



City of Woodland

Meeting Agenda

Manufactured Home Fair Practices Commission

City Hall

First Floor Conference Room

300 First Street

Woodland, CA 95695

June 30, 2025
6:00 PM

A. MANUFACTURED HOME FAIR PRACTICES COMMISSION MEETING

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF MINUTES

D. COMMUNICATIONS

1. PUBLIC COMMENT

This is an opportunity for the public to speak to the Commission on any item other than those listed on this agenda. Speakers are requested to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chairperson 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.

2. CORRESPONDENCE

3. COMMISSIONER STATEMENTS AND REQUESTS

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

E. REGULAR AGENDA

4. Introduction of New and Returning MHFPC Members and Alternates

5. Review and Approve: Annual Commission Report to City Council for 2024

6. Review and Approve Annual Park Registrations/Exemption Claims for:

- Bell's Trailer Village
- Leisureville
- Idle Wheel Estates
- Royal Palm Estates
- CHOC/Casa del Sol

7. Review and Approve Manufactured Home Park Annual Inspection Reports

8. Review CPI Data and Determine Available Annual Permissive Adjustments
9. Approval of Annual Permissive Adjustments to Space Rent Ceilings for:
 - Bell's Trailer Village
 - Royal Palm Estates
 - Idle Wheel Estates
10. Set Next Meeting

F. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Manufactured Home Fair Practices Commission of the City of Woodland scheduled for June 30, 2025 was posted on June 23, 2025 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

A handwritten signature in black ink, appearing to be 'J. L. ...', is written over a horizontal line.

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.



MINUTES Manufactured Home Fair Practices Commission

MEETING DATE: August 21, 2024

CALL TO ORDER: Commissioner Paul Kramer called the meeting to order at 6:05 p.m., August 21, 2024. The meeting was held in the Community Services conference room at the Woodland Community and Senior Center (2001 East Street, Woodland, CA 95776).

PLEDGE OF ALLEGIANCE: Commissioner Kramer led the Pledge of Allegiance.

ROLL CALL: The following MHFPC Commissioners and staff were in attendance/absent:

Present: Kathy Trott, Member
Dick Cronin, Member
Paul Kramer, Member
Stacie Lewis, Member
Dan Sokolow, MHFPC Staff

Absent: Ben Cadranel, Member and Chairperson

APPROVAL OF MINUTES: The minutes of the Commission’s May 22, 2024, June 12, 2024, and June 26, 2024 meetings were approved on a motion by Lewis and seconded by Cronin (4-0-0, YES: Trott, Cronin, Kramer, and Lewis) with an amendment to the May 22, 2024 minutes (page 2, last sentence of Item B) to reflect that the Commission requested a semiannual meeting schedule.

COMMUNICATIONS

PUBLIC COMMENT: None.

CORRESPONDENCE: None.

COMMISSIONER/STAFF STATEMENTS AND REQUESTS: Sokolow responded to a Commission question from an meeting earlier this year on why staff does not conduct an annual inspection of the Leisureville Mobile Home Park. He said Leisureville has a coop ownership and the residents of each manufactured home purchases a share of the coop. The park is governed by a board of directors composed of residents. While the park is exempt from the space rent provisions of the City’s ordinance, Leisureville submits an annual registration form. The City has a number of ongoing monitoring responsibilities for the park

based on a City loan provided to the Leisureville when residents purchased the park in 1995 and a regulatory agreement recorded by the City. These include reviewing the annual audit and the proposed annual budget as well as semi-annual reports to ensure that at least 51 percent of the park spaces are occupied by low income households.

REGULAR AGENDA

- A. Update form staff on City of Woodland exemption denial letter to Idle Wheel Estates for space 134 in 2023 and spaces 12, 37, 68, 134, and 204 in 2024.

Sokolow said a letter was prepared with the City Attorney's assistance and sent to Harmony Communities on July 15, 2024 to notify Harmony that the Idle Wheel exemptions for space 134 in 2023 and spaces 12, 37, 68, 134, and 204 in 2024 were denied by the Commission. Harmony was asked to respond to the City's letter by July 31, 2024. Because a response was not provided, Sokolow emailed a Harmony representative last week, but a response has not been submitted.

Cronin asked whether staff has researched the rents of the units in light of the Commission denial of the exemptions claims for certain units at Idle Wheel in 2023 and 2024. Sokolow responded that this has not been researched. Kramer asked staff about the next steps. Sokolow said he would need to confer with the City Attorney. Lewis suggested sending copies of the City's July 15, 2024 letter to the spaces affected provided that the City Attorney was ok with this.

A member of the public raised concerns about Idle Wheel units being replaced with new units and space rents for these units being raised to levels not permitted under the space rent ordinance. Another member of the public said Idle Wheel held a meeting on August 20, 2024 with residents to discuss proposed changes to the park's rules and regulations and only one representative was present from Harmony who was unable to answer many of the questions raised by residents. The public member added that the residents' notice for the meeting may have not been provided in Spanish and many of the Idle Wheel residents are Spanish speakers.

Sokolow noted the Commission has to follow the space rent ordinance which only addresses space rents.

Cronin asked when staff would verify the annual increase in space rents at Idle Wheel reflect what was approved by the Commission this year. Sokolow said this would take place when the annual registration form is submitted by Idle Wheel in December. At that time, a sample of the space rents would be reviewed to confirm the increases do not exceed what the Commission approved this year.

Kramer asked staff to follow up with the City Attorney on holding a study session with the Commission in early October and the Commission's denials of the space rent exemptions claimed by Idle Wheel for 2023 and 2024.

ADJOURN: The Commission adjourned at 7:18 p.m.

Dan Sokolow, Senior Planner
MHFPC Staff



ANNUAL REPORT 2024 MANUFACTURED HOME FAIR PRACTICES COMMISSION

AUTHORITY

The City of Woodland’s mobile home rent control ordinance specifies that the Manufactured Home Fair Practices Commission (MHFPC) render “at least semiannually a comprehensive written report to the City Council concerning the commission’s activities, holdings, actions results of hearings and all other matters pertinent to this chapter...” (§5.36.040(M)(6).) The City Council is provided copies of minutes of MHFPC meetings during the year, but this document represents a more formal reporting of the Commission’s activities for the 2024 program year.

The City’s ordinance also specifies: “The city manager is hereby directed to maintain an accurate accounting of all direct and indirect costs of administering the regulations contained in this chapter. The city manager shall submit a report to the commission and city council of such costs and any recommendation for a change in the registration fee at least annually from and after the effective date of this chapter.” (§5.36.060(E).)

FINANCIAL STATUS

For program years 2002 through 2005, park owners were required to pay an annual registration fee of \$137 per-space. Starting in program year 2006, the Commission recommended and the City Council approved a lower registration fee of \$30 per space. The \$30 per-space fee continues to remain in effect until changed by the City Council upon the recommendation of the Commission.

MHFPC COMMISSIONERS AND STAFF

In 2024, the MHFPC Commissioners were:

<u>Name</u>	<u>Term Expires</u>
Dick Cronin, Regular Member	6/30/2027
Kathy Trott, Regulator Member	6/30/2028
Paul Kramer, Regular Member	6/30/2026
Stacie Lewis, Regular Member	6/30/2025
VACANT, Alternate Member	N/A
VACANT, Alternate Member	N/A
VACANT, Alternate Member	N/A

Franklin Cui from the Community Development Department currently serves as staff to the Commission.

2024 STATISTICS

In 2024, there were a total of 630 manufactured home spaces in the City of Woodland, of which 341 spaces are subject to the registration and rent ceiling provisions of the City of Woodland’s Manufactured Home Space Rent Control ordinance.

Mobile Home Park	Spaces in Park	Regulated Spaces
Bell’s Trailer Village	39	39
Leisureville	150	0
Idle Wheel Estates	154	154
Casa del Sol	157	18
Royal Palm	131	131
TOTAL	631	342

2024 ACTIVITY BY PARK:

Bells Trailer Village:

- All 39 spaces at Bells Trailer Village were registered with the Commission.
- Registration fees of \$1,170 was paid to the City in December 2024.
- All regulated space rents as of December 31, 2024 appeared to be within the 3.0% increase (permissive adjustment) in the space rent ceiling previously approved by the Commission in 2023.
- Bells completed its annual re-registration process on time and requested a permissive adjustment in 2024.
- The Commission approved a permissive adjustment increase to the space rent ceiling of 3.0% in 2024.

Idle Wheel:

- All 154 spaces at Idle Wheel were registered with the Commission.
- Registration fees of \$4,620 was paid to the City in December 2024.
- All regulated space rents as of December 31, 2024 appeared to be within the 3.0% increase (permissive adjustment) in the space rent ceiling previously approved by the Commission in 2023.
- The Commission’s 2017 decision on Idle Wheel’s Special Adjustment application also included a limited term monthly charge for residents starting at \$7.17 for a period of ten years. (The charge is collected for 20 years and is reduced after ten years and again after fifteen years.) Staff reported that Idle Wheel has been collecting a monthly amount of \$7.17 according to the annual registration.
- Idle Wheel completed its annual re-registration process on time and requested a permissive adjustment in 2024.
- The Commission approved a permissive adjustment increase to the space rent ceiling of 3.0% in 2024.

Royal Palm:

- All 131 spaces at Royal Palm were registered with the Commission.
- Registration fees of \$3,930 was paid to the City in December 2024.
- All regulated space rents as of December 31, 2022 appeared to be within the 3.0% increase (permissive adjustment) in the space rent ceiling previously approved by the Commission in 2023.
- Royal Palm completed its annual re-registration process on time and requested a permissive adjustment in 2024.
- The Commission approved a permissive adjustment increase to the space rent ceiling of 3.0% in 2024.

Leisureville:

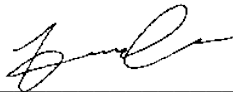
- There are 150 spaces at Leisureville. Management claims there are no space renters, and that all residents have an ownership interest in the park. Because Leisureville did not have at least 2 spaces rented or held out for rent, Leisureville is exempt from the Ordinance and the Commission took no action.

Casa del Sol:

- Community Housing Opportunities Corporation submitted an annual registration showing that 156 of the 157 park spaces at Casa del Sol, the one park space not listed is used for the park manager. Of the 156 units, 138 are subject to recorded affordable housing covenants which restrict tenancies to low- very-low income households and require rents affordable to residents at those income levels. The remaining 18 units are held out for median income households and claimed by CHOC to be exempt under Cal. Civil Code section 798.17, a state law preempting local rental control for spaces under specified long-term leases (greater than one year). As a result, registration fees were not paid for these spaces, but CHOC is required to annually re-confirm the exemption for the spaces.

Commission Meetings for Program Year 2024

For Program Year 2024, the Manufactured Home Fair Practices Commission held 4 meetings that took place on May 22, 2024 & June 12, 2024 & June 26, 2024 & August 21, 2024.



Franklin Cui, Housing Analyst II
MHFPC Staff

Dated: 6/18/2025

**City of Woodland
Manufactured Home Fair Practices Commission
2024 ANNUAL REGISTRATION**

**Part I.
Park Information**

- a. Park Name: Bell's Trailer Village
- b. Park Physical Address: 1224 E. Gum Avenue, Woodland, CA
- c. Park Telephone No: 530-297-2260 95835
- d. Month and year the park originally opened, regardless of current ownership: _____
- e. List the name and contact information of each individual or legal entity (e.g., a corporation) possessing an ownership interest in the park, and the nature of the interest:

Name: <u>Lindsay Jeffers</u>	Name: _____
Address: <u>[REDACTED]</u>	Address: _____
<u>Roseburg, OR 97471</u>	_____
Tel. No: <u>[REDACTED]</u>	Tel. No: _____
Nature of Interest: <u>Owner</u>	Nature of Interest: _____
_____	_____
Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
Tel. No: _____	Tel. No: _____
Nature of Interest: _____	Nature of Interest: _____
_____	_____

(If necessary, attach additional sheets for additional park owners and check here)

- f. For each park owner listed above that is not a natural person (e.g., a legal entity), if any, please attach a roster of the entity's officers, including names, addresses and telephone numbers, and check here .

**Part II.
 Park/Spaces Subject to the Ordinance**

Please complete the following to determine whether the park is subject to the space rent control ordinance, and if so, the number of spaces which must be registered:

a. Total number of <u>all</u> spaces for manufactured homes in the park:	39
b. Total number of spaces in the park occupied by residents who own both the manufactured home in which they reside <u>and</u> an ownership interest in the park: **	0
c. Total number of spaces in the park (other than those already counted in line (b) above) that are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels: **	0
d. Add lines (b) and (c), above:	39
e. Subtract line (d) from line (a), and enter here:	39
f. If line (e) above is <u>less than two (2)</u> , this park is not subject to the space rent control ordinance and no Registration Fee is required -- you may skip to Part VI on page 7. If line (e) is equal to two (2) or more, carry that number forward to Part III, line (a), and continue.	

** For spaces claimed to not be subject to the space rent control ordinance (lines (b) or (c) above), please attach a letter or other narrative signed by the Authorized Representative (*see* Part VI) describing the facts which support those claims.

**Part III.
 Park Spaces**

Please complete the following summary. Claimed exemptions must match information appearing in the Exemption Schedule (Part V), below:

a. Total number of spaces subject to the rent control ordinance (enter from Part II, line (e)):	39
b. Total number of spaces claimed to be exempt from the Space Rent Ceiling <u>only</u> pursuant to California Civil Code §798.17:	0
c. Total number of spaces claimed to be exempt from the Space Rent Ceiling for any reason <u>other than</u> Civil Code §798.17:	0
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	39

NOTE: The combined total of lines (b), (c), and (d) should equal the number in line (a).

VI. Authorized Representative

Please provide the name and contact information of the person designated to receive all required notices and correspondence for the owner(s) regarding this park:

Name: Windermere Signature Property Management
 Address: 2280 Del Paso Road, Ste 100
 City: Sacramento State: CA Zip: 95834
 Tel. No.: 530-297-2260
 Facsimile No.: _____

Lacey Wirthly
Manuel Rodriguez

VII. Certification

I certify that I am authorized to submit this Annual Registration on behalf of the above-named manufactured home park owner(s), and I hereby declare, to the best of my knowledge and under penalty of perjury, that the foregoing statements are true and correct.

LACEY WIRTHLY  Property Manager 11/19/24
 Name (print) Signature Capacity Date

VIII. Registration Fee

The Registration Fee must be submitted at the time of filing this Annual Registration. Receipt of the Registration Fee is to be acknowledged on this form by the Woodland City Clerk or his/her designee.

a. Number of manufactured home rental spaces <i>not</i> exempt from the Registration Fee (add lines (c) and (d) of Part III):	<u>39</u>
b. Registration Fee at \$30 per space:	<u>\$30.⁰⁰</u>
c. Multiply lines (a) and (b) above. Enter result here:	<u>\$1170.⁰⁰</u>

Receipt of \$ 1,170, paid by check number Multiple ~~1550~~ is hereby acknowledged by the Woodland City Clerk or his/her designee:

Franky Cui [Signature] Housing Analyst II 2/26/25
 Name (print) Signature Title Date

Part IV.
Rent Schedule as of December 1, 2024

Instructions: For each manufactured home rental space in the park, please indicate – as of December 1, 2024 – the name and full mailing address of each resident tenant, the Base Rent, any Other Charges paid by the residents but not included in the Base Rent, and the approximate monthly cost of each. "Other Charges" are separate charges for utilities and services actually rendered, including natural gas or liquid propane gas, electricity, water, cable television, garbage or refuse service, and sewer service. Please copy and attach additional sheets if necessary.

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service/Utility	Approx. Monthly Cost	
7	Amaranto Morales Mauri Morales	1224 E. Gum Ave	372.77	water, sewer, trash, gas, electric	272.00	644.77
8	Febian Ledezma, Sarah Morales	↓	338.10		345.00	683.10
9	Miguel Morales, Guillermo Morales		361.65		330.00	691.65
10	Rosa Rodriguez Morales		372.77		200.00	572.77
11	Efren Tomayo		346.76		350.00	696.76
12	Jose Tomas Lopez Espinoza		355.45		200.00	555.45
13	Sarah Alpala		357.82		345.00	702.82
14	Arlana Moreno, Gustavo Bravo Solario		359.83		275.00	634.83
15	Juvento Rojas, Paula Rojas		338.10		300.00	638.10
17	Abel Cazares, Raquel Cazares		372.77		250.00	622.77
18	Elisa Rocha		372.77		185.00	557.77
19	Pedro Suarez, Esther Castro-Juarez	↓	368.47	↓	165.00	533.47

(Continued)
Part IV. Rent Schedule as of December 1, 2024

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service	Approx. Monthly Cost	
		1224 E. GUM AVE				
20	Griselda Uribe, Rafael Uribe		354.87	Water, sewer, trash, gas, electric	340	694.87
21	Martin Rodriguez, Fabiola Ruelas		338.10		300	638.10
22	Ricardo Gomez, Susana Guerrero		346.76		180	526.76
23	Carlos Lopez, Elda Gonzalez		367.60		205	572.60
24	Concepcion Solano, Jose Ramirez		367.60		100	467.60
25	Jesus Espitia, Isabel Gutierrez		367.60		100	467.60
26	Rosaura Lopez		368.47		300	668.47
27	Juan Perez, Maria Perez		360.16		350	710.16
28	Joaquin Morales, Bertha Morales		312.10		300	612.10
29	Guillermo Cazares, Maira Cazares		372.77		230	602.77
30	Jorge Ayala, Ana Ayala		376.26		330	706.26
31	Enrique Guzman, Maria Guzman		328.60		340	668.60
32	Edgar Guzman		338.10		400.00	738.10
33	Jacqueline Gonzalez		338.10		150	488.10
34	Veronica Lopez		338.10		275	613.10
35	Celia Pimentel De Alvarado		338.10		350	688.10

(Continued)
 Part IV. Rent Schedule as of December 1, 2024

Space No.	Name of Resident	Resident mailing address 1224 E. GUM AVE	Base Rent	Other Charges (paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service	Approx. Monthly Cost	
36	Celia Pimentel		338.10	water, sewer, trash, gas, electric	250	588.10
37	Pablo Pimentel, Elizabeth Herrera		367.60		200	567.60
38	HOMERO Pimentel		328.60		375	703.60
39	Samuel Lopez Gutierrez, Maya Lopez Gutierrez		380.45		380	760.45
40	Veronica Pimentel		358.99		250	608.99
42	Martin Rodriguez		372.77		175	547.77
43	Joaquin Morales Jr.		366.97		220	586.97
44	Martin Ovaco		372.77		150	522.77
45	Pascuala Sanchez, Marisela Sanchez		303.42		250	553.42
46	Trinity Barrera Rodolfo Elias		372.77		200	572.77
47	Miguel Angel Rodriguez		375.34		350	725.34

**City of Woodland
Manufactured Home Fair Practices Commission
2024 ANNUAL REGISTRATION**

**Part I.
Park Information**

- a. Park Name: Leisureville Community Association
- b. Park Physical Address: 1313 E. Gibson Dr. Woodland, CA 95776
- c. Park Telephone No: 530-662-1477
- d. Month and year the park originally opened, regardless of current ownership: _____
- e. List the name and contact information of each individual or legal entity (e.g., a corporation) possessing an ownership interest in the park, and the nature of the interest:

Name: <u>Leisureville Community</u>	Name: <u>Association, Inc.</u>
Address: <u>1313 E. Gibson Dr.</u>	Address: _____
<u>Woodland, CA 95776</u>	_____
Tel. No: <u>530-662-1477</u>	Tel. No: _____
Nature of Interest: <u>100% ownership</u>	Nature of Interest: _____
Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
Tel. No: _____	Tel. No: _____
Nature of Interest: _____	Nature of Interest: _____

(If necessary, attach additional sheets for additional park owners and check here)

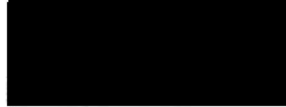
- f. For each park owner listed above that is not a natural person (e.g., a legal entity), if any, please attach a roster of the entity's officers, including names, addresses and telephone numbers, and check here .

**Leisureville Community Association
2025 Board of Directors**

Bill Richter - President



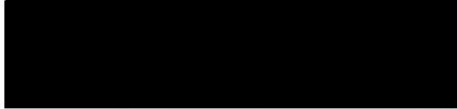
Gary Christopherson – Vice President



Karol Munnell - Treasurer



Joyce Favrot - Secretary



Paul Day – Director



Peggy Kliewer - Director



Mario Flores - Director



Tom Key - Director



Patricia Herbert - Director



**Part II.
 Park/Spaces Subject to the Ordinance**

Please complete the following to determine whether the park is subject to the space rent control ordinance, and if so, the number of spaces which must be registered:

a. Total number of <u>all</u> spaces for manufactured homes in the park:	<u>150</u>
b. Total number of spaces in the park occupied by residents who own both the manufactured home in which they reside <u>and</u> an ownership interest in the park: **	<u>150</u>
c. Total number of spaces in the park (other than those already counted in line (b) above) that are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels: **	<u>0</u>
d. Add lines (b) and (c), above:	<u>150</u>
e. Subtract line (d) from line (a), and enter here:	<u>0</u>
f. If line (e) above is <u>less than two (2)</u> , this park is not subject to the space rent control ordinance and no Registration Fee is required -- you may skip to Part VI on page 7. If line (e) is equal to two (2) or more, carry that number forward to Part III, line (a), and continue.	

** For spaces claimed to not be subject to the space rent control ordinance (lines (b) or (c) above), please attach a letter or other narrative signed by the Authorized Representative (*see* Part VI) describing the facts which support those claims.

**Part III.
 Park Spaces**

Please complete the following summary. Claimed exemptions must match information appearing in the Exemption Schedule (Part V), below:

a. Total number of spaces subject to the rent control ordinance (enter from Part II, line (e)):	<u>0</u>
b. Total number of spaces claimed to be exempt from the Space Rent Ceiling <u>only</u> pursuant to California Civil Code §798.17:	<u>150</u>
c. Total number of spaces claimed to be exempt from the Space Rent Ceiling for any reason <u>other than</u> Civil Code §798.17:	<u>150</u>
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	<u>0</u>

NOTE: The combined total of lines (b), (c), and (d) should equal the number in line (a).

Residential - Rent Roll

Properties: 329 - Leisureville Community Association - Leisureville Community Association 1313 E. Gibson Rd Woodland, CA 95776-6335

Units: Active

As of: 05/29/2025

Include Non-Revenue Units: No

Unit Status	Tenant	Unit Type	Sqft	Market Rent	Rent	Recurring Charges	Lease From	Lease To	Deposit	Move-out
Current										
01 Current	Margarita Loza	MH			0.00	478.66	09/01/2016		8,450.00	
02 Current	Joyce Pense	MH			0.00	678.66	05/01/2024	04/30/2025	9,200.00	
03 Current	Nancy Patterson				0.00	472.66	04/30/2018		8,450.00	
04 Current	Pamela Rocksvold	MH			0.00	472.66	08/01/2016		8,450.00	
05 Current	Debbie Smith	MH			0.00	472.66	10/01/2023	09/30/2024	9,050.00	
06 Current	Donna Chase	MH			0.00	478.66	08/01/2016		8,450.00	
07 Current	Antonio Fernandez	MH			0.00	678.66	04/01/2023	04/30/2024	9,050.00	
08 Current	Elaine Watt	MH			0.00	472.66	08/01/2016		8,450.00	
09 Current	Timothy Dennis	MH			0.00	472.66	08/01/2016		8,450.00	
10 Current	Thomas Torres	MH			0.00	472.66	04/01/2016		8,450.00	
11 Current	Marni Larson	MH			0.00	472.66	08/01/2020	07/31/2021	8,600.00	
12 Current	Ruth Wechsler	MH			0.00	456.66	08/01/2016		8,450.00	
13 Current	Alicia Flores	MH			0.00	472.66	05/01/2024	04/30/2025	4,728.00	
14 Current	Patricia King	MH			0.00	472.66	08/01/2016		8,450.00	
15 Current	Rosie Saragoza	MH			0.00	472.66	08/01/2016		8,450.00	
16 Current	Jon Fechter	MH			0.00	472.66	08/01/2016		8,450.00	
17 Current	Timothy McDermott	MH			0.00	472.66	08/01/2016		8,450.00	
18 Current	Joyce Johnson	MH			0.00	450.66	08/01/2016		8,450.00	
19 Current	Barbara Stanfill	MH			0.00	478.66	08/01/2016		8,450.00	
20 Current	Dennis Jones	MH			0.00	472.66	07/14/2021	07/13/2022	8,750.00	
21 Current	Thomas Key	MH			0.00	678.66	03/01/2024	02/28/2025	9,050.00	
22 Current	Pete Piazza	MH			0.00	472.66	08/01/2016		8,450.00	
23 Current	Brenda Michelis	MH			0.00	472.66	09/01/2019		8,450.00	
24 Current	Stacy Cornwell	MH			0.00	678.66	05/01/2025	04/30/2026	9,350.00	
25 Current	Albert John Benedict	MH			0.00	478.66	05/01/2018		8,450.00	
26 Current	Jean Tuschak	MH			0.00	472.66	08/01/2016		8,450.00	
27 Current	Cynthia Aubrey	MH			0.00	503.66	04/01/2022	03/31/2023	8,750.00	
28 Current	Gary Christopherson	MH			0.00	522.66	08/01/2016		8,450.00	

Residential - Rent Roll

Unit Status	Tenant	Unit Type	Sqft	Market Rent	Rent	Recurring Charges	Lease From	Lease To	Deposit	Move-out
29	Current	Thomas March	MH		0.00	472.66	12/01/2021	11/30/2022	8,750.00	
30	Current	Donna Graham	MH		0.00	472.66	08/01/2016		8,450.00	
31	Current	Lola MacKenzie	MH		0.00	478.66	02/16/2019		8,450.00	
32	Current	Mario Flores	MH		0.00	472.66	08/01/2021	07/31/2022	8,750.00	
33	Current	Pete Flores	MH		0.00	522.66	08/01/2016		8,450.00	
34	Current	Alana Camargo	MH		0.00	472.66	08/01/2016		8,450.00	
35	Current	Rita Easterly	MH		0.00	578.66	09/01/2024	08/31/2025	4,578.66	
36	Current	Herbert Fernandez	MH		0.00	678.66	03/01/2025	02/28/2026	9,200.00	
37	Current	Katherine Allen	MH		0.00	472.66	08/01/2016		8,450.00	
38	Current	Patricia Wheeler	MH		0.00	472.66	08/01/2016		8,450.00	
39	Current	Nancy Lipelt	MH		0.00	478.66	12/22/2016		8,450.00	
40	Current	Carol Moore, Trustee	MH		0.00	472.66	08/01/2016		8,450.00	
41	Current	Bud Hubert	MH		0.00	472.66	08/01/2016		8,450.00	
42	Current	Robert Austin	MH		0.00	472.66	08/01/2016		8,450.00	
43	Current	Dennis Premier	MH		0.00	478.66	07/12/2016		8,450.00	
44	Current	Cheri Davarennes	MH		0.00	472.66	06/05/2018		8,450.00	
45	Current	Joseph Herbert	MH		0.00	472.66	08/01/2020	07/31/2021	8,600.00	
46	Current	Carol Altavilla	MH		0.00	528.66	08/01/2016		8,450.00	
47	Current	Elaine Hermle	MH		0.00	478.66	08/01/2016		8,450.00	
48	Current	William Richter	MH		0.00	472.66	01/18/2017		8,450.00	
49	Current	Brigitte Williams	MH		0.00	678.66	03/01/2025	02/28/2026	9,200.00	
50	Current	George Gould	MH		0.00	472.66	08/01/2016		8,450.00	
51	Current	Gail Turcotte	MH		0.00	678.66	01/01/2025	12/31/2025	9,200.00	
52	Current	Lou Beltran	MH		0.00	578.66	02/01/2023	01/31/2024	8,900.00	
53	Current	Gary Baland	MH		0.00	678.66	03/01/2024	02/28/2025	9,060.00	
54	Current	Gail Sutton	MH		0.00	678.66	09/01/2024	08/31/2025	9,200.00	
55	Current	Thomas Dufern	MH		0.00	472.66	08/01/2016		8,450.00	
56	Current	Christopher Taloff	MH		0.00	678.66	06/01/2024	05/31/2025	9,200.00	
57	Current	Paul Day	MH		0.00	528.66	09/01/2020		8,600.00	
58	Current	Paul King	MH		0.00	472.66	06/01/2020		8,600.00	
59	Current	Deborah Rawlings	MH		0.00	678.66	08/01/2024	07/31/2025	9,200.00	
60	Current	Frank Vieira	MH		0.00	472.66	08/01/2016		8,450.00	
61	Current	Nickie Ray	MH		0.00	503.66	06/01/2022	05/31/2023	8,900.00	
62	Current	Anthony Miceli	MH		0.00	78.66	08/01/2016		8,450.00	

Residential - Rent Roll

Unit Status	Tenant	Unit Type	Sqft	Market Rent	Rent	Recurring Charges	Lease From	Lease To	Deposit	Move-out
63	Current	Candy Call			0.00	528.66	12/01/2022	11/30/2023	8,900.00	
64	Current	Kathy Cummings			0.00	472.66	06/01/2020	05/31/2021	8,600.00	
65	Current	Dennis Mix			0.00	472.66	08/01/2016		8,450.00	
66	Current	Shirley Pingel			0.00	472.66	08/01/2016		8,450.00	
67	Current	Frank Brown			0.00	472.66	08/01/2016		8,450.00	
68	Current	Pereyra Raul			0.00	478.66	12/01/2017		8,450.00	
69	Current	Stanley Parker			0.00	472.66	07/01/2016		8,450.00	
70	Current	Donna Penn			0.00	472.66	08/01/2016		8,450.00	
71	Current	Fenna Schoordijk			0.00	472.66	08/01/2016		8,450.00	
72	Current	Yvonne Fischer			0.00	478.66	10/01/2017		8,450.00	
73	Current	Patricia Smith			0.00	678.66	03/01/2024	02/28/2025	9,050.00	
74	Current	W. Wayne Miller			0.00	472.66	12/22/2016		8,450.00	
75	Current	Bob Ray			0.00	478.66	08/01/2016		8,450.00	
76	Current	Richard Azevedo			0.00	678.66	11/02/2024	11/01/2025	9,200.00	
77	Current	Ramon Ramirez			0.00	472.66	08/01/2016		8,450.00	
78	Current	Michael Crouch			0.00	472.66	09/30/2020		8,600.00	
79	Current	Gale Huffman			0.00	478.66	08/01/2016		8,450.00	
80	Current	William Schroyer			0.00	728.66	03/01/2023	02/29/2024	8,900.00	
81	Current	Donella Combs			0.00	472.66	08/01/2016		8,450.00	
82	Current	Henry Murrieta			0.00	678.66	12/01/2023	11/30/2024	9,050.00	
83	Current	Roberta Long			0.00	472.66	08/01/2018		8,450.00	
84	Current	Alicia Kerlennvich			0.00	472.66	08/01/2016		8,450.00	
85	Current	Yolanda Contreras			0.00	578.66	03/01/2025	02/28/2026	0.00	
86	Current	James Schulte			0.00	472.66	10/01/2020		8,600.00	
87	Current	Art Silva			0.00	472.66	08/01/2016		8,450.00	
88	Current	Catherine Peterson			0.00	472.66	09/01/2019		8,450.00	
89	Current	Susanne Maner			0.00	578.66	05/01/2024	04/30/2025	6,500.00	
90	Current	Wayburn Evans			0.00	522.66	08/01/2016		8,450.00	
91	Current	Peggy Withers			0.00	522.66	12/01/2019	11/30/2020	8,450.00	
92	Current	Donald and Veronica Koebe			0.00	472.66	03/15/2017		8,450.00	
93	Current	Gary Alexander			0.00	478.66	08/01/2016		8,450.00	
94	Current	Angie Micheli			0.00	472.66	08/01/2016		8,450.00	
95	Current	William Lee			0.00	478.66	10/01/2017		8,450.00	

Residential - Rent Roll

Unit Status	Tenant	Unit Type	Sqft	Market Rent	Rent	Recurring Charges	Lease From	Lease To	Deposit	Move-out
96	Current	Stanley Scott	MH		0.00	478.66	08/01/2016		8,450.00	
97	Current	Guy Stone	MH		0.00	478.66	07/01/2017		8,450.00	
98	Current	Catherine Martinez	MH		0.00	472.66	07/20/2016		8,450.00	
99	Current	Joel Milliman	MH		0.00	472.66	08/01/2016		8,450.00	
100	Current	Louis Anderson	MH		0.00	472.66	04/01/2020		8,600.00	
101	Current	Louis Atti	MH		0.00	678.66	06/01/2024	05/31/2025	9,200.00	
102	Current	Karen Vineyard	MH		0.00	478.66	08/01/2016		8,450.00	
103	Current	Lonnie Villalobos	MH		0.00	472.66	08/01/2016		8,450.00	
104	Current	Yvonne King	MH		0.00	522.66	08/01/2016		8,450.00	
105	Current	David Richardson	MH		0.00	472.66	08/01/2016		8,450.00	
106	Current	Marge Walter	MH		0.00	472.66	08/01/2016		8,450.00	
107	Current	John Speirs	MH		0.00	528.66	08/01/2016		8,450.00	
108	Current	Sally Ingersoll	MH		0.00	472.66	09/19/2018		8,450.00	
109	Current	Michael Hanneman	MH		0.00	472.66	09/03/2020		8,600.00	
110	Current	Peggy Ostring	MH		0.00	472.66	08/01/2016		8,450.00	
111	Current	Mary Geijsbeek	MH		0.00	478.66	08/01/2016		8,450.00	
112	Current	Pauline Kubiak	MH		0.00	478.66	08/01/2016		8,450.00	
113	Current	Deborah Holst	MH		0.00	472.66	05/01/2017		8,450.00	
114	Current	Darlene Gray	MH		0.00	472.66	08/01/2016		8,450.00	
115	Current	Geoffrey Allen	MH		0.00	478.66	08/01/2016		8,450.00	
116	Current	David Silva	MH		0.00	472.66	08/01/2016		8,450.00	
117	Current	Joyce Favrot	MH		0.00	472.66	08/01/2016		8,450.00	
118	Current	David Dennis	MH		0.00	472.66	12/01/2019	11/30/2020	8,450.00	
119	Current	Robert Weeks	MH		0.00	478.66	08/01/2016		8,450.00	
120	Current	Shelley Jones	MH		0.00	678.66	-01/01/2025	12/31/2025	9,200.00	
121	Current	Iris Tucker	MH		0.00	472.66	08/01/2016		8,450.00	
122	Current	Karol Munnell	MH		0.00	472.66	08/01/2016		8,450.00	
123	Current	Wyman Wheaton	MH		0.00	478.66	08/01/2016		8,450.00	
124	Current	Ann Lundgren	MH		0.00	478.66	08/01/2016		8,450.00	
125	Current	Annabelle Ybarra	MH		0.00	472.66	10/01/2016		8,450.00	
126	Current	Susan Berry	MH		0.00	472.66	10/09/2019	10/08/2020	8,450.00	
127	Current	Ramona Angulo	MH		0.00	472.66	08/01/2016		8,450.00	
128	Current	Michael Harrill	MH		0.00	472.66	04/01/2021	03/31/2022	8,750.00	
129	Current	George Williams	MH		0.00	472.66	08/01/2016		8,450.00	

Residential - Rent Roll

Unit Status	Tenant	Unit Type	Sqft	Market Rent	Rent	Recurring Charges	Lease From	Lease To	Deposit	Move-out
130 Current	Charlotte Conover	MH			0.00	472.66	08/01/2021		8,750.00	
131 Current	Thomas Wade	MH			0.00	472.66	08/01/2016		8,450.00	
132 Current	James Kelly	MH			0.00	472.66	10/22/2020	10/21/2021	8,600.00	
133 Current	Janet Fong	MH			0.00	472.66	10/01/2021	10/31/2022	8,750.00	
134 Current	Danny Garrett	MH			0.00	522.66	08/01/2016		8,450.00	
135 Current	Shauna Gareth	MH			0.00	678.66	03/01/2024	02/28/2025	9,050.00	
136 Current	Marian Vigil	MH			0.00	472.66	08/01/2018		8,450.00	
137 Current	Raquel Diaz	MH			0.00	472.66	05/01/2017		8,450.00	
138 Current	Scott Van Tassel	MH			0.00	678.66	10/01/2024	09/30/2025	9,200.00	
139 Current	John Saragoza	MH			0.00	578.66	07/16/2023	07/14/2024	9,050.00	
140 Current	Peter Luevano	MH			0.00	472.66	08/01/2016		8,450.00	
141 Current	Jess Torres	MH			0.00	472.66	07/01/2018		8,450.00	
142 Current	Wayne Bauer	MH			0.00	472.66	08/01/2016		8,450.00	
143 Current	John Ramos	MH			0.00	472.66	12/01/2021	11/30/2022	8,750.00	
144 Current	Ramona Rich	MH			0.00	478.66	08/01/2016		8,450.00	
145 Current	John Suhr	MH			0.00	472.66	08/01/2016		8,450.00	
146 Current	Natalia Sosa	MH			0.00	472.66	06/01/2020		8,600.00	
147 Current	Teresa Roberts	MH			0.00	503.66	06/25/2022	06/24/2023	8,900.00	
148 Current	Alvin Nash	MH			0.00	472.66	12/01/2020		8,600.00	
149 Current	Billy Joseph	MH			0.00	528.66	07/01/2022		8,900.00	
150 Current	Eva Marie Guanin	MH			0.00	472.66	11/04/2021	11/03/2022	8,750.00	
150 100.0% Units Occupied			0	0.00	0.00	75,778.00			1,270,656.66	
Total 100.0% 150 Occupied Units			0	0.00	0.00	75,778.00			1,270,656.66	

VI. Authorized Representative

Please provide the name and contact information of the person designated to receive all required notices and correspondence for the owner(s) regarding this park:

Name: John P. Gallagher
 Address: 2205 Plaza Dr. Suite 100
 City: Rocklin State: CA Zip: 95765
 Tel. No.: (916) 960-5777
 Facsimile No.: jgallagher@summit-rem.com

VII. Certification

I certify that I am authorized to submit this Annual Registration on behalf of the above-named manufactured home park owner(s), and I hereby declare, to the best of my knowledge and under penalty of perjury, that the foregoing statements are true and correct.


John P. Gallagher  Manufacturing Agent 5/29/25
 Name (print) Signature Capacity Date

VIII. Registration Fee

The Registration Fee must be submitted at the time of filing this Annual Registration. Receipt of the Registration Fee is to be acknowledged on this form by the Woodland City Clerk or his/her designee.

a. Number of manufactured home rental spaces <i>not</i> exempt from the Registration Fee (add lines (c) and (d) of Part III):	<u>150</u>
b. Registration Fee at \$30 per space:	<u>\$4,500.-</u>
c. Multiply lines (a) and (b) above. Enter result here:	<u>4,500.-</u>

Receipt of \$ 0, paid by check number N/A not required, is hereby acknowledged by the Woodland City Clerk or his/her designee:

Franklin Cui  Houseing Analyst II 5/29/25
 Name (print) Signature Title Date

**City of Woodland
Manufactured Home Fair Practices Commission
2024 ANNUAL REGISTRATION**

**Part I.
Park Information**

- a. Park Name: Idle Wheel MHP
- b. Park Physical Address: 907 Bourn Dr., Woodland, CA 95774
- c. Park Telephone No: 209-932-8747
- d. Month and year the park originally opened, regardless of current ownership: 1971
- e. List the name and contact information of each individual or legal entity (e.g., a corporation) possessing an ownership interest in the park, and the nature of the interest:

Name: <u>Idle Wheel MHP, LLC</u>	Name: _____
Address: <u>1653 Embarcadero Dr.</u>	Address: _____
<u>Stockton, CA 95219</u>	<u>STC</u>
Tel. No: <u>209-932-8747</u>	Tel. No: _____
Nature of Interest: <u>OWNER</u>	Nature of Interest: _____

Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
Tel. No: _____	Tel. No: _____
Nature of Interest: _____	Nature of Interest: _____

(If necessary, attach additional sheets for additional park owners and check here .)

- f. For each park owner listed above that is not a natural person (e.g., a legal entity), if any, please attach a roster of the entity's officers, including names, addresses and telephone numbers, and check here .

**Part II.
 Park/Spaces Subject to the Ordinance**

Please complete the following to determine whether the park is subject to the space rent control ordinance, and if so, the number of spaces which must be registered:

a. Total number of <u>all</u> spaces for manufactured homes in the park:	<u>154</u>
b. Total number of spaces in the park occupied by residents who own both the manufactured home in which they reside <u>and</u> an ownership interest in the park: **	<u>0</u>
c. Total number of spaces in the park (other than those already counted in line (b) above) that are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels: **	<u>0</u>
d. Add lines (b) and (c), above:	<u>0</u>
e. Subtract line (d) from line (a), and enter here:	<u>154</u>
f. If line (e) above is <u>less than two (2)</u> , this park is not subject to the space rent control ordinance and no Registration Fee is required -- you may skip to Part VI on page 7. If line (e) is equal to two (2) or more, carry that number forward to Part III, line (a), and continue.	

** For spaces claimed to not be subject to the space rent control ordinance (lines (b) or (c) above), please attach a letter or other narrative signed by the Authorized Representative (see Part VI) describing the facts which support those claims.

**Part III.
 Park Spaces**

Please complete the following summary. Claimed exemptions must match information appearing in the Exemption Schedule (Part V), below:

a. Total number of spaces subject to the rent control ordinance (enter from Part II, line (e)):	<u>154</u>
b. Total number of spaces claimed to be exempt from the Space Rent Ceiling <u>only</u> pursuant to California Civil Code §798.17:	<u>0</u>
c. Total number of spaces claimed to be exempt from the Space Rent Ceiling for any reason <u>other than</u> Civil Code §798.17:	<u>13</u>
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	<u>141</u>

NOTE: The combined total of lines (b), (c), and (d) should equal the number in line (a).

Rent Roll Analysis

Property: Idle Wheel MHP, LLC
As of 12/15/24

Tenant Name	Unit	Unit Type	Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End
Idle Wheel MHP, LLC															
Oceguera, Hector	1	Space	0	0.00	468.55	0.00	57.25	525.80	-3.00	0.00	10.98	07/01/24	1/13/60		
Naranjo, Ruben	2	Space	0	0.00	479.97	0.00	57.25	537.22	0.00	0.00	11.25	07/01/24	1/13/60		
Bunch & Lemire, G.	3	Space	0	0.00	475.58	0.00	57.25	532.83	0.00	0.00	11.15	07/01/24	1/21/19	2/6/25	
Ayala, Elliasar	4	Space	0	0.00	470.12	0.00	57.25	527.37	0.00	0.00	11.02	07/01/24	1/13/60		
Villareal, Rosita	5	Space	0	0.00	478.17	0.00	57.25	535.42	0.00	0.00	11.21	07/01/24	1/13/60		
Ayala, Maria	6	Space	0	0.00	480.68	0.00	57.25	537.93	0.00	0.00	11.27	07/01/24	1/11/18		2/29/44
Whitebear, Shelly	7	Space	0	0.00	470.13	0.00	57.25	527.38	0.00	0.00	11.02	07/01/24	1/13/60		
Rodriguez, Deborah	8	Space	0	0.00	470.04	0.00	57.25	527.29	0.00	0.00	11.02	07/01/24	1/13/60		
Lopez, Ricardo	11	Space	0	0.00	477.01	0.00	57.25	534.26	-59.56	0.00	11.18	07/01/24	1/13/60		
Akhtar/Marab, Huss	12	Space	0	0.00	462.46	0.00	57.25	519.71	0.00	462.46	462.46	02/01/24	1/8/24		12/31/44
Garcia, Susana & L	13	Space	0	0.00	471.99	0.00	57.25	529.24	0.00	0.00	11.06	07/01/24	1/13/60		
Magdeleno, Maribel	14	Space	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		2/1/23		3/31/44
Duarte, Anna	15	Space	0	0.00	468.69	0.00	57.25	525.94	0.00	468.69	468.69	06/01/24	4/17/24		
Martinez, Robin	16	Space	0	0.00	477.59	0.00	57.25	534.84	0.00	0.00	11.19	07/01/24	1/13/60		
Marab & Shafaq, Ai	17	Space	0	0.00	473.77	0.00	57.25	531.02	0.00	0.00	11.10	07/01/24	5/1/18		
Martinez, Maricela	18	Space	0	0.00	469.64	0.00	57.25	526.89	49.94	0.00	11.01	07/01/24	1/13/60		
Michel, Moises & N	19	Space	0	0.00	461.00	0.00	57.25	518.25	0.00	0.00	10.80	07/01/24	1/13/60		
Ayala, Laura	20	Space	0	0.00	473.31	0.00	57.25	530.56	0.00	0.00	11.09	07/01/24	1/13/60		
Sandoval, Daniel	21	Space	0	0.00	465.18	0.00	57.25	522.43	0.00	0.00	10.90	07/01/24	1/13/60		
Chavez De La Torre	22	Space	0	0.00	469.75	0.00	57.25	527.00	0.00	0.00	11.01	07/01/24	1/13/60		
Nunez, Benjamin	23	Space	0	0.00	483.82	0.00	57.25	541.07	0.00	0.00	11.34	07/01/24	1/13/60		
Shafiqat, Mansoor	24	Space	0	0.00	465.00	0.00	57.25	522.25	0.00	0.00	10.90	07/01/24	1/13/60		
Garcia & Flores, Rc	25	Space	0	0.00	476.75	0.00	57.25	534.00	-0.65	0.00	11.17	07/01/24	1/1/21		
<VACANT>	26	Space	0	0.00	0.00	0.00	57.25	57.25	0.00	0.00	0.00		1/13/60		
Chaudhry, Farhana	27	Space	0	0.00	459.60	0.00	57.25	516.85	0.00	0.00	10.77	07/01/24	1/13/60		
Ruelas, Eduardo	28	Space	0	0.00	478.48	0.00	57.25	535.73	0.00	0.00	11.21	07/01/24	1/13/60		
Baro & Sanchez, Fj	29	Space	0	0.00	462.41	0.00	57.25	519.66	-4.23	0.00	10.84	07/01/24	1/13/60		
Johnson, Mikael	30	Space	0	0.00	481.75	0.00	57.25	539.00	0.00	0.00	11.29	07/01/24	1/13/60		
Ybarbo, Richard	31	Space	0	0.00	461.19	0.00	57.25	518.44	0.00	0.00	10.81	07/01/24	1/13/60		
Dimas, Ana + Luis	32	Space	0	0.00	471.49	0.00	57.25	528.74	-48.83	471.49	0.00		9/24/24		8/31/44
Hoffman, Marilita	33	Space	0	0.00	485.99	0.00	57.25	543.24	0.00	0.00	11.39	07/01/24	1/13/60		
Mendoza, Gracia	34	Space	0	0.00	482.19	0.00	57.25	539.44	0.00	0.00	11.30	07/01/24	1/13/60		
Tunstall, Marie	35	Space	0	0.00	478.02	0.00	57.25	535.27	0.00	0.00	11.20	07/01/24	1/13/60		
Pike, Kelly	36	Space	0	0.00	481.23	0.00	57.25	538.48	-0.93	0.00	11.28	07/01/24	1/13/60		
Oppold / Garcia, Mf	37	Space	0	0.00	466.11	0.00	57.25	523.36	-1.18	0.00	13.58	07/01/23	1/13/60		11/30/43
Gutierrez, Maricela	38	Space	0	0.00	486.29	0.00	57.25	543.54	0.00	0.00	11.44	07/01/24	12/17/19		
Cazares/Gutierrez,	39	Space	0	0.00	474.05	0.00	57.25	531.30	-10.42	0.00	11.11	07/01/24	1/13/60		
Lewis, Wayne	40	Space	0	0.00	469.44	0.00	132.25	601.69	0.00	0.00	11.00	07/01/24	1/13/60		

Tenant Name	Unit	Unit Type	Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End
Carrera, Isidro	41	Space	0	0.00	-475.99	0.00	57.25	533.24	0.00	0.00	11.16	07/01/24	1/13/60		
Perez Garcia & Lop	42	Space	0	0.00	491.30	0.00	57.25	548.55	-0.25	0.00	11.51	07/01/24	12/17/19		
<VACANT>	43	Space	0	0.00	0.00	0.00	57.25	57.25	0.00	0.00	0.00				
Pimentel, Jessica &	44	Space	0	0.00	476.55	0.00	57.25	633.80	0.00	0.00	11.17	07/01/24	1/13/60		
Hilyard, Lewis & An	45	Space	0	0.00	489.20	0.00	57.25	546.45	2.50	0.00	11.47	07/01/24	1/13/60		
<VACANT>	46	Space	0	0.00	0.00	0.00	57.25	57.25	0.00	0.00	0.00				
Torres, Lourdes	47	Space	0	0.00	500.38	0.00	57.25	557.63	0.00	0.00	11.73	07/01/24	1/13/60		
Jalil & Deeba, Amir	48	Space	0	0.00	483.44	0.00	57.25	540.69	0.00	0.00	11.33	07/01/24	1/13/60		
Corral Navar, Angel	50	Space	0	0.00	476.19	0.00	57.25	533.44	0.00	0.00	11.16	07/01/24	1/13/60		
Bermudez, Angela	51	Space	0	0.00	480.75	0.00	57.25	538.00	602.81	0.00	11.27	07/01/24	1/21/19		
Vidales, Salvador	52	Space	0	0.00	449.63	0.00	57.25	506.88	0.00	0.00	10.54	07/01/24	1/13/60		
Brooks, Christina	53	Space	0	0.00	487.35	0.00	57.25	544.60	0.00	0.00	11.42	07/01/24	1/13/60		
Michel, Marcos	54	Space	0	0.00	472.10	0.00	57.25	529.35	0.00	0.00	11.06	07/01/24	1/13/60		
Bonilla Vera, Juan	55	Space	0	0.00	487.48	0.00	57.25	544.73	0.00	0.00	11.43	07/01/24	1/13/60		
Bali, Daryll	56	Space	0	0.00	466.18	0.00	57.25	523.43	0.00	0.00	10.93	07/01/24	1/13/60		
Long, Billy & Lynda	57	Space	0	0.00	479.10	0.00	57.25	536.35	0.00	0.00	11.23	07/01/24	1/13/60		
Cotton, Robert	58	Space	0	0.00	476.00	0.00	57.25	533.25	0.00	0.00	11.16	07/01/24	1/13/60		
Ruelas & Rodriguez	59	Space	0	0.00	486.17	0.00	87.25	573.42	0.00	0.00	11.39	07/01/24	1/13/60		
Carrillo, Juan Carlos	60	Space	0	0.00	494.02	0.00	57.25	551.27	0.00	0.00	11.58	07/01/24	1/13/60		
Rodriguez, Benito	61	Space	0	0.00	473.57	0.00	57.25	530.82	0.00	0.00	11.10	07/01/24	1/13/60		
Herrera, Rodolfo	62	Space	0	0.00	469.88	0.00	57.25	527.13	0.00	0.00	11.01	07/01/24	1/13/60		
Minear, Dorothy	63	Space	0	0.00	475.70	0.00	57.25	532.95	0.00	0.00	11.15	07/01/24	1/13/60		
Chavez, Alfredo	64	Space	0	0.00	479.80	0.00	57.25	537.05	0.00	0.00	11.25	07/01/24	1/13/60		
Bustamante, Melch	65	Space	0	0.00	491.55	0.00	57.25	548.80	0.00	0.00	11.52	07/01/24	1/13/60		
Christensen, Robert	66	Space	0	0.00	485.15	0.00	57.25	542.40	0.00	0.00	11.37	07/01/24	1/13/60		
Christensen, Robert	66	Space	0	0.00	485.15	0.00	57.25	542.40	0.00	0.00	11.37	07/01/24	1/13/60		
Velezquez, Francis	67	Space	0	0.00	467.08	0.00	132.25	599.33	0.00	0.00	10.95	07/01/24	1/13/60		
Vandenham, Ann	68	Space	0	0.00	473.46	0.00	257.25	730.71	-1,157.38	0.00	13.79	07/01/23	1/13/60		
Gutierrez, Rigobert	69	Space	0	0.00	491.48	0.00	57.25	548.73	0.00	0.00	11.52	07/01/24	1/13/60		
Avina/Ruiz, Adriane	70	Space	0	0.00	479.85	0.00	57.25	537.10	0.00	0.00	11.25	07/01/24	1/13/60		
Ayala, Francisco &	79	Space	0	0.00	474.08	0.00	57.25	531.33	0.00	0.00	11.11	07/01/24	9/4/19		
Saldana, Filemon	80	Space	0	0.00	473.45	0.00	57.25	530.70	0.00	0.00	11.10	07/01/24	1/13/60		
Duran, Fernando	81	Space	0	0.00	465.40	0.00	57.25	522.65	0.00	0.00	10.91	07/01/24	1/13/60		
Hernandez, Maria +	82	Space	0	0.00	485.27	0.00	57.25	542.52	0.00	0.00	11.37	07/01/24	1/13/60		
Naranjo, Roberto	83	Space	0	0.00	461.07	0.00	57.25	518.32	0.00	0.00	10.81	07/01/24	1/13/60		
Soria, Francisco	84	Space	0	0.00	466.44	0.00	132.25	598.69	0.00	0.00	10.93	07/01/24	1/13/60		
Johanneck, Sandra	85	Space	0	0.00	471.06	0.00	57.25	528.31	0.00	0.00	11.04	07/01/24	1/13/60		
Loreto/Martinez, Ma	86	Space	0	0.00	492.72	0.00	57.25	549.97	-5.00	0.00	11.55	07/01/24	12/11/15		
Izquierdo, Jose	87	Space	0	0.00	477.59	0.00	57.25	534.84	0.00	0.00	11.19	07/01/24	1/13/60		
Gomez Franco, Eni	88	Space	0	0.00	467.19	0.00	57.25	524.44	0.00	0.00	10.95	07/01/24	1/13/60		
Melendres, Adriana	89	Space	0	0.00	474.07	0.00	57.25	531.32	-0.64	0.00	11.11	07/01/24	1/11/17		
Ortega/Diaz, Juan/,	91	Space	0	0.00	463.95	0.00	457.25	921.20	49.90	0.00	10.87	07/01/24	1/13/60		
Ibarr & Pimentel, I	92	Space	0	0.00	457.20	0.00	57.25	514.45	0.00	0.00	10.72	07/01/24	1/13/60		
Medina, Luis & May	94	Space	0	0.00	463.46	0.00	57.25	520.71	0.00	0.00	10.86	07/01/24	1/13/60		
Choudhry, Noor + I	95	Space	0	0.00	490.54	0.00	57.25	547.79	0.00	0.00	11.50	07/01/24	1/13/60		
Ruelas, Ambrosio	96	Space	0	0.00	475.48	0.00	57.25	532.73	0.00	0.00	11.14	07/01/24	1/13/60		
Gutierrez, Arturo	97	Space	0	0.00	485.71	0.00	57.25	542.96	0.00	0.00	11.38	07/01/24	1/13/60		

9/30/44

11/30/43

Tenant Name	Unit	Unit Type	Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End
Del Carmen Ibarra, 98	98	Space	0	0.00	476.77	0.00	57.25	534.02	-0.70	0.00	11.17	07/01/24	2/1/16		
<VACANT>	99	Space	0	0.00	0.00	0.00	57.25	57.25	0.00	0.00	0.00				
Frescas, Pedro	100	Space	0	0.00	469.32	0.00	57.25	526.57	0.00	0.00	11.00	07/01/24	8/1/18		
All, Shafigat	101	Space	0	0.00	480.53	0.00	57.25	537.78	0.00	0.00	11.26	07/01/24	1/13/60		
Olivares/Martinez N	102	Space	0	0.00	487.28	0.00	57.25	544.53	0.00	0.00	11.42	07/01/24	1/13/60		
Lopez, Barríos	103	Space	0	0.00	473.97	0.00	57.25	531.22	0.00	0.00	11.11	07/01/24	1/13/60		
Padilla, Sylvia	104	Space	0	0.00	463.44	0.00	57.25	520.69	0.00	0.00	10.86	07/01/24	1/13/60		
Gonzalo Ortiz, Jesu	105	Space	0	0.00	472.70	0.00	57.25	529.95	0.00	0.00	11.08	07/01/24	1/13/60		
Medina, Patricia	106	Space	0	0.00	486.56	0.00	132.25	618.81	-61.15	0.00	11.40	07/01/24	1/13/60		
Cardenas, Javier	107	Space	0	0.00	464.79	0.00	57.25	522.04	0.00	0.00	10.89	07/01/24	1/13/60		
Morris, Sherrian	108	Space	0	0.00	479.14	0.00	57.25	536.39	0.00	0.00	11.23	07/01/24	1/13/60		
Torres/Hernandez, .	109	Space	0	0.00	478.45	0.00	57.25	533.70	-0.23	0.00	11.17	07/01/24	1/13/60		
Alcantar & Ramos, J	110	Space	0	0.00	459.24	0.00	57.25	516.49	0.00	0.00	10.76	07/01/24	1/13/60		
Miranda-Sanchez, J	111	Space	0	0.00	462.55	0.00	57.25	519.80	0.00	462.55	462.55	04/01/24	3/20/24		2/29/44
Solorio, Reinaldo	112	Space	0	0.00	473.73	0.00	57.25	530.98	0.00	0.00	11.10	07/01/24	1/13/60		
Passmore, Wilma	113	Space	0	0.00	488.92	0.00	57.25	546.17	0.00	0.00	11.46	07/01/24	1/13/60		
Estrada, Mario	114	Space	0	0.00	469.93	0.00	57.25	527.18	0.00	0.00	11.01	07/01/24	1/13/60		
Singh, Fakir & Kaur	115	Space	0	0.00	464.09	0.00	57.25	521.34	0.00	0.00	10.88	07/01/24	1/13/60		
Cazares, Rafael	116	Space	0	0.00	439.20	0.00	57.25	496.45	0.00	0.00	10.29	07/01/24	1/13/60		
Perez & Mendoza, I	117	Space	0	0.00	477.80	0.00	57.25	535.05	0.00	0.00	11.20	07/01/24	1/13/60		
Carrillo, Francisco	118	Space	0	0.00	472.28	0.00	57.25	529.53	0.00	0.00	11.07	07/01/24	1/13/60		
Aceves Cisneros, J	119	Space	0	0.00	479.35	0.00	57.25	536.60	0.00	0.00	11.23	07/01/24	1/13/60		
Singh, Jasbinder	121	Space	0	0.00	475.72	0.00	57.25	532.97	0.00	0.00	11.15	07/01/24	1/13/60		
Lopez & Stiles, Edg	122	Space	0	0.00	475.72	0.00	57.25	532.97	-0.03	0.00	11.15	07/01/24	4/20/22		
Brannan & Goss, Tl	123	Space	0	0.00	490.34	0.00	57.25	547.59	0.00	0.00	11.49	07/01/24	10/1/21		
Duque Barajas, Jes	124	Space	0	0.00	490.73	0.00	57.25	547.98	0.00	0.00	11.50	07/01/24	1/13/60		
Chavez, Marbin & k	125	Space	0	0.00	493.45	0.00	57.25	550.70	0.00	0.00	11.57	07/01/24	1/13/60		
Lopez, Salvador/Ly	126	Space	0	0.00	474.32	0.00	132.25	606.57	0.00	0.00	11.12	07/01/24	1/13/60		
Chavez, Adriana	127	Space	0	0.00	478.30	0.00	57.25	535.55	0.00	0.00	11.21	07/01/24	1/13/60		
Duran, Miguel	128	Space	0	0.00	473.02	0.00	57.25	530.27	0.00	0.00	11.09	07/01/24	1/13/60		
Munoz, Joseph & J	129	Space	0	0.00	469.10	0.00	57.25	526.35	0.00	0.00	10.99	07/01/24	5/26/21		
Acosta, Armando	130	Space	0	0.00	470.05	0.00	57.25	527.30	0.00	0.00	11.02	07/01/24	1/13/60		
Anaya, Yolanda	131	Space	0	0.00	475.20	0.00	57.25	532.45	0.00	0.00	11.14	07/01/24	1/13/60		
Coyazo & Ochoa, J	132	Space	0	0.00	506.08	0.00	57.25	563.33	-70.07	200.00	11.86	07/01/24	6/24/19		
Neuenschwander &	133	Space	0	0.00	501.65	0.00	57.25	558.90	0.00	0.00	11.76	07/01/24	6/20/22		
Macias, Aldo	134	Space	0	0.00	603.06	0.00	57.25	660.31	0.00	569.52	33.54	01/01/24	11/2/22		10/31/42
Tovar, Miriam	135	Space	0	0.00	490.69	0.00	57.25	547.94	-0.80	0.00	11.50	07/01/24	1/13/60		
Pelayo, Cecilia	136	Space	0	0.00	476.23	0.00	57.25	533.48	0.00	0.00	11.16	07/01/24	5/20/22		
Covarrubias, Salvat	137	Space	0	0.00	487.39	0.00	57.25	554.64	-20.00	0.00	11.66	07/01/24	1/13/60		
Lopez, Juan & Mian	199	Space	0	0.00	470.10	0.00	57.25	527.35	0.00	0.00	11.02	07/01/24	1/13/60		
Gonzalez Ruiz, R	200	Space	0	0.00	503.23	0.00	57.25	560.48	0.00	0.00	11.79	07/01/24	1/13/60		
Martindale, John	201	Space	0	0.00	491.05	0.00	57.25	548.30	0.00	0.00	11.51	07/01/24	1/13/60		
Reyes, Miguel	202	Space	0	0.00	469.28	0.00	57.25	526.53	0.00	0.00	11.00	07/01/24	1/13/60		
Cazres, Juan & Aur	203	Space	0	0.00	491.19	0.00	57.25	548.44	0.00	0.00	11.51	07/01/24	1/13/60		
Moreno, Jacqueline	204	Space	0	0.00	869.00	0.00	57.25	926.25	0.00	869.00	869.00	02/01/24	1/4/24		12/31/43
Leyers, Brian	205	Space	0	0.00	499.44	0.00	102.25	601.69	-2,279.27	0.00	11.71	07/01/24	1/13/60		

Tenant Name	Unit	Unit Type	Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End	
Cazares, Abel, Raq	206	Space	0	0.00	503.72	0.00	57.25	560.97	0.00	0.00	11.81	07/01/24	1/21/19			
Garcia, Maria	207	Space	0	0.00	483.41	0.00	57.25	540.66	0.00	0.00	11.33	07/01/24	1/13/60			
Paul & Hogan, Aarc	208	Space	0	0.00	495.96	0.00	57.25	553.21	-1.99	0.00	11.62	07/01/24	11/1/17			
Iqbal, Amin+, Miha	209	Space	0	0.00	509.80	0.00	57.25	567.05	0.00	0.00	11.95	07/01/24	4/27/20			
Ibarra, Amelia & Se	210	Space	0	0.00	502.94	0.00	57.25	560.19	-890.84	0.00	11.79	07/01/24	1/13/60			
Choudhry, Hina	211	Space	0	0.00	483.56	0.00	57.25	540.81	0.00	0.00	11.33	07/01/24	1/1/21			
Kasmire, Pamela	251	Space	0	0.00	475.82	0.00	57.25	533.07	-0.06	0.00	11.15	07/01/24	1/13/60			
Godinez, Benjamini	252	Space	0	0.00	498.49	0.00	57.25	555.74	0.00	0.00	11.68	07/01/24	1/13/60			
Ooqueda, Leticia	253	Space	0	0.00	487.19	0.00	57.25	544.44	0.00	0.00	11.42	07/01/24	1/13/60			
Ooqueda, Ivan & S	254	Space	0	0.00	471.72	0.00	57.25	528.97	0.00	0.00	11.06	07/01/24	1/13/60			
Cazares, Gema	255	Space	0	0.00	481.76	0.00	57.25	539.01	0.00	0.00	11.29	07/01/24	12/9/19			
Ibarra, Josefina	256	Space	0	0.00	479.13	0.00	57.25	536.38	0.00	0.00	11.23	07/01/24	1/13/60			
Chavez, Licea	257	Space	0	0.00	481.57	0.00	57.25	538.82	0.00	0.00	11.29	07/01/24	1/13/60			
Beck, Deborah	258	Space	0	0.00	482.39	0.00	57.25	539.64	0.00	0.00	11.31	07/01/24	1/13/60			
Diaz, Ermilio/Ermet	260	Space	0	0.00	446.66	0.00	132.25	578.91	0.00	0.00	10.47	07/01/24	1/13/60			
Guzman, Norberto :	261	Space	0	0.00	481.33	0.00	57.25	538.58	0.00	0.00	11.28	07/01/24	1/13/60			
Cervantes & Cervar	262	Space	0	0.00	468.87	0.00	57.25	526.12	0.00	0.00	10.99	07/01/24	1/13/60			
Gutierrez, Juan	263	Space	0	0.00	509.75	0.00	57.25	567.00	0.00	0.00	11.95	07/01/24	7/1/09			
Barajas, Maria	264	Space	0	0.00	468.44	0.00	57.25	525.69	-0.54	0.00	10.98	07/01/24	1/13/60			
Gonzalez, Juan	265	Space	0	0.00	471.38	0.00	57.25	528.63	0.00	0.00	11.05	07/01/24	1/13/60			
Gamacho, Alma	266	Space	0	0.00	461.00	0.00	57.25	518.25	0.00	0.00	10.80	07/01/24	1/13/60			
Canillo Rubalcava, I	267	Space	0	0.00	447.54	0.00	57.25	504.79	0.00	447.54	447.54	07/01/24	5/20/24		4/30/44	
Mustafa, Ghulam	268	Space	0	0.00	450.34	0.00	57.25	507.59	0.00	0.00	10.55	07/01/24	1/13/60			
<VACANT>	STOR 1	Storage	0	0.00	0.00	0.00	57.25	57.25	0.00	0.00	0.00					
Totals for Idle Wheel MHP, LLC																
				0	0.00	71,128.62	0.00	9,914.25	81,042.87	-3,912.60	3,951.25	4,327.49				

Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount
0	0.00	71,128.62	0.00	9,914.25	81,042.87	-3,912.60	3,951.25	4,327.49

Report Summary

Detail	Value
Total Possible Rent	71,128.62
Vacancy Rent	0.00
Occupied Unit Rent	71,128.62
# of Units	154
Vacant Units	5
Occupancy	96.75%

VI. Authorized Representative

Please provide the name and contact information of the person designated to receive all required notices and correspondence for the owner(s) regarding this park:

Name: Ron Ubaldi
 Address: 4653 Embarcadero Dr Ste C
 City: Stockton State: CA Zip: 95219
 Tel. No.: 209-932-8747
 Facsimile No.: _____

VII. Certification

I certify that I am authorized to submit this Annual Registration on behalf of the above-named manufactured home park owner(s), and I hereby declare, to the best of my knowledge and under penalty of perjury, that the foregoing statements are true and correct.

Ron Ubaldi  LLC manager 12/15/24
 Name (print) Signature Capacity Date

VIII. Registration Fee

The Registration Fee must be submitted at the time of filing this Annual Registration. Receipt of the Registration Fee is to be acknowledged on this form by the Woodland City Clerk or his/her designee.

a. Number of manufactured home rental spaces <i>not</i> exempt from the Registration Fee (add lines (c) and (d) of Part III):	<u>154</u>
b. Registration Fee at \$30 per space:	<u>\$30.00</u>
c. Multiply lines (a) and (b) above. Enter result here:	<u>4620.00</u>

Receipt of \$ 4,620.00, paid by check number 1038, is hereby acknowledged by the Woodland City Clerk or his/her designee:

Franklin Cui  Housing Analyst II 2/28/25
 Name (print) Signature Title Date

**City of Woodland
Manufactured Home Fair Practices Commission
2024 ANNUAL REGISTRATION**

**Part I.
Park Information**

- a. Park Name: ROYAL PALM ESTATES
- b. Park Physical Address: 840 BOURN DRIVE, WOODLAND CA 95776
- c. Park Telephone No: (530) 406-889
- d. Month and year the park originally opened, regardless of current ownership: _____
- e. List the name and contact information of each individual or legal entity (e.g., a corporation) possessing an ownership interest in the park, and the nature of the interest:

Name: Philip A. Hoon
Address: 5 Bon Air Rd. Suite 225
Larkspur, CA 94939
Tel. No: (415) 927-9013
Nature of Interest:
Limited Partner

Name: Royal Palm Management, LLC
Address: 5 Bon Air Rd. Suite 225
Larkspur, CA 94939
Tel. No: (415) 927-9013
Nature of Interest:
General Partner

Name: _____
Address: _____

Tel. No: _____
Nature of Interest:

Name: _____
Address: _____

Tel. No: _____
Nature of Interest:

(If necessary, attach additional sheets for additional park owners and check here)

- f. For each park owner listed above that is not a natural person (e.g., a legal entity), if any, please attach a roster of the entity's officers, including names, addresses and telephone numbers, and check here .

**Part II.
 Park/Spaces Subject to the Ordinance**

Please complete the following to determine whether the park is subject to the space rent control ordinance, and if so, the number of spaces which must be registered:

a. Total number of <u>all</u> spaces for manufactured homes in the park:	131
b. Total number of spaces in the park occupied by residents who own both the manufactured home in which they reside <u>and</u> an ownership interest in the park: **	0
c. Total number of spaces in the park (other than those already counted in line (b) above) that are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels: **	0
d. Add lines (b) and (c), above:	0
e. Subtract line (d) from line (a), and enter here:	131
f. If line (e) above is <u>less than two (2)</u> , this park is not subject to the space rent control ordinance and no Registration Fee is required -- you may skip to Part VI on page 7. If line (e) is equal to two (2) or more, carry that number forward to Part III, line (a), and continue.	

** For spaces claimed to not be subject to the space rent control ordinance (lines (b) or (c) above), please attach a letter or other narrative signed by the Authorized Representative (*see* Part VI) describing the facts which support those claims.

**Part III.
 Park Spaces**

Please complete the following summary. Claimed exemptions must match information appearing in the Exemption Schedule (Part V), below:

a. Total number of spaces subject to the rent control ordinance (enter from Part II, line (e)):	131
b. Total number of spaces claimed to be exempt from the Space Rent Ceiling <u>only</u> pursuant to California Civil Code §798.17:	0
c. Total number of spaces claimed to be exempt from the Space Rent Ceiling for any reason <u>other than</u> Civil Code §798.17:	0
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	131

NOTE: The combined total of lines (b), (c), and (d) should equal the number in line (a).

**City of Woodland
Manufactured Home Fair Practices Commission
2024 ANNUAL REGISTRATION**

**Part IV
Rent Schedule as of December 1, 2024**

Instructions: For each manufactured home rental space in the park, please indicate - as of December 1, 2024 - the name and full mailing address of each resident tenant, the Base Rent, any Other Charges paid by the residents but not included in the Base Rent, and the approximate monthly cost of each. "Other Charges" are separate charges for utilities and services actually rendered, including natural gas or liquid propane gas, electricity, water, cable television, garbage or refuse service, and sewer service. Please copy and attach additional sheets if necessary.

Space No.	Name of Resident	Resident Mailing Address #	Base Rent	Other Charges (paid by resident not included in base rent)				Total Rent (Base Rent plus Other Charges)
				Service/Utility	Approx. Monthly Cost	Approved NOI Fees*		
1	Timothy C. Fay	840 Bourn Drive # Woodland, CA 95776	\$ 479.09	WSG/ParkingPermit	\$ 110.37	\$ -	\$ 589.46	
2	Antonio Reyes		\$ 466.34	Water/Sewer/Catbage	\$ 166.22	\$ -	\$ 632.56	
3	Eduardo Hernandez		\$ 481.06	WSG/ParkingPermit	\$ 141.72	\$ -	\$ 622.78	
4	Mat Scoggins		\$ 470.04	WSG/ParkingPermit	\$ 154.22	\$ -	\$ 585.86	
5	Juan Carillo		\$ 484.83	WSG	\$ 133.52	\$ -	\$ 618.35	
6	Sergio/Juana Rodriguez		\$ 481.15	WSG/ParkingPermit	\$ 141.72	\$ -	\$ 622.87	
7	Pamela Whitson		\$ 490.05	WSG	\$ 73.57	\$ -	\$ 563.62	
8	Antonio Ramirez		\$ 488.97	WSG	\$ 111.72	\$ -	\$ 600.69	
9	Nestor Lomeli		\$ 489.22	WSG	\$ 132.17	\$ -	\$ 621.39	
10	Josefina Ortega		\$ 480.14	WSG	\$ 181.22	\$ -	\$ 661.36	
11	Diane Morgan		\$ 470.41	WSG	\$ 73.57	\$ -	\$ 543.98	
12	Veronica Castro		\$ 481.44	WSG	\$ 106.27	\$ -	\$ 587.71	
13	Rogelio Gomez		\$ 479.55	WSG	\$ 149.87	\$ -	\$ 629.42	
14	Guadalupe Montes de Oca		\$ 476.52	WSG	\$ 144.42	\$ -	\$ 620.94	
15	Tobin Smith		\$ 478.84	WSG	\$ 110.37	\$ -	\$ 589.21	
16	Hernan Perez/Andra Alonso		\$ 483.89	WSG	\$ 122.62	\$ -	\$ 606.51	

* Refinancing / Hearing / Professional Fees

City of Woodland
 Manufactured Home Fair Practices Commission
 2024 ANNUAL REGISTRATION

(Continued)
 Part IV. Rent Schedule as of December 1, 2024

Space No.	Name of Resident	Resident Mailing Address # 840 Bourn Drive # Woodland, CA 95776	Base Rent	(paid by resident not included in base rent)				Total Rent (Base Rent plus Other Charges)
				Service/ Utility	Other Charges Approx. Monthly Cost	Approved NOI Fees		
17	Francisco Lopez	17	\$ 450.17	WSG/ParkingPermit	\$ 104.92	\$ -	\$ -	\$ 555.09
18	Jose de Jesus Cortez	18	\$ 481.11	WSG	\$ 100.82	\$ -	\$ -	\$ 581.93
19	Ana Ma / Paola Lopez Soto	19	\$ 473.60	WSG/ParkingPermit	\$ 106.27	\$ -	\$ -	\$ 579.87
20	Maira Hernandez	20	\$ 471.99	WSG	\$ 95.37	\$ -	\$ -	\$ 567.36
21	Maria Lopez	21	\$ 473.77	WSG	\$ 111.72	\$ -	\$ -	\$ 585.49
22	Alvaro Mejia	22	\$ 464.81	WSG	\$ 95.37	\$ -	\$ -	\$ 560.18
23	Randy Potts	23	\$ 478.48	WSG	\$ 95.37	\$ -	\$ -	\$ 573.85
24	Linda Schrunk	24	\$ 485.86	WSG	\$ 84.47	\$ -	\$ -	\$ 570.33
25	Maria Alfaro	25	\$ 471.00	WSG	\$ 174.42	\$ -	\$ -	\$ 645.42
26	Yolanda Murillo	26	\$ 474.79	WSG	\$ 95.37	\$ -	\$ -	\$ 570.16
27	Rosa & Jose Ordaz	27	\$ 491.31	WSG	\$ 89.92	\$ -	\$ -	\$ 581.23
28	Jack Stevens	28	\$ 475.19	WSG	\$ 104.92	\$ -	\$ -	\$ 580.11
29	Flora Gomez	29	\$ 484.57	WSG	\$ 79.02	\$ -	\$ -	\$ 563.59
30	Mike Heath	30	\$ 478.85	WSG	\$ 126.72	\$ -	\$ -	\$ 605.57
31	Anival/Mariela Corona	31	\$ 494.26	WSG	\$ 100.82	\$ -	\$ -	\$ 595.08
32	Maria Velasquez / Laura Gonzalez	32	\$ 479.03	WSG	\$ 84.47	\$ -	\$ -	\$ 563.50
33	Maria Ramirez	33	\$ 450.16	WSG	\$ 132.17	\$ -	\$ -	\$ 582.33
34	Eusebio Lopez	34	\$ 462.39	WSG/ParkingPermit	\$ 110.37	\$ -	\$ -	\$ 572.76
35	Alfonso/Teresa Moreno	35	\$ 474.70	WSG/ParkingPermit	\$ 160.82	\$ -	\$ -	\$ 635.52
36	Jonathan Lopez	36	\$ 478.73	WSG	\$ 104.92	\$ -	\$ -	\$ 583.65
37	Gabriel Alvarez/Anahi Garcia	37	\$ 476.30	WSG/ParkingPermit	\$ 156.72	\$ -	\$ -	\$ 633.02
38	Jose Cervantes	38	\$ 487.20	WSG	\$ 117.17	\$ -	\$ -	\$ 604.37
39	Rafael/Elizabeth Hernandez	39	\$ 472.10	WSG	\$ 138.97	\$ -	\$ -	\$ 611.07

City of Woodland
 Manufactured Home Fair Practices Commission
 2024 ANNUAL REGISTRATION

(Continued)
 Part IV. Rent Schedule as of December 1, 2024

Space No.	Name of Resident	Resident Mailing Address # 840 Bourn Drive # Woodland, CA 95776	Base Rent	(paid by resident not included in base rent)				Total Rent (Base Rent plus Other Charges)
				Service/ Utility	Other Charges Approx. Monthly Cost	Approved NOI Fees		
40	Steven Trejo	40	\$ 488.49	Water/Sewer/Garbage	\$ 96.37	\$ -	\$ -	\$ 583.86
41	Samuel/Lupe Rodriguez	41	\$ 479.37	WSG	\$ 96.37	\$ -	\$ -	\$ 574.74
42	Bunker Cluff	42	\$ 479.22	WSG	\$ 100.82	\$ -	\$ -	\$ 580.04
43	Muhammad Ashfaq	43	\$ 470.11	WSG	\$ 122.62	\$ -	\$ -	\$ 592.73
44	Danielle Lizarraga	44	\$ 484.46	WSG	\$ 170.32	\$ -	\$ -	\$ 654.78
45	Arturo Moreida	45	\$ 487.54	WSG	\$ 100.82	\$ -	\$ -	\$ 588.36
46	Mario Avila	46	\$ 482.60	WSG	\$ 72.31	\$ -	\$ -	\$ 554.91
47	Alejandro Flores	47	\$ 480.02	WSG	\$ 132.17	\$ -	\$ -	\$ 612.19
48	Leticia Lopez	48	\$ 471.18	WSG	\$ 84.47	\$ -	\$ -	\$ 555.65
49	Celia Velasquez	49	\$ 465.14	WSG	\$ 72.31	\$ -	\$ -	\$ 537.45
50	Victor Alvarez/Maria	50	\$ 477.35	WSG	\$ 72.31	\$ -	\$ -	\$ 549.66
51	Librado Pulido	51	\$ 474.50	WSG	\$ 95.37	\$ -	\$ -	\$ 569.87
52	Efren / Paula Perez	52	\$ 481.99	WSG	\$ 89.92	\$ -	\$ -	\$ 571.91
53	Guizar Hussain	53	\$ 483.34	WSG/Parking/Permit	\$ 143.07	\$ -	\$ -	\$ 626.41
54	Shahnaz Zohra Choudhry	54	\$ 481.75	WSG	\$ 79.02	\$ -	\$ -	\$ 560.77
55	Cheryl Kerr	55	\$ 482.84	WSG	\$ 79.02	\$ -	\$ -	\$ 561.86
56	Julio Cesar Lopez Diaz	56	\$ 485.88	WSG	\$ 132.17	\$ -	\$ -	\$ 618.05
57	Sandra Rodriguez	57	\$ 479.25	WSG	\$ 115.82	\$ -	\$ -	\$ 595.07
58	Joanna Eagan	58	\$ 469.86	W/S/G	\$ 122.62	\$ -	\$ -	\$ 592.48
59	Debra Baker	59	\$ 464.71	WSG	\$ 79.02	\$ -	\$ -	\$ 543.73
60	Belinda Moreno	60	\$ 467.89	WSG	\$ -	\$ -	\$ -	\$ -
61	Steven Scharl	61	\$ 468.85	WSG	\$ 72.31	\$ -	\$ -	\$ 541.16
62	Douglas Matlock	62	\$ 488.52	WSG	\$ 84.47	\$ -	\$ -	\$ 572.99

City of Woodland
 Manufactured Home Fair Practices Commission
 2024 ANNUAL REGISTRATION

(Continued)
 Part IV. Rent Schedule as of December 1, 2024

Space No.	Name of Resident	Resident Mailing Address # 840 Bourn Drive # Woodland, CA 95776	Base Rent	(paid by resident not included in base rent)				Total Rent (Base Rent plus Other Charges)
				Service/ Utility	Approx. Monthly Cost	Approved NOI Fees	Other Charges)	
63	Jose Rodriguez		\$ 474.35	Water/Sewer/Garbage	\$ 106.27	\$ -	\$ 580.62	
64	Eduardo Lopez		\$ 483.26	WSG	\$ 100.82	\$ -	\$ 584.08	
65	Pablin Gutierrez		\$ 472.80	WSG/ParkingPermit	\$ 72.31	\$ -	\$ 545.11	
66	Yamilex Montes de Oca		\$ 474.29	WSG/ParkingPermit	\$ 111.72	\$ -	\$ 586.01	
67	Maria Ramirez		\$ 475.63	WSG	\$ 111.72	\$ -	\$ 587.35	
68	Robert Hennies		\$ 480.71	WSG	\$ 79.02	\$ -	\$ 559.73	
69	Robert Bullock		\$ 482.95	WSG	\$ 72.31	\$ -	\$ 555.26	
70	Jose / Irma Gutierrez		\$ 486.82	WSG/ParkingPermit	\$ 121.27	\$ -	\$ 608.09	
71	Martha Cosio		\$ 486.57	WSG	\$ 180.77	\$ -	\$ 647.34	
72	Muhammad Arfan		\$ 467.53	WSG	\$ 100.82	\$ -	\$ 568.35	
73	Adnan Akram		\$ 475.15	WSG	\$ 128.07	\$ -	\$ 603.22	
74	Sandra Rodriguez		\$ 477.35	WSG	\$ 100.82	\$ -	\$ 578.17	
75	Marco Sandoval		\$ 473.43	WSG	\$ 144.42	\$ -	\$ 617.85	
76	Gustavo Conteras		\$ 470.37	WSG/ParkingPermit	\$ 132.17	\$ -	\$ 602.54	
77	Alfredo Bibrasca		\$ 476.79	WSG	\$ 73.57	\$ -	\$ 550.36	
78	Efrain Borrajas		\$ 485.41	WSG	\$ 106.27	\$ -	\$ 591.68	
79	Aurora Garcia		\$ 476.68	WSG/ParkingPermit	\$ 130.82	\$ -	\$ 607.50	
80	Muhammad Anwar		\$ 483.34	WSG/ParkingPermit	\$ 170.32	\$ -	\$ 653.66	
81	Jose Serratos		\$ 468.49	WSG	\$ 79.02	\$ -	\$ 547.51	
82	Robert Brigham		\$ 476.14	WSG	\$ 95.37	\$ -	\$ 571.51	
83	Maria Isabel Duenas		\$ 462.03	WSG	\$ 100.82	\$ -	\$ 562.85	
84	Maria/Jose Alfaro		\$ 473.59	WSG	\$ 89.92	\$ -	\$ 563.51	
85	Mumtaz Ahmed		\$ 451.36	WSG	\$ 138.97	\$ -	\$ 590.33	

City of Woodland
 Manufactured Home Fair Practices Commission
 2024 ANNUAL REGISTRATION

(Continued)
 Part IV. Rent Schedule as of December 1, 2024

Space No.	Name of Resident	Resident Mailing Address # 840 Bourn Drive # Woodland, CA 95776	Base Rent	Other Charges <small>(paid by resident not included in base rent)</small>					Total Rent (Base Rent plus Other Charges)
				Service/ Utility	Approx. Monthly Cost	Approved NOI Fees			
86	Jacqueline Muratalla	86	\$ 481.97	Water/Sewer/Garbage	\$ 73.57	\$ -	\$ -	\$ 555.54	
87	Muhammad Zeeshaw	87	\$ 488.70	WSSG	\$ 138.97	\$ -	\$ -	\$ 627.67	
88	Maria Robles	88	\$ 474.77	WSSG/Parking/Permit	\$ 121.27	\$ -	\$ -	\$ 596.04	
89	Oracio Arteaga	89	\$ 486.93	WSSG/Parking/Permit	\$ 115.82	\$ -	\$ -	\$ 602.75	
90	Luis Salvador/Rosaura Pimentel	90	\$ 446.55	WSSG	\$ 144.42	\$ -	\$ -	\$ 590.97	
91	Edna Velaquez	91	\$ 480.09	WSSG	\$ 89.92	\$ -	\$ -	\$ 570.01	
92	Raul Reyes/Maria Reyna	92	\$ 469.45	WSSG/Parking/Permit	\$ 143.07	\$ -	\$ -	\$ 612.52	
93	Evangelina Roa	93	\$ 481.73	WSSG/Parking/Permit	\$ 162.17	\$ -	\$ -	\$ 643.90	
94	Ruth Paulsen	94	\$ 485.33	WSSG	\$ 84.47	\$ -	\$ -	\$ 569.80	
95	Manuel Hernandez	95	\$ 483.40	WSSG	\$ 100.82	\$ -	\$ -	\$ 584.22	
96	Ana Garcia	96	\$ 483.36	WSSG/Parking/Permit	\$ 158.07	\$ -	\$ -	\$ 641.43	
97	Shawnda Herrera	97	\$ 479.68	WSSG/Parking/Permit	\$ 148.52	\$ -	\$ -	\$ 628.20	
98	Elias / Pati Cervantes	98	\$ 481.81	WSSG/Parking/Permit	\$ 125.37	\$ -	\$ -	\$ 607.18	
99	Berta Leon	99	\$ 486.58	WSSG	\$ 100.82	\$ -	\$ -	\$ 587.40	
100	Ruben Contreras/Azucena	100	\$ 472.34	WSSG/Parking/Permit	\$ 132.17	\$ -	\$ -	\$ 604.51	
101	William Holzhauser	101	\$ 476.82	WSSG	\$ 89.92	\$ -	\$ -	\$ 566.74	
102	Lucy Corona	102	\$ 468.27	WSSG	\$ 89.92	\$ -	\$ -	\$ 558.19	
103	Martha Villanueva	103	\$ 476.54	WSSG	\$ 100.82	\$ -	\$ -	\$ 577.36	
104	Muhammad Rizwan	104	\$ 483.71	WSSG	\$ 160.77	\$ -	\$ -	\$ 644.48	
105	Ruben Contreras	105	\$ 466.30	WSSG	\$ 122.62	\$ -	\$ -	\$ 588.92	
106	María Coronado	106	\$ 480.91	WSSG	\$ 115.82	\$ -	\$ -	\$ 596.73	
107	Humberto Correa	107	\$ 489.32	WSSG	\$ 111.72	\$ -	\$ -	\$ 601.04	
108	Miguel Rivera	108	\$ 470.11	WSSG	\$ 126.72	\$ -	\$ -	\$ 596.83	

City of Woodland
 Manufactured Home Fair Practices Commission
 2024 ANNUAL REGISTRATION

(Continued)
 Part IV. Rent Schedule as of December 1, 2024

Space No.	Name of Resident	Resident Mailing Address # 840 Bourn Drive # Woodland, CA 95776	Base Rent	Other Charges (paid by resident not included in base rent)			Total Rent (Base Rent plus Other Charges)
				Service/ Utility	Approx. Monthly Cost	Approved NOI Fees	
109	Humberto Perez Jr.	109	\$ 478.49	Water/Sewer/Garbage	\$ 84.47	\$ -	\$ 562.96
110	Joel Tchamy	110	\$ 477.51	WSSG	\$ 100.82	\$ -	\$ 578.33
111	Carolina Pimentel	111	\$ 460.80	WSSG/ParkingPermit	\$ 132.17	\$ -	\$ 592.97
112	Ruben Rodriguez	112	\$ 464.47	WSSG	\$ 111.72	\$ -	\$ 576.19
113	Brenda Holsey	113	\$ 476.65	WSSG/ParkingPermit	\$ 121.27	\$ -	\$ 597.92
114	Tariq Aziz	114	\$ 488.20	WSSG	\$ 106.27	\$ -	\$ 594.47
115	M S Hernandez	115	\$ 478.56	WSSG	\$ 95.37	\$ -	\$ 573.93
116	Sergio Solorio	116	\$ 480.05	WSSG/ParkingPermit	\$ 143.07	\$ -	\$ 623.12
117	Janet Gabbard	117	\$ 483.27	WSSG/ParkingPermit	\$ 99.47	\$ -	\$ 582.74
118	Alma Leon	118	\$ 473.49	WSSG/ParkingPermit	\$ 100.82	\$ -	\$ 574.31
119	Luis Luna	119	\$ 480.01	WSSG	\$ 122.62	\$ -	\$ 602.63
120	Alan / Alexis Contreras	120	\$ 474.19	WSSG	\$ 117.17	\$ -	\$ 591.36
121	Alejandro Alvarado	121	\$ 471.49	WSSG/ParkingPermit	\$ 147.17	\$ -	\$ 618.66
122	Jose R. Cazares	122	\$ 473.80	WSSG	\$ 84.47	\$ -	\$ 558.27
123	Guadalupe Gutierrez	123	\$ 442.39	WSSG	\$ 99.40	\$ -	\$ 541.79
124	Fernin Mejia	124	\$ 479.40	WSSG	\$ 89.92	\$ -	\$ 569.32
125	Adolfo Lemus	125	\$ 475.88	WSSG	\$ 84.47	\$ -	\$ 560.35
126	Tania Sanchez	126	\$ 479.78	WSSG/ParkingPermit	\$ 125.37	\$ -	\$ 605.15
127	Pedro Casarez	127	\$ 476.94	WSSG	\$ 100.82	\$ -	\$ 577.76
128	David Gomez	128	\$ 471.69	WSSG	\$ 122.62	\$ -	\$ 594.31
129	Sergio Ramos Sanchez	129	\$ 480.10	WSSG	\$ 99.47	\$ -	\$ 579.57
130	Juana Tovar Muniz	130	\$ 476.33	WSSG	\$ 84.47	\$ -	\$ 560.80
131	Miguel Hernandez	131	\$ 465.66	WSSG/ParkingPermit	\$ 121.27	\$ -	\$ 586.83

VI. Authorized Representative

Please provide the name and contact information of the person designated to receive all required notices and correspondence for the owner(s) regarding this park:

Name: Belinda Moreno
 Address: 840 Bourn Drive
 City: Woodland State: CA Zip: 95776
 Tel. No.: (530) 406-8890
 Facsimile No.: (530) 406-8713

VII. Certification

I certify that I am authorized to submit this Annual Registration on behalf of the above-named manufactured home park owner(s), and I hereby declare, to the best of my knowledge and under penalty of perjury, that the foregoing statements are true and correct.

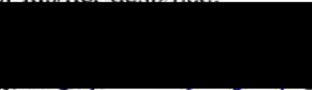

Belinda Moreno  131 1/2/25
 Name (print) Signature Capacity Date

VIII. Registration Fee

The Registration Fee must be submitted at the time of filing this Annual Registration. Receipt of the Registration Fee is to be acknowledged on this form by the Woodland City Clerk or his/her designee.

a. Number of manufactured home rental spaces <i>not</i> exempt from the Registration Fee (add lines (c) and (d) of Part III):	<u>131</u>
b. Registration Fee at \$30 per space:	\$ <u>30.00</u>
c. Multiply lines (a) and (b) above. Enter result here:	\$ <u>3,930.00</u>

Receipt of \$3,930.00, paid by check number 3007, is hereby acknowledged by the Woodland City Clerk or his/her designee:

Belinda Moreno  Manager 1/2/25
 Name (print) Signature Title Date
Franklin Cai  Housing Analyst II

**City of Woodland
Manufactured Home Fair Practices Commission
2024 ANNUAL REGISTRATION**

**Part I.
Park Information**

- a. Park Name: Casa Del Sol
- b. Park Physical Address: 709 East Street Woodland, CA. 95776
- c. Park Telephone No: (530) 406-1584
- d. Month and year the park originally opened, regardless of current ownership: 1926
- e. List the name and contact information of each individual or legal entity (*e.g.*, a corporation) possessing an ownership interest in the park, and the nature of the interest:

Name: <u>CASA DEL SOL MOBILE</u>	Name: _____
Address <u>5030 Business Center Drive</u> <u>Suite 260 Fairfield, CA. 94534</u>	Address: _____
Tel. No: <u>(707) 910-2002</u>	Tel. No: _____
Nature of Interest: _____	Nature of Interest: _____

Name: _____	Name: _____
Address: _____	Address: _____
Tel. No: _____	Tel. No: _____
Nature of Interest: _____	Nature of Interest: _____

(If necessary, attach additional sheets for additional park owners and check here)

- f. For each park owner listed above that is not a natural person (*e.g.*, a legal entity), if any, please attach a roster of the entity's officers, including names, addresses and telephone numbers, and check here .

Part II.
Park/Spaces Subject to the Ordinance

Please complete the following to determine whether the park is subject to the space rent control ordinance, and if so, the number of spaces which must be registered:

a. Total number of <u>all</u> spaces for manufactured homes in the park:	__ 157 __
b. Total number of spaces in the park occupied by residents who own both the manufactured home in which they reside <u>and</u> an ownership interest in the park: **	__ 0 __
c. Total number of spaces in the park (other than those already counted in line (b) above) that are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels: **	__ 156 __
d. Add lines (b) and (c), above:	__ 156 __
e. Subtract line (d) from line (a), and enter here:	__ 1 __
f. If line (e) above is <u>less than two (2)</u> , this park is not subject to the space rent control ordinance and no Registration Fee is required -- you may skip to Part VI on page 7. If line (e) is equal to two (2) or more, carry that number forward to Part III, line (a), and continue.	

** For spaces claimed to not be subject to the space rent control ordinance (lines (b) or (c) above), please attach a letter or other narrative signed by the Authorized Representative (*see* Part VI) describing the facts which support those claims.

Part III.
Park Spaces

Please complete the following summary. Claimed exemptions must match information appearing in the Exemption Schedule (Part V), below:

a. Total number of spaces subject to the rent control ordinance (enter from Part II, line (e)):	__ NA __
b. Total number of spaces claimed to be exempt from the Space Rent Ceiling <u>only</u> pursuant to California Civil Code §798.17:	__ NA __
c. Total number of spaces claimed to be exempt from the Space Rent Ceiling for any reason <u>other than</u> Civil Code §798.17:	__ NA __
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	__ NA __

NOTE: The combined total of lines (b), (c), and (d) should equal the number in line (a).

**Part IV.
 Rent Schedule as of December 1, 2024**

Instructions: For each manufactured home rental space in the park, please indicate – as of December 1, 2024 – the name and full mailing address of each resident tenant, the Base Rent, any Other Charges paid by the residents but not included in the Base Rent, and the approximate monthly cost of each. "Other Charges" are separate charges for utilities and services actually rendered, including natural gas or liquid propane gas, electricity, water, cable television, garbage or refuse service, and sewer service. Please copy and attach additional sheets if necessary.

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service/Utility	Approx. Monthly Cost	
01	Ochoa, Margarita	709 East Street Woodland, Ca. 95776	1212.00	N/A	N/A	1212.00
02	Vargas, Teresa	709 East Street Woodland, Ca. 95776	1349.00	N/A	N/A	1349.00
03	Rodriguez, Janice	709 East Street Woodland, Ca. 95776	1379.00	N/A	N/A	1379.00
04	Shiflet, Austin	709 East Street Woodland, Ca. 95776	1435.00	N/A	N/A	1435.00
05	Lopez, Jose	709 East Street Woodland, Ca. 95776	1435.00	N/A	N/A	1435.00
06	Guerrero Cornejo, Maria	709 East Street Woodland, Ca. 95776	1212.00	N/A	N/A	1212.00

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07	Arroyo Navarro, Patricia	709 East Street Woodland, Ca. 95776	921.00	N/A	N/A	921.00
08	Dominguez Castro, Emiliano	709 East Street Woodland, Ca. 95776	1264.00	N/A	N/A	1264.00
09	Aslam, Muhammad	709 East Street Woodland, Ca. 95776	1435.00	N/A	N/A	1435.00
10	Molina Alanis, Daniel	709 East Street Woodland, Ca. 95776	1534.00	N/A	N/A	1534.00
11	Gomez Jr Anthony	709 East Street Woodland, Ca. 95776	1157.00	N/A	N/A	1157.00
12	Williams, Caressa	709 East Street Woodland, Ca. 95776	1264.00	N/A	N/A	1264.00
13	Straughan, Sherline	709 East Street Woodland, Ca. 95776	1349.00	N/A	N/A	1349.00
14	Montes, Jose	709 East Street Woodland, Ca. 95776	535.00	Sewer, trash, and water	89.70	624.70
15	Vargas, Victor	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	22.50	517.50
16	Montes, Maria	709 East Street Woodland, Ca. 95776	450.00	Sewer, trash, and water	81.30	531.30
17	Ochoa, Efrain	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	39.30	514.30

(Continued)
Part IV. Rent Schedule as of December 1, 2024

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service	Approx. Monthly Cost	
18	Cazares, Socorro	709 East Street Woodland, Ca. 95776	345.00	Sewer, trash, and water	47.70	392.70
19	Garcia-Delfin Martha	709 East Street Woodland, Ca. 95776	450.00	Sewer, trash, and water	56.10	506.10
20	Pacheco, Gregorio	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	98.10	583.10
21	Guitierrez-Chavez Gabriela	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	81.30	566.30
22	Gonzalez, Pedro	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	72.90	547.90
23	Licea, Gustavo	709 East Street Woodland, Ca. 95776	535.00	Sewer, trash, and water	81.30	616.30
24	Molina, Abraham	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	30.90	515.90
25	Vasquez, Hector	709 East Street Woodland, Ca. 95776	525.00	Sewer, trash, and water	22.50	547.50

City of Woodland
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 2024 ANNUAL REGISTRATION

26	Mena Guadarrama, Claudia	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	64.50	549.50
27	Martinez-Cortez Enedina	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	47.70	532.70
28	Contreras, Daniel	709 East Street Woodland, Ca. 95776	455.00	Sewer, trash, and water	56.10	511.10
29	Lopez, Alfredo	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	56.10	541.10
30	Solorzano, Maria	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	47.70	527.70
31	Guerrero, Maria	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	64.50	549.50
32	Ayala, Jorge	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	56.10	541.10
33	Cortez De Martinez Celina	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	72.90	557.90
34	Cooney, Sheila	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	64.50	549.50
35	Hernandez, Juan	709 East Street Woodland, Ca. 95776	445.00	Sewer, trash, and water	72.90	517.90
36	Corona, Ampelio	709 East Street Woodland, Ca. 95776	385.00	Sewer, trash, and water	64.50	449.50

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 2024 ANNUAL REGISTRATION

37	Estrada Mendoza Josefina	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	22.50	507.50
38	Murillo, Jose	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	47.70	522.70
39	Brown, Steve	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	39.30	514.30
40	Lopez-Vega Abel	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	22.50	497.50
41	Cazares, Gerardo	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	89.70	564.70
42	Cazares, Veronica	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	81.30	556.30
43	Dimas Ascencio, Maria	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	47.70	532.70
44	Barbosa, Salvador	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	64.50	539.50
45	Cortez Chavez, Hildegarde	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	47.70	532.70
46	Sausedo-Perez Antonia Maricela	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	22.50	517.50
47	Jauregui, Garciaela	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	89.70	574.70

City of Woodland
 Manufactured Home Fair Practices Commission
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48	Cantua, Anna	709 East Street Woodland, Ca. 95776	545.00	Sewer, trash, and water	30.90	575.90
49	Castro, Gilberto	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	114.90	609.90
50	Cabrera, Faustino	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	72.90	567.90
51	Gaspar Diaz, Jesus	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	22.50	507.50
52	Martinez Rodriguez, Victor	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	72.90	567.90
53	Del Jesus Hernandez, Maria	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	72.90	557.90
54	Ibarra, Ramon	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	81.30	576.30
55	STAFF/PM	709 East Street Woodland, Ca. 95776	x	N/A	N/A	
56	Nunes, Crystal	709 East Street Woodland, Ca. 95776	1534.00	N/A	N/A	1534.00
57	Flores, Carlos	709 East Street Woodland, Ca. 95776	1435.00	N/A	N/A	1435.00
58	Villeda Paz, Juana	709 East Street Woodland, Ca. 95776	1435.00	N/A	N/A	1435.00

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59	Magana, Isaiah	709 East Street Woodland, Ca. 95776	1435.00	N/A	N/A	1435.00
60	Bravo-Contreras, Nancy	709 East Street Woodland, Ca. 95776	1435.00	N/A	N/A	1435.00
61	Castro-Arizaga, Rafael	709 East Street Woodland, Ca. 95776	535.00	Sewer, trash, and water	156.90	691.90
62	Cox, Starkeysha	709 East Street Woodland, Ca. 95776	1534.00	N/A	N/A	1534.00
63	Sanabria, Ivan	709 East Street Woodland, Ca. 95776	1435.00	N/A	N/A	1435.00
64	Vilchis Bibriesca	709 East Street Woodland, Ca. 95776	1379.00	N/A	N/A	1379.00
65	Vasquez, Maria	709 East Street Woodland, Ca. 95776	1534.00	N/A	N/A	1534.00
66	Ramos Aguayo, Alonson	709 East Street Woodland, Ca. 95776	1534.00	N/A	N/A	1534.00
67	Martinez, Scott	709 East Street Woodland, Ca. 95776	1156.00	N/A	N/A	1156.00
68	Lopez, Salvador	709 East Street Woodland, Ca. 95776	495.00	N/A	89.70	584.70
69	Cuevas, Maria	709 East Street Woodland, Ca. 95776	1349.00	N/A	N/A	1349.00

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 2024 ANNUAL REGISTRATION

70	Moreno Gonzalez, Ramona	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	30.90	510.90
71	Zavala Ramirez, Ramiro	709 East Street Woodland, Ca. 95776	1264.00	N/A	N/A	1264.00
72	Arauzo, Maricela	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	56.10	536.10
73	Alvarado Pimentel, Araceli	709 East Street Woodland, Ca. 95776	1349.00	N/A	N/A	1349.00
74	Viorato, Abraham	709 East Street Woodland, Ca. 95776	415.00	Sewer, trash, and water	56.10	471.10
75	Hawkins, Lisa	709 East Street Woodland, Ca. 95776	951.00	N/A	N/A	951.00
76	Gutierrez Cortes, Adan	709 East Street Woodland, Ca. 95776	470.00	Sewer, trash, and water	47.70	517.70
77	Bravo Solorzano, Antonio	709 East Street Woodland, Ca. 95776	1404.00	N/A	N/A	1404.00
78	Campos, Antonio	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	72.90	557.90
79	Perez, Maria	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	224.10	719.10
80	Sanchez, Antonio	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	81.30	566.30

City of Woodland
 Manufactured Home Fair Practices Commission
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81	Magana, Cristine	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	39.30	534.30
82	Martinez Perez, Saul	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	64.50	559.50
83	Solorzano, Jesus	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	190.50	685.50
84	Alfaro, Jose Luis	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	89.70	584.70
85	Duran, Jaime	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	30.90	525.90
86	Pimentel, Laura	709 East Street Woodland, Ca. 95776	535.00	Sewer, trash, and water	56.10	591.10
87	Magana, Adolfo	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	64.50	559.50
88	Orozco, Maria	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	56.10	551.10
89	Preciado, Juan	709 East Street Woodland, Ca. 95776	445.00	Sewer, trash, and water	30.90	475.90
90	Perez, Alfonso	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	89.70	564.70
91	Chavez, Jose	709 East Street Woodland, Ca. 95776	420.00	Sewer, trash, and water	72.90	492.90

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92	Ayala, Rogelio	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	89.70	564.70
93	Alba, Rocio	709 East Street Woodland, Ca. 95776	400.00	Sewer, trash, and water	39.30	439.30
94	Jauregui-Rodriguez, Jose	709 East Street Woodland, Ca. 95776	440.00	Sewer, trash, and water	30.90	470.90
95	Leon, Jose	709 East Street Woodland, Ca. 95776	460.00	Sewer, trash, and water	64.50	524.50
96	Arroyo-Lopez, Jose	709 East Street Woodland, Ca. 95776	440.00	Sewer, trash, and water	89.70	529.70
97	Duran, Jaime	709 East Street Woodland, Ca. 95776	405.00	Sewer, trash, and water	106.50	511.50
98	Murillo, Luis Quintero	709 East Street Woodland, Ca. 95776	435.00	Sewer, trash, and water	47.70	482.70
99	Zamora Cruz, Antonio	709 East Street Woodland, Ca. 95776	465.00	Sewer, trash, and water	81.30	546.30
100	Rodriguez, Martin	709 East Street Woodland, Ca. 95776	440.00	Sewer, trash, and water	64.50	504.50
101	Romero, Jennifer	709 East Street Woodland, Ca. 95776	465.00	Sewer, trash, and water	64.50	529.50
102	Mora Aguilera, Gloria	709 East Street Woodland, Ca. 95776	420.00	Sewer, trash, and water	30.90	450.90

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103	Cazares, Guillermo	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	56.10	551.10
104	Zamora, Isela	709 East Street Woodland, Ca. 95776	430.00	Sewer, trash, and water	64.50	494.50
105	Ayala-Hernandez, Eliseo	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	89.70	574.70
106	Ayala Naranjo, Jorge Armando	709 East Street Woodland, Ca. 95776	415.00	Sewer, trash, and water	56.10	471.10
107	Molina, Martha	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	30.90	525.90
108	Torres, Rosalba	709 East Street Woodland, Ca. 95776	415.00	Sewer, trash, and water	72.90	487.90
109	Gaspar, Sara	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	56.10	551.10
110	Pool, Carmen	709 East Street Woodland, Ca. 95776	420.00	Sewer, trash, and water	47.70	467.70
111	Gonzalez Elias, Amalia	709 East Street Woodland, Ca. 95776	420.00	Sewer, trash, and water	30.90	450.90
112	Phipps, Nicholas	709 East Street Woodland, Ca. 95776	425.00	Sewer, trash, and water	30.90	455.90
113	Viorato, Judy	709 East Street Woodland, Ca. 95776	395.00	Sewer, trash, and water	47.70	442.70

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114	Munoz, Pedro	709 East Street Woodland, Ca. 95776	435.00	Sewer, trash, and water	56.10	491.10
115	Rodriguez-Elias, Ana	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	39.30	514.30
116	Pimentel, Yolando	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	81.30	576.30
117	Solorano, Cristina	709 East Street Woodland, Ca. 95776	445.00	Sewer, trash, and water	56.10	501.10
118	Serrato, Maria	709 East Street Woodland, Ca. 95776	450.00	Sewer, trash, and water	98.10	548.10
119	Ixta, David	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	39.30	524.30
120	Ibarra, Faviola	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	106.50	601.50
121	Ramos, Salvador	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	64.50	544.50
122	Licea Jr, Victor	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	72.90	567.90
123	Ayala Medina, Benjamin	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	89.70	564.70
124	Paz Luna, Maria Eguenia	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	22.50	517.50

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125	Kluth, Walter	709 East Street Woodland, Ca. 95776	470.00	Sewer, trash, and water	22.50	492.50
126	Ayala Castro, Oscar	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	47.70	522.70
127	Hernandez, Rosalina	709 East Street Woodland, Ca. 95776	455.00	Sewer, trash, and water	81.30	536.30
128	Urbano, Rigoberto	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	81.30	556.30
129	Hernandez, Jose	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	98.10	593.10
130	Hernandez, Erika	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	72.90	547.90
131	Ayala Valencia, Elias	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	81.30	556.30
132	Aguiniga, Luis	709 East Street Woodland, Ca. 95776	450.00	Sewer, trash, and water	47.70	497.70
133	Hernandez, Samuel	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	81.30	556.30
134	Salazar, Raul	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	39.30	514.30
135	Martinez, Marcelino	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	81.30	576.30

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2024 ANNUAL REGISTRATION

136	Ortiz, Segio	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	106.50	591.50
137	Hernandez, Martha	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	72.90	567.90
138	Zamora, Martin	709 East Street Woodland, Ca. 95776	490.00	Sewer, trash, and water	64.50	554.50
139	Urbano, Antonio	709 East Street Woodland, Ca. 95776	450.00	Sewer, trash, and water	47.70	497.70
140	Castro, Enriqueta	709 East Street Woodland, Ca. 95776	455.00	Sewer, trash, and water	39.30	494.30
141	Del Carmen Fernandez, Maria	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	81.30	566.30
142	Torres Diaz, Jose	709 East Street Woodland, Ca. 95776	450.00	Sewer, trash, and water	89.70	539.70
143	Ibarra, Raymundo	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	81.30	556.30
144	Ramirez-Ramiro	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	123.30	608.30
145	Kirkpatrick, Antonia	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	39.30	514.30
146	Sambrano, Consuelo	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	64.50	539.50

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 Manufactured Home Fair Practices Commission
 2024 ANNUAL REGISTRATION

147	Lopez, Maria Claudia	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	64.50	539.50
148	Alvarez Berber, Jose Erasmio	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	114.90	609.90
149	Angel Hernandez, Freddy	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	47.70	532.70
150	Greigo, Juan	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	140.10	625.10
151	Olvera Ramirez, Nancy	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	89.70	574.70
152	Urbano, Elena	709 East Street Woodland, Ca. 95776	470.00	Sewer, trash, and water	72.90	542.90
153	Fuentes Angulo, Jose	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	72.90	552.90
154	Ochoa Sandavol, Lizbeth	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	98.10	583.10
155	Ochoa, Jorge	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	72.90	547.90
156	Hernandez, Elizabeth	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	47.70	542.70
157	Hernandez, Rodingo	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	47.70	542.70

VI. Authorized Representative

Please provide the name and contact information of the person designated to receive all required notices and correspondence for the owner(s) regarding this park:

Name: John P. Avalos

Address: 5030 Business Center Drive, Suite # 260

City: Fairfield State: CA Zip: 94534

Tel. No.: (707) 759-6043

Facsimile No.: (707) 759-6053

VII. Certification

I certify that I am authorized to submit this Annual Registration on behalf of the above-named manufactured home park owner(s), and I hereby declare, to the best of my knowledge and under penalty of perjury, that the foregoing statements are true and correct.


<u>John P. Avalos</u>	<u>John P. Avalos</u>	<u>Director of Compliance</u>	<u>June 16, 2025</u>
Name (print)	Signature	Capacity	Date

VIII. Registration Fee

The Registration Fee must be submitted at the time of filing this Annual Registration. Receipt of the Registration Fee is to be acknowledged on this form by the Woodland City Clerk or his/her designee.

a. Number of manufactured home rental spaces <i>not</i> exempt from the Registration Fee (add lines (c) and (d) of Part III):	_____
b. Registration Fee at \$30 per space:	\$ _____
c. Multiply lines (a) and (b) above. Enter result here:	_____

Receipt of \$ 0, paid by check number N/A not required, is hereby acknowledged by the Woodland City Clerk or his/her designee:

<u>Franklin Cui</u>		<u>Housing Analyst II</u>	<u>6/16/25</u>
Name (print)	Signature	Title	Date



CITY OF
WOODLAND
CALIFORNIA

COMMUNITY DEVELOPMENT DEPT.
(530) 661-5820

300 FIRST ST.
(530) 406-0832 FAX

WOODLAND, CA 95695
www.cityofwoodland.gov

MANUFACTURED HOME PARK INSPECTION

Community Development Department

Address of Park: 1224 East Gum Avenue

Name of Park: Bell's Trailer Village

Date:

Item	Approved (Yes/No)	Inspection Subject
1.	YES / NO	Public Street Frontage
2.	YES / NO	Signs - Permits & Installation at Exterior Locations
3.	YES / NO	Vehicle Access (Entrance & Exit)
4.	YES / NO	Parking - Street & Conditional Use Permit Requirements
5.	YES / NO	Utilities & Equipment outside of Park
6.	YES / NO	Perimeter Walls/Enclosures at Public Street Frontage
7.	YES / NO	Disabled Accessibility at Property Access Areas
8.	YES / NO	Lot Lines (Creation, Movement, or Alteration of)
9.	YES / NO	Conditions of Curbs, Gutters & Sidewalks
10.	YES / NO	Property Zoning (Use and Location)

Notes:

Inspector Name: Franklin Cui, Housing Analyst II

Signature: 



CITY OF
WOODLAND
CALIFORNIA

COMMUNITY DEVELOPMENT DEPT.
(530) 661-5820

300 FIRST ST.
(530) 406-0832 FAX

WOODLAND, CA 95695
www.cityofwoodland.gov

MANUFACTURED HOME PARK INSPECTION

Community Development Department

Address of Park: 709 East Street

Name of Park: Casa Del Sol

Date:

Item	Approved (Yes/No)	Inspection Subject
1.	YES / NO	Public Street Frontage
2.	YES / NO	Signs - Permits & Installation at Exterior Locations
3.	YES / NO	Vehicle Access (Entrance & Exit)
4.	YES / NO	Parking - Street & Conditional Use Permit Requirements
5.	YES / NO	Utilities & Equipment outside of Park
6.	YES / NO	Perimeter Walls/Enclosures at Public Street Frontage
7.	YES / NO	Disabled Accessibility at Property Access Areas
8.	YES / NO	Lot Lines (Creation, Movement, or Alteration of)
9.	YES / NO	Conditions of Curbs, Gutters & Sidewalks
10.	YES / NO	Property Zoning (Use and Location)

Notes:

Inspector Name: Franklin Cui, Housing Analyst II

Signature:



CITY OF
WOODLAND
CALIFORNIA

COMMUNITY DEVELOPMENT DEPT.
(530) 661-5820

300 FIRST ST.
(530) 406-0832 FAX

WOODLAND, CA 95695
www.cityofwoodland.gov

MANUFACTURED HOME PARK INSPECTION

Community Development Department

Address of Park: 907 Bourn Drive

Name of Park: Idle Wheel Estates

Date:

Item	Approved (Yes/No)	Inspection Subject
1.	YES / NO	Public Street Frontage
2.	YES / NO	Signs - Permits & Installation at Exterior Locations
3.	YES / NO	Vehicle Access (Entrance & Exit)
4.	YES / NO	Parking - Street & Conditional Use Permit Requirements
5.	YES / NO	Utilities & Equipment outside of Park
6.	YES / NO	Perimeter Walls/Enclosures at Public Street Frontage
7.	YES / NO	Disabled Accessibility at Property Access Areas
8.	YES / NO	Lot Lines (Creation, Movement, or Alteration of)
9.	YES / NO	Conditions of Curbs, Gutters & Sidewalks
10.	YES / NO	Property Zoning (Use and Location)

Notes:

Inspector Name: Franklin Cui, Housing Analyst II

Signature:



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WOODLAND, CA 95695
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MANUFACTURED HOME PARK INSPECTION

Community Development Department

Address of Park: 840 Bourn Drive

Name of Park: Royal Palm Estates

Date:

Item	Approved (Yes/No)	Inspection Subject
1.	<u>YES</u> / NO	Public Street Frontage
2.	<u>YES</u> / NO	Signs - Permits & Installation at Exterior Locations
3.	<u>YES</u> / NO	Vehicle Access (Entrance & Exit)
4.	<u>YES</u> / NO	Parking - Street & Conditional Use Permit Requirements
5.	<u>YES</u> / NO	Utilities & Equipment outside of Park
6.	<u>YES</u> / NO	Perimeter Walls/Enclosures at Public Street Frontage
7.	<u>YES</u> / NO	Disabled Accessibility at Property Access Areas
8.	<u>YES</u> / NO	Lot Lines (Creation, Movement, or Alteration of)
9.	<u>YES</u> / NO	Conditions of Curbs, Gutters & Sidewalks
10.	<u>YES</u> / NO	Property Zoning (Use and Location)

Notes:

Inspector Name: Franklin Cui, Housing Analyst II

Signature:



Databases, Tables & Calculators by Subject

Change Output Options:

From: 2015 To: 2025 GO

Special Notices 4/25/2024

include graphs include annual averages

[More Formatting Options](#) →

Data extracted on: June 4, 2025 (5:04:32 PM)

Consumer Price Index for All Urban Consumers (CPI-U)

Series Id: CUUR0400SA0

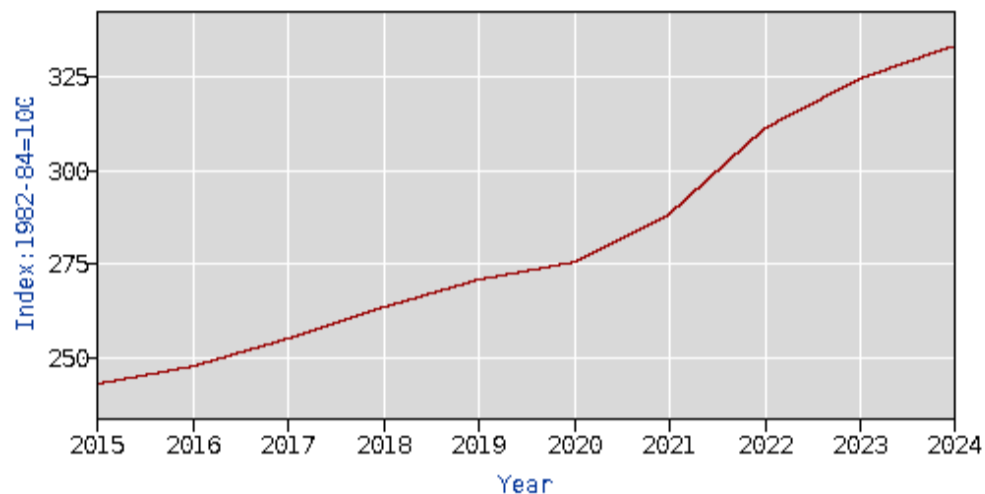
Not Seasonally Adjusted

Series Title: All items in West urban, all urban consumers, not seasonally adjusted

Area: West

Item: All items

Base Period: 1982-84=100



Download: [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2015	238.318	239.748	241.690	242.302	244.227	244.332	245.040	244.737	244.257	244.341	243.749	243.434	243.015	241.770	244.260
2016	244.600	244.821	245.404	246.589	247.855	248.228	248.375	248.498	249.234	249.897	249.448	249.516	247.705	246.250	249.161
2017	250.814	252.252	252.949	253.806	254.380	254.469	254.708	255.282	256.504	257.223	257.126	257.347	254.738	253.112	256.365
2018	258.638	259.986	260.994	262.037	263.240	263.732	263.971	264.395	265.105	266.195	265.658	265.209	263.263	261.438	265.089
2019	265.624	266.215	267.370	269.522	270.880	270.957	271.029	271.264	272.102	273.524	273.128	272.584	270.350	268.428	272.272
2020	273.340	274.412	273.995	272.913	273.062	274.155	275.597	276.443	276.422	276.876	276.875	276.593	275.057	273.646	276.468
2021	277.238	278.702	280.625	283.507	285.793	288.263	289.863	290.393	291.053	293.397	294.986	296.102	287.494	282.355	292.632
2022	298.705	301.158	305.082	307.145	309.645	313.496	313.951	314.013	315.094	317.299	315.919	314.599	310.509	305.872	315.146
2023	317.477	319.130	320.715	322.187	323.525	324.448	324.865	326.234	327.491	327.708	326.299	325.932	323.834	321.247	326.422
2024	328.053	329.339	332.202	334.050	334.292	333.662	333.174	333.442	334.265	334.558	334.218	334.084	332.945	331.933	333.957
2025	335.989	337.868	339.627	341.159											

U.S. BUREAU OF LABOR STATISTICS Office of Publications and Special Studies Suitland Federal Center Floor 7 4600 Silver Hill Road Washington, DC 20212-0002

Telephone: 202-691-5200 Telecommunications Relay Service: 7-1-1 www.bls.gov [Contact Us](#)

**City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL PERMISSIVE ADJUSTMENT APPLICATION**

Instructions: By submitting this completed application, the applicant requests an Annual Permissive Adjustment as provided by Section 5.36.080(c)(1) of the Woodland City Code. Information contained in the park's Annual Registration (except as updated in Part IV of this form) will be used to calculate the Annual Permissive Adjustment for each non-exempt manufactured home space.

I. Manufactured Home Park Information

1. Park Name: Bells Trailer Village
2. Park Address: 1224 E. Gum Ave, Woodland, CA 95776

II. Applicant Information

1. Name of Applicant: Bells Trailer Village, LLC
2. Business Address: 6653 Embarcadero De Ste C
Stockton, CA 95219
3. Telephone: (209) 932-8747 Facsimile: (209) 451-1297
4. Applicant's relationship to Park: owning LLC

III. Verification

1. I hereby certify that I am authorized to submit this application and supporting documentation on behalf of the owner of the manufactured home park identified above in Part I.
2. I declare under penalty of perjury under the laws of the State of California that the information provided on this application, including Part IV "Exemption Update", if attached hereto, is true and correct to the best of my knowledge.

Sherene Johnston
Name (print)


Signature

COO
Capacity

5/20/25
Date

City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL PERMISSIVE ADJUSTMENT APPLICATION

Instructions: By submitting this completed application, the applicant requests an Annual Permissive Adjustment as provided by Section 5.36.080(c)(1) of the Woodland City Code. Information contained in the park's Annual Registration (except as updated in Part IV of this form) will be used to calculate the Annual Permissive Adjustment for each non-exempt manufactured home space.

I. Manufactured Home Park Information

1. Park Name: ROYAL PALM ESTATES
2. Park Address: 840 BOURN DRIVE, WOODLAND, CA 95776


II. Applicant Information

1. Name of Applicant: ROYAL PALM I, LP
2. Business Address: 5 BON AIR ROAD, SUITE 225
LARKSPUR, CA 94939
3. Telephone: (415) 927-9013 Facsimile: (415) 927-9015
4. Applicant's relationship to Park: Managing Member of Royal Palm Management LLC,
The General Partner

III. Verification

1. I hereby certify that I am authorized to submit this application and supporting documentation on behalf of the owner of the manufactured home park identified above in Part I.
2. I declare under penalty of perjury under the laws of the State of California that the information provided on this application, including Part IV "Exemption Update", if attached hereto, is true and correct to the best of my knowledge.

PHILIP A. HOON
Name (print)


Signature

Managing Member
Royal Palm Mgt. LLC
Capacity

3/4/2025
Date

**City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL PERMISSIVE ADJUSTMENT APPLICATION**

Instructions: By submitting this completed application, the applicant requests an Annual Permissive Adjustment as provided by Section 5.36.080(c)(1) of the Woodland City Code. Information contained in the park's Annual Registration (except as updated in Part IV of this form) will be used to calculate the Annual Permissive Adjustment for each non-exempt manufactured home space.

I. Manufactured Home Park Information

1. Park Name: Idle Wheel MHP, LLC
2. Park Address: 907 Bowen Dr. Woodland, CA 95776

II. Applicant Information

1. Name of Applicant: Idle Wheel MHP LLC
2. Business Address: 6653 Embarcadero Dr. Ste C
Stockton, CA 95219
3. Telephone: (209) 932-8747 Facsimile: _____
4. Applicant's relationship to Park: Owner

III. Verification

1. I hereby certify that I am authorized to submit this application and supporting documentation on behalf of the owner of the manufactured home park identified above in Part I.
2. I declare under penalty of perjury under the laws of the State of California that the information provided on this application, including Part IV "Exemption Update", if attached hereto, is true and correct to the best of my knowledge.

Ronald Ubaldi
Name (print)


Signature

LC manager
Capacity

3/15/25
Date

IV. Exemption Update

Instructions: Please refer to Part V "Exemption Schedule" of the most recent Annual Registration for this manufactured home park. Provide the information requested below only for any space that (1) was previously exempt but is no longer claimed to be exempt from the Space Rent Ceiling, or (2) was previously non-exempt but an exemption is now claimed. Please update the status of such spaces by indicating the current Term of the rental agreement, its Expiration Date, and whether an exemption is currently claimed by the park owner(s). For each space newly claimed to be exempt from the Space Rent Ceiling, supporting documentation MUST be attached.

LTL = long term lease

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from the Space Rent Ceiling? (If yes, provide reason and attach supporting documentation)
7	20	2/29/44	LTL
12	20	2/3/44	LTL
15	20	3/31/44	LTL
32	20	8/31/44	LTL
37	20	11/30/43	LTL
58	20	9/30/44	LTL
68	20	11/30/43	LTL
111	20	2/29/44	LTL
134	20	10/31/42	LTL
204	20	12/31/43	LTL
267	20	4/30/44	LTL
3	20	1/31/45	LTL
26	20	11/30/44	LTL
115	20	2/28/45	LTL

