, which is the primary source of water for the City, construction of a 3.0 million gallon storage tank, a water transmission main, and three aquifer storage and recovery wells, and has included the construction of a fourth aquifer storage and recovery well in the capital improvement program for the water system to augment supply and manage water quality within the City.

Based upon the conclusions contained in the 2020 UWMP, the City projects that it has adequate water supplies to accommodate development through 2035, and adequate water supplies through at least 2040 based upon a 20-year outlook.

Tax Cuts and Jobs Act

Federal tax legislation enacted in 2017 referred to as the "Tax Cuts and Jobs Act" made significant changes to many aspects of the Code that could have an impact on future property development. For example, the Tax Cuts and Jobs Act reduced the amount of mortgage interest deduction to the first $750,000 of a home loan on new purchases (existing loans are grandfathered in), increased the standard deduction, and put a limit of $10,000 on deductions for state and local income tax, sales tax, and property tax expenses that individuals may deduct from their gross income for federal income tax purposes, all of which could increase the cost of home ownership within the District and could adversely affect the sale of homes. See "–Impact of Legislative Proposals, Clarifications of the Code and Court Decisions on Tax Exemption."

Neither the City nor the District is able to predict the effect that the Tax Cuts and Jobs Act may have on the cost of home ownership or the price of homes in the District, the rate at which homes in the District are sold to homebuyers, or the ability or willingness of homebuyers to pay the Special Tax or property taxes.

The appraised values in the Appraisal do not take into account any of the potential impacts of the Tax Cuts and Jobs Act on home values or home sales within the District.

Impact of Legislative Proposals, Clarifications of the Code and Court Decisions on Tax Exemption

Recent legislation, future legislative proposals, if enacted into law, clarification of the Code, or court decisions may cause interest on the Series 2021 Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent Owners of the Series 2021 Bonds from realizing the full current benefit of the tax status of such interest. Such actions may also affect the market price for, liquidity of or marketability of, the Series 2021 Bonds. See "–Tax Cuts and Jobs Act."

Prospective purchasers of the Series 2021 Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation as to which Co-Bond Counsel expresses no opinion. As discussed under "TAX MATTERS," interest on the Series 2021 Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date the Series 2021 Bonds were issued as a result of future acts or omissions of the District in violation of its covenants in the Fiscal Agent Agreement. If such an event of taxability occurs, the Series 2021 Bonds are not subject to special redemption or acceleration and will remain outstanding until maturity or until redeemed under one of the other redemption provisions contained in the Fiscal Agent Agreement.

Depletion of Bond Reserve Fund

The Bond Reserve Fund is to be maintained at an amount equal to the Bond Reserve Requirement as defined in the Fiscal Agent Agreement. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Bond Reserve Fund." The Bond Reserve Fund will be used to pay principal of and interest on the Series 2021 Bonds and Outstanding Parity Bonds (and any Additional Bonds, the principal of and interest on which is supported by amounts in the Bond Reserve Fund) if insufficient funds are available from the proceeds of the levy and collection of the Special Tax against property within the District. If the Bond Reserve Fund is depleted, it can be replenished from the proceeds of the levy and collection of the Special Tax that exceed the amounts to be paid to the owners of the 2021 Bonds and Outstanding Parity Bonds (and any Additional Bonds, the principal of and interest on which is supported by amounts in the Bond Reserve Fund) under the Fiscal Agent Agreement. However, because the Special Tax levy is limited to the annual Maximum Annual Special Tax rates, it is possible that no replenishment would be achieved if the Special Tax proceeds, together with other available funds, remain insufficient to pay all such amounts. Thus, it is

possible that the Bond Reserve Fund will be depleted and not be replenished by the levy and collection of the Special Tax.

Disclosures to Future Purchasers

The willingness or ability of an owner of a parcel of Taxable Property to pay the Special Tax even if the value is sufficient may be affected by whether or not the owner was given due notice of the Special Tax authorization at the time the owner purchased the parcel, was informed of the amount of the Special Tax on the parcel should the Special Tax be levied at the maximum tax rate and the risk of such a levy and, at the time of such a levy, has the ability to pay it as well as pay other expenses and obligations. The City has caused a notice of the Special Tax to be recorded in the Office of the Recorder for the County against each parcel of Taxable Property. While title companies normally refer to such notices in title reports, there can be no guarantee that such reference will be made or, if made, that a prospective purchaser or lender will consider such Special Tax obligation in the purchase of a property within the District or lending of money thereon.

In 2004, the City recorded a notice of the lien of the Special Tax in the Office of the County Recorder of the County of Yolo. While title companies normally refer to such notices in title reports, there can be no guarantee that such reference will be made or, if made, that a prospective purchaser or lender will consider such Special Tax obligation in the purchase of a parcel of land, a home or a commercial or industrial facility in the District or the lending of money thereon. The Law requires the subdivider (or its agent or representative) of a subdivision to notify a prospective purchaser or long-term lessor of any lot, parcel, or unit subject to a Mello-Roos special tax of the existence and maximum amount of such special tax using a statutorily prescribed form. The California Civil Code requires that in the case of transfers other than those covered by the above requirement, the seller must at least make a good faith effort to notify the prospective purchaser of the special tax lien in a format prescribed by statute. Failure by an owner of the property to comply with the above requirements, or failure by a purchaser or lessor to consider or understand the nature and existence of the Special Tax, could adversely affect the willingness and ability of the purchaser or lessor to pay the Special Tax when due.

Parity Taxes and Special Assessments

The ability or willingness of a property owner in the District to pay the Special Tax could be affected by the existence of other taxes and assessments imposed upon the property either currently existing or imposed in the future. The assessments and any penalties thereon constitute a lien against the lots and parcels of land on which they have been levied until they are paid. Such lien is on a parity with all special taxes and special assessments levied by other agencies and is co-equal to and independent of the lien for general property taxes and other special assessments regardless of when they are imposed upon the same property. The Special Tax has priority over all existing and future private liens imposed on the property. In addition, other public agencies whose boundaries overlap those of the District could, with or in some circumstances without the consent of the owners of the land in the District, impose additional taxes or assessment liens on the property in the District in order to finance public improvements to be located inside or outside of the District, and property owners may incur additional liens, including, but not limited to, liens for Property Assessed Clean Energy (PACE) improvements. As of the date of this Official Statement, 17 property owners have PACE liens recorded against their properties.

The City, however, has no control over the ability of other entities and districts to issue indebtedness secured by special taxes or assessments payable from all or a portion of the property in the District. In addition, the City is not prohibited itself from establishing assessment districts, community facilities districts or other districts that might impose assessments or taxes against property in the District. The imposition of additional liens on a parity with the assessments could reduce the ability or willingness of the

owners of parcels in the District to pay the Special Tax and increases the possibility that foreclosure proceeds will not be adequate to pay the delinquent Special Tax or the principal of and interest on the Bonds when due. See "THE DISTRICT–Direct and Overlapping Bonded Indebtedness."

Existing and Future Indebtedness

For Fiscal Year 2020-21 approximately 19.5% of the Taxable Parcels in the District (representing 511 parcels), excluding Multi-Family sites that may become exempt in the future, had no improvement value. In order to develop any improvements on the property, the developers who ultimately build on such property may need to construct improvements over and above those described herein. If the costs of these additional improvements are financed from borrowings, such borrowings will increase the public and/or private debt for which the land in the District or other land or collateral owned by such developers is security, and such increased debt could reduce the ability or desire of the developers or future property owners to pay the Special Tax.

Cyber Security

The City, like many other public and private entities, rely on computer and other digital technology and systems to conduct its operations. The City and its departments are potentially subject to multiple cyber threats including, but not limited to, hacking, viruses, malware, ransomware, and other attacks on computers and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to City systems for the purposes of misappropriating assets or information or causing operational disruption or damage. The City, through its Information Technology division of the Administrative Services Department, has adopted security awareness training and security policies, which are reviewed quarterly, to identify potential vulnerabilities and proactively mitigate such threats, and the City constantly monitors its computer and digital technology system for threats and implements changes to mitigate such risks. The City maintains insurance coverage for cyber threat losses if a successful breach occurs, however, the City makes no representation that such insurance would be sufficient to cover all losses in the event of a material and sustained cyber breach. In the last five years, there have not been any known cyber-attacks on the computer systems of the City.

No assurances can be given that the security and operational control measures of the City will be successful in guarding against any and each cyber threat and attack. The results of any attack on the computer and information technology systems of the City could have a material adverse impact on the operations and finances of the City and damage the digital networks and systems. The resulting impacts on the operations of the City and the costs of remedying any such damage could be material and result in a delay of the ability of the City to comply with its reporting obligations under the Continuing Disclosure Certificate.

Limitations on Remedies; No Acceleration

Remedies available to Bondholders may be limited by a variety of factors and may be inadequate to assure the timely payment of principal of and interest on the Series 2021 Bonds, or to preserve the tax-exempt status of the Series 2021 Bonds. Co-Bond Counsel has limited its opinion as to the enforceability of the Series 2021 Bonds and the Fiscal Agent Agreement to the extent that enforceability may be limited by bankruptcy, insolvency, or similar laws affecting generally the enforcement of creditors' rights. Additionally, the Series 2021 Bonds are not subject to acceleration in the event of the breach of any covenant or duty under the Fiscal Agent Agreement. Lack of remedies may entail risks of delay, limitation, or modification of Bondowner rights. Judicial remedies, such as foreclosure and enforcement of covenants, are subject to exercise of judicial discretion. A California court may not strictly apply certain remedies or enforce certain covenants if it concludes that application or enforcement would be unreasonable under the circumstances and it may delay the application of such remedies and enforcement.

Secondary Markets and Prices

The Underwriter will not be obligated to repurchase any of the Series 2021 Bonds, and no representation is made concerning the existence of any secondary market for the Series 2021 Bonds. No assurance can be given that any secondary market will develop following the completion of the offering of the Series 2021 Bonds, and no assurance can be given that the initial offering prices for the Series 2021 Bonds will continue for any period of time.

Loss of Tax Exemption

As discussed under "TAX MATTERS," interest on the Series 2021 Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of issuance, as a result of acts or omissions of the City subsequent to the issuance of the Series 2021 Bonds in violation of the City's covenants with respect to the Series 2021 Bonds. The Fiscal Agent Agreement *does not* contain a special redemption provision triggered by the occurrence of an event of taxability. As a result, if interest on the Series 2021 Bonds were to become includable in gross income for purposes of the federal income tax, the Series 2021 Bonds would continue to remain outstanding until maturity or unless earlier redeemed pursuant to optional or mandatory redemption.

IRS Audit of Tax-Exempt Bond Issues

The Internal Revenue Service (the "IRS") has initiated an expanded program for the auditing of tax-exempt bond issues, including both random and targeted audits. It is possible that the Series 2021 Bonds will be selected for audit by the IRS. It is also possible that the market value of such Series 2021 Bonds might be affected as a result of such an audit of such Series 2021 Bonds (or by an audit of similar bonds or securities).

THE CITY

The City is located approximately 81 miles northeast of San Francisco and approximately 20 miles northwest of Sacramento at the intersection of Interstate 5 and State Route 113. The City has been the seat of government for the County since 1862 and is the industrial and agricultural center of the County. As of January 1, 2021, the State Department of Finance estimated the population of the City to be 63,596 (not seasonally adjusted) an increase of approximately 1.7% compared to the estimated population for January 1, 2020.

The District is located in the City of Woodland. **The Series 2021 Bonds are not general obligations of the City but, rather, are limited obligations of the City secured solely by the Special Tax to be paid by the owners of property in the District and funds held pursuant to the Fiscal Agent Agreement.** Certain economic and demographic information regarding the City is contained in APPENDIX A–"GENERAL AND ECONOMIC INFORMATION FOR THE CITY OF WOODLAND." This information concerning the City is presented solely as background information.

THE SPRING LAKE SPECIFIC PLAN AREA

General

Pursuant to the General Plan of the City, an approximately 1,748 acre area (the "Master Plan Area") south of the existing City limits was identified as that in which future growth would occur. In December 2001, the City Council adopted a specific plan, as amended (the "Spring Lake Specific Plan"), for approximately 1,097 acres of the Master Plan Area (the "Spring Lake Specific Plan Area") establishing specific development policies, land use designations and design standards for development of a planned residential community within the Spring Lake Specific Plan Area. The City expects that all land within the Spring Lake Specific Plan Area will be annexed into the District in the future.

The remainder of the Master Plan Area, encompassing approximately 651 acres, located adjacent to Highway 113 is referred to as the "Master Plan Remainder Area" (the "MPRA"), is expected to be developed pursuant to a separate plan in the future, but is *not* expected to be annexed into the District.

Spring Lake Specific Plan

Upon full build-out of the Spring Lake Specific Plan Area, it is expected that 4,162 dwelling units (comprised of approximately 3,132 single-family units and approximately 1,030 multi-family units), approximately seven acres of neighborhood commercial development, approximately 30 acres of park land, and approximately 394 acres of public and quasi-public land uses and will be constructed. In accordance with the Spring Lake Specific Plan, build-out is projected to occur over a period of years through 2035 and is expected to increase the population of the City by approximately 19,300 people. See also "–Status of Development" and APPENDIX A–"GENERAL AND ECONOMIC INFORMATION FOR THE CITY OF WOODLAND–Population–Table A-1–City, County and State Population."

The public and quasi-public land uses within the Spring Lake Specific Plan Area include the existing 121 acre Woodland Community College; approximately 75 acres owned by the Woodland Joint Unified School District comprising Pioneer High School (approximately 50 acres) and a site for a future middle school (approximately 20 acres); the County Sheriff-Coroner facilities, including the County jail, the animal shelter, and the Juvenile Detention Facility (approximately 39 acres); and the Woodland Christian School (approximately 26 acres).

In addition to the Spring Lake Specific Plan, development is also subject to several development plans, reports and agreements, including but not limited to, the Spring Lake Specific Plan Infrastructure Study Report that identified the major infrastructure necessary to fully build-out the District (including the expected annexation of the remaining area in the Spring Lake Specific Plan Area), the Spring Lake Capital Improvement Program that identified an aggregate of $107.1 million in capital facilities (excluding parks) (collectively, the "Facilities") to be funded by the District and the Parks, Recreation, and Community Services Master Plan, as amended. See also, "THE DISTRICT–Status of Development."

Spring Lake Specific Plan Area Land Uses

The land in the Spring Lake Specific Plan Area is zoned for the development of approximately 3,132 single-family residential homes, defined as densities of eight units or fewer per acre (*i.e.* zoning designations of R-3, R-4, R-5 and R-8) and approximately 1,030 units of multi-family residential defined as meaning densities of eight units or higher per acre (zoning designations R-15, R-20 and R-25) on approximately 666 acres; approximately seven acres of neighborhood commercial (zoning designation NC); approximately 30 acres of open space uses, including parks, open space, and greenbelts (zoning

designation OS) and approximately 394 acres of public/quasi-public uses (defined as schools, City facilities, County uses, streets, etc.).

Facilities to be Completed

Facilities included in the Spring Lake Capital Improvement Program that remain to be constructed include offsite drainage improvements, installation of off-site sewer improvements (approximately $1 million), widening a section of Pioneer Avenue (approximately $4.3 million), construction of an additional 10-acre expansion to three existing parks (approximately $5 million) and of a four-acre park (approximately $2 million), constructing off ramp intersection improvements to the CR 25A/SR 113 interchange (approximately $1.5 million), and realigning the northbound off ramp at the Gibson Road/SR 113 interchange (approximately $2.7 million). Each of these Facilities is expected to be financed through the Spring Lake Infrastructure Fee program as additional development occurs within the Spring Lake Specific Plan Area. There are no infrastructure use restrictions within the District that would impede completion of development. See also, "THE DISTRICT–Development Plan–*Financing Plan for Facilities*."

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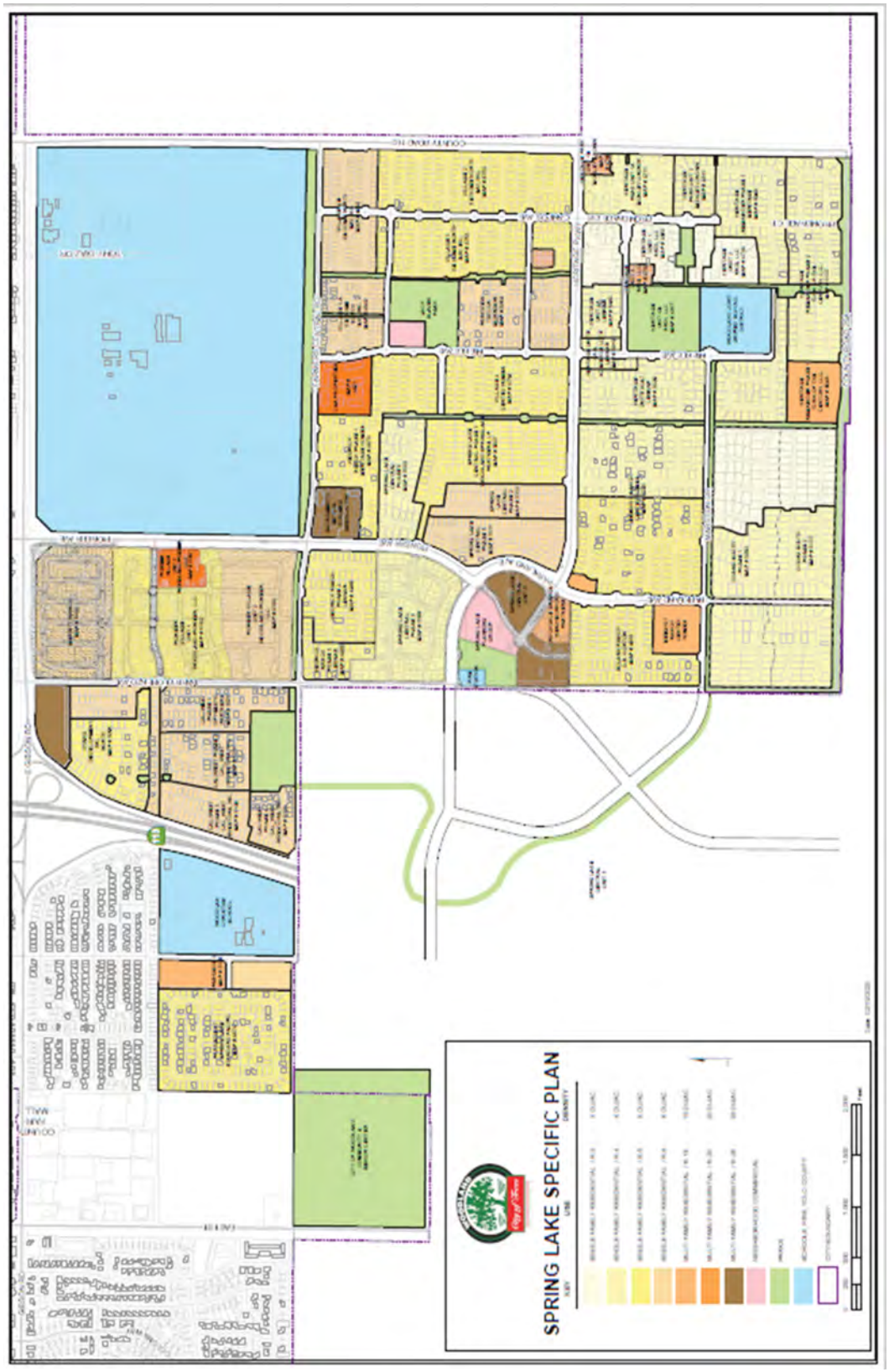
Map of Spring Lake Specific Plan Area and the District



THE DISTRICT

General; Location; and Description

Location. The District is located within the Spring Lake Specific Plan Area south of Gibson Road, east of East Street (County Road 100) and north of Road 25A in the southeast portion of the City. Access within the District is provided by internal roadways that connect with the primary access roadways and consists of approximately 1,072 non-contiguous acres. It is expected that one additional parcel located adjacent to the District, comprising approximately 25 acres and planned for residential development, will be annexed into the District. A map of the City indicating the Spring Lake Specific Plan Area and the current boundaries of the District is shown on page 43.

As of the Fiscal Year 2020-21 tax roll, there are 2,622 parcels of Taxable Property within the District. The Taxable Property is comprised of 2,197 parcels of "Developed Property" (defined in the Special Tax Formula as any parcel for which a building permit was issued prior to January 1 of the preceding Fiscal Year), of which: (i) 2,106 parcels had improvement value and 91 parcels did not have improvement value; and (ii) 425 parcels were designated as "Small Lot Tentative Map Property" (as defined in the Special Tax Formula) comprised of 417 final map lots and eight large lots that the City expects will be subdivided into 136 single family lots and 27.05 acres of Multi-Family Property. The Small Lot Tentative Map Property is owned by four developer property owners (each a "Developer Property Owner" and collectively, the "Developer Property Owners") and is being developed pursuant to individual development agreements between the City and each Developer Property Owner. There is also Small Lot Tentative Property that is expected to be developed as Multi-Family units or as Affordable Multi-Family units, which if developed as Affordable Multi-Family units, would not be subject to the Special Tax under the Special Tax Formula. No individual Developer Property Owner is expected to be responsible for the payment of more than 2.16% of the projected Fiscal Year 2021-22 Special Tax. See "–Development Plan" and "–Agreements with Developer Property Owners."

The combined Fiscal Year 2020-21 assessed and appraised value of the District as of the May 1, 2021 date of value, is estimated to be not less than $1.185 billion. See "–THE DISTRICT–Property Values" and APPENDIX C–"APPRAISAL OF REAL PROPERTY."

There is no Undeveloped Property in the District as such term is defined in the Special Tax Formula.

See also "–Status of Development–*Residential Development"* for additional information regarding the status of development within the District.

Zoning and Land Use Classifications

The land in the District is zoned for the development of approximately 3,132 single-family residential residences, defined as densities of eight units or fewer per acre (*i.e.* zoning designations of R-3, R-4, R-5 and R-8); approximately 1,030 units of multi-family residential defined as meaning densities of eight units or higher per acre (zoning designations R-15, R-20 and R-25); approximately seven acres of neighborhood commercial (zoning designation NC); approximately 30 acres of open space uses, including parks, open space, and greenbelts (zoning designation OS); and approximately 394 acres of public quasi-public uses (defined as schools, a fire station, streets, etc.). Upon purchase of parks by the City such property will become "Public Property" under the Special Tax Formula and will then no longer be subject to the Special Tax.

Building Unit Allocation Ordinance

The City Council adopted Ordinance No. 1343 on April 16, 2002, as amended (the "BUA Ordinance"), requiring a staged release of the building permits for the aggregate 2,579 single-family market rate residences approved for development in the District (each a "BUA"), so that growth would occur in conformance with the General Plan. **BUAs are *not* required for the construction of low income or very low income single family residences, multi-family residences or commercial development.** The BUA Ordinance permits the City, in its sole discretion, to issue BUAs earlier or later than as described in the BUA Ordinance if parcels within the District have been zoned to accommodate more units than would otherwise be available under the BUA Ordinance.

The BUA Ordinance originally established three release dates for the BUAs, which dates could be changed in the sole discretion of the City. The first release of 1,242 BUAs occurred during Fiscal Years 2004 through 2006-07. On March 5, 2013, the City Council modified the BUA Ordinance by the adoption of Ordinance No. 1548 to address the timing and method of allocation of BUAs in the second and third releases as a result of the then-slowing housing market. Currently, there is no restriction on the release of BUAs.

Building permits for construction within the District are issued by the City on a first-come-first-serve basis upon approval of a final map, compliance with conditions of the development agreement and other City requirements.

Pursuant to the Special Tax Formula, parcels without a BUA are not subject to the Special Tax. All parcels classified as "Taxable Property" have been issued a BUA. No "Small Lot Tentative Map Property" or "Undeveloped Property," each as defined in the Special Tax Formula, has been taxed since Fiscal Year 2016-17 and will not be taxed for Fiscal Year 2021-22, however, if development within the District does not occur at the rate assumed by the City, the Special Tax Formula permits future levies of the Special Tax on Small Lot Tentative Map Property and Undeveloped Property. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS–Special Tax Formula" and APPENDIX B–"RATE, METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX." As of the date of this Official Statement all property owned by the Developer Property Owners have been issued BUAs. ***[City to Confirm]***

Agreements with Developer Property Owners

Development Agreements. In addition to zoning requirements and the BUA Ordinance, all development within the District is subject to the terms and provisions of development agreements, as they may have been amended, between the City and each Developer Property Owner (collectively, the "Development Agreements") each of which was approved by the City Council. The Development Agreements grant to each Developer Property Owner and their assignees a vested right to proceed with the development of the property in the District in accordance with the terms and conditions of the Development Agreement and the Spring Lake Specific Plan, as each may be amended from time to time. Pursuant to the terms of each Development Agreement and the provisions of Article 2.5 of Division 1 of Title 7 of the California Government Code (commencing with Section 65864), subject to the limited exceptions set forth in the following sentence, the Development Agreements remain enforceable by the parties during the respective specified terms, unless canceled or modified by the City. The term of each Development Agreement is 20 years, during which time the City will conduct an annual review to determine compliance with its provisions. The Development Agreements, as amended, which now expire between 2023 and 2034, authorize the City to apply any subsequently adopted land use regulations and exactions not in conflict with the Spring Lake Specific Plan that are applied uniformly to development throughout the City or within a defined area of benefit that includes the property subject to such Development Agreement. The Development Agreements each contain a number of requirements including, but not limited to, provision

of agricultural conservation easements, dedication of easements and rights-of-way, inclusionary housing, an Off-Site Affordable Housing Fee, funding for public transit, fire department operation and maintenance funding, payment of a County Fiscal Deficit Mitigation Fee, and public art.

Development Plan

Overview. The predominant land use in the District is for detached, single-family residential residences. It is expected that upon buildout of the District, including annexation of the remaining approximately 25 acres in the Spring Lake Specific Plan Area, approximately 4,162 dwelling units will be constructed, of which approximately 3,132 will be single-family units and approximately 1,030 will be multi-family units. See also "–Status of Development."

Five distinct neighborhoods a have been developed within the District, with each designed to conform with nontraditional principles emphasizing short to medium block lengths (*i.e.* 400 to 600 feet), narrow-grid, tree lined streets, sidewalks separated from streets by landscaped medians and planters; functioning front porches, courtyards or porticos; and rear or detached garages.

Commercial uses are expected to be developed in the center of the District pursuant to a "town square" concept. In addition, an approximately four-acre central park, and a pedestrian plaza are planned for the town square area. An approximately 30,000 square foot, transitional kindergarten through grade 6 elementary school located on a 10-acre site opened for the 2018-19 academic year and an approximately eight-acre park was constructed and has been open to the public since July 2018.

Financing Plan for Facilities. Financing for the Facilities comes from four principal sources: proceeds of Special Tax Bonds, Developer Property Owner contributions, the Spring Lake Infrastructure Fee (the "SLIF") program, and the City's Major Project Financing Plan Fee for projects that provide Citywide benefits.

The SLIF fee is charged on all residential development (including affordable housing) and commercial development in the Spring Lake Specific Plan Area, with a portion of the obligation expected to be satisfied through the issuance of Bonds. Developer Property Owners in the District receive credits for the value of money advanced to the City to pay for infrastructure, for the value of bond proceeds received as a result of liens on their property, or for construction of qualifying projects included on the Spring Lake Capital Improvement Program. The credits can be used to pay the SLIF that is due at the time building permits are pulled at the City.

Status of Development

Facilities. Approximately $116 million of major infrastructure improvements identified in the Spring Lake Capital Improvement Program, consisting of major streets, above ground and underground utilities associated with those streets, bikeways, greenbelts, open space facilities, drainage channels, detention ponds, water wells, pump stations and parks that provide connectivity and/or benefit to the Spring Lake Specific Plan Area (collectively, the "Backbone Infrastructure") have been constructed by the Developer Property Owners and acquired by the City.

Approximately $16.5 million in Facilities identified in the Spring Lake Capital Improvement Program, including approximately $500,000 currently under construction, remain to be constructed within the District. For a summary of the Facilities to be completed, see "THE SPRING LAKE SPECIFIC PLAN AREA–Facilities to be Completed." Completion of these Facilities is *not* required to complete build-out of the residential development within the current boundaries of the District.

Residential Development. Homebuilders constructing residences within the District include D.R. Horton, KB Home – Central California ("KB Home"), Lennar Homes of California, Inc., Meritage Homes, of California, LLC, Pioneer Woodland LLC, Richmond American Homes, Taylor Morrison of California, LLC, Western Pacific Housing, Inc., and Woodside Homes, Inc. ("Woodside Homes"). See "–Property Values–*Appraised Values*–Table 7–Summary of Appraised Projected Development by Developer Property Owner" for a summary of the development status for each Developer Property Owner. As of May 1, 2021, [2,777] homes had been constructed (representing approximately 88.7% of the 3,132 single-family homes planned for the District) and of the homes constructed, _____ (representing more than __%) are owned by individual property owners. For the Fiscal Year 2020-21 tax roll, there are a total of 2,622 Taxable Parcels in the District comprised of 2,197 parcels of single family Developed Property and 425 parcels of Small Lot Tentative Map Property (including 417 final map lots and eight parcels that are expected be subdivided into 68 single family lots).

For the projected Fiscal Year 2021-22 tax roll, the Special Tax Consultant estimates that there will be a total of 2,582 Taxable Parcels in the District, with the decline in the number of Taxable Parcels compared to Fiscal Year 2020-21 attributable to [40] parcels for which the Special Tax was prepaid as of June 15, 2021 being removed from the tax roll. The projected number of Taxable Parcels for Fiscal Year 2021-22 are expected to consist of 2,470 parcels developed with single family homes and 112 parcels of Small Lot Tentative Map Property (comprised of 109 single family final map lots, and three parcels not included in a final map, comprised of two parcels that are expected to be developed into 231 single-family units (of which 140 parcels have a BUA) and 2.8 acres zoned for R-20 development, for which any associated appraised value or Special Tax revenue is *not* included in the following tables.). See the map below for the status of development within the District. See also Table 11–"Top 10 Taxpayers, including Development Status."

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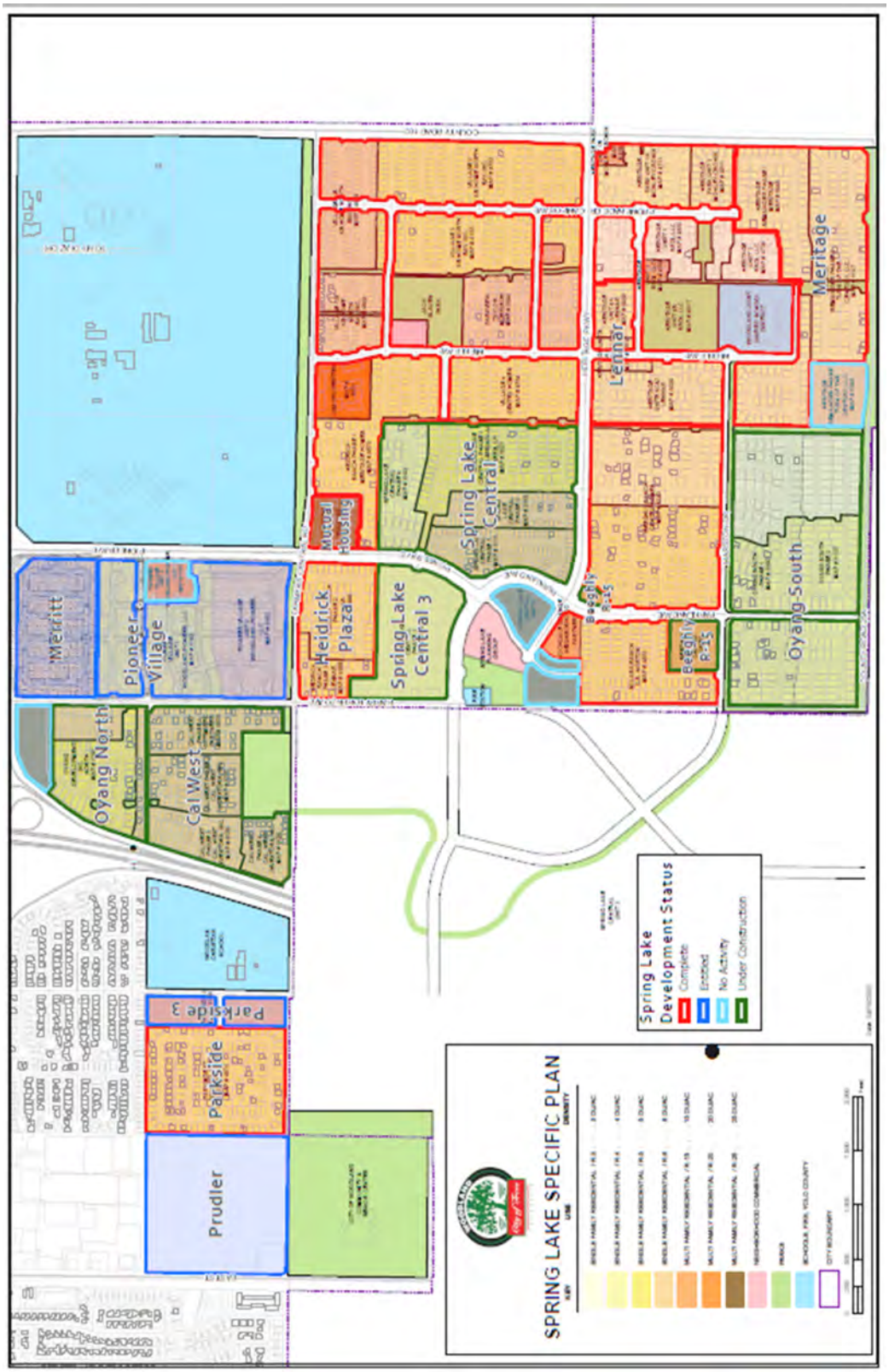
Development Status Map



As of Fiscal Year 2020-21, the remaining residential communities are being actively constructed and marketed in the District are by two Developer Property Owners, Lennar Homes of California, Inc. ("Lennar Homes") and Taylor Morrison of California, Inc. ("Taylor Morrison"). A summary of Lennar Homes and Taylor Morrison and the status of their developments within the District as of May 1, 2021 is described below.

See also Table 11–"Top 10 Taxpayers, Including Development Status and Value-to-Lien Based on the projected Fiscal Year 2021-22 Tax Levy" for a summary of the property owners, development status, expected number of parcels owned, expected number of Single-Family units, and the combined value of property owned by development status as of the projected Fiscal Year 2021-22 tax roll.

The following information has been obtained from Lennar Homes and Taylor Morrison and other publicly available sources and has not been independently verified by the City or the Underwriter.

Lennar Homes of California, Inc., Lennar Homes, is a wholly-owned indirect subsidiary of Lennar Corporation, a Delaware corporation ("Lennar"). Lennar, with headquarters in Miami, Florida, is a diversified real estate company, publicly traded on the New York Stock Exchange under the symbol LEN and presided over by Chief Executive Officer Stuart Miller. Lennar started as a Dade County, Florida homebuilder in 1954. The year 2021 marked the 24th year that Lennar has operated in the Sacramento area. In February 2018, Lennar completed its merger with homebuilder CalAtlantic, creating the largest homebuilder in the United States based on revenues.

Lennar is subject to the informational requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith files reports, proxy statements and other information with the SEC. Such filings, particularly the Annual Report on Form 10-K and its most recent Quarterly Report on Form 10-Q, may be inspected and copied at the public reference facilities maintained by the SEC at 450 Fifth Street, N.W., Washington, D.C. 20549 at prescribed rates. Such files can also be accessed over the Internet at the SEC's website at www.sec.gov. Copies of such material can be obtained from the public reference section of the SEC at 450 Fifth Street, N.W., Washington, D.C. 20549 at prescribed rates. In addition, the aforementioned material may also be inspected at the office of the NYSE at 20 Broad Street, New York, New York 10005. Additionally, Lennar provides investor relations information on its website.

For further information on Lennar, see its Internet homepage located at www.lennar.com. The website address is given for reference and convenience only, and the information on the website may be incomplete or inaccurate and has not been reviewed by the City or the Underwriter. Nothing on this website is a part of this Official Statement or incorporated into this Official Statement by reference and no representation is made in this Official Statement as to the accuracy or adequacy of the information contained on the internet site.

Lennar Homes has developed "The Grove at Spring Lake," (formerly known as the Cal West parcel) and "The Orchard at Spring Lake." Lennar Homes is nearing completion of the "Oyang South" community in the District.

The Grove at Spring Lake. This parcel is zoned R-8 and consists of 225 finished lots in four villages for the construction of detached single-story and two-story homes. This project is completely sold out.

The Orchard at Spring Lake. This community consists of 103 home sites. It is zoned R-4 and is being developed with detached single-story and two-story homes. This project is completely sold out.

Oyang South. This community consists of 250 detached single-family homes in three separate villages, each of which will be equipped with solar power and Lennar's Home Automation package. Each village will contain distinct product lines as summarized below:

Village 1 – Summerstone: This Village consists of single-story and two-story homes on 83 residential lots. There are three floor plans available for the single-story homes and two floor plans available for the two-story homes, with each floor plan offering four architectural styles. This community is zoned R-4 and the homes will be constructed on lots sized 60 feet by 105 feet. The homes range in size from 1,945 square feet to 3,512 square feet and are currently priced from approximately $613,990 to $766,990. As of May 1, 2021, 78 homes have been sold, 58 have closed, and construction of all 83 homes has started.

Village 2 – Magnolia: This Village consists of single-story and two-story homes on 85 residential lots. There are three floor plans available for the single-story homes and one floor plan available for the two-story homes, with each floor plan offering four architectural styles. This community is zoned R-4 and the homes will be constructed on lots sized 60 feet by 110 feet. The homes range in size from 2,614 square feet to 3,023 square feet and are currently priced from approximately $719,990 to $764,990. As of May 1, 2021, 68 homes have been sold, 52 have closed, and construction of all 85 homes has started.

Village 3 – Sunflower: This Village consists of single-story and two-story homes on 82 residential lots. There is one floor plan available for the single-story homes and four floor plans available for the two-story homes, with each floor plan offering four architectural styles. This community is zoned R-3 and the homes will be constructed on lots sized 70 feet by 110 feet. The homes range in size from 2,737 square feet to 3,731 square feet and are currently priced from approximately $657,990 to $753,990. As of May 1, 2021, 82 homes have been sold, 72 have closed, and construction of all 82 homes has started.

Recent Litigation Against Lennar Corporation. A lawsuit was filed in the State Court of California against Lennar Corporation relating to Lennar Corporation and LandSource Communities Development, LLC, a Delaware limited liability company ("LandSource"), in which the California Public Employees' Retirement System ("CalPERS") invested in 2007 ("Complaint"). LandSource filed for bankruptcy on June 8, 2008 ("LandSource Bankruptcy Matter"), and a plan for reorganization was approved by the bankruptcy court on July 20, 2009. (In re: LandSource Communities Development LLC, et al, Case No. 08-11111, United States Bankruptcy Court, District of Delaware.)

The Complaint, which was filed as a qui tam action by a newly created limited liability company, makes a number of claims related to Lennar Corporation's actions regarding LandSource and the related bankruptcy and seeks injunctive relief and damages (including statutory and treble) relating to CalPERS' alleged $970 million loss. Lennar Corporation filed a petition to remove the Complaint to federal court (Citizens Against Corporate Crime ("CACC") v. Lennar Corporation (9th Circuit, California Eastern District Court, Case No. 2:2018cv01269). Lennar Corporation also filed a Motion to Reopen the Chapter 11 Bankruptcy Cases for the Limited Purpose of Enforcing the Injunction and Release in the Debtors' Joint Chapter 11 Plan and Confirmation Order. Lennar Corporation contended that in addition to the Complaint being barred by the release and injunction in the LandSource Bankruptcy Matter, the Complaint was meritless and barred by applicable statutes of limitation and other defenses. On July 17, 2018, the Bankruptcy Court granted that motion, allowing Lennar Corporation to proceed with filing its proposed enforcement motion.

After a hearing on October 25, 2018, the Bankruptcy Court granted the enforcement motion and found that CACC and its member Nicolas Marsch III ("Marsch") filed the Complaint in violation of the injunction and release in the Chapter 11 Plan and Confirmation Order and barred CACC, Marsch and their agents from prosecuting the Complaint. Further, the Bankruptcy Court enjoined CACC, Marsch and their agents from continuing to pursue released and enjoined claims and causes of action against Lennar Corporation in further violation of the Chapter 11 Plan and Confirmation Order. The California federal district court dismissed the Complaint by minute order issued November 16, 2018. CACC also filed a Notice of Appeal and Statement of Election with the Delaware District Court ("District Court") to appeal the Bankruptcy Court's November 1, 2018 order granting the enforcement motion. In January 2020, the District Court issued its opinion denying CACC's request for oral argument, and rejecting each of CACC's arguments in the appeal. Later in January 2020, CACC filed a notice of appeal to the Third Circuit Court of Appeals ("Appellate Court"). On December 3, 2020, the Appellate Court affirmed the District Court's opinion, finding in favor of Lennar. The time for CACC to file any request for a rehearing, a hearing en banc, or a petition for writ of certiorari to the United States Supreme Court has not expired. On December 17, 2020, CACC filed a Petition for Rehearing before the original panel and en banc with the Appellate Court. On January 7, 2021 the Court issued an order denying the Petition for en banc and panel rehearing. Lennar Homes is not a party to the Complaint.

Lennar Homes believes that even if, in the unlikely event, the appeal and the underlying claims are successful against Lennar Corporation, Lennar Homes will be able to complete the development and sale of its project within the District as described in this Official Statement and pay Special Taxes and ad valorem tax obligations on the property that it owns within the District prior to delinquency during Lennar Homes' period of ownership.

Taylor Morrison of California, LLC. Taylor Morrison of California, LLC, is a California limited liability company ("Taylor Morrison"). Taylor Morrison Services, Inc., a Delaware corporation qualified in California ("TMSI"), is the sole shareholder of Taylor Morrison. TMSI is controlled by Taylor Morrison Home Corporation, a Delaware corporation ("TMHC"), which is traded on the New York Stock Exchange as "TMHC." TMHC's principal executive offices are located in Scottsdale, Arizona. TMHC was created as a result of the July 2007 merger of two United Kingdom-based, publicly-listed homebuilders, Taylor Woodrow plc and George Wimpey plc, the predecessor entities of which commenced homebuilding operations in the United States in 1936. The subsequent integration of Taylor Woodrow, Inc. and Morrison Homes, Inc. in the U.S. formed TMHC and Monarch Corporation in Canada, respectively.

TMHC is subject to the informational requirements of the United States Securities Exchange Act of 1934, as amended (the "Exchange Act") and in accordance therewith files reports, proxy statements, and other information with the Securities and Exchange Commission ("SEC"). The SEC maintains an Internet web site that contains reports, proxy and information statements, and other information regarding registrants that file electronically with the SEC, including TMHC. The address of such internet web site is "www.sec.gov." All documents subsequently filed by TMHC pursuant to the requirements of the Exchange Act after the date of this Official Statement will be available for inspection in such manner as the SEC prescribes. Additional information on TMHC, including annual reports and related financial statements, can be found on the investors relations tab at the website "www.taylormorrison.com." The foregoing internet addresses are included for reference only and the information on the respective internet sites is not a part of this Official Statement and is not incorporated by reference into this Official Statement. No representation is made in this Official Statement as to the accuracy or adequacy of the information contained on the aforementioned internet sites.

Taylor Morrison is developing the "Spring Lake" community consisting of 214 detached single-family homes constructed in three phases (one, two, and four). Ten percent of the homes will be equipped

with solar power, with this feature being an option for the remaining homes. In addition, all of the homes will be equipped with the UltraSync SmartHome system (technology that permits control of locks, lights, climate, cameras, and security and life safety systems from a computer, tablet, or smart phone).

Phase one – Spring Lake – Laurel: Phase one is expected to consist of single-story and two-story homes on 100 residential lots. The 100 lots were created by Subdivision Map No. 5027 recorded on February 9, 2018. There will be five floor plans available. This community is zoned R-5 and the homes will be constructed on lots sized 55 feet by 105 feet. The homes will range in size from 1,900 square feet to 2,882 square feet comprised of 95 homes from the Laurel product line, three homes from the Olive product line, and two homes from the Ivy product line. The homes in this phase are currently priced from approximately $480,990 to $555,990.

Phase two – Spring Lake – Olive: Phase two is expected to consist of single-story and two-story homes on 70 residential lots created by Subdivision Map No. 5103 recorded on June 26, 2018. There will be six floor plans available. This community is zoned R-8 and the homes will be constructed on lots sized 45 feet by 95 feet. The homes will range in size from 1,677 square feet to 2,568 square feet and are currently priced from approximately $450,990 to $515,990.

Phase four – Spring Lake – Ivy: Phase four is expected to consist of single-story and two-story homes on 44 residential lots created by Subdivision Map No. 5110 recorded on August 14, 2018. There will be six floor plans available. This community is zoned R-4 and the homes will be constructed on lots sized 65 feet by 105 feet. The homes will range in size from 2,249 square feet to 3,184 square feet comprised of 40 homes from the Ivy product line and four homes from the Laurel product line. The homes in this phase are currently priced from approximately $530,000 to $615,990.

As of November 30, 2018, master architectural plans for all product lines are approved by the City. In phase one, a model home complex comprising six total homes (two from each product line) is completed and active. Construction of production homes has commenced in all phases. Permits have been issued for the construction of 12 homes in phase one, 16 homes in phase two, and four homes in phase four. As of November 30 2018, nine homes have been sold (but not closed) to homeowners, four of which are under construction and five of which have not started construction.

Property Values

The combined Fiscal Year 2020-21 assessed value and appraised value of the District, as of the May 1, 2021 date of value, is estimated to be not less than $[1,185,158,574].

Assessed Value. The total assessed value of Taxable Property in the District for Fiscal Year 2020-21 is approximately $1.002 billion (excluding the assessed value of parcels for which the Special Tax obligation was prepaid). This value is not necessarily representative of the actual market value of the property in the District, however, since Article XIII A of the California Constitution limits any increase in assessed value to no more than 2% per year unless property is sold or transferred. As a consequence, assessed values are typically less than actual market values unless the property has recently changed ownership. This value does not account for any reassessments based on changes in ownership or improvements to property occurring after January 1, 2021.

Table 6 summarizes the assessed value for Taxable Property and the number of building permits issued within the District for Fiscal Years 2011-12 through 2020-21.

Table 6
City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Assessed Value of Taxable Property and
the Number of Building Permits Issued
Fiscal Years 2011-12 through 2020-21

Fiscal Year	Land Assessed Value	Improvement Assessed Value	Total Assessed Value[1]	Number of Building Permits Issued as of January 1[2]
2011-12	$118,988,098	$177,879,019	$296,867,117	935
2012-13	100,132,144	178,295,511	278,427,655	964
2013-14[3]	98,258,820	186,047,587	284,306,407	979
2014-15	125,159,210	255,278,939	380,438,149	1,050
2015-16[4][5]	143,333,610	305,675,397	449,119,207	1,166
2016-17[5][6]	165,735,617	358,315,063	524,153,580	1,302
2017-18[7]	180,534,401	463,914,237	644,448,638	1,562
2018-19[8]	217,670,513	541,990,761	759,661,274	1,671
2019-20	237,589,721	620,353,448	857,943,169	1,860
2020-21	247,164,240	755,223,375	1,002,387,615	2,197

(1) Assessed value of taxable property as reported on the County Assessor's roll as of January 1 preceding each Fiscal Year. Does not include assessed value of prepaid properties starting in the Fiscal Year in which those properties were no longer subject to the Special Tax.
(2) Does not include building permits for parcels in each Fiscal Year that prepaid the Special Tax obligation.
(3) Includes an additional $655,146 of assessed value due to the issuance of BUAs for two projects prior to Fiscal Year 2013-14. The assessed values for these projects are included in the totals for subsequent years.
(4) Includes an additional $8,392,481 of assessed value due to the issuance of BUAs for three projects prior to Fiscal Year 2015-16. The assessed values for these projects are included in the totals for subsequent years.
(5) Total assessed value in this year includes assessed values of personal property.
(6) Includes an additional $9,000,000 of assessed value due to the issuance of BUAs for one project prior to Fiscal Year 2016-17. The assessed values for these projects are included in the totals for subsequent years.
(7) Includes an additional $5,150,000 of assessed value due to the issuance of BUAs for one project prior to Fiscal Year 2017-18.
(8) Includes an additional $23,476,932 of assessed value due to the issuance of BUAs for three projects prior to Fiscal Year 2018-19.
Sources: Yolo County Assessor's Office and Goodwin Consulting Group, Inc.

Appraised Value

General. Integra Realty Resources – Sacramento, Rocklin, California (the "Appraiser") prepared an appraisal to estimate the market value (fee simple estate), by ownership and Assessor's parcel, and the cumulative, or aggregate value, of a total of 868 parcels (collectively, the "Appraised Property"), subject to the hypothetical condition that certain of the proceeds from the Series 2021 Bonds are available to reimburse the Developer Property Owners for infrastructure improvements completed, as of the May 1, 2021 date of value, (the "Appraisal"). The Appraiser prepared the Appraisal at the request of the City. A summary of the appraised properties is set forth in the following table.

Table 7
City of Woodland
Summary of Appraised Projected Development by Developer Property Owner
As May 1, 2021

	Homes		Lots		
Developer Property Owner	**Completed / Sold**	**Under Construction**	**Finished**	**Unimproved**	**Total**
KB Homes[(1)]	2	39	0	0	41
Lennar[(2)]	0	60	0	0	60
Pioneer-Woodland LLC[(3)]	0	0	0	231	231
Richmond American Homes[(4)]		2	82	0	84
Taylor Morrison[(5)]	2	47	15	0	64
Woodside Homes[(6)]	0	22	13	0	35
Individual Homeowners	301		0	0	301
Investors/Speculators	2	12	38	0	52
TOTAL	307	182	148	231	868

(1) The two completed homes consist of model homes.
(2) For the status of development by this Developer Property Owner see "–Status of Development–*Residential Development*– Lennar Homes and Lennar General."
(3) Development of the property owned by this Developer Property Owner will not commence until final maps are in place.
(4) The two homes under construction consist of model homes.
(5) For the status of development by this Developer Property Owner see "–Status of Development–*Residential Development*–Taylor Morrison of California LLC."
Source: Appraisal.

The complete Appraisal is set forth in APPENDIX C. The summary herein of the Appraisal is intended for limited purposes only; the Appraisal should be read in its entirety. The conclusions reached in the Appraisal are subject to certain assumptions and qualifications which are set forth in the Appraisal.

Market Value Estimates. The market value estimates of the fee simple estate of the Appraised Property in the District subject to the Special Tax was as of the May 1, 2021 date of value. The market value estimate used a "sales comparison approach" which assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties. Further, the market value estimate assumes a transfer would reflect a cash transaction or terms considered to be equivalent to cash. The estimate is also premised on an assumed sale after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with buyer and seller each acting prudently, knowledgeably, for their own self-interest, and assuming neither is under duress. The cumulative or aggregate value estimate for the Appraised Property date of value, using the methodologies described in the Appraisal and subject to the limiting conditions and extraordinary assumptions set forth in the Appraisal, and based on the ownership of the Appraised Property as of that date is not less than $241,854,000.

The Appraisal is an estimate of the hypothetical market value of the Appraised Property, assuming the completion of the improvements to be financed with the proceeds of the Series 2021 Bonds.

Market Value. The estimates of market value provided in the Appraisal assume a transfer would reflect a cash transaction or terms considered to be equivalent to cash. The estimates are also premised on an assumed sale after reasonable exposure in a competitive market under all conditions requisite to a fair

sale, with buyer and seller acting prudently, knowledgeably, for their own self-interest and assuming neither is under duress. Further, the estimates of market value, by ownership, estimated in the Appraisal specifically assume the appraised properties within the boundaries of the District are not marketed concurrently, which would suggest a market under duress.

Extraordinary Assumptions and Hypothetical Conditions. In considering the estimates of market value evidenced by the Appraisal, the Appraisal is based upon a number of standard and extraordinary assumptions which affect the estimates as to value. See APPENDIX C–"APPRAISAL OF REAL PROPERTY" for a complete list of assumptions and limiting conditions.

It is presumed that there are no adverse soil conditions, toxic substances or other environmental hazards that may interfere or inhibit development of the Appraised Property. If, at some future date, items are discovered that are determined to have a detrimental impact on value, then the Appraiser reserves the right to amend the opinion of value stated in the Appraisal.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis. It is a hypothetical condition of the Appraisal that certain of the proceeds from the Series 2021 Bonds are available to reimburse for infrastructure improvements completed. The estimates of market value account for the impact of the lien of the Special Taxes securing the Bonds.

For a description of certain risks that might affect the assumptions made in the Appraisal, see "THE DISTRICT–Property Values–*Appraised Value*."

***Value-to-Lien*.** The following value-to-lien tables are based on the projected Fiscal Year 2021-22 Special Tax levy, and reflect a levy of the Maximum Special Tax on Developed Property and no levy on the Small Lot Tentative Mapped property. There were 308 building permits issued from January 1, 2020 through December 31, 2020, making these properties Developed Property for the projected Fiscal Year 2021-22 Special Tax levy. Therefore, debt service within the District will be spread to a larger number of units in Fiscal Year 2021-22, as estimated in Tables 9A, 9B, 10, and 11. Developed Properties will be levied up to the Maximum Special Tax in Fiscal Year 2021-22 which amounts will be applied to the payment of debt service and Administrative Expenses and no levy on Small Lot Tentative Mapped Property (assuming no levy for delinquencies, and no additional Parity Bonds issued during Fiscal Year 2021-22).

Table 8A and Table 8B summarize the projected Fiscal Year 2021-22 value-to-lien ratios of Taxable Property within the District by development category following the issuance of the Series 2021 Bonds based upon the status of development as of January 1, 2021 and excludes parcels for which the Special Tax obligation was prepaid prior to May 10, 2021. There is no Undeveloped Property in the District as defined in the Special Tax Formula. These tables include the expected number of Single Family units, the combined assessed and appraised values, Special Tax lien, direct overlapping tax and assessment debt, as reported by California Municipal Statistics, Inc. (see "–Direct and Overlapping Bonded Indebtedness"), and excludes overlapping general fund debt and Property-Assessed Clean Energy (PACE) liens recorded against 17 parcels in the District as of the projected Fiscal Year 2021-22 tax lien.

* Preliminary, subject to change.

See Table 13–"Statement of Direct and Overlapping Bonded Indebtedness" for a summary of outstanding debt within the District for Fiscal Year 2021-22.

Table 8A
City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Property Classification by Land Use and Value-to-Lien Category
Fiscal Year 2021-22[1]

Development Category	Number of Taxable Parcels	Percent of Taxable Parcels	Expected Number of Single Family Units	Combined Value[2]	Percent of Combined Value	Fiscal Year 2021-22 Special Tax Levy	Fiscal Year 2021-22 Percent of Special Tax Levy	Total District Debt Lien[3] *	Average Value-to-Lien Ratio*
Developed Property[4]									
Single Family[5]	2,470	95.66%	2,470	$1,122,541,857	95.15%	$5,716,896	100.00%	$97,362,295	11.53
Small Lot Tentative Map Property[6]									
Included in a Final Map									
Single Family[5]	109	4.22%	109	$21,377,000	1.81	0	0.00	57,059	N/A
Not Included in a Final Map									
Single Family[5]	2	0.08	94	13,781,000	1.17	0	0.00	$42,833	N/A
Multi-Family[7]	0	0.00	0	0	0.00	0	0.00	0	N/A
Mixed[8]	1	0.04	46	22,122,000	1.88	0	0.00	40,927	N/A
Subtotal Small Lot Tentative Map Property	112	4.34%	249	$57,280,000	4.85%	0	0.00%	$140,819	N/A
Undeveloped Property	0	0.00	0	0	0.00	0	0.00	0	N/A
TOTAL TAXABLE PROPERTY	**2,582**	**100.00%**	**2,719**	**$1,179,821,857**	**100.00%**	**$5,716,896**	**100.00%**	**$97,503,114**	**12.10**
Future BUA Release Property[9]	45.6 acres								
Property Outside District and Within the Spring Lake Specific Plan Area[10]	24.6 acres								

(1) The projected Fiscal Year 2021-22 Special Tax levy is based on the status of development as of January 1, 2021. Excludes parcels that have prepaid the Special Tax prior to May 10, 2021 and 27.05 acres of Multi-Family Property that may become exempt from the Special Tax in the future.

(2) Includes the values of the 868 parcels that were appraised and the Fiscal Year 2020-21 assessed values for parcels that were not appraised. Appraised values were allocated to individual parcels as summarized in the Appraisal. The allocated values may not be indicative of the market values of the groupings or the individual parcels. Does not include values for parcels that were not Taxable Property in Fiscal Year 2020-21.

(3) Represents the debt lien of the $21,495,000 outstanding principal amount of Series 2013 Bonds, the $26,085,000 outstanding principal amount of Series 2016 Bonds, and the $21,345,000 outstanding principal amount of Series 2019 Bonds as of September 2, 2020, plus the $22,000,000* principal amount of the Series 2021 Bonds. Includes portions of the Outstanding Parity Bonds that are expected to be redeemed on September 1, 2021 from prepayments of the Special Tax. Allocated based on the projected Fiscal Year 2021-22 Special Tax Levy and not the Maximum Special Tax. Includes direct and overlapping tax and assessment debt as reported by California Municipal Statistics, Inc. Does not include overlapping general fund debt or PACE liens on properties within the District. As of Fiscal Year 2020-21, there were 17 homes with PACE liens within the District.

(4) Includes properties for which the City issued building permits prior to January 1, 2021. Does not include parcels for which the Special Tax obligation was prepaid prior to May 10, 2021.

(5) Includes properties zoned for "R-8" or lower density development.

(6) The Special Tax was not levied on Small Lot Tentative Map Property in Fiscal Year 2020-21. Based on current development and the amount of debt service due annually on the Bonds, the City does not expect to levy the Special Tax on Small Lot Tentative Map Property in Fiscal Year 2021-22 or in future years. Accordingly, no District Debt is allocated to Small Lot Tentative Map Property for the purposes of calculating average value-to-lien ratios above. Therefore, value-to-lien ratios for these parcels are intentionally omitted.

(7) Defined as properties zoned for "R-15" or higher density development. These properties are currently considered Taxable Property, but are excluded because they may become exempt Affordable Multi-Family Property in the future. Includes parcels 041-231-028, 041-301-007, 042-030-054, 042-574-001, and 042-580-073, which are expected to be developed as 24.25 acres of Multi-Family property in total. These parcels have a combined Fiscal Year 2020-21 assessed value of $7,142,979 and have a combined projected Fiscal Year 2021-22 Maximum Special Tax of $36,070.

(8) This parcel is anticipated to be developed with 231 single family units and 2.8 acres of R-20 property. As of Fiscal Year 2020-21, only 46 single family units had received BUAs and therefore, the remainder of the anticipated single family development was not considered Taxable Property. The appraised value shown is associated with the single-family portion of this development. No value or Special Tax revenue from the R-20 portion is included.

(9) Estimated acreage of areas within the District boundaries that will become taxable if BUAs are issued.

(10) Estimated acreage of areas outside the District boundaries that are within the Spring Lake Specific Plan Area. These properties will become taxable if annexed to the District and BUAs are issued. Does not include areas in the Master Plan Remainder Area.

* Preliminary, subject to change.

Sources: Yolo County Assessor's Office, Integra Realty Resources – Sacramento, California Municipal Statistics, Inc., and Goodwin Consulting Group, Inc.

Table 8B
City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Projected Status of Development and Value-to Lien as of Fiscal Year 2021-22[1]

Development Category	Number of Parcels	Expected Number of Single Family Units	Combined Value[2]	Projected Fiscal Year 2021-22 Maximum Special Tax	Projected Fiscal Year 2021-22 Special Tax Levy	Total District Debt Lien[3]	Average Value-to-Lien Ratio
Developed Property[4]							
Parcels With Improved Value[5]	2,036	2,036	$937,967,857	$4,675,780	$4,675,780	$80,648,257	11.63
Appraised Parcels							
Completed Homes – Owned by Individual	302	302	$153,166,000	$725,501	$725,501	$11,653,026	13.14
Completed Homes – Owned by Builder	4	4	1,856,000	9,522	9,522	152,672	12.16
Homes Under Construction	128	128	29,552,000	306,093	306,093	4,908,340	6.02
Subtotal - Developed Property	2,470	2,470	$1,122,541,857	$5,716,896	$5,716,896	$97,362,295	11.53
Small Lot Tentative Map Property[6]							
Appraised Parcels Within a Final Map	109	109	$21,377,000	$256,035	$0	$57,059	N/A
Appraised Parcels Not Within a Final Map	3	140	35,903,000	340,637	0	83,760	N/A
Subtotal Small Lot Tentative Map Property	112	249	$57,280,000	$596,671	$0	$140,819	N/A
TOTAL TAXABLE PROPERTY	**2,582**	**2,719**	**$1,179,821,857**	**$6,313,567**	**$5,716,896**	**$97,503,114**	**12.10**
Future BUA Release Property[7] 45.6 acres							
Property Outside District and Within the Spring Lake Specific Plan Area[8] 24.6 acres							

(1) . The projected Fiscal Year 2021-22 Special Tax levy is based on the status of development as of January 1, 2021. Excludes parcels that have prepaid the Special Tax prior to May 10, 2021 and 27.05 acres of Multi-Family Property that may become exempt from the Special Tax in the future.

(2) Includes appraised values of 868 parcels that were appraised and the Fiscal Year 2020-21 assessed values for parcels that were not appraised. Appraised values were allocated to individual parcels as summarized in the Appraisal. The allocated values may not be indicative of the market values of the groupings or the individual parcels. Does not include values for parcels that were not Taxable Property in Fiscal Year 2020-21.

(3) Represents the debt lien of the $21,495,000 outstanding principal amount of the Series 2013 Bonds, the $26,085,000 outstanding principal amount of the Series 2016 Bonds, and the $21,345,000 outstanding principal amount of the Series 2019 Bonds as of September 2, 2020, plus the $22,000,000* principal amount of the Series 2021 Bonds. Includes portions of the Outstanding Parity Bonds that are expected to be redeemed on September 1, 2021 from prepayments of the Special Tax. Allocated based on the projected Fiscal Year 2021-22 Special Tax levy and not the Maximum Special Tax. Includes direct and overlapping tax and assessment debt as reported by California Municipal Statistics, Inc. Does not include overlapping general obligation debt or PACE liens on properties within the District. As of Fiscal Year 2020-21, there were 17 homes with PACE liens within the District.

(4) Includes properties for which the City issued building permits prior to January 1, 2021. Does not include parcels for which the Special Tax obligation was prepaid prior to May 10, 2021.

(5) Reflects the Fiscal Year 2020-21 assessed value.

(6) The Special Tax was not levied on Small Lot Tentative Map Property in Fiscal Year 2020-21. Based on current development and the amount of debt service due annually on the Bonds, the City does not expect to levy the Special Tax on Small Lot Tentative Map Property in Fiscal Year 2021-22 or in future years. Accordingly, no District Debt is allocated to Small Lot Tentative Map Property for the purposes of calculating average value-to-lien ratios above. Therefore, value-to-lien ratios for these parcels are intentionally omitted.

(7) Estimated acreage of areas within the District boundaries that will become taxable if BUAs are issued.

(8) Estimated acreage of areas outside the District boundaries that are within the Spring Lake Specific Plan Area. These properties will become taxable if annexed to the District and BUAs are issued. Does not include areas in the Master Plan Remainder Area.

* Preliminary, subject to change.

Sources: Yolo County Auditor-Controller's Office, Integra Realty Resources, Inc., California Municipal Statistics, Inc., and Goodwin Consulting Group, Inc.

A summary of the Fiscal Year 2020-21 assessed value-to-lien ratios, including the Series 2021 Bonds, excluding parcels on which the Special Tax was not levied in Fiscal Year 2020-21 based on the development status (*i.e.* issuance of building permits and recordation of final maps) within the District as of September 30, 2020, excluding overlapping general fund debt and PACE liens, is set forth in Table 9A.

Table 9A
City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Assessed Value-to Lien Ratios as of Fiscal Year 2020-21[(1)]

		Fiscal Year 2020-21					
Value-to-Lien	**Number of Parcels**	**Total Assessed Value[(2)]**	**Maximum Special Tax**	**Special Tax Levy**	**Percent of Special Tax Levy[(3)]**	**Total Debt Lien[(3)]***	**Average Value-to-Lien Ratio***
20:1 and Above	81	$46,263,583	$153,711	$153,711	3.10%	$2,143,720	21.58:1
15:1 to 20:1	920	484,985,943	2,061,455	2,061,455	41.54	28,749,973	16.87:1
10:1 to 15:1	900	381,472,695	2,070,383	2,070,383	41.72	28,874,483	13.21:1
5:1 to 10:1	140	35,403,033	303,249	303,249	6.11	4,229,242	8.37:1
3:1 to 5:1	41	5,653,821	95,374	95,374	1.92	1,330,135	4.25:1
1:1 to 3:1	77	4,162,077	177,364	177,364	3.57	2,473,601	1.68:1
0:1 to 1:1	38	1,210,622	100,660	100,660	2.03	1,403,847	0.86:1
Tentative Map Property[(4)]	425	1,663,938	1,663,938	0	0.00	0	N/A
TOTAL	**2,622**	**$1,002,387,615**	**$6,626,133**	**$4,962,196**	**100.00%**	**$69,205,000**	**14.48:1**

(1) Excludes parcels for which the Special Tax obligation was prepaid as of Fiscal Year 2020-21.
(2) Includes assessed values of personal property, if any.
(3) Represents the debt lien of the $21,580,000 outstanding principal amount of the Series 2013 Bonds, the $26,195,000 outstanding principal amount of the Series 2016 Bonds, and the $21,430,000 outstanding principal amount of the Series 2019 Bonds as of September 30, 2020. Allocated based on the Fiscal Year 2020-21 Special Tax levy and not the Maximum Special Tax. Does not include overlapping general obligation debt or PACE liens on properties within the District. Allocated based on the Fiscal Year 2020-21 Special Tax levy and not the Maximum Special Tax. Includes direct and overlapping tax and assessment debt as reported by California Municipal Statistics, Inc. See "–Direct and Overlapping Bonded Indebtedness." Does not include overlapping general fund debt or PACE liens on properties within the District. As of Fiscal Year 2020-21, there were 17 homes with PACE liens within the District.
(4) Tentative Map Property was not taxed in Fiscal Year 2020-21. Includes two units owned by the City which are subject to the Special Tax but have no assessed value.
Sources: Yolo County Assessor's Office, California Municipal Statistics, Inc., and Goodwin Consulting Group, Inc.

A summary of the projected Fiscal Year 2021-22 combined value-to-lien ratios, including the Series 2021 Bonds, excluding parcels on which the Special Tax will not be levied in Fiscal Year 2021-22 based on the development status (*i.e.* issuance of building permits and recordation of final maps) within the District as of September 30, 2020 and the appraised value of 868 parcels as of May 1, 2021, excluding overlapping general fund debt and PACE liens, is set forth in Table 9B.

Table 9B
City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Projected Combined Assessed Value and Appraised Value-to Lien Ratios as of Fiscal Year 2021-22[1]

Value-to-Lien	Number of Parcels	Expected Number of Single Family Units	Combined Value[2]	Projected Fiscal Year 2021-22 Maximum Special Tax	Special Tax Levy	Percent of Special Tax Levy	Total Debt Lien[3]*	Average Value-to-Lien Ratio*
20:1 and Above	4	4	$1,483,821	$3,736	$3,736	0.07%	$69,377	21.39
15:1 to 20:1	120	120	$68,449,038	$241,826	$241,826	4.23%	$4,295,847	15.93
10:1 to 15:1	1,799	1,799	$893,067,889	$4,204,253	$4,204,253	73.54%	$71,936,454	12.41
5:1 to 10:1	510	510	$154,179,583	$1,172,005	$1,172,005	20.50%	$19,512,997	7.90
3:1 to 5:1	26	26	$4,412,066	$66,477	$66,477	1.16%	$1,086,377	4.06
1:1 to 3:1	11	11	$949,460	$28,600	$28,600	0.50%	$461,244	2.06
Small Lot Tentative Map Property[4]	110	247	$57,096,000	$592,751	$0	0.00%	$140,819	N/A
City Parcels[5]	2	2	$184,000	$3,921	0	0	0	0
TOTAL	**2,582**	**2,719**	**$1,179,821,857**	**$6,313,567**	**$5,716,896**	**100.00%**	**$97,503,114**	**12.10**

(1) The projected Fiscal Year 2021-22 Special Tax levy is based on the status of development as of January 1, 2021. Excludes parcels for which the Special Tax obligation was prepaid prior to May 10, 2021. Excludes 27.05 acres of Multi-Family Property that may become exempt from the Special Tax in the future.
(2) Includes appraised values of 868 parcels that were appraised and the Fiscal Year 2020-21 assessed values for parcels that were not appraised. Appraised values were allocated to individual parcels as shown in the Appraisal. See APPENDIX C–"APPRAISAL OF REAL PROPERTY." The allocated values may not be indicative of the market values of the groupings or the individual parcels. Does not include values for parcels that were not Taxable Property in Fiscal Year 2020-21.
(3) Represents the debt lien of the $21,495,000 outstanding principal amount of Series 2013 Bonds, the $26,085,000 outstanding principal amount of Series 2016 Bonds, and the $21,345,000 outstanding principal amount of Series 2019 Bonds as of September 2, 2020, plus the $22,000,000* principal amount of the Series 2021 Bonds. Includes portions of the Outstanding Parity Bonds that are expected to be redeemed on September 1, 2021 from prepayments of the Special Tax. Allocated based on the projected Fiscal Year 2021-22 Special Tax levy and not the Maximum Special Tax. Includes direct and overlapping tax and assessment debt as reported by California Municipal Statistics, Inc. See "–Direct and Overlapping Bonded Indebtedness." Does not include overlapping general fund debt or PACE liens on properties within the District. As of Fiscal Year 2020-21, there were 17 homes with PACE liens within the District.
(4) The Special Tax was not levied on Small Lot Tentative Map Property in Fiscal Year 2020-21. Based on expected future development, the City does not expect to levy the Special Tax on Small Lot Tentative Map Property in Fiscal Year 2021-22 or in future years. Accordingly, no debt service is allocated to Small Lot Tentative Map Property for the purposes of calculating average value-to-lien ratios above. Therefore, value-to-lien ratios for these parcels are intentionally omitted.
(5) Includes two units of Small Lot Tentative Map Property owned by the City which are subject to the Special Tax and were appraised, but have no assessed value.
* Preliminary, subject to change.

Sources: Yolo County Assessor's Office, Integra Realty Resources, Inc., California Municipal Statistics, Inc., and Goodwin Consulting Group, Inc.

Table 10 sets forth the top 10 taxpayers, including development status and the value-to-lien of Taxable Parcels in the District based on the projected Fiscal Year 2021-22 tax levy.

Table 10
City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Top 10 Taxpayers including Development Status and Value-to-Lien
Based on Projected Fiscal Year 2021-22 Tax Levy[1]

Property Owner	Development Status[2]	Number of Taxable Parcels	Expected Number of Single Family Units	Combined Value[3]	Fiscal Year 2021-22 Maximum Special Tax	Fiscal Year 2021-22 Projected Special Tax Levy	Fiscal Year 2021-22 Share of Special Tax Levy	Total Debt Lien[4]	Average Value to-Lien Ratio
Lennar Homes of California, Inc.	Developed, Appraised, Under Construction	46	46	$11,056,000	$123,641	$123,641	2.16%	$1,979,586	5.59
	Small Lot Tentative Map, Appraised, in a final map [5]	14	14	3,332,000	37,246	0	0.00%	$,526	N/A
	SUBTOTAL	60	60	14,388,000	160,888	123,641	2.16	$,983,112	7.26
Taylor Morrison of California, LLC	Developed, Appraised, Completed Homes	2	2	950,000	4,761	4,761	0.08	76,228	12.46
	Developed, Appraised, Under Construction	37	37	8,410,000	84,575	84,575	1.48	1,353,961	6.21
	Small Lot Tentative Map, Appraised, in a final map [5]	25	25	4,580,000	59,511	0	0.00	5,273	N/A
	SUBTOTAL	64	64	13,940,000	148,846	89,336	1.56	1,435,462	9.71
KB Home Sacramento, Inc.	Developed, Appraised, Completed Homes	2	2	906,000	4,761	4,761	0.08	76,444	11.85
	Developed, Appraised, Under Construction	38	38	8,560,000	84,155	84,155	1.47	1,351,826	6.33
	Small Lot Tentative Map, Appraised, in a final map [5]	1	1	230,000	2,380	0	0.00	331	N/A
	SUBTOTAL	41	41	9,696,000	91,296	88,916	1.56	1,428,601	6.79
Woodside 05N LP	Developed, Appraised, Under Construction	7	7	1,526,000	13,722	13,722	0.24	222,966	6.84
	Small Lot Tentative Map, Appraised, in a final map [5]	28	28	5,090,000	54,890	0	0.00	19,588	N/A
	SUBTOTAL	35	35	6,616,000	68,612	13,722	0.24	242,554	27.28
Individual Homeowner	Developed, Unappraised	10	10	4,801,755	20,304	20,304	0.36	355,149	13.52
	Developed, Appraised, Completed Homes	2	2	1,172,000	5,426	5,426	0.09	87,048	13.46
	SUBTOTAL	12	12	5,973,755	25,729	25,729	0.45	442,197	13.51
Individual Homeowner	Developed, Appraised, Completed Homes	8	8	3,536,000	15,683	15,683	0.27	252,064	14.03
Individual Homeowner	Developed, Unappraised	2	2	766,627	4,621	4,621	0.08	78,638	9.75
	Developed, Appraised, Completed Homes	1	1	570,000	2,660	2,660	0.05	42,550	13.40
	SUBTOTAL	3	3	1,336,627	7,281	7,281	0.13	121,188	11.03
Individual Homeowner	Developed, Unappraised	3	3	1,545,949	5,881	5,881	0.10	103,912	14.88
Individual Homeowner	Developed, Unappraised	2	2	1,336,800	5,426	5,426	0.09	95,270	14.03
Individual Homeowner	Developed, Unappraised	1	1	614,739	2,660	2,660	0.05	46,440	13.24
	Developed, Appraised, Completed Homes	1	1	602,000	2,765	2,765	0.05	45,098	13.35
	SUBTOTAL	2	2	1,216,739	5,426	5,426	0.09	91,538	13.29
SUBTOTAL – TOP TEN TAXPAYERS		230	230	$59,585,870	$535,068	$381,041	6.67%	$6,195,898	9.62
All Others[6]		2,352	2,489	$1,120,235,987	$5,778,499	$5,335,855	93.33%	$91,307,216	12.27
TOTAL		**2,582**	**2,719**	**$1,179,821,857**	**$6,313,567**	**$5,716,896**	**100.00%**	**$97,503,114**	**12.10**
Future BUA Release Property[7]	45.6 acres								
Property Outside District and Within the Spring Lake Specific Plan Area[8]	24.6 acres								

(Footnotes to Table 10 on prior page).

(1) The projected Fiscal Year 2021-22 Special Tax levy is based on the status of development as of January 1, 2021. Excludes parcels for which the Special Tax obligation was prepaid prior to May 10, 2021. Excludes 27.05 acres of Multi-Family Property that may become exempt from the Special Tax in the future.

(2) Developed Property includes properties for which the City issued building permits prior to January 1, 2021. More detailed construction status is based on the status in the Appraisal.

(3) Includes appraised values of 868 parcels that were appraised and the Fiscal Year 2020-21 assessed values for parcels that were not appraised. Appraised values were allocated to individual parcels as shown in the Appraisal. See APPENDIX C–"APPRAISAL OF REAL PROPERTY." The allocated values may not be indicative of the market values of the groupings or the individual parcels. Does not include values for parcels that were not Taxable Property in Fiscal Year 2020-21.

(4) Represents the debt lien of the $21,495,000 outstanding principal amount of Series 2013 Bonds, the $26,085,000 outstanding principal amount of Series 2016 Bonds, the $21,345,000 outstanding principal amount of Series 2019 Bonds as of September 2, 2020, plus the $22,000,000* principal amount of the Series 2021 Bonds. Includes portions of the Outstanding Parity Bonds that are expected to be redeemed on September 1, 2021 from prepayments of the Special Tax. Allocated based on the projected Fiscal Year 2021-22 Special Tax levy and not the Maximum Special Tax. Includes direct and overlapping tax and assessment debt as reported by California Municipal Statistics, Inc. See "–Direct and Overlapping Bonded Indebtedness." Does not include overlapping general fund debt or PACE liens on properties within the District. As of Fiscal Year 2020-21, there were 17 homes with PACE liens within the District.

(5) The Special Tax was not levied on Small Lot Tentative Map Property in Fiscal Year 2020-21. Based on current development and the amount of debt service due annually on the Series 2021 Bonds, the City does not expect to levy the Special Tax on Small Lot Tentative Map Property in Fiscal Year 2021-22 or in future years. Accordingly, no debt service is allocated to Small Lot Tentative Map Property for the purposes of calculating average value-to-lien ratios above. Therefore, value-to-lien ratios for these parcels are intentionally omitted.

(6) Does not include parcels which have prepaid the Special Tax obligation prior to May 10, 2021.

(7) Estimated acreage of areas within the District boundaries that will become taxable if BUAs are issued.

(8) Estimated acreage of areas outside the District boundaries that are within the Spring Lake Specific Plan Area. These properties will become taxable if annexed to the District and BUAs are issued. Does not include areas in the Master Plan Remainder Area. See "THE SPRING LAKE SPECIFIC PLAN AREA–General" for a description of the Master Plan Remainder Area.

* Preliminary, subject to change.

Sources: Yolo County Auditor-Controller's Office, Integra Realty Resources, Inc., California Municipal Statistics, Inc., and Goodwin Consulting Group, Inc.

Secured Property Tax Levies, Collections and Delinquencies

Historically, delinquencies for each property tax installment period are higher immediately following the respective installment payment due date. Late payments received after the respective due date reduce the outstanding delinquencies for each installment period.

Table 11 summarizes of payment history for taxes levied in the District on Taxable Property for the past 10 Fiscal Years and as of April 10, 2021.

Table 11
City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Historical Delinquency Information

	As of Fiscal Year End			As of April 10, 2021		
Fiscal Year	Number of Taxable Parcels Delinquent	Amount Delinquent	% Delinquent	Number of Taxable Parcels Delinquent	Amount Delinquent	Percentage Delinquent
2011-12	13	$17,774	0.74%	0	$0	0.00%
2012-13	14	18,459	0.77	0	0	0.00
2013-14	8	9,323	0.36	0	0	0.00
2014-15	4	5,801	0.24	0	0	0.00
2015-16	3	5,409	0.19	0	0	0.00
2016-17	5	8,053	0.26	0	0	0.00
2017-18	7	9,702	0.29	0	0	0.00
2018-19	10	13,986	0.39	2	3,365	0.09
2019-20	10	14,737	0.36	2	3,432	0.08
2020-21†	N/A	N/A	N/A	43	56,936	1.15

† Delinquency information for Fiscal Year 2020-21 is expected to be available after June 30, 2021 and will be included in the final Official Statement.

Sources: Yolo County Auditor-Controller's Office and Goodwin Consulting Group, Inc.

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Direct and Overlapping Bonded Indebtedness

Table 12 sets forth the Statement of Direct and Overlapping Bonded Indebtedness as of _____, 2021, for the District based upon assessed value for Fiscal Year 2020-21. Therefore, the following table *does not* include the assessed value of any property that received a BUA after January 1, 2020 or any PACE liens. Based upon a review by the Special Tax Administrator as of April 1 2021, there were 17 parcels within the District with PACE liens.

Table 12
City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Statement of Direct and Overlapping Bonded Indebtedness

2020-21 Local Secured Assessed Valuation: $987,451,327 (Land and Improvements)

DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:	% Applicable	Debt 4/1/21
Yuba Joint Community College District General Obligation Bonds	2.796%	$5,285,324
Woodland Joint Unified School District General Obligation Bonds	11.207	1,328,611
City of Woodland Community Facilities District No. 2004-1	**100.**	**69,010,000**(1)
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		$75,623,935
OVERLAPPING GENERAL FUND DEBT:		
Yolo County Certificates of Participation	3.243%	$1,611,682
Yolo County Office of Education Certificates of Participation	3.243	168,644
Yuba Joint Community College District Certificates of Participation	2.796	425,203
Woodland Joint Unified School District Certificates of Participation	11.207	1,022,094
City of Woodland General Fund Obligations	14.429	1,023,257
TOTAL OVERLAPPING GENERAL FUND DEBT		$4,250,880
COMBINED TOTAL DEBT		$79,874,815(2)

(1) Excludes Mello-Roos Act bonds to be sold.
(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Ratios to 2020-21 Assessed Valuation:

Direct Debt ($69,010,000)	**6.99%**
Total Direct and Overlapping Tax and Assessment Debt	7.66%
Combined Total Debt	8.09%

Source: California Municipal Statistics, Inc.

Lighting and Landscaping District. A lighting and landscaping district was formed in 2005 to provide for the continued maintenance, administration and operation of various landscape and lighting improvements within the District. Maximum annual assessments for this district range from $1,375 to $525 for single-family residences and multi-family residences, respectively, and these base amounts also increase annually by an inflation factor equal to the Engineering News Record Common Labor Cost Index rate.

Maintenance Community Facilities District. A maintenance community facilities district was formed in 2005 to provide for continued maintenance and administration of the 40-acre sports park, which was a requirement of the Spring Lake Specific Plan. Maximum annual assessments for that district range

from $180 to $150 for single-family residences and multi-family residences, respectively, and also increase by an annual inflation factor equal to the Engineering News Record Common Labor Cost Index rate.

Table 13 summarizes a sample tax bill for single-family units of improved Taxable Property within the District in accordance with the Special Tax Formula for Fiscal Year 2020-21.

To provide an indication of the tax burden on individual homeowners in the District the actual Fiscal Year 2020-21 tax bill for a parcel of Taxable Property with an assessed value closest to the median assessed value for individually-owned Residential Property is summarized below.

Table 13
City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Sample Tax Bill Information for Fiscal Year 2020-21

		Land Use Designation			
Assumptions		**R-3**	**R-4**	**R-5**	**R-8**
Total Assessed Value[1]		$592,000	$557,000	$445,000	$437,000
Homeowner's Exemption		($7,000)	($7,000)	($7,000)	($7,000)
Net Assessed Value		**$585,000**	**$550,000**	**$438,000**	**$430,000**
Ad Valorem Taxes	**Applied Percentage[2]**	**Amount**	**Amount**	**Amount**	**Amount**
Countywide 1%	1.0000%	$5,850	$5,550	$4,380	$4,300
Woodland JUSD 2000 Bond	0.0200	117	110	88	86
Yuba CCD 2006 Bond A	0.0080	47	44	35	34
Yuba CCD 2006 Bond B	0.0069	40	38	30	30
Yuba CCD 2006 Bond C	0.0019	11	10	8	8
Yuba CCD 2006 Bond D	0.0030	18	17	13	13
Yuba CCD 2016 Bond A	0.0112	65	61	49	48
Total Ad Valorem Taxes	**1.0510%**	**$6,148**	**$5,780**	**$4,603**	**$4,519**
Direct Charges		**Amount**	**Amount**	**Amount**	**Amount**
Woodland CFD No. 2004-1 (Spring Lake)[3]		$2,711	$2,608	$2,334	$1,922
All Other Direct Charges[4]		1,168	1,082	885	953
Total Direct Charges		**$3,880**	**$3,690**	**$3,219**	**$2,875**
Total Taxes and Direct Charges		**$10,027**	**$9,470**	**$7,822**	**$7,394**
Percentage of Total Assessed Value		**1.69%**	**1.70%**	**1.76%**	**1.69%**

(1) Represents the average Fiscal Year 2020-21 assessed value of single family properties with improvement values for each land use designation.
(2) Fiscal Year 2020-21 *Ad Valorem* Tax Rates.
(3) Equals the Maximum Special Tax rate for each land use designation for Fiscal Year 2020-21.
(4) Represents the Fiscal Year 2020-21 total direct charge amount, excluding the District, for a sample parcel. Does not include any PACE assessments. As of Fiscal Year 2020-21_ there were 17 homes with PACE liens within the District.
Sources: Yolo County Auditor-Controller's Office and Goodwin Consulting Group, Inc.

Special Tax Administration

Goodwin Consulting Group, Inc., Sacramento, California, has been retained by the City to assist the City's Finance Department in the administration of the Special Tax calculations for the District. Goodwin Consulting Group, Inc. provides special assessment district and community facilities district administration services for numerous California government entities.

LEGAL MATTERS

General

The validity of the Series 2021 Bonds and certain other legal matters are subject to the approving legal opinion of Moskovitz, Tiedemann & Girard, a Professional Corporation, Sacramento, California, and Lozano Smith, LLP, Sacramento, California, Co-Bond Counsel. A copy of the proposed form of opinion of Co-Bond Counsel is set forth in APPENDIX F hereto, and the final opinion will be made available to the owners of the Series 2021 Bonds at the time of delivery. Co-Bond Counsel has not undertaken any responsibility for the accuracy, completeness or fairness of this Official Statement.

Certain legal matters will be passed upon for the City by Best, Best & Krieger, LLP, Sacramento, California, City Attorney and by Schiff Hardin LLP, San Francisco, California, Disclosure Counsel to the City and for the Underwriter by Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California.

The fees of Co-Bond Counsel, Disclosure Counsel and Underwriter's Counsel are contingent upon the issuance of the Series 2021 Bonds.

Other Pending Matters

Bobby Harris v. City of Woodland, Yolo County Superior Court Case No. PT18-731. This action was filed by Bobby Harris, a City resident, in April 2018, challenging the City's adoption of an amendment of the City's Inclusionary Housing Ordinance to allow for the payment of affordable housing in lieu fees for new development projects and to adjust the overall affordable housing obligations for new residential development. Mr. Harris argued that the amendments to the Inclusionary Housing Ordinance were inconsistent with Measure A, a ballot measure approved by a majority of the voters in _____ establishing the City's Urban Limit Line. The City filed a demurrer, arguing that the City was exercising its legislative discretion in amending its Inclusionary Housing Ordinance, and nothing in Mr. Harris's petition demonstrated that the City had a mandatory duty to take any specific action. The Superior Court sustained the City's demurrer, dismissing the lawsuit. However, the Court has not yet issued its final judgment, so this case is still on record in Yolo County Superior Court. Once final judgment is issued by the Court, it will start the time for Mr. Harris to file an appeal.

Bobby Harris v. City of Woodland, Yolo County Superior Court Case No. PT18-2152, Court of Appeal Case No. C090460. This action was a petition for writ of extraordinary mandamus, also filed by Mr. Harris in November 2018, challenging the City's approval of the Oyang South housing development within the District proposed by Lennar Homes of California, Inc. For a description of this development, see"–THE DISTRICT–Status of Development–*Lennar Homes and Lennar General*." The City and the real party in interest, Lennar Homes, filed a demurrer which was sustained by the trial court on the ground that Mr. Harris filed his petition after the statute of limitation on such an action had expired. On September 12, 2019, Mr. Harris filed a notice of appeal. This case is currently pending before the California Third District Court of Appeal.

Yolo County Farm Bureau et al. v. City of Woodland et al., Yolo County Superior Court Case No. CV2021-0564. In March 2021, this action was filed in Yolo County Superior Court challenging the City Council's approval of the Woodland Flood Risk Management Project (the "Project"). The Project seeks to develop and implement a plan that meets California's Urban Level of Protection and the Federal Emergency Management Agency's 100-year requirements to reduce the risk of flooding to avoid loss of life, property damage and economic effects that result from flooding in the project area and the City of Woodland. In this case, the Petitioner alleges that the Project is inconsistent with "Measure S", a local ballot measure adopted by a majority of the voters in 2004, which provided that it shall be the policy of the City to encourage a regional flood control project, and that the City shall not fund or take any action that supports the Lower Cache Creek Flood Barrier (a previously proposed flood control project), nor shall the City fund or take action that supports a substantially similar structure. Petitioner alleges that the Project is substantially similar to the prior Lower Cache Creek Flood Barrier and therefore is inconsistent with Measure S and should be overturned. The City has answered the Petition but the matter is not yet scheduled for hearing.

On or about February 19, 2020, Mr. Driscoll filed a single suit in Santa Clara Superior Court on behalf of 81 customer classes challenging rates of 82 defendants and respondents on one or both of the issues set forth above. Mr. Driscoll filed a first amended complaint on or about March 16, 2020, which included non-substantive corrections.

The City does not believe that the eventual disposition of any of these cases will have a material adverse effect on the collection of the Special Tax or the ability to proceed with development within the District.

TAX MATTERS

In the opinion of Kronick, Moskovitz, Tiedemann & Girard, a Professional Corporation, Sacramento, California, and Lozano Smith, LLP, Sacramento, California, Co-Bond Counsel, based upon an analysis of existing statutes, regulations, rulings, and court decisions and assuming, among other things, the accuracy of certain representations and compliance with certain covenants, interest on the Series 2021 Bonds is excludable from gross income for federal income tax purposes and is exempt from State of California personal income taxes. Co-Bond Counsel are also of the opinion that interest on the Bonds is not an item of tax preference for purposes of the alternative minimum tax. A complete copy of the proposed form of Opinion of Co-Bond Counsel is set forth in Appendix F.

The Internal Revenue Code of 1986, as amended (the "Code"), imposes various restrictions, conditions, and requirements relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the Series 2021 Bonds. The City has covenanted to comply with certain restrictions designed to assure that interest on the Series 2021 Bonds will not be included in federal gross income. Failure to comply with these covenants may result in interest on the Series 2021 Bonds being included in federal gross income, possibly from the date of issuance of the Series 2021 Bonds. The opinion of Co-Bond Counsel assumes compliance with these covenants. Co-Bond Counsel have not undertaken to determine (or to inform any person) whether any actions taken (or not taken) or events occurring (or not occurring) after that date of issuance of the Series 2021 Bonds may adversely affect the tax status of interest on the Series 2021 Bonds.

Although Co-Bond Counsel expect to render an opinion that interest on the Series 2021 Bonds is excludable from gross income for federal income tax purposes and exempt from State of California personal income taxes, the ownership or disposition of, or the accrual or receipt of interest on, the Series 2021 Bonds may otherwise affect a Beneficial Owner's federal or state tax liability. The nature and extent of these other tax consequences will depend upon the particular tax status of the Beneficial Owner or the Beneficial

Owner's other items of income or deduction. Co-Bond Counsel express no opinion regarding any such other tax consequences.

In addition, no assurance can be given that any future legislation, including amendments to the Code, if enacted into law, or changes in interpretation of the Code, will not cause interest on the Series 2021 Bonds to be subject, directly or indirectly, to federal and/or state income taxation, or otherwise prevent beneficial owners of the Series 2021 Bonds from realizing the full current benefit of the tax status of such interest. Prospective purchasers of the Series 2021 Bonds should consult their own tax advisers regarding any pending or proposed federal tax legislation. Further, no assurance can be given that the introduction or enactment of any such future legislation, or any action of the Internal Revenue Service ("IRS"), including but not limited to regulation, ruling, or selection of the Series 2021 Bonds for audit examination, or the course or result of any IRS examination of the Series 2021 Bonds, or obligations that present similar tax issues, will not affect the market price or liquidity of the Series 2021 Bonds.

ABSENCE OF MATERIAL LITIGATION

At the time of delivery of the Series 2021 Bonds, the City will certify that there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court or regulatory agency, public board or body pending or threatened against the City affecting its existence, or the titles of its officers, or seeking to restrain or to enjoin the issuance, sale or delivery of the Series 2021 Bonds, the application of the proceeds thereof in accordance with the Fiscal Agent Agreement, or the collection or levy of the Special Tax to pay the principal of and interest on the Series 2021 Bonds, or in any way contesting or affecting the validity or enforceability of the Series 2021 Bonds, the Fiscal Agent Agreement, the Bond Purchase Contract entered into between the City and the Underwriter, or any other applicable agreements or any action of the City contemplated by any of said documents, or in any way contesting the completeness or accuracy of this Official Statement or any amendment or supplement thereto, or contesting the powers of the City or its authority with respect to the Series 2021 Bonds or any action of the City contemplated by any of said documents, nor, to the knowledge of the City, is there any basis therefor.

RATING

S&P Global Ratings ("S&P") has assigned a rating of "___" to the Series 2021 Bonds.

Certain information was supplied by City to S&P*]* to be considered in evaluating the Series 2021 Bonds. A rating reflects only the view of the agency giving such rating and is not a recommendation to buy, sell or hold the Series 2021 Bonds. An explanation of the significance of the rating may be obtained from _____ at the following address: Standard & Poor's, 55 Water Street, New York, New York 10041. Generally, rating agencies base their ratings on such information and materials so furnished and on investigations, studies and assumptions made by them. There is no assurance that such rating will continue for any given period of time or that they will not be reduced or withdrawn entirely by S&P, if in its, judgment, circumstances so warrant. The City and the Trustee undertake no responsibility to oppose any such revision or withdrawal. Any such downward revision or withdrawal may have an adverse effect on the market price of the Series 2021 Bonds.

In providing a rating on the Series 2021 Bonds, S&P may have performed independent calculations of coverage ratios using its own internal formulas and methodology which may not reflect the provisions of the Fiscal Agent Agreement. The City makes no representation as to any such calculations, and such calculations should not be construed as a representation by the City as to past or future compliance with any bond covenants,

the availability of particular revenues for the payment of debt service on the Series 2021 Bonds or for any other purpose.

The City will covenant in the Continuing Disclosure Certificate to file on EMMA, notices of any ratings changes on the Series 2021 Bonds. See "CONTINUING DISCLOSURE" and APPENDIX E–"FORM OF CONTINUING DISCLOSURE AGREEMENT." Notwithstanding such covenants, information relating to rating changes on the Series 2021 Bonds may be publicly available from the Rating Agency prior to such information being provided to the City and prior to the date notice of such rating change is obligated to be filed on EMMA. Purchasers of the Series 2021 Bonds are directed to S&P and its website and official media outlets for the most current rating changes with respect to the Series 2021 Bonds following the initial issuance of the Series 2021 Bonds.

MUNICIPAL ADVISOR

Del Rio Advisors, LLC, Modesto, California, has served as Municipal Advisor to the City with respect to the sale of the Series 2021 Bonds. The Municipal Advisor has assisted the City in the review of this Official Statement and in other matters relating to the planning, structuring, execution and delivery of the Series 2021 Bonds. The Municipal Advisor has not independently verified any of the data prepared by others and assumes no responsibility for the accuracy or completeness of any of the information contained herein.

The Municipal Advisor provides municipal advisory services only and does not engage in the underwriting, marketing, or trading of municipal securities or other negotiable instruments. The Municipal Advisor will receive compensation from the City contingent upon the sale and delivery of the Series 2021 Bonds.

UNDERWRITING

The Series 2021 Bonds are being purchased by Piper Sandler & Co. (the "Underwriter"). The Underwriter has agreed, subject to certain conditions precedent, to purchase the Series 2021 Bonds from the City pursuant to the terms and condition of a bond purchase contract between the City and the Underwriter at a purchase price equal to $_____, which represents the principal amount of the Series 2021 Bonds, plus a net original issue premium in the amount of $_____, and less an Underwriter's discount in the amount of $_____. The Bond Purchase Agreement relating to the Series 2021 Bonds provides that the Underwriter will purchase all of the Series 2021 Bonds if any are purchased, the obligation to make such purchase being subject to certain terms and conditions set forth in said bond purchase agreement, the approval of certain legal matters by counsel and certain other conditions.

The Series 2021 Bonds may be offered and sold to certain dealers and others at prices lower than the offering prices stated on the inside cover hereof. The offering prices may be changed from time to time.

Piper Sandler & Co., the Underwriter of the Series 2021 Bonds, has entered into a distribution agreement ("Distribution Agreement") with Charles Schwab & Co., Inc. ("CS&Co") for the retail distribution of certain securities offerings at the original issue prices. Pursuant to the Distribution Agreement, CS&Co. will purchase Series 2021 Bonds from Piper Sandler at the original issue price less a negotiated portion of the selling concession applicable to any Series 2021 Bonds that CS&Co. sells.

CONTINUING DISCLOSURE

[To Be Confirmed]

The City has covenanted for the benefit of the Owners to provide certain financial information and operating data relating to the Series 2021 Bonds by not later seven months following the end of the City's Fiscal Year (which currently would be June 30) commencing with the report for the 2020-21 Fiscal Year due January 31, 2022 (the "Annual Report") and to provide notices of the occurrence of certain significant events. The Annual Report and notices of significant events will be filed by means of the EMMA site maintained by the MSRB. The specific nature of the information to be contained in the Annual Report or the notices of significant events is contained within APPENDIX E–"FORM OF CONTINUING DISCLOSURE CERTIFICATE." These covenants have been made in order to assist the Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

In the past five years, the City failed to timely make the following filings:

Woodland Finance Authority

- Water Revenue Bonds, Series 2011
  Fiscal Year 2015-16 Adopted Budget – Remedial filing made September 20, 2016
  Fiscal Year 2020-21 Adopted Budget – Remedial filing made _____, 2021
  Fiscal Year 2018-19 and Fiscal Year 2019-20 Operating Data – Remedial filing made _____, 2021

- Wastewater Revenue Bonds, Refunding Series 2014 (Junior Lien***)***
  Fiscal Year 2015-16 Adopted Budget – Remedial filing made September 20, 2016
  Fiscal Year 2020-21 Adopted Budget – Remedial filing made _____, 2021
  Fiscal Year 2018-19 and Fiscal Year 2019-20 Operating Data– Remedial filing made _____, 2021

Woodland-Davis Clean Water Agency (City of Woodland, California) Subordinate Refunding Water Revenue Bonds, 2017 Series A

Fiscal Year 2020-21 Adopted Budget – Remedial filing made _____, 2021
Fiscal Year 2018-19 and Fiscal Year 2019-20 Operating Data – Remedial filing made _____, 2021

Redevelopment Agency of the City of Woodland, Woodland Redevelopment Project Tax Allocation Bonds, Series 2007A and Series 2007B

Fiscal Year 2016-17 Historical Taxable Values and Tax Increment Revenues – Remedial filing made August 12, 2018

[As of the date of this Official Statement, the City is current in the filing of its audited financial. Statements.] The table below summarizes the dates on which the audited financial statements were filed for each Fiscal Year. [The City expects that the audited financial statements for Fiscal Year 2019-20 will be filed by June 30, 2021, which is 150 days after the filing deadline]

Summary of Filing Dates for the Audited Financial Statements

Fiscal Year	Due Date	Date Filed	No. of Days After Filing Deadline
2015-16	January 31, 2017	January 26, 2017	0
2016-17	January 31, 2018	February 15, 2018	15
2017-18	January 31, 2019	January 31,, 2019	0
2018-19	January 31, 2020	December 4,2020	308
2019-20	January 31, 2021	_____, 2021	__

During the previous five Fiscal Years, the District operating data for each Fiscal Year was timely filed.

MISCELLANEOUS

This Official Statement is not to be construed as a contract or agreement between the City or the District and the Underwriter of the Series 2021 Bonds. Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. The information and expressions of opinion herein are subject to change without notice and neither the delivery of the Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City or the District since the date hereof.

References are made in this Official Statement to certain statutes, documents, and reports which are brief summaries thereof which do not purport to be complete or definitive and reference is made to such statutes, documents, and reports for full and complete statements of the contents thereof. Copies of such documents and reports are available for inspection at the office of the Finance Officer of the City, City of Woodland, City Hall, 300 First Street, Woodland, California 95695.

This Official Statement is submitted only in connection with the sale of the Series 2021 Bonds by the City. All estimates, assumptions, statistical information and other statements contained herein, while taken from sources considered reliable, are not guaranteed by the City or the Underwriter. The information contained herein should not be construed as representing all conditions affecting the City, the District, or the Series 2021 Bonds.

The execution and delivery of the Official Statement by the City has been duly authorized by the City Council.

CITY OF WOODLAND

By:_____
Ken Hiatt, City Manager

APPENDIX A

GENERAL AND ECONOMIC INFORMATION FOR THE CITY OF WOODLAND

The following information concerning the City of Woodland (the "City") and the County of Yolo (the "County") is included only for the purpose of supplying general information. The Series 2021 Bonds are not a debt of the City, the County, or the State of California (the "State") or any of its political subdivisions. The Series 2021 Bonds are payable solely from the Special Tax as described in the Official Statement. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS."

Overview

The City is located in the County approximately 81 miles northeast of San Francisco and approximately 20 miles northwest of Sacramento at the intersection of Interstate 5 and State Route 113. The City has been the seat of government for the County since 1862 and is the industrial and agricultural center of the County. The City encompasses approximately 14.5 square miles near the center of the California's Central Valley. Woodland enjoys a mean temperature of 61.5 degrees and an annual average rainfall of 17.28 inches.

The City has a diversified economic base that has its origins in agriculture. However, due to the proximity of the City to major transportation arteries (Interstate 5 and State Route 113), and major waterways, the City has also become increasingly important as a manufacturing and distribution center of products including, food processing, plastics, farm machinery and mobile homes.

City Government

The City was incorporated in 1871 and operates as a general law city as provided by the Constitution and laws of the State. The City is governed by a five-member City Council, each of whom is elected for four-year terms. Prior to 2016, members of the City Council were elected City-wide. In 2014, a majority of the voters approved Measure U authorizing elections of City Council members by district commencing with the election of City Council members for Districts 2, 4, and 5 on November 8, 2016. The transition to district elections were completed when elections for Districts 1 and 3 were held on November 6, 2018. Council elections are held in even-numbered years, with terms staggered such that two council seats are open for election in one year with the other three seats open for election two years later.

Prior to Measure U, the City Council selected a Mayor every two years following the election and seating of new Councilmembers with the Councilmember who received the greatest number of votes in the most recent general municipal election at which councilmembers are elected is designated as the Mayor Pro Tempore, or Vice Mayor. Since 2018, the Mayor, who continues to be selected by the Councilmembers, serves a one-year term and the office of Mayor rotates among the Councilmembers annually.

The City operates on a Council/Manager system of government. The City Council appoints the City Manager, who is responsible for daily administration of City affairs and preparation and submission of the annual budget under the direction of the Mayor and City Council. Members of the Council and key administrative personnel of the City are listed in Table A-1 and Table A-2, respectively:

Table A-1
City of Woodland
City Council Members

Member	Position	Term Expires
Tom Stallard, District 2	Mayor	November 2024
Mayra Vega, District 5	Mayor Pro Tempore	November 2024
Richard Lansburgh, District 1	Member	November 2022
Tania Garcia-Cadena, District 3	Member	November 2022
Victoria Fernandez, District 4	Member	November 2024

Source: City of Woodland.

Table A-2
City of Woodland
Key Administrative Personnel

Member	Position
Tom Stallard	Mayor
Ken Hiatt	City Manager
Ethan Walsh	City Attorney
Kimberly McKinney	Director of Administrative Services
Evis Morales	Finance Officer
Craig Locke	Public Works Director
Ana B. Gonzalez	City Clerk

Source: City of Woodland.

The City provides a full range of services delegated to cities under State law. These services include public safety (police and fire), sanitation and environmental health enforcement, recreational and cultural activities, public improvements, planning, zoning and general administrative services. Budgeted City full-time employees number 311 for Fiscal Year 2020-21, all of which were full-time permanent employees. Of the full-time employees, 84 are assigned to the Police Department and 50 to the Fire Department. Fire protection service is provided by the City, which has three stations within its borders.

Population

The City is the second most populous in the County. Between 2017 and 2021, it is estimated that the population has grown by 3,598 or an annual average of approximately 1.2%. Table A-3 summarizes the estimated population of the City, the County, and the State as of January 1, 2017 through January 1, 2021.

Table A-3
City, County and State Population Estimates
2016 through 2021
(As of January 1)

Year	City	Yolo County	State
2017	59,998	217,805	39,352,398
2018	60,723	219,651	39,519,535
2019	61,255	220,330	39,605,361
2020	62,508	221,276	39,648,938
2021	63,596	217,500	39,466,855

Sources: State of California, Department of Finance, Report E-4: Population Estimates for Cities, Counties and State, 2011-2020 with 2010 Benchmark, and Report E-1: Population Estimates for Cities, Counties, and the State January 1, 2020 and 2021, Released May 7, 2021.

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Industry and Employment

The following Table A-4 compares annual estimates of the labor force, civilian employment, and unemployment for the City, the County, the State, and the United States between 2016 and 2020. Preliminary State Development Department data for March 2021 (preliminary) indicates that the unemployment rate (not seasonally adjusted) for the City was 8.3%, for the County was 6.4%, for the State was 8.2%, and for the United States was 6.2%.

Table A-4
Estimates of Civilian Labor Force, Employment, and Unemployment[(1)]
Annual Average for Calendar Years 2015 through 2020
(Not Seasonally Adjusted)

Year and Area	Labor Force	Employment	Unemployment	Unemployment Rate
2020				
City	29,700	27,100	2,600	8.8%
County	105,000	97,100	7,900	7.5
State	18,821,700	16,913,100	1,908,100	10.1
United States	160,742,000	147,795,000	12,947,000	8.1
2019[(2)]				
City	30,500	28,800	1,600	5.3
County	107,900	103,400	4,500	4.2
State	19,353,700	18,550,500	803,200	4.2
United States	163,539,000	157,538,000	6,001,000	3.7
2018[(3)]				
City	30,400	28,700	1,700	5.5
County	107,900	102,900	4,600	4.3
State	19,263,900	18,442,400	821,500	4.3
United States	162,075,000	155,761,000	6,314,000	3.9
2017[(3)]				
City	30,100	28,100	1,900	6.4
County	106,600	101,400	5,500	5.1
State	19,173,000	18,246,800	927,000	4.8
United States	162,320,000	153,337,000	6,982,000	4.4
2016[(3)]				
City	29,900	27,700	2,200	7.3
County	106,100	99,800	6,300	5.9
State	19,012,000	17,965,400	1,046,600	5.5
United States	159,187,000	151,436,000	7,751,000	4.9

(1) Data may not add due to rounding. All unemployment rates shown are calculated on unrounded data.
(2) Preliminary. Most recent annual data available.
(3) Revised.
Sources: State of California Employment Development and Department Labor Market Information Division; U.S. Bureau of Labor Statistics.

Research and Technology Park Specific Plan. In June 2017, the City Council adopted a Research and Technology Park Specific Plan to develop an approximately 350-acre mixed use, state-of-the-art innovation center campus for high-technology offices, research and development, hotel, retail and recreational uses, residential, and parks and open space. This Specific Plan area, located in the southern part of the City, approximately seven miles from the City of Davis, is designed, to, among other things, (i) accommodate advanced technology-related jobs and training that allow a greater number of City residents and college graduates from the Woodland Community College to live and work in the community; (ii) collaborate with UC Davis, Woodland Community College, and others to capture technology transfer to startup businesses and growing mid-to-large size companies, reducing the loss of intellectual capital and revenue through regional out-migration; (iii) create and support the seed, food, and agricultural-based industry currently doing business in and around the City; and (iv) contribute to meeting City goals for greenhouse gas reduction by 2035 contained in its 2035 CAP. For a description of the 2035 CAP, see "CERTAIN RISKS TO BONDOWNERS AND INVESTMENT CONSIDERATIONS–Climate Change."

The City has begun the process of preparing an Environmental Impact Report (an "EIR"). Timing of development will depend on a number of factors, in particular market conditions and the feasible rate at which new development can be absorbed in the City. The Specific Plan, EIR, and annexation processes are anticipated to be completed in late 2021. Development can commence following completion of those processes.

Principal Employers

Table A-5 represents the principal public and private employers in the City.

Table A-5
City of Woodland
Ten Largest Employers
As of June 30, 2019
[To be Updated with Data from 2020 Audited Financial Statements]

Public Entity	Product/Service	Estimated Number of Employees
Yolo County	County Government	1,473
Dayton Hudson (Target)	Retail	1,337
Woodland Joint Unified School District	School District	1,000
Target Distribution Center	Distribution Services	800
Woodland Memorial Hospital	Hospitals	775
Raley's/Bel Air Markets	Grocery Store	600
Rite Aid Distribution Center	Distribution Services	500
Nugget Markets/Food 4 Less	Grocery Store	350
City of Woodland	City Government	302
Walgreens	[Retail]	300
SUBTOTAL		7,437

Source: City of Woodland, Community Development Department.

Construction Activity

The following table provides a summary of residential building permit valuations and nonresidential building permit valuations, and the total number of all building permit valuations in the City during the past five calendar years.

Table A-6
City of Woodland
Building Permit Valuation
Calendar Years 2016 through 2020
($ in Thousands)

	2016	2017	2018	2019	2020
New Single-Family	$80,090.8	$36,774.4	$61,874.4	$123,757.8	$18,933.7
New Multi-Family	0.0	8,260.4	4,491.1	0.0	0.0
Res. Alterations/Additions	4,086.1	3,119.7	5,952.1	5,295.7	504.0
TOTAL RESIDENTIAL	84,176.9	48,154.5	72,317.6	290,053.5	19,437.7
New Commercial	6,648.7	18,347.3	8,004.2	17,606.2	0.0
New Industrial	1,214.1	1,609.3	968.3	197.1	0.0
New Other	1,927.6	2,302.1	4,005.2	7,604.3	161.2
Com Alterations/Additions	5,607.2	10,465.6	8,586.0	7,356.3	30.0
TOTAL NONRESIDENTIAL	15,397.0	32,724.3	21,563.7	$25,159.6	$191.2
TOTAL	$99,573.9	$80,878.8	$93,881.3	$315,213.1	$19,628.9
New Dwelling Units					
Single-Family	271	130	208	395	58
Multi-Family	0	2	39	0	0
TOTAL	271	132	247	395	58

Sources: Construction Industry Research Board, Building Permit Summary for Calendar Years 2016 through 2020.

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Agriculture

The City's economic base includes manufacturing, warehousing, retail, and agriculture. Table A-7 lists the top leading agricultural crops within the County for the past five calendar years.

Table A-7
County of Yolo
Ten Leading Crops for Calendar Years 2015 through 2019‡
($ in 000's)

	2015	2016	2017	2018	2019†
Almonds (Meats)	$89,300	$99,234	$115,020	$112,980	$157,776
Wine Grapes (All)	70,462	81,264	86,012	83,596	108,143
Processing Tomatoes	139,135	121,513	86,800	100,944	107,540
Rice(1)	36,000	43,016	39,585	52,000	57,086
Organic Production (All)	51,173	58,863	49,989	48,525	56,902
Walnuts	36,782	34,176	44,457	23,842	35,800
Hay, Alfalfa	35,078	23,290	21,359	28,457	30,492
Sunflower Seed	36,059	34,354	32,437	24,978	26,260
Pistachios(2)	(2)	(2)	(2)	(2)	19,444
Nursery (All)(3)	13,277	18,303	19,068	19,687	18,734
Cattle and Calves	20,610	15,730	15,707	16,046	(3)
Wheat	(4)	(4)	(4)	(4)	(4)
Field Corn	(4)	(4)	(4)	(4)	(4)
TOTAL TEN LEADING CROPS	527,876	529,743	510,434	511,055	618,177
Other Crops	136,862	132,649	125,961	164,841	146,520
TOTAL	$664,738(5)	$662,392	$636,395	$675,896	$765,231
Percent 10 Leading Crops of Total Production	79.4%	79.9%	80.2%	76.1%	80.8%

† Most recent annual data available.
(1) Includes seed. Values include federal Rice Payments.
(2) Calendar year 2019 is the first year this commodity is in an individual category, no previous annual data is available.
(3) Includes bareroot, benchcraft, budwood, container stock, cuttings, organic transplants, transplants, and trees.
(4) Not among the 10 leading crops for this calendar year.
(5) Corrected gross value.
Source: Yolo County Department of Agriculture.

Personal Income

The United State Department of Commerce, Bureau of Economic Analysis (the "BEA") produces economic accounts statistics that enable government and business decision-makers, researchers, and the public to follow and understand the performance of the national economy.

The BEA defines "personal income" as income received by persons from all sources, including income received from participation in production as well as from government and business transfer payments. Personal income represents the sum of compensation of employees (received), supplements to wages and salaries, proprietors' income with inventory valuation adjustment (IVA) and capital consumption adjustment (CCAdj), rental income of persons with CCAdj, personal income receipts on assets, and personal current transfer receipts, less contributions for government social insurance. Per capita personal

income is calculated as the personal income divided by the resident population based upon the Census Bureau's annual midyear population estimates.

Table A-8 below presents the latest available total personal income and per capita buying income for the County, the State, and the nation for the calendar years 2015 through 2019 (the most recent year for which annual data is available). Specific data for the City is not available.

Table A-8
County of Yolo
Personal Income
2015 through 2019[1]

Year and Area	Total Personal Income (millions of dollars)	Per Capita Personal Income (dollars)[2]
2019[1]		
County	$12,375	$56,123
State	2,632,280	66,619
United States	18,542,26	56,490
2018		
County	11,821	53,704
State	2,514,503	63,720
United States	17,8839,255	54,606
2017		
County	11,372	52,052
State	2,364,129	59,796
United States	16,820,250	51,640
2016		
County	11,035	51,176
State	2,212,691	56,374
United States	15,912,777	49,246
2015		
County	10,661	50,277
State	2,133,664	54,718
United States	15,547,611	48,451

(1) Most recent annual data available.
(2) Per capita personal income was computed using Census Bureau midyear population estimates. Estimates for 2010-2019 reflect county population estimates available as of March 2020.

Sources: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System, Last Updated November 17, 2020, new statistics for 2019, and revised statistics for 2010-2018.

Transportation

The County has a well-developed transportation network which includes road, rail, and shipping services. Interstate 80, a transcontinental highway linking San Francisco with points east is nine miles to the south of Woodland via State Route 113. Interstate 5, a transcontinental North-South route, and State Routes 113 and 16 intersect in the City.

Southern Pacific/Union Pacific railroad crosses the County with its main line generally paralleling Interstate 80, with trunk lines running into adjoining counties. Union Pacific has connecting track from Sacramento to Woodland. Freight transportation is also provided by several intra-state and transcontinental trucking firms. Waterborne facilities are available through the Sacramento-Yolo Port District immediately to the south of the City. Ships can reach Sacramento from San Francisco Bay in less than eight hours.

The Sacramento Metropolitan Airport is located approximately 12 miles south of the City and is served by most major carriers as well as commuter carriers. Service is available to all principal cities on the West Coast as well as direct flights to other major cities in the United States.

Education and Community Services

Education. Public school education is provided by the Woodland Joint Unified School District's three infant-toddler programs, eight pre-schools, one elementary school (transitional kindergarten through grade 4), one science and technology charter academy (transitional kindergarten through grade 6), 12 elementary schools (transitional kindergarten through grade 6), two middle schools (grades 7 and 8), two senior high schools (grades 9 through 12), one continuation high school, and one adult school. In addition, there are schools maintained by the County Superintendent of Schools for handicapped, Juvenile Court and occupational and vocational training students. There are also four religious schools offering elementary and secondary education.

Woodland Community College, a two year college within the Yuba Community College District, has a campus for 1,200 full-time and 1,800 part-time students within the City. It features a well-regarded Vocational Nursing Program along with strong agri-business and business departments.

The University of California, Davis ("UC Davis") is located 10 miles to the south via State Route 113 on the Solano-Yolo County line in the northeast corner of Solano County. UC Davis is well known for its agricultural research. Originally a university farm, the campus developed into a four-year agricultural college in the 1920's and has since expanded into other fields, including engineering, law, medicine and veterinary medicine. The enrollment at UC Davis for the 2020-21 academic year is over 38,000 students.

Community Services. Cultural facilities in the City and surrounding area include the Woodland Opera House, the Sacramento Community Center, the Sacramento Music Circus and the Mondovi Center on the University of California, Davis campus. The Carnegie City Library has space for approximately 100,000 volumes.

Local newspaper coverage is provided by the *Daily Democrat* which is published seven times a week. Financial institutions located in the City include eight banks and four savings and loans.

The Community Services Department of the City maintains more than 187 acres of recreational parks athletic fields and open spaces; including approximately 30 parks, and the approximately 55,000 square foot Community Center, Senior Center and Sports Complex (the "Community Center").

The Community Center consists of an approximately 55,000 square foot building on an approximately 57 acre site, that includes a gymnasium, professional kitchen, banquet facilities, four lighted synthetic softball/soccer fields, one lighted synthetic soccer only field, and the approximately 15,000 square foot YMCA fitness center located on an approximately 13 acre site that was completed in 2009. The Community Center includes an approximately 2,200 square foot youth and adult boxing center (which is located in the former teen center), and an approximately 4,500 square foot senior center, that features social and recreational programs, as well as health, wellness and supportive services for seniors in the community, including the meals on wheels program and federal commodities distribution. The City's Community Services Department offices are also located in this facility.

The City is served by Woodland Memorial Hospital, a 108-bed general acute care hospital which is part of the Woodland Healthcare network, an affiliate of Dignity Health, which also includes the Woodland Clinic Medical Group and Woodland Healthcare-Davis and provides health services to Woodland, Davis, and other proximate communities.

Property Taxation

Ad Valorem Property Taxes. City property taxes are assessed and collected by the County of Yolo (the "County") at the same time and on the same rolls as are County, school and special district property taxes. The County is permitted under State law to pass on costs for certain services provided to local government agencies including the collection of property taxes. The County imposed a fee on the City of approximately 1.5% of taxes collected for tax collection services provided in Fiscal Year 2019-20, and the fee for Fiscal Year 2020-21 is also approximately 1.5%.

Assessed Valuations. All property is assessed using full cash value as defined by Article XIII A of the State Constitution. State law provides exemptions from *ad valorem* property taxation for certain classes of property such as churches, colleges, nonprofit hospitals and charitable institutions.

Future assessed valuation growth allowed under Article XIII A (new construction, certain changes of ownership, 2% inflation) will be allocated on the basis of "situs" among the jurisdictions that serve the tax rate area within which the growth occurs. Local agencies and schools will share the growth of "base" revenues from the tax rate area. Each year's growth allocation becomes part of each agency's allocation in the following year. The availability of revenue from growth in tax bases to such entities may be affected by the establishment of redevelopment agencies which, under certain circumstances, may be entitled to revenues resulting from the increase in certain property values.

The passage of Assembly Bill 454 in 1987 changed the manner in which unitary and operating nonunitary property is assessed by the State Board of Equalization. The legislation deleted the formula for the allocation of assessed value attributed to such property and imposed a State-mandated local program requiring the assignment of the assessment value of all unitary and operating non-unitary property in each county of each State assessee other than a regulated railway company. The legislation established formulas for the computation of applicable county-wide rates for such property and for the allocation of property tax revenues attributable to such property among taxing jurisdictions in the county beginning in Fiscal Year 1988-89. This legislation requires each County to issue each State assessee, other than a regulated railway company, a single tax bill for all unitary and operating nonunitary property.

Table A-9 summarizes a seven-year history of assessed valuations in the City:

Table A-9
City of Woodland
Assessed Valuations
($ in $000's)

Fiscal Year	Total Local Secured and Unsecured†	% Change
2014-15	4,741,038	9.5%
2015-16	5,064,767	6.8
2016-17	5,319,026	5.0
2017-18	5,670,053	6.2
2018-19	6,000,245	5.8
2019-20	6,425,310	7.1
2020-21	6,772,170	5.4

† The City does not impose any utility taxes.
Source: Yolo County Assessor's and Auditor's Office.

Principal Property Taxpayers

A summary of the City's Fiscal Year 2019-20 largest secured taxpayers is presented in Table A-10 below:

Table A-10
City of Woodland
Top Ten Secured Taxpayers
Fiscal Year 2019-20
[To be Updated from 2019-20 Audited Financial Statements]

Tax Payer	Type of Business	2019-20	% Total Assessed Valuation
Dayton Hudson Corp.	Distribution Facility	$	%
Walgreen Company	Distribution Facility		
Pacific Coast Producers	Canned Food Producer		
Tao Logistics LLC	Logistics Company		
Payless Drug Stores Northwest	Pharmacy		
Costco Wholesale	Wholesale Distributor		
Woodland Development Co.	Development Company		
Target Corporation	Retail		
Autumn Run Investors	Investment		
Generation Industrial II LLC	Aerospace and Industrial Power		
SUBTOTAL		$	%
All Others			
TOTAL SECURED ASSESSED VALUE		$6,141,992,615	100.00%

Source: Yolo County Assessor's Office.

APPENDIX B

RATE, METHOD OF APPORTIONMENT AND MANNER OF COLLECTION OF SPECIAL TAX

CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1
(Spring Lake)

RATE, METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2004-1 (Spring Lake) [herein "CFD No. 2004-1"] shall be levied and collected according to the tax liability determined by the City Council, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2004-1, unless exempted by law or by the provisions of Section F below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2004-1 unless a separate Rate, Method of Apportionment, and Manner of Collection of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map, parcel map or other map recorded in the County Recorder's Office.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City carrying out its duties with respect to CFD No. 2004-1 and the Bonds, including, but not limited to, costs of levying and collecting the Special Tax, the fees and expenses of legal counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, costs related to annexing property into CFD No. 2004-1, costs related to property owner inquiries regarding the Special Tax, amounts needed to pay rebate to the federal government with respect to the Bonds, costs associated with complying with any continuing disclosure requirements for the Bonds and the Special Tax, and all other costs and expenses of the City in any way related to the establishment or administration of CFD No. 2004-1.

"Administrator" shall mean the person or firm designated by the City to administer the Special Tax according to this Rate and Method.

"Affordable Cluster Unit" means a residential unit that is smaller and built at a higher density than indicated by the Specific Plan Land Use Designation for the Parcel in order to meet the City's affordable housing requirements. The City shall determine, in its sole discretion, whether Affordable Cluster Units are included in each Final Map that is submitted to the City for approval.

"Affordable Multi-Family Property" means a Parcel of Multi-Family Property that is either deed-restricted to maintain the affordability of the residential units within the building or, in the City's sole discretion, otherwise qualifies as affordable housing.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Attachment 1" means Attachment 1 to this Rate and Method, which will be updated regularly by the Administrator as Successor Parcels are created within CFD No. 2004-1, Expected Units/Acres are transferred among Parcels, and additional BUAs are assigned to Parcels above the amount assigned as of CFD Formation.

"Base Maximum Special Tax" means the Maximum Special Tax for each Specific Plan Land Use Designation, as shown in Section C.1 below, that was used to assign the Maximum Special Tax to each Original Parcel at CFD Formation. The Base Maximum Special Tax for Residential Units shown in Section C.1 is also intended to be the final Maximum Special Tax that will be in effect when a Residential Unit is sold to a homeowner, although the actual Maximum Special Tax per Residential Unit may be higher if a mandatory prepayment is not received to offset a Unit/Acre Deficit, as set forth in Section C.3a below.

"Bonds" means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by the City for CFD No. 2004-1 under the Act.

"BUA" means the single family residential building unit allocations assigned by the City to Parcels within CFD No. 2004-1 pursuant to Chapter 26 of the City of Woodland Municipal Code.

"BUA Release" means that the City has allocated additional BUAs to Parcels in CFD No. 2004-1 and, because of the BUA Release, additional Residential Units or High Density Acres can be developed on such Parcels.

"Capitalized Interest" means funds in any capitalized interest account available to pay debt service on Bonds.

"CFD Formation" means the date on which the Resolution of Formation to form CFD No. 2004-1 was adopted by the City Council.

"City" means the City of Woodland.

"City Council" means the city council of the City of Woodland, acting as the legislative body for CFD No. 2004-1.

"County" means the County of Yolo.

"Developed Property" means, in any Fiscal Year, any Parcel of Taxable Property in CFD No. 2004-1 for which a building permit was issued prior to January 1 of the preceding Fiscal Year.

"Development Rights" means, for any Parcel within CFD No. 2004-1, either of the following (i) that BUAs have been assigned to the Parcel based on a BUA Release that has already taken place, (ii) on which single family detached or single family attached affordable units can be built without BUAs being assigned for such units, or (iii) that the Parcel, or a portion thereof, is High-Density Property pursuant to the definition set forth below.

"Duplex/Half-Plex Property" means, in any Fiscal Year, any Parcel of Developed Property for which a building permit was issued for construction of a residential dwelling unit that shares a common wall with one other residential unit.

"Expected Units/Acres" means the number of Residential Units or High-Density Acres within each Specific Plan Land Use Designation that are expected on an Original Parcel in CFD No. 2004-1. The Expected Units/Acres for each Original Parcel as of CFD Formation are shown in Attachment 1 of this Rate and Method. In relation to Successor Parcels, "Expected Units/Acres" means the number of Residential Units or High Density Acres within each Specific Plan Land Use Designation that was assigned by the Administrator to the Successor Parcel when the Original Parcel was subdivided.

"Expected Maximum Special Tax Revenues" means the amount of revenue that would be available in any Fiscal Year if the Maximum Special Tax were levied on the Expected Units/Acres. The Expected Maximum Special Tax Revenues for each Original Parcel as of CFD Formation are shown in Attachment 1 of this Rate and Method. The Administrator shall update the Expected Maximum Special Tax Revenues for each Parcel within the CFD after each BUA Release, and the Administrator shall update Attachment 1 to keep a current record of the Expected Maximum Special Tax Revenues within the CFD.

"Final Map" means a final map, or portion thereof, approved by the County pursuant to the Subdivision Map Act (California Government Code Sections 66410 *et seq*.) that creates Residential Lots. The term "Final Map" shall not include any Assessor's Parcel Map or subdivision map or portion thereof that does not create Residential Lots, including Assessor's Parcels that are designated as remainder parcels.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"High Density Acres" means the Acreage of High Density Property.

"High-Density Property" means property with a Specific Plan Land Use Designation of R-15, R-20 or R-25.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C, that can be levied in any Fiscal Year.

"Multi-Family Property" means, in any Fiscal Year, any Parcel of Developed Property for which a building permit was issued for construction of a residential structure with three or more residential units that share common walls, all of which are offered for rent to the general public.

"Original Parcel" means an Assessor's Parcel in CFD No. 2004-1 at the time of CFD Formation or added to the CFD upon annexation, as identified in Attachment 1 (which shall be updated after each annexation). A Successor Parcel that is being further subdivided shall also be considered an Original Parcel for purposes of determining the Maximum Special Taxes pursuant to Section C below.

"Proportionately" means that the ratio of the actual Special Tax levied in a Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels within a class of property (Developed Property, Small Lot Tentative Map Property or Undeveloped Property).

"Public Property" means any property within the boundaries of CFD No. 2004-1 that is owned by the federal government, State of California, City, County or other public agency.

"Rate and Method" means this Rate, Method of Apportionment, and Manner of Collection of Special Tax.

"Residential Lot" means a Parcel within a Final Map on which an individual Residential Unit, single family attached building, condominium unit, or multi-family building can be constructed without further subdivision of the Parcel.

"Residential Unit" means a single family detached residential dwelling unit or, for Duplex/Half-Plex Property, an individual residential dwelling unit that shares a common wall with another unit.

"Small Lot Tentative Map" means a map that is made for the purpose of showing the design of a proposed subdivision, including the individual Residential Lots that are expected within the subdivision, as well as the conditions pertaining thereto. A Small Lot Tentative Map is not based on a detailed survey of the property within the map and is not recorded at the County Recorder's Office to create legal lots.

"Small Lot Tentative Map Property" means, in any Fiscal Year, all Parcels which are included within a Small Lot Tentative Map that was approved by June 30 of the prior Fiscal Year (including any such maps that have subsequently expired), and which have not yet become Developed Property.

"Special Tax" means any tax levied pursuant to the Act on property within CFD No. 2004-1.

"Special Tax Requirement" means the amount necessary in any Fiscal Year to: (i) pay the principal of and interest on Bonds that is due in the calendar year that begins in such Fiscal Year; (ii) create and/or replenish reserve funds for the Bonds; (iii) cure any delinquencies in the payment of the principal of or interest on Bonds that have occurred in the prior Fiscal Year or, based on existing delinquencies in the payment of Special Taxes, are expected to occur in the Fiscal Year in which the tax will be collected; (iv) pay Administrative Expenses; and (v) pay the costs of public improvements and public infrastructure authorized to be financed by CFD No. 2004-1. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by: (i) interest earnings on or surplus balances in funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to a Bond indenture, Bond resolution, or other legal document that sets forth these terms; (ii) proceeds from the collection of penalties associated with delinquent Special Taxes; and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

"Specific Plan Land Use Designation" means the land use designation dictated by the Spring Lake Specific Plan, as determined in the sole discretion of the City. For purposes of designating the Expected Land Uses in Attachment 1, Duplex/Half-Plex Property and Affordable Cluster Units shall also be considered a Specific Plan Land Use Designation.

"Successor Parcel" means a Parcel of Taxable Property created from an Original Parcel or another Successor Parcel by subdivision or lot line adjustment.

"Taxable Non-Residential Property" means, in any Fiscal Year, any Assessor's Parcel of Developed Property that: (i) had a building permit issued prior to January 1 of the prior Fiscal Year for construction of a commercial or industrial building, and (ii) had, in prior Fiscal Years, been developed and taxed as residential property or designated for Residential Units or High-Density Acres in the Spring Lake Specific Plan. If a Parcel that had been designated for Residential Units or High-Density Acres is subsequently designated for non-residential development, the Parcel will not become Taxable Non-Residential Property if, in the City's sole discretion, the Expected Units/Acres from that Parcel were shifted to another Parcel with no resulting decrease in the Expected Maximum Special Tax Revenues associated with those Expected Units/Acres.

"Taxable Property" means any Assessor's Parcel within the boundaries of CFD No. 2004-1 that is not exempt from the Special Tax pursuant to law or Section F below.

"Undeveloped Property" means, in any Fiscal Year, any Parcel of Taxable Property within CFD No. 2004-1 that is not Developed Property or Small Lot Tentative Map Property, as defined above.

"Unit/Acre Deficit" means the difference between the Expected Units/Acres within each Specific Plan Land Use Designation for a particular Parcel and the number of Residential Units

and High-Density Acres within each Specific Plan Land Use Designation indicated on a Final Map for the Parcel to the extent such Unit/Acre Deficit is not offset by a Residential Unit or High-Density Acre transfer pursuant to Section C.5 of this Rate and Method. The City shall determine, in its sole discretion, whether a Unit/Acre Deficit exists pursuant to the steps set forth in Section C below.

B. DATA FOR ANNUAL ADMINISTRATION OF SPECIAL TAX

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for Taxable Property within CFD No. 2004-1. Each Fiscal Year, the Administrator shall also (i) categorize each Parcel of Taxable Property as Developed Property, Small Lot Tentative Map Property or Undeveloped Property, (ii) determine if Parcels of Multi-Family Property are Affordable Multi-Family Property, (iii) determine if there are Parcels of Taxable Non-Residential Property in CFD No. 2004-1, and (iv) calculate the Special Tax Requirement for the Fiscal Year.

In addition, on an ongoing basis, the Administrator shall track the subdivision of Original Parcels and Successor Parcels within CFD 2004-1, meet with the City to determine how the Expected Units/Acres should be allocated among Successor Parcels, determine if there has been an additional BUA Release, determine whether transfers of Expected Units/Acres have occurred pursuant to Section C.5 below, and update Attachment 1 to reflect new Parcel numbers and the current allocation of Expected Units/Acres among the Parcels.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2004-1 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Original Parcel or Successor Parcel that was subdivided by recordation of the parcel map. Similarly, if a portion of a Parcel is included in an approved Small Lot Tentative Map while the remainder of the Parcel is Undeveloped Property, the Administrator shall separately calculate the Special Tax that applies to the Small Lot Tentative Map Property and the Undeveloped Property within the Parcel, and the Special Tax levied on the Parcel shall be the sum of the two figures.

C. MAXIMUM SPECIAL TAX

1. Base Maximum Special Tax

The Fiscal Year 2004-05 Base Maximum Special Taxes shown in Table 1 below were used to determine the Expected Maximum Special Tax Revenues from each Original Parcel as of CFD

Formation and shall be used to allocate the Maximum Special Tax to Successor Parcels as explained below in this Section C.

TABLE 1	
Zoning Designation	**Base Maximum Special Tax (Fiscal Year 2004-05)***
R-3	$1,975 per Residential Unit
R-4	$1,900 per Residential Unit
R-5	$1,700 per Residential Unit
R-8	$1,400 per Residential Unit
Duplex/Half-Plex Property	$1,400 per Residential Unit
Affordable Cluster Units	$667 per Residential Unit
R-15	$10,000 per Acre
R-20	$9,200 per Acre
R-25	$9,200 per Acre

On July 1, 2005 and on each July 1 thereafter, the Maximum Special Taxes shown in Table 1 shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

Once a Special Tax has been levied on a Parcel of Developed Property, the Maximum Special Tax applicable to that Parcel shall not be reduced in future Fiscal Years regardless of changes in land use on the Parcel. Notwithstanding the foregoing, the actual Special Tax levied on a Parcel of Developed Property in any Fiscal Year may be less than the Maximum Special Tax if a lower Special Tax is calculated pursuant to Step 1 in Section D below.

2. Original Parcels

The Maximum Special Tax as of CFD Formation for each Original Parcel in CFD No. 2004-1 is identified in Attachment 1. Thereafter, the Parcels and Expected Units/Acres within each Specific Plan Land Use Designation and the Maximum Special Tax assigned to each Original Parcel may be revised due to lot line adjustments, tentative map revisions, changes in BUA assignments, rezonings, an additional BUA Release or Expected Unit/Acre transfers (as

discussed in Section C.5 below) as long as such revisions do not reduce the Expected Maximum Special Tax Revenues available within the CFD. Revisions to the number of Expected Units/Acres shall be allowed at the City's discretion after receipt of a written request from the owners of Parcels affected by the revision.

3. Successor Parcels

When a Final Map is submitted to the City that will result in the subdivision of an Original Parcel, the Administrator shall compare the land uses proposed for the Successor Parcels to the land uses that had been expected for the Original Parcel, based on reference to Attachment 1. ***Prior to approval of the Final Map***, the Maximum Special Tax shall be determined for each Successor Parcel as follows:

a. <u>All Successor Parcels are Residential Lots</u>

If all Successor Parcels are Residential Lots, the Maximum Special Tax for each Successor Parcel shall be determined as follows:

(i) If the total number of Residential Units and High-Density Acres within each Specific Plan Land Use Designation proposed on the Successor Parcels is ***greater than or equal to*** the Expected Units/Acres for that Original Parcel (as shown in Attachment 1), the Maximum Special Tax for each Successor Parcel shall be determined by multiplying the Base Maximum Special Tax for each Specific Plan Land Use Designation from Table 1 above by the number of Residential Units and High-Density Acres within each Specific Plan Land Use Designation expected on each Successor Parcel.

(ii) If the total number of Residential Units and High-Density Acres within each Specific Plan Land Use Designation proposed on the Successor Parcels is ***less than*** the Expected Units/Acres within each Specific Plan Land Use Designation for that Original Parcel (as shown in Attachment 1), the Maximum Special Tax for each Successor Parcel shall be determined by multiplying the Base Maximum Special Tax for each Specific Plan Land Use Designation from Table 1 above by the number of Residential Units and High-Density Acres within each Specific Plan Land Use Designation expected on each Successor Parcel. In addition, the Administrator shall identify the Unit/Acre Deficit and, <u>prior to recordation of the Final Map</u>, the landowner shall be required to prepay the Maximum Special Tax associated with the Unit/Acre Deficit per the formula provided in Section G.

Notwithstanding the above, if there was not a Unit/Acre Deficit based on the proposed Final Map, but the number of Residential Units or High-Density Acres within each Specific Plan Land Use Designation shifted resulting in a reduction in the Expected Maximum Special Tax Revenues, a mandatory prepayment shall still be required to make up for the loss in revenues. In such case, the Maximum Special Tax to be used in Step 1 of the prepayment formula set forth in Section G

below shall be the dollar amount by which the Expected Maximum Special Tax Revenues were reduced due to the change in Specific Plan Land Use Designation.

If, for any reason, a Final Map is recorded that will result in a reduction in the Expected Maximum Special Tax Revenues, and the mandatory prepayment was not collected prior to the recordation, the amount of the prepayment that should have been collected may be spread on a per-acre basis and included on the next property tax bill for all Assessor's Parcels within the Final Map. Alternatively, the Maximum Special Tax on Residential Lots within the Final Map that have not yet been sold to individual homebuyers may be increased until the amount that can be collected from all property within the Final Map is equal to the Expected Maximum Special Tax Revenues for that area.

b. Some, But Not All, Successor Parcels are Residential Lots

If some, but not all, Successor Parcels are Residential Lots, the Administrator shall apply the following steps to determine Maximum Special Tax for each Successor Parcel:

(i) Determine the Expected Units/Acres within each Specific Plan Land Use Designation for the portion of the Original Parcel that is being subdivided into Residential Lots and apply steps (i) and (ii) from Section C.3.a above to calculate the Maximum Special Tax for the Successor Parcels created from that portion of the Original Parcel. The Administrator shall also determine whether a Unit/Acre Deficit exists based on the number of Expected Units/Acres within each Specific Plan Land Use Designation for the portion of the Original Parcel compared to the number of Residential Units and High-Density Acres within each Specific Plan Land Use Designation that would result from the proposed Final Map. If a Unit/Acre Deficit or change in Specific Plan Land Use Designation is proposed that would reduce the Expected Maximum Special Tax Revenues from that portion of the Original Parcel, a mandatory prepayment will be required to offset such reduction. Alternatively, the Maximum Special Tax on Residential Lots within the Final Map that have not yet been sold to individual homebuyers may be increased until the amount that can be collected from all property within the Final Map is equal to the Expected Maximum Special Tax Revenues for that area.

(ii) Determine the Expected Units/Acres within each Specific Plan Land Use Designation for the other Successor Parcels created from the subdivision of the Original Parcel, and apply the direction set forth in Sections C.3.c or C.3.d, as appropriate.

c. Taxable Non-Residential Property and Public Property

If a Successor Parcel that had been assigned Expected Units/Acres becomes Taxable Non-Residential Property or Public Property, and the Expected Units/Acres have not been transferred to another Parcel of Taxable Property, the Administrator shall determine the Maximum Special Tax for the Parcel as follows:

(i) Determine the Expected Units/Acres within each Specific Plan Land Use Designation for the Successor Parcel.

(ii) Multiply the Base Maximum Special Tax from Section C.1 by the number of Expected Units/Acres within each Specific Plan Land Use Designation for the Parcel.

d. Property Subject to Further Subdivision or Future BUA Release

If a Successor Parcel will be further subdivided prior to issuance of building permits, the Maximum Special Tax assigned to the Successor Parcel shall be determined by multiplying the number of Expected Units/Acres within each Specific Plan Land Use Designation for the Successor Parcel by the Base Maximum Special Tax for each Specific Plan Land Use Designation as set forth in Section C.1. Notwithstanding the foregoing, if the City determines that a Successor Parcel has no Development Rights until there is an additional BUA Release, such Successor Parcel shall not have a Maximum Special Tax assigned to it and shall not be subject to a Special Tax levy until such BUA Release takes effect. Notwithstanding the foregoing, if only a portion of a Successor Parcel cannot be developed until a future BUA Release, the full Parcel shall be subject to the Special Tax levy based on the Development Rights that are already assigned to the Parcel.

In determining the Maximum Special Tax for any Successor Parcel, the City shall make the final determination of the Expected Units/Acres within each Specific Plan Land Use Designation. In no event shall a transfer of Expected Units/Acres among Parcels result in a reduction in the total Expected Maximum Special Tax Revenues for CFD No. 2004-1, as identified in Attachment 1.

4. Parcels Annexed into CFD No. 2004-1

Any Parcel annexed into CFD No. 2004-1 shall be assigned a number of Expected Units/Acres and a corresponding Maximum Special Tax in accordance with the annexation documents adopted by the City Council. The Parcel shall thereafter be treated as an Original Parcel for purposes of this Rate and Method, and the Administrator shall update Attachment 1 to include the new Parcel(s).

5. Unit/Acre Transfers

If a landowner proposes reducing the number of Expected Units/Acres on one Parcel and increasing the Expected Units/Acres on another Parcel, the City may allow such a transfer of Expected Units/Acres and the corresponding Expected Maximum Special Tax Revenues if both of the following conditions are met: (i) any decrease in one Parcel's Expected Maximum Special Tax Revenues is offset by an equal increase in the Expected Maximum Special Tax Revenues assigned to other Parcels, and (ii) written consent has been received by the City from all owners of Parcels affected by the transfers. After the transfers have been approved by the City, the

Administrator shall update Attachment 1 to reflect the new assignments. This Section C.5 does not relate to the transfer of BUAs among property owners, which will be handled separately by the City.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement to be collected in that Fiscal Year, and a Special Tax shall be levied according to the following steps:

Step 1: The Special Tax shall be levied Proportionately on each Parcel of Developed Property within CFD No. 2004-1 up to 100% of the Maximum Special Tax for such Fiscal Year determined pursuant to Section C until the amount levied on Developed Property is equal to the Special Tax Requirement prior to applying any Capitalized Interest that is available in the CFD accounts.

Step 2: If additional revenue is needed after applying Step 1, and after applying Capitalized Interest to the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Small Lot Tentative Map Property within CFD No. 2004-1 up to 100% of the Maximum Special Tax for such Small Lot Tentative Map Property determined pursuant to Section C.

Step 3: If additional revenue is needed after applying Step 2, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property within CFD No. 2004-1 up to 100% of the Maximum Special Tax for such Undeveloped Property determined pursuant to Section C.

E. MANNER OF COLLECTION OF THE SPECIAL TAX

The Special Taxes for CFD No. 2004-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes provided, however, that prepayments are permitted as set forth in Section G below and provided further that the City may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Special Tax shall be levied and collected until the principal of and interest on Bonds have been repaid and authorized facilities to be constructed directly from Special Taxes proceeds have been completed. However, in no event shall Special Taxes be levied after Fiscal Year 2049-2050. Under no circumstances may the Special Tax on one Parcel be increased by more than ten percent (10%) as a consequence of delinquency or default in payment of the Special Tax levied on another Parcel or Parcels.

F. EXEMPTIONS

Notwithstanding any other provisions of the Rate and Method, no Special Tax shall be levied on: (i) Public Property, except as otherwise provided in the Act and in Section C.3.c of this Rate and Method, (ii) Parcels that have prepaid the Special Tax obligation and had a Release of Special Tax Lien recorded against the property, (iii) Parcels developed with non-residential land uses if such Parcels are not determined to be Taxable Non-Residential Property, (iv) Parcels of Affordable Multi-Family Property, and (v) Parcels that, in the City's sole discretion, do not have Development Rights and, because of this lack of Development Rights, are not able to develop until a future BUA Release takes place.

G. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section G:

"Future Facilities Costs" means the Public Facilities Requirement (as defined below) minus public facility costs funded by Previously Issued Bonds (as defined below), interest earnings on the construction fund actually earned prior to the date of prepayment, Special Taxes collected to directly fund authorized facilities, developer equity, and/or any other source of funding.

"Outstanding Bonds" means all Previously Issued Bonds that remain outstanding, with the following exception: if a Special Tax has been levied against, or already paid by, an Assessor's Parcel making a prepayment, and a portion of the Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding, that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of **"Outstanding Bonds"** for purposes of the prepayment formula.

"Previously Issued Bonds" means all Bonds that have been issued with respect to CFD No. 2004-1 prior to the date of prepayment.

"Public Facilities Requirement" means either $30,500,000 in 2004 dollars, which shall increase by the greater of (i) the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Record or other comparable source if the Engineering News Record is discontinued or otherwise not available, or (ii) three percent (3%) on January 1, 2004, and on each January 1 thereafter, or such other number as shall be determined by the City as sufficient to fund public facilities to be provided by CFD No. 2004-1 under the authorized bonding program for CFD No. 2004-1. Notwithstanding the foregoing, after each BUA Release, the Administrator shall recalculate the Public Facilities Requirement to include the estimated public facilities costs that will be funded by the increased Expected Maximum Special Tax Revenue that is generated from the Residential Units and High Density Acres that were added to the Expected Land Uses by the BUA Release. In addition, a separate

Public Facilities Requirement shall be identified by the City for property that annexes into CFD No. 2004-1 in future years.

The Special Tax obligation applicable to an Assessor's Parcel in CFD No. 2004-1 may be prepaid and the obligation of the Assessor's Parcel to pay the Special Tax permanently satisfied as described herein, provided that (i) a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment, and (ii) the Special Tax obligation shall not be fully released from a Parcel if such Parcel is expected to be subject to a Special Tax levy after a future BUA Release. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City shall notify such owner of the prepayment amount for such Assessor's Parcel. Prepayment must be made not less than 60 days prior to any interest payment date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes.

The Prepayment Amount shall be calculated as follows (capitalized terms as defined below):

	Bond Redemption Amount
plus:	Future Facilities Amount
plus:	Redemption Premium
plus:	Defeasance Requirement
plus:	Administrative Fees and Expenses
plus:	Reserve Fund Credit
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

Step 1. Compute the total Maximum Special Tax that could be collected from the Assessor's Parcel prepaying the Special Tax in the Fiscal Year in which prepayment would be received by the District. The Maximum Special Tax for the Parcel shall include the Expected Units/Acres assigned to the Parcel from all BUA Releases that have taken place as of the date the prepayment is calculated.

If this Section G is being applied to effect a mandatory prepayment pursuant to Section C above, use, for purposes of this Step 1, the amount by which the Expected Maximum Special Tax Revenues have been reduced due to the Unit Deficit or change in Specific Plan Land Use Designation that required the mandatory prepayment.

Step 2. Divide the Maximum Special Tax computed pursuant to Step 1 for such Assessor's Parcel by the then-current Expected Maximum Special Tax Revenues for the entire CFD, which shall take into account the Maximum Special Tax Revenues that can be collected from the Expected Units/Acres

from all BUA Releases that have taken place as of the date the prepayment is calculated.

Step 3. Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the "***Bond Redemption Amount***").

Step 4. Compute the current Future Facilities Costs.

Step 5. Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Future Facilities Costs to be prepaid (the "***Future Facilities Amount"***).

Step 6. Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the ***"Redemption Premium").***

Step 7. Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment has been received until the earliest redemption date for the Outstanding Bonds, which, depending on the Bond offering document, may be as early as the next interest payment date.

Step 8. Compute the amount of interest the City reasonably expects to derive from the reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.

Step 9. Take the amount computed pursuant to Step 7 and subtract the amount computed pursuant to Step 8 (the "***Defeasance Requirement***").

Step 10. The administration fees and expenses of CFD No. 2004-1 are as calculated by the City and include the costs of computing the prepayment, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "***Administrative Fees and Expenses***").

Step 11. A reserve fund credit shall be calculated equal to the amount of the reduction, if any, in the applicable reserve fund for the Outstanding Bonds to be made as a result of the redemption of Bonds pursuant to the prepayment (the "***Reserve Fund Credit***").

Step 12. The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 9, and 10, less the amount computed pursuant to Step 11 (the " ***Prepayment Amount***").

H. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method.

ATTACHMENT 1

EXPECTED UNITS/ACRES AND EXPECTED MAXIMUM SPECIAL TAX REVENUES FOR ORIGINAL PARCELS

Developer or Owner as of CFD Formation	Assessor's Parcel Number for Original Parcel	Land Use Designation /1	Expected Residential Units after First BUA Release or High-Density Acres /1	Base Maximum Special Tax (FY 2004-05) /2	Expected Maximum Special Tax Revenue (FY 2004-05) /2
Prudler	041-070-43	R-5	147 units	$1,700/unit	$249,900
Sievers		Duplex/Halfplex	20 units	$1,400/unit	$28,000
		R-15	2.1 acres	$10,000/acre	$21,000
Merritt	042-010-57	R-5	42 units	$1,700/unit	$71,400
		Duplex/Halfplex	4 units	$1,400/unit	$5,600
		R-20	2.8 acres	$9,200/acre	$25,760
Heidrick	042-010-05	R-5	45 units	$1,700/unit	$76,500
		Duplex/Halfplex	14 units	$1,400/unit	$19,600
		R-25	3.5 acres	$9,200/acre	$32,200
TOC-160	042-010-58	R-5	231 units	$1,700/unit	$392,700
(East)		R-8	104 units	$1,400/unit	$145,600
		Duplex/Halfplex	46 units	$1,400/unit	$64,400
		Affordable Cluster	10 units	$667/unit	$6,670
TOC-160	042-010-59	R-5	122 units	$1,700/unit	$207,400
(West)		R-8	79 units	$1,400/unit	$110,600
		Duplex/Halfplex	26 units	$1,400/unit	$36,400
		R-20	8.75 acres	$9,200/acre	$80,500
Beeghly	042-010-44	R-4	81 units	$1,900/unit	$153,900
		R-5	204 units	$1,700/unit	$346,800
		R-8	5 units	$1,400/unit	$7,000
		Duplex/Halfplex	28 units	$1,400/unit	$39,200
		Affordable Cluster	10 units	$667/unit	$6,670
		R-15	3.5 acres	$10,000/acre	$35,000
Russell	042-030-14	R-3	49 units	$1,975/unit	$96,775
		R-4	114 units	$1,900/unit	$216,600
		Affordable Cluster	26 units	$667/unit	$17,342
		R-15	4.69 acres	$10,000/acre	$46,900
Hollman	042-010-18	R-20	4.38 acres	$9,200/acre	$40,296
Hollman	042-010-17	R-15	4.2 acres	$10,000/acre	$42,000
Total Expected Maximum Special Tax Revenues					$2,622,713

1. Provided by the City of Woodland Planning Department based on review of proposed and approved tentative maps for each project.

2. On July 1, 2005 and on each July 1 thereafter, the Base Maximum Special Taxes and Expected Maximum Special Tax Revenues shown above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

ATTACHMENT 2

ADDENDUM TO RMA
INTERPRETATIONS BY THE CITY

Pursuant to Section H of the RMA, the City may make interpretations by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in the RMA. On September 20, 2016, the City of Woodland adopted Resolution No. 6723 in order to clarify the RMA and take other actions related to the CFD. In Resolution No. 6723, the City specified that the limitation on increases of special taxes on parcels due to delinquencies of other parcels stated in Section E of the RMA is the same limitation required by Government Code Section 53321(d), as provided in Section 9 of the Resolution of Formation of the CFD. Therefore, the limitation on increases in the Special Tax due to delinquencies applies only to parcels in private residential use.

APPENDIX C

APPRAISAL OF REAL PROPERTY

APPENDIX D

SUMMARY OF CERTAIN PROVISIONS OF THE FISCAL AGENT AGREEMENT

The following is a summary of selected provisions of the Fiscal Agent Agreement that are not described elsewhere in this Official Statement. This summary does not purport to be comprehensive and reference should be made to the Fiscal Agent Agreement for a full and complete statement of its provisions. All capitalized terms not defined in this Official Statement have the meanings set forth in the Fiscal Agent.

APPENDIX E

FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate"), is executed and delivered by the City of Woodland (the "City"), in connection with the execution and delivery by the City of $__,___,000 principal amount City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects) (the "Series 2021 Bonds"). The Series 2021 Bonds are being issued pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, constituting Chapter 5, Division 2 Title 1 of the Government Code of the State of California and a Fiscal Agent Agreement dated October 1, 2013, as amended and supplemented by a First Supplemental Fiscal Agent Agreement dated November 1, 2016, a Second Supplemental Fiscal Agent Agreement dated January 1, 2019, and a Third Supplemental Fiscal Agent Agreement dated August 1, 2021 (collectively, the "Fiscal Agent Agreement") each by and between the City and U.S. Bank National Association, as Fiscal Agent. The Series 2021 Bonds are secured by the Special Tax as described in the Fiscal Agent Agreement. The City covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the City for the benefit of the Beneficial Owners of the Series 2021 Bonds and in order to assist the Participating Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

SECTION 2. Definitions. In addition to the definitions set forth in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"*Annual Disclosure Report*" shall mean any Annual Disclosure Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"*Beneficial Owner*" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"*Business Day*" shall mean any day of the year which is not a Saturday or Sunday, or a day on which banking institutions located in California are required or authorized to remain closed, or on which the Federal Reserve system is closed.

"*Disclosure Representative*" shall mean the Finance Officer of the City or such other official as may be designated in writing to the Dissemination Agent (if other than the City) from time to time.

"*District*" shall mean the City of Woodland Community Facilities District No. 2004-1 (Spring Lake).

"*Dissemination Agent*" shall mean initially Goodwin Consulting Group, Inc., acting in its capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the City and which has filed with the City written evidence of such designation.

"*Filing Date*" shall mean no later than seven months following the end of each Fiscal Year of the City (or the next succeeding Business Day if such day is not a Business Day), commencing with the filing

for Fiscal Year 2020-21 due January 31, 2022[, which will be satisfied by filing the Official Statement and the audited financial statements of the City].

"*Financial Obligation*" means a debt obligation; derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or a guarantee of a debt obligation or derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation. The term "Financial Obligation" excludes municipal securities for which a final offering memorandum has been provided to the MSRB consistent with the Rule.

"*Fiscal Year*" shall mean with respect to the City, the period beginning on July 1 of each year and ending on the next succeeding June 30, or any 12-month or 52-week period thereafter selected by the City with notice of such selection of change in fiscal year to be provided as set forth in Section 3(a).

"*Holders*" shall mean either the registered owners of the Series 2021 Bonds, or, if the Series 2021 Bonds are registered in the name of The Depository Trust Company or another recognized depository, any applicable participant in its depository.

"*MSRB*" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the Securities and Exchange Commission to receive reports pursuant to the Rule. Until otherwise designated by the MSRB or the Securities and Exchange Commission, filings with the MSRB are to be made through the EMMA website of the MSRB, currently located at http://emma.msrb.org.

"*Official Statement*" means the Official Statement dated _____, 2021 relating to the Series 2021 Bonds.

"*Participating Underwriter*" shall mean the original underwriter of the Series 2021 Bonds required to comply with the Rule in connection with offering of the Series 2021 Bonds.

"*Rule*" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"*Significant Event*" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate and any other event legally required to be reported pursuant to the Rule.

SECTION 3. Provision of Annual Disclosure Reports.

(a) The City shall provide, or shall cause the Dissemination Agent to provide to the MSRB, not later than the Filing Date, an Annual Disclosure Report that is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Disclosure Report shall be submitted in electronic format, accompanied by such identifying information as is prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the Annual Report Date, if not available by that date. If the Fiscal Year of the City changes, it shall give notice of such change in the same manner as for a Significant Event under this Disclosure Certificate. The City shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by the City hereunder.

(b) Not later than fifteen (15) Business Days prior to the Filing Date, the City shall provide the Annual Disclosure Report to the Dissemination Agent (if other than the City). The City shall provide, or cause the preparer of the Annual Disclosure Report to provide, a written certificate with each Annual Disclosure Report furnished to the Dissemination Agent to the effect that such Annual Disclosure Report constitutes the Annual Disclosure Report required to be furnished to it hereunder. The Dissemination Agent may conclusively rely upon such certification and shall have no duty or obligation to review such Annual Disclosure Report.

(c) If the City is unable to provide to the Annual Disclosure Report to the MSRB by the Filing Date, the City shall send a notice to the MSRB in substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

1. If not previously filed by the City, file a notice to the MSRB in substantially the form attached as Exhibit A, if the City is unable to provide to the Annual Disclosure Report to the MSRB by the date required in subsection (a).

2. File a report with the City certifying that the Annual Disclosure Report has been provided pursuant to this Disclosure Certificate, stating the date it was provided.

SECTION 4. Content of Annual Disclosure Reports. The Annual Disclosure Report shall contain or include by reference the following:

(a) The audited financial statements of the City for the prior Fiscal Year prepared in accordance with generally accepted accounting principles in effect from time to time by the Governmental Accounting Standards Board to apply to governmental entities. If the audited financial statements are not available by the time the Annual Disclosure Report is required to be filed pursuant to Section 3(a), the Annual Disclosure Report shall contain unaudited financial statements in a format similar to the financial statements contained in the Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Disclosure Report when they become available.

The audited financial statements of the City are provided solely to comply with the interpretation by Securities and Exchange Commission staff of the Rule. No funds or assets of the City are required to be used to pay debt service on the Series 2021 Bonds, and the City is not obligated to advance available funds to cover any delinquencies. Investors should not rely on the financial condition of the City in evaluating whether to buy, hold or sell the Series 2021 Bonds.

(b) The following information with respect to the Series 2021 Bonds and the District:

1. The principal amount of the Bonds of each Series outstanding, a maturity schedule for the outstanding Bonds of each Series, and a listing of Bonds of each Series redeemed prior to maturity during the prior Fiscal Year.

2. The balances in each of the following funds and accounts established by the Fiscal Agent Agreement as of June 30 of the preceding Fiscal Year and as of September 30 of the current Fiscal Year:

(i) the Special Tax Fund (with a statement of the debt service requirement to be discharged by the Special Tax Fund prior to the receipt of additional Special Taxes);

(ii) the Bond Reserve Fund (with a statement of the current Bond Reserve Requirement); and

(iii) the Acquisition and Construction Account.

3. Identification of each parcel for which any installment is due and unpaid Special Tax is delinquent, together with the following information respecting each such parcel for the prior Fiscal Year:

(i) the amount delinquent (exclusive of late charges and monthly penalties for reinstatement);

(ii) the date (December 10 or April 10) of the first delinquency;

(iii) in the event a foreclosure complaint has been filed respecting such delinquent parcel and such complaint has not yet been dismissed, the date on which the complaint was filed in the Superior Court; and

(iv) in the event a foreclosure sale has occurred respecting such delinquent parcel, a summary of the results of such foreclosure sale.

(v) the identity of any delinquent taxpayer representing more than 5% of the Special Tax payable, or more than 5% of the of property within the District (using the most recent assessed value, unless more accurate information is available).

4. Actual Special Tax levy for the most recent Fiscal Year, the Maximum Special Tax for the most recent Fiscal Year in a format substantially similar to Table 8B in the Official Statement, excluding data regarding "Future BUA Release Property," "Property Outside District and Within the Spring Lake Specific Plan Area," overlapping general fund debt, and Property Assessed Clean-Energy (PACE) liens.

5. Total assessed value of all of the parcels subject to the Special Tax and the individual lien-to-value ratio for parcels in the following categories: "0:0 to 1:1," "1:1 to 3:1," "3:1 to 5:1," "5:1 to 10:1," "10:1 to 15:1," "15:1 to 20:1" or "above 20:1," in a format substantially similar to Table 9A in the Official Statement.

6. Identity of any delinquent tax payer obligated for more than 10% of the annual Special Tax levy and:

(i) assessed value of applicable properties, and

(ii) summary of results of foreclosure sales, if available.

7. The number of building permits issued for property in the District for the most recent Fiscal Year and the aggregate number of building permits issued for the District.

8. Significant amendments to land use entitlements for property in the District known to the Finance Officer for the most recent Fiscal Year.

9. Status of any significant legislative, administrative, and judicial challenges to the construction of the development in the District known to the Finance Officer without independent inquiry, for any year in which construction activity has occurred in the District.

(c) To the extent not otherwise provided pursuant to the preceding items 4(b)1- 4(b)8, annual information required to be filed by the City for the District with the California Debt and Investment Advisory Commission pursuant to Sections 50075.1, 50075.3, 53359.5(b), 53410(d) or 53411 of the California Government Code.

(d) The presentation and format of the Annual Disclosure Reports may be modified from time to time as determined in the judgment of the City to conform to changes in accounting or disclosure principles or practices and legal requirements followed by or applicable to the City to reflect changes in the business, structure, operations, legal form of the City or any mergers, consolidations, acquisitions or dispositions made by or affecting the City; provided that any such modifications shall comply with the requirements of the Rule.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which have been made available to the public on the MSRB website. The City shall clearly identify each such other document so included by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Disclosure Certificate, the City shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Series 2021 Bonds not later than ten (10) Business Days after the occurrence of the event:

1. Principal and interest payment delinquencies;

2. Non-payment related defaults, if material.

3. Unscheduled draws on debt service reserves reflecting financial difficulties;

4. Unscheduled draws on credit enhancements reflecting financial difficulties;

5. Substitution of credit or liquidity providers, or their failure to perform;

6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed (Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Series 2021 Bonds, or other material events affecting the tax status of the Series 2021 Bonds;

7. Modifications to rights of the 2021 Bond Holders, if material;

8. Bond calls, if material, and tender offers;

9. Defeasances;

10. Release, substitution, or sale of property, if any, securing repayment of the Series 2021 Bonds, if material;

11. Rating changes;

12. Bankruptcy, insolvency, receivership or similar event of the City or other Obligated Person;

13. The consummation of a merger, consolidation, or acquisition involving the City or other Obligated Person, or the sale of all or substantially all of the assets of the City or other Obligated Person (other than in the ordinary course of business), the entry into a definitive agreement to undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;

15. Incurrence of a Financial Obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Obligated Person, any of which affect security holders, if material; and

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Obligated Person, any of which reflect financial difficulties.

(b) Wherever the City obtains knowledge of the occurrence of Significant Event, the City shall, or shall cause the Dissemination Agent (if not the City) to, file a notice of such occurrence with the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of ten (10) business days after the occurrence of the Significant Event.

(c) The City acknowledges that the events described in subparagraphs (a)(2), (a)(7), (a)(8), (a)(10), (a)(13), (a)(14), and (a)(15) of this Section 5 contain the qualifier "if material." The City shall cause a notice to be filed as set forth in this Section 5 with respect to any such event only to the extent that it determines the event's occurrence is material for purposes of U.S. federal securities law. Whenever the City obtains knowledge of the occurrence of any of these Significant Events, the City will as soon as possible determine if such event would be material under applicable federal securities law. If such event is determined to be material, the City will cause a notice to be filed as set forth in Section 5(b).

(d) If in response to a request under Section 5(b), the City determines that the Significant Event would not be material under applicable federal securities laws, the City shall so notify the Trustee in writing and instruct the Dissemination Agent not to report the occurrence.

(e) If the Dissemination Agent has been instructed by the City to report the occurrence of a Significant Event, the Dissemination Agent shall file a notice of such occurrence with the MSRB in accordance with Section 5(b). Notwithstanding the foregoing, notice of Significant Events described in Section 5(a)(8) and Section 5(a)(9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected 2021 Bonds pursuant to the Trust Agreement.

(f) For purposes of this Disclosure Certificate, any event described in Section 5(a)(13) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under State or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders

of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

(g) The Dissemination Agent may conclusively rely on an opinion of counsel that the instructions of the City to the Dissemination Agent under this Section 5 comply with the requirements of the Rule.

SECTION 6. Identifying Information for Filings with EMMA. All documents provided to the MSRB under the Disclosure Certificate shall be accompanied by identifying information as prescribed by the MSRB.

SECTION 7. Termination of Reporting Obligation. The obligations of the City under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Series 2021 Bonds. If such termination occurs prior to the final maturity of the Series 2021 Bonds, the City shall give notice of such termination in the same manner as for a Significant Event under Section 5(c).

SECTION 8. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent may resign by providing thirty (30) days written notice to the City.

The initial dissemination agent shall be Goodwin Consulting Group, Inc.

SECTION 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the City may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), Section 4, Section 5(a) or Section 5(b), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Series 2021 Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original execution and delivery of the Series 2021 Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Holders of the Series 2021 Bonds in the same manner as provided in the Fiscal Agent Agreement for amendments to the Fiscal Agent Agreement with the consent of Holders, or (ii) does not, in the opinion of a nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Series 2021 Bonds.

(d) Any amendment that modifies or increases the duties or obligations of the Dissemination Agent shall be agreed to in writing by the Dissemination Agent.

(e) In the event of any amendment or waiver of a provision of this Disclosure Certificate, the City shall describe such amendment in the next Annual Disclosure Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change of accounting principles, on the presentation) of financial information or operating data being

presented by the City. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Significant Event, and (ii) the Annual Disclosure Report for the year in which the change is made shall present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

(f) Notice of any amendment made pursuant to this Section 9 shall be filed in the same manner as for the occurrence of a Significant Event under Section 5(c).

SECTION 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Disclosure Report or notice of occurrence of a Significant Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Disclosure Report or notice of occurrence of a Significant Event in addition to that which is specifically required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Disclosure Report or notice of occurrence of a Significant Event.

SECTION 11. Default. This Disclosure Certificate shall be solely for the benefit of the Holders and Beneficial Owners from time to time of the Series 2021 Bonds. In the event of a failure of the City to comply with any provision of this Disclosure Certificate, the Fiscal Agent may (and, at the request of the Participating Underwriter or the Holders of at least 25% aggregate principal amount of Outstanding Bonds and upon receipt of indemnity satisfactory to the Fiscal Agent, shall), or any Holder or Beneficial Owner of the Series 2021 Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by order of a court of competent jurisdiction in Yolo County, California, to cause the City to comply with its obligations under this Disclosure Certificate, *provided* that any holder or beneficial owner seeking to require the City to comply with this Disclosure Certificate shall first provide at least thirty (30) days prior written notice to the City of the failure of the City, giving reasonable detail of such failure. Failure by the City to comply with any provision of this Disclosure Certificate shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole remedy under this Disclosure Certificate in the event of any failure of the City to comply with the terms of this Disclosure Certificate shall be an action to compel performance. No person or entity shall be entitled to recover monetary damages under this Disclosure Certificate.

SECTION 12. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall be paid compensation by the City for its services provided hereunder in accordance with its schedule of fees as amended from time to time and all expenses, legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder. The obligations of the City under this Section 12 shall survive resignation or removal of the Dissemination Agent and payment of the Series 2021 Bonds.

SECTION 13. Notices. Any notice or other communication to be given by the City or the Dissemination Agent under this Disclosure Certificate may be given by delivering the same by first class mail, postage prepaid, messenger, or overnight delivery to the addresses set forth below (until another address is filed by the City or the Dissemination Agent with the Fiscal Agent):

To the City:	City of Woodland 300 First Street Woodland, California 95695 Attention: Finance Officer Telephone: 530-661-5800 Fax: 530-661-5848
If to the Fiscal Agent:	U.S. Bank National Association Global Corporate Trust Services One California Street, Suite 1000 San Francisco, CA 94111 Fax: 415-677-3769
If to the Dissemination Agent:	Goodwin Consulting Group, Inc. 555 University Avenue Sacramento, California 95825 Telephone: 916-561-0890 Fax: 916-561-0891

SECTION 14. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Dissemination Agent, the Participating Underwriter and Holders and Beneficial Owners from time to time of the Series 2021 Bonds, and shall create no rights in any other person or entity.

SECTION 15. Record Keeping. The City shall maintain records of Annual Disclosure Reports and notices of Significant Events, including the content of such disclosure, the name of the entities with which such disclosure was filed and the date of filing of such disclosure.

SECTION 16. Governing Law. The laws of the State of California shall govern this Disclosure Certificate, the interpretation thereof and any right or liability arising hereunder. Any action or proceeding to enforce or interpret any provision of this Disclosure Certificate shall be brought, commenced or prosecuted in any courts of the State located in Yolo County, California.

SECTION 17. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Dated: _____, 2021

CITY OF WOODLAND

By:_____
Kimberly McKinney
Finance Officer

The undersigned hereby agrees to act as Dissemination Agent to the City pursuant to the terms and conditions of this Continuing Disclosure Certificate

GOODWIN CONSULTING GROUP, INC.

By:_____
Authorized Officer

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE ANNUAL DISCLOSURE REPORT

Name of Obligated Party: City of Woodland

Name of Bonds: City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects)

Date of Delivery: _____, 2021

NOTICE IS HEREBY GIVEN that the City has not provided an Annual Disclosure Report with respect to the above-named Bonds as required by the Continuing Disclosure Certificate, dated _____, 2021. [The City anticipates that the Annual Disclosure Report will be filed by _____.]

GOODWIN CONSULTING GROUP, INC., as Dissemination Agent

By:_____
Authorized Officer

cc: City

APPENDIX F

FORM OF OPINION OF CO-BOND COUNSEL

[closing date]

City Council
City of Woodland
300 First Street
Woodland, CA 95695

Re: City of Woodland
Community Facilities District No. 2004-1 (Spring Lake)
Special Tax Bonds, Series 2021 (Capital Projects)

Dear Council Members:

We have acted as co-bond counsel in connection with the issuance by the City of Woodland (the "City") of $_____ aggregate principal amount of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2021 (Capital Projects) (the "Bonds"), under and pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 of the State of California (being §§53311 et seq., of the Government Code of the State of California), and pursuant to the provisions of the Fiscal Agent Agreement dated October 1, 2013, and amended and supplemented by the Third Supplemental Fiscal Agent Agreement dated August 1, 2021 (as so amended and supplemented, the "Fiscal Agent Agreement"), between U.S. Bank National Association, as fiscal agent, and the City. In such capacity, we have examined such law and such certified proceedings and other documents as we have deemed necessary to render this opinion.

Regarding questions of fact material to our opinion, we have relied upon the representations of the City contained in the Fiscal Agent Agreement and in the certified proceedings and other certifications of public officials and others furnished to us without undertaking to verify the same by independent investigation.

Based upon the foregoing, we are of the opinion that, under existing law:

1. The City has duly authorized, executed and delivered the Bonds. The Bonds are valid and binding limited obligations of the City, payable solely from the proceeds of the Net Special Taxes (as that term is defined in the Fiscal Agent Agreement) and certain funds held under the Fiscal Agent Agreement to the extent specified therein.

2. The Fiscal Agent Agreement constitutes a valid and binding obligation of the City. The Fiscal Agent Agreement creates a valid lien on the Net Special Taxes and other funds pledged by the Fiscal Agent Agreement for the security of the Bonds.

3. Interest on the Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax. The opinion set forth in the preceding sentence is subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The City has covenanted to comply with all such requirements. Failure to comply with certain

of such requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds.

4. Interest on the Bonds is exempt from State of California personal income taxes.

The rights of the owners of the Bonds and the enforceability of the Bonds and the Fiscal Agent Agreement are limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights generally and by equitable principles, whether considered at law or in equity.

We express no opinion regarding the accuracy, adequacy or completeness of the Official Statement or other offering materials relating to the Bonds. Further, we express no opinion regarding tax consequences arising with respect to the Bonds other than as expressly set forth herein.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Very truly yours,

KRONICK, MOSKOVITZ, TIEDEMANN & GIRARD
A Professional Corporation

LOZANO SMITH, LLP

APPENDIX G

DTC AND THE BOOK-ENTRY ONLY SYSTEM

The following description of the Depository Trust Company ("DTC"), the procedures and record keeping with respect to beneficial ownership interests in the Series 2021 Bonds, payment of principal, interest and other payments on the Series 2021 Bonds to DTC Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interest in the Series 2021 Bonds and other related transactions between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC. Accordingly, no representations can be made concerning these matters and neither the DTC Participants nor the Beneficial Owners should rely on the foregoing information with respect to such matters, but should instead confirm the same with DTC or the DTC Participants, as the case may be.

Neither the City (the "Issuer") nor the Trustee appointed with respect to the Series 2021 Bonds (the "Trustee") takes any responsibility for the information contained in this Appendix.

No assurances can be given that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Series 2021 Bonds, (b) certificates representing ownership interest in or other confirmation or ownership interest in the Series 2021 Bonds, or (c) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Series 2021 Bonds, or that they will so do on a timely basis, or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Appendix. The current "Rules" applicable to DTC are on file with the Securities and Exchange Commission and the current "Procedures" of DTC to be followed in dealing with DTC Participants are on file with DTC.

1. The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Series 2021 Bonds. The Series 2021 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for the Series 2021 Bonds, in the aggregate principal amount of such issue, and will be deposited with DTC.

2. DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC, in turn, is owned by a number of Direct Participants of DTC and Members of the National Securities Clearing Corporation, Fixed Income Clearing Corporation, and Emerging Markets Clearing Corporation (NSCC, FICC, and EMCC, also subsidiaries of DTCC), as well as by the New York Stock Exchange, Inc., the American Stock Exchange LLC, and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others such as both U.S. and non- U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its

Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com

3. Purchases of Series 2021 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2021 Bonds on DTC's records. The ownership interest of each actual purchaser of each 2016 Green Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2021 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series 2021 Bonds, except in the event that use of the book-entry system for the Series 2021 Bonds is discontinued.

4. To facilitate subsequent transfers, all Series 2021 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co. or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2021 Bonds with DTC and their registration in the name of Cede & Co. or such other nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2021 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2021 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2021 Bonds may wish to take certain steps to augment transmission to them of notices of significant events with respect to the Series 2021 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the security documents. For example, Beneficial Owners of Series 2021 Bonds may wish to ascertain that the nominee holding the Series 2021 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners, in the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of the notices be provided directly to them.

6. Redemption notices shall be sent to DTC. If less than all of the Series 2021 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor such other DTC nominee) will consent or vote with respect to the Series 2021 Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2021 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Principal and interest payments on the Series 2021 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts, upon DTC's receipt of funds and corresponding detail information from Issuer or Agent on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, Agent, or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. DTC may discontinue providing its services as securities depository with respect to the Series 2021 Bonds at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor securities depository is not obtained, security certificates are required to be printed and delivered.

10. The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, security certificates will be printed and delivered to DTC.

11. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that Issuer believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.

SF:322239254.1

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: I.20
SUBJECT: Introduction of Purchasing Ordinance

Recommendation for Action: Staff recommends that the City Council introduce, and read by title only, Ordinance No. _____, "An Ordinance of the City Council of the City of Woodland Amending sections of Title 3, Chapter 3.32 of the Woodland Municipal Code Relating to Purchasing Procedures".

Staff Contact:
Evis Morales, Finance Officer, (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact:
There is no fiscal impact related to the adoption of the Ordinance. Recommended changes will only affect approval thresholds of certain sections of the current code.

Background:
In September 2012, Council adopted a revision to the Purchasing Ordinance that established updated bidding limits, clearer bidding processes, and improved procurement definitions. In an effort to bring greater internal control, appropriate and prudent bidding procedures and additional fiscal scrutiny to all City procurement, the adopted changes more clearly outlined the appropriate procedure and authority for the different type of procurement needs.

In June 2014, Council adopted a revision to the Purchasing Ordinance that established a Local Bidder preference for purchasing materials, supplies, and equipment. The purpose of the local bidder preference, as adopted, is to support businesses in Woodland as well as provide additional sales tax revenue to the City. The Local Bidder preference established that an amount equal to 5% of the total bid price may be granted to responsible local vendors. The 5% would be credited to their total bid to compare against the next lowest bidder assuming that all quantities and quality are the same. The Local Bidder preference also established some exceptions:

1. Purchases or contract for professional services: the local bidder preference would not apply as the selection of a service provider is generally based on qualifications and pricing.
2. Public Projects: bidding for public projects is governed by the Public Contract Code.
3. Sole Source purchases made by the City
4. Purchases where legal constraints on the expenditure of funds prohibit the application of the local bidder preference. This includes Emergency purchases, federal loan/grant funding, and state loan/grant funding.

In February 2019, as part of the recodifying/adoption to the entire Municipal Code, Council adopted several revisions to the Purchasing Ordinance largely driven by changes to in the Public Contract Code that affected thresholds for Public Projects. These changes increased authority to award thresholds for Department Directors, City Manager, and City Council. The change also increased the informal/formal bidding thresholds, per state mandate. Lastly, staff also took the opportunity to make other minor changes to to authority to award thresholds for Maintenance & Services, Professional Services, and Materials, Supplies & Equipment.

Discussion:
Staff is recommending the changes below to sections of the the Municipal Code relating to Purchasing thresholds for Purchase Orders, Contract and Agreement Forms, Authority to Award Public Projects, Authority to Award Non-Public Projects, Formal Bidding for Public Projects, and Formal Bidding for Non-Public Projects. Since the last major update to the Municipal Code in 2012, staff has seen significant increases in cost of construction, professional services, maintenance and general services, and materials and equipment. The current Municipal Code has not been amended to align these increases since 2012 and the recommended changes take these into consideration and will improve operational efficiency. The recommended changes will also allow Council to focus review of larger projects and professional service contracts.

The proposed changes are as follows:

3.32.040 General purchasing regulations, policies and procedures.
I. Purchase Orders—Contract and Agreement Forms. The Purchasing Officer shall require: (1) all purchases for materials, supplies, services (professional, consulting, public works, maintenance and other general services) or equipment of ~~***$1,000.00***~~ ***$2,500.00*** or more to be made with a purchase order; and (2) all purchases for materials, supplies, services (professional, consulting, public works, maintenance and other general services) or equipment equal to or more than ~~***$7,500.00***~~ ***$15,000.00*** to be made with a purchase order and on an appropriate contract or agreement, the form of which shall be approved by the City Attorney. The City Attorney shall not need to review and approve as to form each executed contract or agreement; provided a City model approved as to form by the City Attorney is used without substantive modification.

3.32.050 Bidding requirements—Public projects.

C. $100,001.00 Through ~~***$200,000.00***~~ ***$400,000.00***. Public projects of more than $100,000.00, but less than or equal to ~~***$200,000.00***~~ ***$400,000.00*** shall, except as otherwise provided in this chapter or the Act, be awarded by the City Manager. All public projects more than $100,000.00, but less than or equal $200,000.00 shall be bid pursuant to the public project informal bidding procedure and all public projects of $200,000.00 or more shall be bid pursuant to the public project formal bidding procedure. If all bids received are over $200,000.00, the City Council may, with the approval of a four-fifths vote of those members present and without following the public project formal bidding procedure, award the contract in an amount not exceeding $212,500.00 to the lowest responsive and responsible bidder, so long as the City Council also determines that the City's cost estimate for the project was reasonable.

D. More Than ~~***$200,000.00***~~ ***$400,000.00***. Public projects of more than ~~***$200,000.00***~~ ***$400,000.00*** shall, except as otherwise provided in this chapter or the Act, be awarded by the City Council. All public projects of $200,000.00 or more shall be bid pursuant to the public project formal bidding procedure.

F. City Council Review of Plans and Specifications. The City Council shall review and approve the working details, drawings, plans and specifications prepared for every public project of more than ~~***$200,000.00***~~ ***$400,000.00***.

3.32.060 Bidding requirements—Maintenance and general services.

A. ~~**$25,000.00**~~ **$50,000.00** or Less. Maintenance work and other general services projects of ~~**$25,000.00**~~ **$50,000.00** or less may be awarded by the Director of the department responsible for the project, or designee pursuant to Section 3.32.040, by any alternative procedure.

B. ~~***$25,001.00***~~ ***$50,001.00*** Through ~~***$50,000.00***~~ ***$100,000.00***. Maintenance work and other general services projects of more than ~~**$25,000.00**~~ **$50,000.00**, but less than or equal to ~~***$50,000.00***~~ ***$100,000.00*** may, except as otherwise provided in this chapter or the Act, be awarded by the City Manager pursuant to the non-public project informal bidding procedure.

C. More Than ~~***$50,000.00***~~ ***$100,000.00***. Maintenance work and other general services projects of more than ~~***$50,000.00***~~ ***$100,000.00***, shall, except as otherwise provided in this chapter, be awarded by the City Council pursuant to the non-public project formal bidding procedure.

3.32.070 Bidding requirements—Professional services.

A. ~~**$25,000.00**~~ **$50,000.00** or Less. Professional services contracts of ~~**$25,000.00**~~ **$50,000.00** or less may be awarded by the Director of the department responsible for the project, or designee pursuant to Section 3.32.040, by any alternative procedure.

B. ~~***$25,001.00***~~ ***$50,001.00*** Through ~~***$50,000.00***~~ ***$100,000.00***. Professional services contracts of more than ~~**$25,000.00**~~ **$50,000.00**, but less than or equal to ~~***$50,000.00***~~ ***$100,000.00*** may, except as otherwise provided in this chapter or the Act, be awarded by the City Manager pursuant to the non-public project informal bidding procedure.

C. More Than ~~***$50,000.00***~~ ***$100,000.00***. Professional services contracts of more than ~~***$50,000.00***~~ ***$100,000.00*** shall, except as otherwise provided in this chapter, be awarded by the City Council pursuant to the non-public project formal bidding procedure.

3.32.080 Bidding requirements—Materials, supplies and equipment.

A. ~~**$25,000.00**~~ **$50,000.00** or Less. Purchases of materials, supplies and equipment of ~~**$25,000.00**~~ **$50,000.00** or less may be awarded by the Purchasing Officer or the Director of the department responsible for the purchase, or designee pursuant to Section 3.32.040, by any alternative procedure.

B. ~~**$25,000.00**~~ **$50,001.00** Through ~~***$50,000.00***~~ ***$100,000.00***. Purchases of materials, supplies and equipment of more than ~~**$25,000.00**~~ **$50,000.00**, but less than or equal to ~~***$50,000.00***~~ ***$100,000.00*** may, except as otherwise provided in this chapter or the Act, be awarded by the City Manager pursuant to the non-public project informal bidding procedure.

C. More Than ~~***$50,000.00***~~ ***$100,000.00***. Purchases of materials, supplies and equipment of more than ~~***$50,000.00***~~ ***$100,000.00*** shall, except as otherwise provided in this chapter, be awarded by the City Council pursuant to the non-public project formal bidding procedure.

Conclusion:
Staff recommends that the City Council introduce, and read by title only, Ordinance No. _____, "An Ordinance of the City Council of the City of Woodland Amending sections of Title 3, Chapter 3.32 of the Woodland Municipal Code Relating to Purchasing Procedures".

Prepared By: Evis Morales, Finance Officer

Reviewed By: Kimberly McKinney, Director of Administrative Services

Ken Hiatt
City Manager

Attachments:

1. Purchasing Code Update Ordinance

ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTIONS OF TITLE 3, CHAPTER 3.32 OF THE WOODLAND MUNICIPAL CODE RELATING TO PURCHASING PROCEDURES

WHEREAS, the City of Woodland's Municipal Code relating to the Purchasing Procedures establishes general rules and efficient procedures for procurement and purchase of City materials, supplies, services, and equipment; and

WHEREAS, the established Purchasing procedures provide guidance for purchasing at the lowest possible cost commensurate with quality needed, to exercise positive financial control over purchases, to clearly define authority for the purchasing function, and to assure the quality of the purchases; and

WHEREAS, the City has experienced major increases in materials, supplies, services, and equipment; and

WHEREAS, the City Council has determined that amendments to sections of the Municipal Code relating to the Purchasing procedures are necessary to align the Municipal Code with cost of increases and to continue and improve operational efficiency.

The City Council of the City of Woodland, California, does hereby ordain as follows:

Section 1. Purpose. The purpose of the ordinance is to amend sections of the City of Woodland Amending sections of Title 3, Chapter 3.32 of the Woodland Municipal Code Relating to Purchasing Procedures.

Section 2. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. Amendment. Sections of Title 3, Chapter 3.32 are hereby amended and replaced to read as follows:

3.32.040 General purchasing regulations, policies and procedures.

I. Purchase Orders—Contract and Agreement Forms. The Purchasing Officer shall require: (1) all purchases for materials, supplies, services (professional, consulting, public works, maintenance and other general services) or equipment of $2,500.00 or more to be made with a purchase order; and (2) all purchases for materials, supplies, services (professional, consulting, public works, maintenance and other general services) or equipment equal to or more than $15,000.00 to be made with a purchase order and on an appropriate contract or agreement, the form of which shall be approved by the City Attorney. The City Attorney shall not need to review and approve as to form each executed contract or agreement; provided a City model approved as to form by the City Attorney is used without substantive modification.

3.32.050 Bidding requirements—Public projects.

C. $100,001.00 Through $400,000.00. Public projects of more than $100,000.00, but less than or equal to $400,000.00 shall, except as otherwise provided in this chapter or the Act, be awarded by the City

Manager. All public projects more than $100,000.00, but less than or equal $200,000.00 shall be bid pursuant to the public project informal bidding procedure and all public projects of $200,000.00 or more shall be bid pursuant to the public project formal bidding procedure. If all bids received are over $200,000.00, the City Council may, with the approval of a four-fifths vote of those members present and without following the public project formal bidding procedure, award the contract in an amount not exceeding $212,500.00 to the lowest responsive and responsible bidder, so long as the City Council also determines that the City's cost estimate for the project was reasonable.

D. More Than $400,000.00. Public projects of more than $400,000.00 shall, except as otherwise provided in this chapter or the Act, be awarded by the City Council pursuant to the public project formal bidding procedure.

F. City Council Review of Plans and Specifications. The City Council shall review and approve the working details, drawings, plans and specifications prepared for every public project of more than $400,000.00.

3.32.060 Bidding requirements—Maintenance and general services.

A. $50,000.00 or Less. Maintenance work and other general services projects of $50,000.00 or less may be awarded by the Director of the department responsible for the project, or designee pursuant to Section 3.32.040, by any alternative procedure.

B. $50,001.00 Through $100,000.00. Maintenance work and other general services projects of more than $50,000.00, but less than or equal to $100,000.00 may, except as otherwise provided in this chapter or the Act, be awarded by the City Manager pursuant to the non-public project informal bidding procedure.

C. More Than $100,000.00. Maintenance work and other general services projects of more than $100,000.00, shall, except as otherwise provided in this chapter, be awarded by the City Council pursuant to the non-public project formal bidding procedure.

3.32.070 Bidding requirements—Professional services.

A. $50,000.00 or Less. Professional services contracts of $50,000.00 or less may be awarded by the Director of the department responsible for the project, or designee pursuant to Section 3.32.040, by any alternative procedure.

B. $50,001.00 Through $100,000.00. Professional services contracts of more than $50,000.00, but less than or equal to $100,000.00 may, except as otherwise provided in this chapter or the Act, be awarded by the City Manager pursuant to the non-public project informal bidding procedure.

C. More Than $100,000.00. Professional services contracts of more than $100,000.00 shall, except as otherwise provided in this chapter, be awarded by the City Council pursuant to the non-public project formal bidding procedure.

3.32.080 Bidding requirements—Materials, supplies and equipment.

A. $50,000.00 or Less. Purchases of materials, supplies and equipment of $50,000.00 or less may be awarded by the Purchasing Officer or the Director of the department responsible for the purchase, or designee pursuant to Section 3.32.040, by any alternative procedure.

B. $50,001.00 Through $100,000.00. Purchases of materials, supplies and equipment of more than $50,000.00, but less than or equal to $100,000.00 may, except as otherwise provided in this chapter or the Act, be awarded by the City Manager pursuant to the non-public project informal bidding procedure.

C. More Than $100,000.00. Purchases of materials, supplies and equipment of more than $100,000.00 shall, except as otherwise provided in this chapter, be awarded by the City Council pursuant to the non-public project formal bidding procedure.

Section 4. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after passage, shall be published at least once in a newspaper of general circulation published an circulated within the City of Woodland.

PASSED AND ADOPTED by the City Council of the City of Woodland this___ day of _____ 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 1, 2021
ITEM #: I.21
SUBJECT: Redistricting Process following Release of 2020 Census Data

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, establishing an Advisory Redistricting Commission charged with recommending modifications to the City Council District Map.

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

Background
Upon release of the federal census data in September 2021, State law requires the City Council to review and adjust the boundaries of its districts to ensure compliance with the Voting Rights Act. The deadline for completing the redistricting process is April 17, 2022.

At the May 4th City Council Meeting, the Council received background information on the redistricting process and a summary of the new State laws that have been enacted since the City's original districting process (Attachment 1).

Discussion

At the May 4th Meeting, the City Council expressed interest in a redistricting process that provided both efficiency and transparency.

In furtherance of this goal, staff is recommending that the City Council establish an Advisory Redistricting Commission tasked with evaluating modifications to the Council District Boundaries in compliance with the Voter Rights Act and ultimately recommend to the City Council a new Council District map for adoption prior to the April 17, 2022 deadline.

Appointment of Commission

The process for establishing an Advisory Redistricting Commission is similar to other local boards and commissions. The City Council would invite applications from residents interested in serving on the commission. Current City Councilmembers or family, staff member or paid campaign staff of a City Council Member would not be allowed to serve on the commission. Staff recommends the Council determine the number of Commission members to be established at five members with the goal of having a representative appointed from each of the five current City Council Districts as well as a diversity of individuals reflective of the community. Upon close of the application period staff would review the applications, remove any ineligible applicants, and bring an item back to the City Council for appointment of the commissioners.

Public hearings and community outreach
The Advisory Redistricting Commission will be charged with recommending to the City Council a modified City Council District Map. The City Council will be able to adopt the recommended map as proposed or

consider modifications so long as the revised map complies with Voter Rights Act. Before adopting a final map, the City Council must hold at least four public hearings to provide input regarding the composition of one or more City Council districts. These hearings shall consist of:

- At least one public hearing before the City Council draws draft map(s.) This hearing may be conducted by City staff, a consultant or an advisory redistricting commission.

- At least two public hearings after the City Council has drawn draft map(s.)

- At least one public hearing or public workshop shall be held on a Saturday, on a Sunday or after 6PM on a weekday Monday through Friday.

The City Council shall take steps to encourage residents, including those in underrepresented communities and non-English speaking communities, to participate in the redistricting public review process. A good faith effort satisfies the requirement and includes:

- Providing information to media organizations that provide City news coverage, including media organizations that serve language minority communities.

- Providing information through good government, civil rights, civic engagement, or community groups or organizations that are active in the City, including those active in language minority communities, or that have requested to be notified concerning City redistricting.

Timeline and Census Data

The timeline for re-drawing district boundaries is dependent on the dates the 2020 census is completed and the population data is delivered to the states and individual counties. The current deadline for completing the census counts is September 30, 2021. General Law cities must complete the redistricting by April 17, 2022.

Based on the most recent information, which is subject to change, here is the current schedule:

Mid-to-late August 2021: Summary redistricting data file to all states.

September 30, 2021: Census data delivered to States.

April 17, 2022: City must complete its re-districting process.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, establishing an Advisory Redistricting Commission charged with recommending modifications to the Council District Map

Prepared by: Ana B. Gonzalez, City Clerk

Reviewed by: Ethan Walsh, City Attorney

Ken Hiatt
City Manager

Attachments:

1. Advisory Redistricting Commission Resolution
2. 05_04_2021_Redistricting Staff Report
3. City Council District Map

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING AN ADVISORY REDISTRICTING COMMISSION FOR THE 2021 REDISTRICTING PROCESS

WHEREAS, the United States Constitution requires a count every ten (10) years of everyone residing in the United States. Census data is also used for geographically defining state legislative districts, which initiates a "redistricting" process that begins in the year following a census; and

WHEREAS, the California Elections Code provides criteria and process requirements the Council can consider when redistricting council districts, and allows for the creation of an Advisory Redistricting Commission that recommends to the City Council placement of the district boundaries for the City; and

WHEREAS, California Elections Code section 23001 mandates that an Advisory Redistricting Commission must be created by resolution, ordinance or charter amendment, and the commission must be composed or residents of the City; and

WHEREAS, California Elections Code section 23002 further states that the City may determine the manner in which members are appointed to the Advisory Redistricting Commission but that "a person who is an elected official of the [City], or a family member, staff member, or paid campaign staff of an elected official of the [City], shall not be appointed to serve on the commission."

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland approves the establishment of an Advisory Redistricting Commission comprised of five members for purposes of recommending to the City Council placement of the district boundaries for the City. The Advisory Redistricting Commission members shall be appointed by the City Council in conformance with the requirements of California Elections Code section 23003.

BE IT FURTHER RESOLVED that the Advisory Redistricting Commission is temporary in duration, and that the commission shall dissolve automatically after the City Council takes final action on the council district boundaries, no later than April 17, 2022.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 1st day of June, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Agenda
DATE: May 4, 2021
ITEM #: G.19
SUBJECT: Informational Report and Options for Forming Re-districting Commission following Release of 2020 Census Data

Recommendation for Action: Staff recommends that the City Council receive this informational report providing background on the redistricting process, receive a summary of new State laws that have been enacted since the City's original districting process and have initial discussions regarding preferred method of moving forward with the redistricting process.

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

Background:
The purpose of this report is to provide background on the redistricting process and to summarize the new State laws that have been enacted since the City's original districting process. The deadline for completing the redistricting process is April 17, 2022.

Once the federal census is completed in September 2020, State law requires the City Council to review and adjust the boundaries of its districts to ensure compliance with the Voting Rights Act.

The California Voting Rights Act
The CVRA was enacted to implement the California constitutional guarantees of equal protection and the right to vote. The purpose of the CVRA is to prevent an at-large election system from diluting minority voting power and impairing underrepresented groups from influencing the outcome of a race. While modeled after the federal Voting Rights Act of 1965 ("FVRA"), the CVRA lowers the threshold required to establish a voting rights violation. The CVRA made fundamental changes to voting rights in California, making it easier for plaintiffs in California to challenge at-large voting systems which can dilute the voting power of underrepresented groups.

New State legislation
Following the City Council's 2016 transition to district elections, the State enacted two additional laws governing the redistricting process. The first law, effective January 1, 2020, is called the Fair Maps Act which creates standardized redistricting criteria aimed to keep communities together and to prohibit partisan gerrymandering. It also contains expanded community outreach and public hearing requirements and timelines, which more closely track the State redistricting schedule. (See ATTACHMENT A for comprehensive summary of the Fair Maps Act.)

The second law SB 1018, effective January 1, 2019, expanded the methods for re-drawing district maps. Under this legislation, in addition to appointing an advisory and an independent commission, the City Council may instead elect to appoint a hybrid commission (similar to the method used in 2016 to form its original districts) or contract with a County's independent commission. The new redistricting process is described in more detail below.

District boundary criteria

Once a City has transitioned to district elections, State law requires the City Council to examine and, if necessary, adjust the City Council district boundaries every 10-years to ensure compliance with the Voting Rights Act. Adoption of the new map must occur by April 17, 2022.

Certain legally required criteria must be observed when re-drawing districts:

- Each Council district shall contain a nearly equal population;
- A districting plan shall be drawn in a manner that complies with the Federal Voting Rights Act and the Equal Protection Clause of the U.S. Constitution; and
- Council districts shall not be drawn with race as the predominate factor.

Additionally, the Fair Maps Act now requires the City Council to adopt district boundaries using specific criteria as set forth in the following order of priority:

1. To the extent practicable, city council districts shall be geographically contiguous. Areas that meet only at the points of adjoining corners are not contiguous. Areas that are separated by water and not connected by a bridge, tunnel, or regular ferry service are not contiguous.
2. To the extent practicable, the geographic integrity of any local neighborhood or local community of interest shall be respected in a manner that minimizes its division. A "community of interest" is a population that shares common social or economic interests that should be included within a single district for purposes of its effective and fair representation. Communities of interest do not include relationships with political parties, incumbents or political candidates.
3. City Council district boundaries should be easily identifiable and understandable by residents. To the extent practicable, city council districts shall be bounded by natural and artificial barriers, by streets, or by the boundaries of the city.
4. To the extent practicable, and where it does not conflict with the preceding criteria in this subdivision, city council districts shall be drawn to encourage geographical compactness in a manner that nearby areas of population are not bypassed in favor of more distant populations.

State law does not allow city council district boundaries to be drawn for the purpose of favoring or discriminating against a political party.

Process for establishing district boundaries

SB 1018 provides additional methods for adjusting boundaries. There are now five methods available to general law cities:

(1) the City Council may adopt districts itself;

(2) the City Council may appoint an Advisory Commission to recommend district boundaries for City Council adoption;

(3) the City Council may establish an Independent Commission to either adopt or recommend new boundaries to the City Council;

(4) the City Council may establish a Hybrid Commission to either adopt or recommend new boundaries to the City Council.

(5) a City may contract with the County to draw boundaries. These options are discussed in more detail below. A chart comparing some of the key differences is included as ATTACHMENT B.

City Council draws own map
State law authorizes the City Council to draw its own map. While this is technically authorized under State law, few cities do this as it is time consuming for city councils to draw and review maps and it creates an appearance of bias.

Advisory Commission
The process for establishing an advisory commission is similar to other local boards and commissions. The commission shall consist of residents and the City may specify the qualifications and selection process for commissioners. Current City Councilmembers or family, staff member or paid campaign staff or a City Council Member may not serve on the commission.

Independent Commission
State law authorizes the City Council to transfer redistricting authority to an independent redistricting commission. The manner of appointment is set by the City Council, but commissioners cannot be appointed directly by the City Council. Commissioners must pass an extensive list of possible disqualifications and there are post-service limitations on their ability to run for local office, serve on a local board or commission, seek city employment or otherwise contract with the City.

Hybrid Commission
A hybrid commission is formed in a manner similar to an independent commission and has similar pre-service and post-service limitations, but a hybrid commission is required to submit two or more maps to the City Council and the City Council must select one of the submitted maps. The City Council is not permitted to alter the selected map in any way except as needed to comply with federal or State law.

In January 2013, when the City initially began discussions to move to Districts, the City Council utilized a process similar to the now statutorily defined "hybrid" commission process. The Council formed a Council Sub-committee comprised of Vice Mayor Tom Stallard and Council Member Bill Marble and on May 21, 2013, the Council formed the Citizens Advisory Committee. The Committee consisted of five Woodland residents: Chairwoman Janet Ruggiero, Rich Lansburgh, Julie Farnham, Tom Galeazzi and Marco Lizarraga.

Contract with County Redistricting Advisory Commission
Under new State law, cities may also contract with a county independent redistricting commission to adjust the City's map boundaries. Yolo County is currently recruiting for Redistricting Advisory Committee members. The County commission is required to hold at least three public hearings in the local jurisdiction before adopting the new boundaries.

<u>Process for appointing committee members</u>
There are several methods for selecting commissioners. The main models are described below:

- *City Council appointment*
  Elected officials directly appoint commissioners. In some jurisdictions, each City Councilmember may appoint one member; in other jurisdictions, people apply to serve on the commission and the governing board collectively selects the commissions. In addition to opening the commission to all residents, the City Council may want to include one or more chairs of existing city commissions, such as the Planning Commission. This model is not available if the City Council elects to appoint an

independent or hybrid commission.

- *Independent appointment*
  After an open application process, a selection body, which is independent of the governing board, appoints the commissioners. For example, in Escondido a panel of retired judge's reviews applications and appoints commissioners. In San Francisco, the County's Elections Commission appoints a subset of the commissioners.

- *Random draw and commission appointment*
  After an open application process, an independent selection body removes ineligible applicants and creates a sub-pool of the most qualified candidates. A subset of commissioners is selected at random from that sub-pool. Those commissioners then select the final commissioners from the remaining applicants in the sub-pool. This method follows the model of the State Redistricting Commission and is intended to prevent the governing board from influencing who serves on the commission.

Some ordinances require or encourage geographic or ethnic diversity on the commission. Many ordinances require prospective commissioners to meet certain eligibility qualifications, generally to ensure their political independence from incumbent officeholders. For example, incumbents and recent candidates for political office, as well as their family members and employees, are often prohibited from serving on the commission.

Public hearings and community outreach

Before adopting a final map, the City Council must hold at least four public hearings to provide input regarding the composition of one or more City Council districts. These hearings shall consist of:

• At least one public hearing before the City Council draws draft map(s.) This hearing may be conducted by City staff, a consultant **or** an advisory redistricting commission.

• At least two public hearings after the City Council has drawn draft map(s.)

• At least one public hearing or public workshop shall be held on a Saturday, on a Sunday **or** after 6PM on a weekday Monday through Friday.10

The City Council shall take steps to encourage residents, including those in underrepresented communities and non-English speaking communities, to participate in the redistricting public review process. A good faith effort satisfies the requirement and includes:

• Providing information to media organizations that provide City news coverage, including media organizations that serve language minority communities.

• Providing information through good government, civil rights, civic engagement, or community groups or organizations that are active in the City, including those active in language minority communities, or that have requested to be notified concerning City redistricting.

Timeline and Census Data

The timeline for re-drawing district boundaries is dependent on the dates the 2020 census is completed and the population data is delivered to the states and individual counties. The current deadline for completing the

census counts is September 30, 2020. General Law cities must complete the redistricting by April 17, 2022.

Based on the most recent information, which is subject to change, here is the current schedule:

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April 17, 2022: City must complete its re-districting process.

Conclusion

Staff recommends that the City Council receive this informational report providing background on the redistricting process, receive a summary of new State laws that have been enacted since the City's original districting process and have initial discussions regarding preferred method of moving forward with the redistricting process.

Prepared by: Ana B. Gonzalez, City Clerk

Reviewed by: Ethan Walsh, City Attorney

Ken Hiatt
City Manager

Attachments:

1. ATTACHMENT A - LWV Fair Maps California Local Redistricting
2. ATTACHMENT B - Comparison Chart of Commissions
3. District Map

Woodland City Council
CVRA Committee Plan 1

District

- 1
- 2
- 3
- 4
- 5

Outside City

Fairgrounds

0 .33 .67 1

Miles

2013 - Yolo County Elections Office

Third District
Deviation: 1.63%
H CVAP - 36.78%

Fourth District
Deviation: 1.95%
H CVAP - 42.95%

First District
Deviation: -0.59%
H CVAP - 19.00%

Second District
Deviation: -3.84%
H CVAP - 22.91%

Fifth District
Deviation: 0.84%
H CVAP - 33.29%