



City of Woodland

Meeting Agenda

Manufactured Home Fair Practices Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

July 29, 2026
6:00 PM

Please Note: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. STAFF AND COMMISSIONER COMMENTS

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

E. COMMUNICATIONS FROM THE PUBLIC

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 use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair 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. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

F. APPROVAL OF MINUTES

1. SUBJECT: Manufactured Home Fair Practices Commission Meeting Minutes of January 29, 2026

RECOMMENDATION FOR ACTION: Staff recommends that the Manufactured Home Fair Practices Commission receive and approve the Meeting Minutes of January 29, 2026

G. BUSINESS ITEMS

2. SUBJECT: Review and Approve the Annual Manufactured Home Fair Practices Commission Report to City Council for 2025

RECOMMENDATION FOR ACTION: Staff recommends the Commission review and approve the 2025 Annual Manufactured Home Fair Practices Commission Report and direct staff to forward the report to the City Council for its consideration.

3. SUBJECT: Review 2025 Annual Park Registrations

RECOMMENDATION FOR ACTION: Staff recommends that the Manufactured Home Fair Practices Commission adopt a Resolution to: 1) Receive and approve the 2025 Annual Registrations for Bells Trailer Village, Leisureville, Idle Wheel Estates, Royal Palm Estates, and Casa del Sol; and, 2) Confirm that all required park registration materials have been submitted in accordance with the City's Manufactured Home Fair Practices Ordinance.

4. SUBJECT: Review and Approve Manufactured Home Park Annual Inspection Reports

RECOMMENDATION FOR ACTION: Staff recommends that the Manufactured Home Fair Practices Commission review and approve the Annual Inspection Reports for Idle Wheel Estates, Royal Palm Estates, and Casa del Sol.

5. SUBJECT: Review Consumer Price Index (CPI) data to determine 2.02% Annual Permissive Adjustment and review exemption claims

RECOMMENDATION FOR ACTION: Staff recommends that the Manufactured Home Fair Practices Commission adopt a Resolution to: 1) Review and approve the 2026 Annual Permissive Adjustment applications following evaluation of the 2026 CPI data; and, 2) Review the exemption claims submitted for 2026 and approve those that meet the criteria established under the City's Manufactured Home Fair Practices Ordinance.

H. STAFF OR COMMISSIONER COMMENTS

I. ADJOURNMENT

The Manufactured Home Fair Practices Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Manufactured Home Fair Practices Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Manufactured Home Fair Practices Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE COMMISSION
AGENDA: Manufactured Home Fair Practices Commission
DATE: July 29, 2026
ITEM #: F.1
SUBJECT: Manufactured Home Fair Practices Commission Meeting
Minutes of January 29, 2026

RECOMMENDATION FOR ACTION: Staff recommends that the Manufactured Home Fair Practices Commission receive and approve the Meeting Minutes of January 29, 2026



Attachments:

1. Manufactured Home Fair Practices Commission Meeting Minutes - January 29, 2026 DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Manufactured Home Fair Practices Commission –

Thursday, January 29, 2026

6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:00 PM

B. ROLL CALL

Commission Members Present: Cronin, Kramer, Lewis, Trott, Vitela

Absent: None

C. STAFF AND COMMISSIONER COMMENTS

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

D. COMMUNICATIONS FROM THE PUBLIC

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 use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair 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. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

E. APPROVAL OF MINUTES

1. SUBJECT: Manufactured Home Fair Practices Commission Meeting Minutes of June 30, 2025

RECOMMENDATION FOR ACTION: Staff recommends that the Manufactured Home Fair Practices Commission receive and approve the Meeting Minutes of June 30, 2025.

On a motion by Commissioner Lewis, seconded by Commissioner Trott and carried on a 3-0-0-2 vote (two members abstaining), Commission Members approved the Manufactured Home Fair Practices Commission Meeting Minutes of June 30, 2025

AYES: Kramer, Lewis, Trott

NOES: None

ABSENT: None

ABSTAIN: Cronin, Vitela

F. BUSINESS ITEMS

2. SUBJECT: 2025 Annual Permissive Adjustment to the Space Rent Ceiling - Bell's Trailer Village (1.94% increase)

RECOMMENDATION FOR ACTION: Staff recommends that the Manufactured Home Fair Practices Commission adopt a Resolution: 1) Approving the 2025 Annual Permissive Adjustment application to the Space Rent Ceiling for Bell's Trailer Village in the amount of 1.94%; and, 2) Approving the requested exemptions for Space Nos. 10, 13, 33, and 35 on the basis that the City's space rent provisions do not apply to recreational vehicles (RVs) parked in manufactured home spaces within the City.

On a motion by Commissioner Trott, seconded by Commissioner Cronin and carried on a 5-0 vote, Commissioner Members approved the 2025 Annual Permissive Adjustment to the Space Rent Ceiling - Bell's Trailer Village (1.94% increase)

AYES: Cronin, Kramer, Lewis, Trott, Vitela

NOES: None

ABSENT: None

ABSTAIN: None

3. SUBJECT: Net Operating Income (NOI) Adjustment Application for Bell's Trailer Village

RECOMMENDATION FOR ACTION: Staff recommends that the Manufactured Home Fair Practices Commission:

1. Find that Harmony Communities' Net Operating Income (NOI) Annual Adjustment Application for Bell's Trailer Village has been submitted in accordance with Chapter 5.36 of the Woodland Municipal Code and accept the application as complete;
2. Adopt a Resolution approving an NOI-based space rent ceiling adjustment of 27.55% for the 39 regulated spaces at Bell's Trailer Village, based on the finding that the park's Base Year net operating income is less than fifty percent (50%) of gross income and does not provide a just and reasonable return, and that the NOI adjustment has been calculated consistent with Chapter 5.36; and
3. Direct staff to prepare a final schedule of new space rent ceilings for each regulated space (Attachment 4 / Resolution Exhibit A) by applying the 27.55% increase to each space's December 2024 base rent, and implement the new NOI-based space rent ceilings on a date no earlier than twelve (12) months after the effective date of the most recent annual permissive adjustment for Bell's Trailer Village, consistent with Woodland Municipal Code § 5.36.080(C)(3).

On a motion by Commissioner Cronin, seconded by Commissioner Trott and carried on a 4-1 vote, Commission Members approved the 2025 Net Operating Income (NOI) Adjustment Application for Bell's Trailer Village

AYES: Cronin, Kramer, Lewis, Trott

NOES: Vitela

ABSENT: None

ABSTAIN: None

4. SUBJECT: Idle Wheel Mobile Home Park – 2024 Annual Registration and 2025 Annual Permissive Adjustment to the Space Rent Ceiling (154 Spaces); Consideration of 14 Space Exemption Requests

RECOMMENDATION FOR ACTION: Staff recommends the Manufactured Home Fair Practices Commission adopt a Resolution to:

1. Receive and file the 2024 Annual Registration for Idle Wheel Mobile Home Park; and
2. Approve the 2025 Annual Permissive Adjustment to the Space Rent Ceiling for Idle Wheel Mobile Home Park applicable to the park's 154 spaces, consistent with the City's Ordinance and the park's submitted application; and
3. Deny Idle Wheel's request to exempt 14 spaces from the City's space rent ceiling provisions on the basis that the prior "long-term lease" exemption was tied to former Civil Code section 798.17, which was repealed effective January 1, 2025, and therefore there is no longer a qualifying exemption under the Ordinance; and
4. Direct staff, following Commission action, to notify Idle Wheel in writing of the denial of the 14-space exemption request and require a written response from park ownership/management identifying: (a) whether any space rent increases or rent practices since 2023 were implemented in reliance on long-term lease exemptions, (b) the spaces impacted, and (c) a proposed remedy and timeline to cure any noncompliance with the City's Ordinance, consistent with the conclusion that long-term lease exemptions expired with the repeal of Civil Code section 798.17.

On a motion by Commissioner Trott, seconded by Commissioner Lewis and carried on a 5-0 vote, Commission Members approved the Idle Wheel Mobile Home Park 2024 Annual Registration and 2025 Annual Permissive Adjustment to the Space Rent Ceiling (154 Spaces), and denied Idle Wheel's request to exempt 14 spaces from the City's space rent ceiling provisions, as prior Long Term Lease exemptions no longer qualify under the code, directing staff to notify Idle Wheel in writing of the denial and requiring a written response from the park ownership/management regarding a proposed remedy and timeline to cure any noncompliance with the City's ordinance.

AYES: Cronin, Kramer, Lewis, Trott, Vitela

NOES: None

ABSENT: None

ABSTAIN: None

G. STAFF OR COMMISSIONER COMMENTS

H. ADJOURNMENT

Meeting adjourned at 9:22 PM



TO: THE MEMBERS OF THE COMMISSION
AGENDA: Manufactured Home Fair Practices Commission
DATE: July 29, 2026
ITEM #: G.2
SUBJECT: Review and Approve the Annual Manufactured Home Fair Practices Commission Report to City Council for 2025

Recommendation for Action: Staff recommends the Commission review and approve the 2025 Annual Manufactured Home Fair Practices Commission Report and direct staff to forward the report to the City Council for its consideration.

Staff Contact:

Katharine Apicella, Housing Analyst, (530) 661-2019 Katharine.apicella@cityofwoodland.gov

Background:

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 materials 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 2025 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)).

Conclusion:

Staff recommends the Commission review and approve the 2025 Annual Manufactured Home Fair Practices Commission Report and direct staff to forward the report to the City Council for its consideration.

Prepared by: Katharine Apicella, Housing Analyst

Reviewed by: Erika Bumgardner, Deputy Community Development Director



Attachments:

1. 2025 MHFPC Annual Report



ANNUAL REPORT 2026

MANUFACTURED HOME FAIR PRACTICES COMMISSION (MHFPC)

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 materials 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 2025 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 a lower registration fee of \$30 per space, which was approved by the City Council. 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 2025, the MHFPC Commissioners were as follows:

<u>Name</u>	<u>Term Ends:</u>
Paul Kramer, Regular Member	06/30/2029
Dick Cronin, Regular Member	06/30/2027
Kathy Trott, Regular Member	06/30/2028
Noemi Vitela, Regular Member	06/30/2028
Stacie Lewis, Regular Member	06/30/2028
VACANT, Alternate Member	N/A
VACANT, Alternate Member	N/A



Katharine Apicella from the City’s Community Development Department currently serves as staff to the Commission.

2025 Statistics

In 2025, there were a total of 631 manufactured home spaces in the City of Woodland, of which 480 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	156
Royal Palm	131	131
TOTAL	631	480

2025 Activity By Park:

Bells Trailer Village:

- All 39 spaces at Bells Trailer Village were registered with the Commission.
- Registration fees of \$1,170 were paid to the City in December 2025.
- At the June 30, 2025, MHFPC meeting, the Commission tabled the Annual Permissive Adjustment for Bells Trailer, because staff needed additional time to evaluate the park’s request for exemptions for 4 of 39 spaces occupied by RVs. Based on the City Attorney's determination that the Ordinance's space rent provisions do not apply to recreational vehicles in manufactured home parks. Bells Trailer Village's request was approved in January 2026 to exempt RV spaces 10, 13, 33, and 35 from the Annual Permissive Adjustment application.
- At the January 29, 2026, Manufactured Home Fair Practices Commission meeting, the Commission approved a 1.94% increase to the space rent ceiling in 2025, effective retroactively July 1, 2025.
- In January 2026, the Commission adopted a resolution approving a Net Operating Income (NOI)-based space rent ceiling adjustment of 27.55% for the 39 regulated spaces at Bell’s Trailer Village, effective July 1, 2026.



- Bells completed its annual re-registration process on time, requested an Annual Permissive Adjustment in 2026, and has submitted an application for a Net Operating Income (NOI) Adjustment which staff is currently reviewing.

Idle Wheel Estates:

- All 154 spaces at Idle Wheel were registered with the Commission.
- Registration fees of \$4,620 were paid to the City in December 2025.
- 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.
- At the June 30, 2025, MHFPC meeting, the Commission tabled action on the Annual Permissive Adjustment, to further analyze the park's requested "long-term lease" exemptions.
- At the January 29, 2026, meeting of the Manufactured Home Practices Fair Commission, the Commission adopted a resolution to deny Idle Wheel's request in 2025 to exempt 14 spaces from the City's space rent ceiling provisions on the basis that the prior "long-term lease" exemption was tied to former Civil Code section 798.17, which was repealed effective January 1, 2025, and therefore there is no longer a qualifying exemption under the Ordinance. The Commission then directed staff, following Commission action, to notify Idle Wheel in writing of the denial of the 14-space exemption request and to require a written response from park ownership/management identifying: (a) whether any space rent increases or rent practices since 2023 were implemented in reliance on long-term lease exemptions; (b) the specific spaces affected; and (c) a proposed remedy and timeline to cure any noncompliance with the City's Ordinance, consistent with the conclusion that long-term lease exemptions expired with the repeal of Civil Code section 798.17. To date, no response has been received.
- At the January 29, 2026, meeting, the Commission approved an Annual Permissive Adjustment increase to the space rent ceiling of 1.94% in 2025, effective retroactively July 1, 2025.
- Idle Wheel completed its annual re-registration process on time, requested an Annual Permissive Adjustment in 2026, and has submitted an application for a Net Operating Income (NOI) Adjustment which staff is currently reviewing.



Royal Palm Estates:

- All 131 spaces at Royal Palm were registered with the Commission.
- Registration fees of \$3,930 were paid to the City in December 2025.
- The Commission approved a permissive adjustment increase to the space rent ceiling of 1.94% in 2025, effective July 1, 2025.
- Royal Palm completed its annual re-registration process on time and requested an Annual Permissive Adjustment in 2026.

Leisureville Estates

- 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 are occupied by residents at Casa del Sol, and one park space not listed is used for the park manager. Of the 156 spaces, 138 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.
- The remaining 18 units are designated for median-income households and were previously claimed by CHOC as exempt under former Civil Code section 798.17, which preempted local rent control for spaces under specified long-term leases. However, because section 798.17 was repealed effective January 1, 2025, the long-term lease exemption has expired. As a result, these spaces are no longer exempt from the City's space rent ceiling provisions or associated registration fees. CHOC is therefore required to pay the applicable registration fees for all 18 spaces and must continue to annually reconfirm the occupancy and income information for these units in accordance with City requirements.

Commission Meetings for Program Year 2025:



For Program Year 2025, the Manufactured Home Fair Practices Commission held a meeting that took place June 30, 2025. A follow up meeting to take action on tabled items was held on January 29, 2026, as previously noted.

Katharine Apicella, Housing Analyst
MHFPC Staff

Dated: 7/23/2026



TO: THE MEMBERS OF THE COMMISSION
AGENDA: Manufactured Home Fair Practices Commission
DATE: July 29, 2026
ITEM #: G.3
SUBJECT: Review 2025 Annual Park Registrations

Recommendation for Action: Staff recommends that the Manufactured Home Fair Practices Commission adopt a Resolution to: 1) Receive and Approve the 2025 Annual Registrations for Bells Trailer Village, Leisureville, Idle Wheel Estates, Royal Palm Estates, and Casa del Sol; and, 2) Confirm that all required park registration materials have been submitted in accordance with the City's Manufactured Home Fair Practices Ordinance.

Staff Contact:

Katharine Apicella, Housing Analyst, (530) 661-2019 Katharine.apicella@cityofwoodland.gov

Background:

The City's annual registration process is used to:

- Maintain an up-to-date inventory of regulated parks and spaces (including ownership/management and contact information);
- Confirm the number of spaces subject to the City's ordinance and related rent ceiling administration;
- Support transparent administration of space rent ceiling records and adjustment processing; and
- Ensure the City and residents have a reliable, current baseline for compliance and communications (e.g., notices, filings, hearings, and determinations).

Discussion:

Bells Trailer Village — Bells Trailer Village submitted its 2025 annual registration materials and accompanying fees for City review. Based on staff's review, the submittal is adequate for registration purposes, and staff recommends approval of the park's annual registration of 39 spaces.

Last year, Bells registered 39 spaces, all month-to-month tenancies. At the January 29, 2026, Manufactured Home Fair Practices Commission meeting, the Commission approved a 1.94% increase to the space rent ceiling in 2025, effective retroactively July 1, 2025.

At the January 29, 2026, meeting, the Commission adopted a resolution approving an NOI-based space rent ceiling adjustment of 27.55% for the 39 regulated spaces at Bell's Trailer Village, effective July 1, 2026. This year, Bells again registered 39 spaces, and the park owner paid \$1,170 in registration fees.

Bells completed its annual re-registration process on time, requested an Annual Permissive Adjustment in 2026, and has submitted an application for a Net Operating Income (NOI) Adjustment which staff is currently reviewing.

Leisureville - There are 150 spaces at Leisureville. Management from Leisureville sent the Commission correspondence indicating that there are no space renters at the park, and that all residents have an ownership interest in the park. The City Staff reviewed the information provided by

Leisureville Management regarding the park's exemption from the ordinance and recommends approval of the park's registration.

Idle Wheel Estates - Idle Wheel submitted its 2025 annual registration materials and accompanying fees for City review. Based on staff's review, the submittal is adequate for registration purposes, and staff recommends approval of the park's annual registration of 154 spaces.

Last year, Idle Wheel reported and registered 154 spaces. At the January 29, 2026, meeting, the Commission approved an Annual Permissive Adjustment increase to the space rent ceiling of 1.94% in 2025, effective retroactively July 1, 2025. This year, Idle Wheel reported and registered 154 spaces, and the park owner paid \$4,620 in registration fees.

At the June 30, 2025 MHFPC meeting, the Commission tabled action on the Annual Permissive Adjustment, to further analyze the park's requested "long-term lease" exemptions.

At the January 29, 2026, meeting of the Manufactured Home Fair Practices Commission, the Commission adopted a resolution to deny Idle Wheel's request to exempt 14 spaces from the City's space rent ceiling provisions. The Commission found that the previously claimed long-term lease exemption was based on former Civil Code section 798.17, which was repealed effective January 1, 2025, and therefore no longer provides a qualifying exemption under the Ordinance. At the meeting, the Commission directed staff to notify Idle Wheel in writing of the denial of the 14-space exemption request following Commission action. To date, no response has been received.

Idle Wheel completed its annual re-registration process on time, requested an Annual Permissive Adjustment in 2026, and has submitted an application for a Net Operating Income (NOI) Adjustment which staff is currently reviewing.

Royal Palm Estates - Royal Palm Estates submitted its 2025 annual registration materials and accompanying fees for City review. Based on staff's review, the submittal is adequate for registration purposes, and staff recommends approval of the park's annual registration of 131 spaces. Last year, Royal Palm reported and registered 131 spaces. In 2025, Royal Palm was granted a 1.94% increase to the space rent ceiling, effective July 1, 2025. This year, Royal Palm again reported and registered 131 spaces. The park owner paid \$3,930 in registration fees.

Casa del Sol - Community Housing Opportunities Corporation submitted an annual registration showing that 156 of the 157 park spaces are occupied by residents at Casa del Sol, and one park space not listed is used for the park manager. Based on staff's review, the submittal is adequate for registration purposes, and staff recommends approval of the park's annual registration of 156 spaces. Of the 156 spaces, 138 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.

The remaining 18 units are designated for median-income households and were previously claimed by CHOC as exempt under former Civil Code section 798.17, which preempted local rent control for spaces under specified long-term leases. However, because section 798.17 was repealed effective January 1, 2025, the long-term lease exemption has expired. As a result, these spaces are no longer exempt from the City's space rent ceiling provisions or associated registration fees. CHOC is therefore required to pay the applicable registration fees for all 18 spaces and must continue to annually reconfirm the occupancy and income information for these units in accordance with City requirements.

Conclusion:

Staff recommends that the Manufactured Home Fair Practices Commission adopt a Resolution to:

- 1) Receive and approve the 2025 Annual Registrations for Bells Trailer Village, Leisureville, Idle Wheel Estates, Royal Palm Estates, and Casa del Sol; and
- 2) Confirm that all required park registration materials have been submitted in accordance with the City's Manufactured Home Fair Practices Ordinance.

Prepared by: Katharine Apicella, Housing Analyst

Reviewed by: Erika Bumgardner, Deputy Community Development Director



Attachments:

1. RESOLUTION 2025 Annual Park Registrations
2. 2025 Bells Trailer Annual Registration
3. 2025 Leisureville Annual Registration
4. 2025 Idle Wheel Annual Registration
5. 2025 Casa Del Sol Annual Registration
6. 2025 Royal Palm Estates Annual Registration

RESOLUTION NO. _____

A RESOLUTION OF THE MANUFACTURED HOME FAIR PRACTICES COMMISSION OF THE CITY OF WOODLAND APPROVING THE 2025 ANNUAL REGISTRATION FOR BELLS TRAILER VILLAGE, LEISUREVILLE, IDLE WHEEL ESTATES, ROYAL PALM ESTATES, AND CASA DEL SOL; AND CONFIRMING THAT ALL REQUIRED PARK REGISTRATION MATERIALS HAVE BEEN SUBMITTED IN ACCORDANCE WITH THE CITY'S MANUFACTURED HOME FAIR PRACTICES ORDINANCE.

WHEREAS, the City of Woodland ("City") regulates space rent ceilings and rent adjustments for manufactured home parks pursuant to Chapter 5.36 of the Woodland Municipal Code ("Ordinance"), administered in part by the Manufactured Home Fair Practices Commission ("Commission"); and

WHEREAS, the Ordinance provides for annual registration of manufactured home parks; and the annual registration process enables the City to maintain an accurate inventory of regulated manufactured home parks and spaces, including current ownership, management, and contact information; confirm the number of spaces subject to the Ordinance and administration of the space rent ceiling; support transparent administration of rent ceiling records and adjustment processing; and ensure the City and residents have a reliable and current baseline for compliance, communications, notices, filings, hearings, and determinations; and

WHEREAS, the mobile home parks ("Parks"): Bells Trailer Village, Leisureville, Idle Wheel Estates, Royal Palm Estates, and Casa del Sol submitted annual registration fees and materials in December 2025, requesting approval of their annual registration; and

WHEREAS, City staff reviewed the annual registration forms submitted by each manufactured home park for compliance with the Ordinance and determined that the registrations are adequate for annual registration purposes; and

NOW, THEREFORE BE IT RESOLVED, by the Manufactured Home Fair Practices Commission of the City of Woodland as follows:

1. Findings. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. Approval of Annual Registration. The Commission hereby approves the Annual Registrations for Bells Trailer Village, Leisureville, Idle Wheel Estates, Royal Palm Estates, and Casa del Sol, subject to any ministerial finalization steps customarily performed by staff to complete the registration file.
3. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED by the Manufactured Home Fair Practices Commission of the City of Woodland at a regular meeting held on the 29th day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Paul Kramer, Chairperson

ATTEST:

Erika Bumgardner, Deputy Community Development Director

**City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL REGISTRATION**

**Part I.
Park Information**

- a. Park Name: Bells Trailer Village
- b. Park Physical Address: 1224 E. Gum Ave., Woodland, CA 95776
- c. Park Telephone No: 209-932-8747
- 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: Bells Trailer Village

Name: _____

Address: 6653 Embarcadero Dr.

Address: _____

Ste C

Stockton, CA 95219

Tel. No: 209-932-8747

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 ☐.

1

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:	0
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:	13
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	26

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

Bells Trailer Village, LLC

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
Morales, Miguel	4	SFR	0	0.00	697.35	0.00	147.23	844.58	0.00	400.00	56.40	09/01/25	1/2/02
Morales, Armando	7	Space	0	0.00	379.85	0.00	147.23	527.08	0.00	150.00	7.08	09/01/25	5/3/13
Ledezma, Fabian	8	Space	0	0.00	344.52	0.00	147.23	491.75	0.00	150.00	6.42	09/01/25	1/3/02
Morales, Miguel	9	Space	0	0.00	368.52	0.00	147.23	515.75	0.00	150.00	6.87	09/01/25	1/2/02
Rodriguez Morales	10	RV	0	0.00	379.85	0.00	147.23	527.08	0.00	530.00	7.08	09/01/25	7/1/22
Tamayo, Efen	11	Space	0	0.00	353.35	0.00	147.23	500.58	0.00	0.00	6.59	09/01/25	3/10/16
Lopez Espinosa, Jr	12	Space	0	0.00	362.20	0.00	147.23	509.43	-699.97	150.00	6.75	09/01/25	#####
Alaya, Sarah	13	RV	0	0.00	364.11	0.00	147.23	511.34	-0.40	150.00	6.79	09/01/25	1/4/02
Moreno/Bravo, Adr	14	Space	0	0.00	366.67	0.00	147.23	513.90	0.00	539.00	6.84	09/01/25	6/13/24
Rosas, Juventino	15	Space	0	0.00	344.52	0.00	147.23	491.75	0.00	150.00	6.42	09/01/25	1/2/02
Ramirez-Gazcon, E	17	Space	0	0.00	379.85	0.00	147.23	527.08	0.00	150.00	7.08	09/01/25	1/2/02
Rocha, Elisa	18	Space	0	0.00	379.85	0.00	147.23	527.08	0.00	0.00	7.08	09/01/25	12/1/03
Juarez, Pedro	19	Space	0	0.00	375.47	0.00	147.23	522.70	0.00	150.00	7.00	09/01/25	4/15/13
Uribe, Griselda	20	Space	0	0.00	361.61	0.00	147.23	508.84	0.00	150.00	6.74	09/01/25	3/5/04
Rodriguez, Martin	21	Space	0	0.00	344.52	0.00	147.23	491.75	0.00	150.00	6.42	09/01/25	12/6/19
Gomez, Ricardo	22	Space	0	0.00	353.35	0.00	147.23	500.58	0.00	150.00	6.59	09/01/25	11/4/02
Lopez, Carlos	23	Space	0	0.00	374.58	0.00	147.23	521.81	0.00	150.00	6.98	09/01/25	1/2/02
Solorio, Concepcio	24	Space	0	0.00	374.58	0.00	147.23	521.81	49.21	150.00	6.98	09/01/25	1/2/02
Espitia & Gutierrez	25	Space	0	0.00	374.58	0.00	147.23	522.70	0.00	150.00	6.98	09/01/25	7/17/07
Lopez, Celia	26	Space	0	0.00	375.47	0.00	147.23	522.70	0.00	150.00	7.00	09/01/25	9/10/10
Perez, Juan/Maria	27	Space	0	0.00	367.00	0.00	147.23	514.23	0.00	150.00	6.84	09/01/25	2/4/05
Morales, Joaquin &	28	Space	0	0.00	318.03	0.00	147.23	465.26	0.00	150.00	5.93	09/01/25	4/4/05
Cazares/Pimentel	29	Space	0	0.00	379.85	0.00	147.23	527.08	0.00	150.00	7.08	09/01/25	5/1/06
Ayala, Jorge	30	Space	0	0.00	383.41	0.00	147.23	530.64	0.00	150.00	7.15	09/01/25	1/3/02
Guzman, Enrique	31	Space	0	0.00	334.84	0.00	147.23	482.07	0.00	150.00	6.24	09/01/25	1/4/02
Guzman, Edgar	32	Space	0	0.00	344.52	0.00	147.23	491.75	-702.67	150.00	6.42	09/01/25	5/2/06
Gonzalez, Jacqueli	33	RV	0	0.00	344.52	0.00	147.23	491.75	0.00	150.00	6.42	09/01/25	8/1/16
Lopez, Veronica	34	Space	0	0.00	344.52	0.00	147.23	491.75	0.00	150.00	6.42	09/01/25	7/19/21
Pimentel, Pablo/Ce	35	RV	0	0.00	344.52	0.00	147.23	491.75	0.00	150.00	6.42	09/01/25	1/3/02
<VACANT>	36	Space	0	0.00	0.00	0.00	147.23	147.23	0.00	0.00	0.00		
Pimentel/Herrera, F	37	Space	0	0.00	374.58	0.00	147.23	521.81	0.00	150.00	6.98	09/01/25	3/2/05
Pimentel&Pimentel	38	Space	0	0.00	334.84	0.00	147.23	482.07	0.00	0.00	6.24	09/01/25	1/2/02
Lopez Gutierrez/Mc	39	RV	0	0.00	387.68	0.00	147.23	534.91	0.00	150.00	7.23	09/01/25	10/1/15
Alvarado, Veronica	40	RV	0	0.00	365.81	0.00	147.23	513.04	0.00	538.00	6.82	09/01/25	11/1/23
Rodriguez, Martin	42	RV	0	0.00	379.85	0.00	147.23	527.08	0.00	150.00	7.08	09/01/25	3/1/14
Morales, Jr., Joaqui	43	RV	0	0.00	373.94	0.00	147.23	521.17	49.86	150.00	6.97	09/01/25	7/3/07
Orozco, Martin	44	RV	0	0.00	379.85	0.00	147.23	527.08	0.00	150.00	7.08	09/01/25	6/4/13
Lopez/Alvares, Silv	45	RV	0	0.00	309.18	0.00	147.23	456.41	0.00	150.00	5.76	09/01/25	2/5/08
Barrera, Trinity	46	RV	0	0.00	379.85	0.00	147.23	527.08	0.00	546.00	7.08	09/01/25	8/1/23
Rodriguez, Miguel	47	RV	0	0.00	382.47	0.00	147.23	529.70	0.00	150.00	7.13	09/01/25	6/6/05
			0	0.00	14,484.06	0.00	5,889.20	20,373.26	-1,303.97	7,053.00	313.38		

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: Melissa Lawley

Address: 653 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.

Melissa Lawley [Signature] Authorized Rep 12/22/25
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>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 \$ _____, paid by check number _____, is hereby acknowledged by the Woodland City Clerk or his/her designee:

Name (print)

Signature

Title

Date



COMMUNITY DEVELOPMENT DEPARTMENT | 300 FIRST STREET | WOODLAND, CA 95695 | PHONE: 530-661-5820

November 4, 2025

April Simmons
Managing Director – Residential Division
Summit Real Estate Management
2205 Plaza Drive, Suite 100
Rocklin, CA 95765

**Subject: City of Woodland MHFPC; Leisureville Community Association Annual
Re-Registration of Manufactured Home Parks**

Dear Ms. Simmons:

The undersigned serves as staff for the City of Woodland Manufactured Home Fair Practices Commission ("MHFPC").

Owners, lessors, or operators of manufactured home parks in the City of Woodland, or their designated agents, are required to file an Annual Registration with the MHFPC for each park by December 31, 2025.

Please find attached a copy of the Annual Registration form as adopted by the MHFPC. Also enclosed for your convenience are "Answers to Frequently Asked Questions" to help guide park owners in understanding the registration requirements and consequences of failure to register and/or pay the correct Registration Fee (including late charges and penalties). However, park owners should refer directly to the provisions of the Chapter 5.36 of the Woodland City Code, and the Regulations for the Administration and Enforcement of Chapter 5.36 of the Woodland City Code ("Commission Regulations"), in determining their registration obligations. Please note that the Commission Regulations were last amended by the MHFPC in 2005 and Woodland City Code was re-codified in 2019 with the Manufactured Home Space Rent Control provisions moved to Chapter 5 after being located in Chapter 16. A summary of the amendments is also attached.

Please note that the Annual Registration form requires all parks, at a minimum, to first indicate the number of spaces that are not subject to Chapter 5.36 as a result of the 2002 amendments to Chapter 5.36. The remainder of the form then applies only to those spaces, if any, which are still subject to the ordinance.

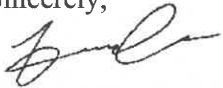
When completed, please file an Annual Registration form for each manufactured home park you own, lease or operate in the City of Woodland by the December 31, 2025 deadline, with the Clerk of the MHFPC at the following address:

Marissa Kersey
Woodland City Clerk
300 First Street, 2nd Floor
Woodland, CA 95695

Park owners must also pay a Registration Fee at the time of filing the Annual Registration. The purpose of the Registration Fee is to cover all costs associated with the City's administration of the Ordinance.

This year, the Registration Fee is **\$30.00** for each manufactured home space that is subject to the space rent control ordinance, excluding only those spaces exempt from imposition of a registration fee. In previous years, long-term lease exemptions were reviewed by the Commission, pursuant to Section 798.17(e) of the California Civil Code. However, please note that as of January 1, 2025, there are no exemption requirements of California Civil Code Section 798.17 because Section 798.17 no longer exists and Chapter 5.36 contains no separate or independent basis for exemption of similar agreements. Additionally, please note that the MHFPC has not made any provision for park owners to "pass-through" the expense of the Registration Fee to park residents.

Sincerely,



Franklin Cui, Housing Analyst II

Attachments:

1. Annual Registration Form
2. Answers to Frequently Asked Questions
3. Information Sheet: Summary of Recent Amendments to Chapter 5.36 of the Woodland City Code and Regulations for the Administration and Enforcement of Chapter 5.36 of the Woodland City Code

**City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL REGISTRATION**

**Part I.
Park Information**

- a. Park Name: LEISUREVILLE COMMUNITY ASSOCIATION
- b. Park Physical Address: 133 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:

<u>LEISUREVILLE COMMUNITY</u>	
Name: <u>ASSOCIATION</u>	Name: _____
Address: <u>133 E. GIBSON DR.</u>	Address: _____
<u>WOODLAND CA. 95776</u>	_____
Tel. No: <u>(530)662-1477</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:	<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 less than two (2), 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).

Part IV.

Instructions: For each manufactured home rental space in the park, please indicate – as of December 1, 2025 – 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.

[illegible]

Residential - Rent Roll

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

Units: Active

As of: 12/10/2025

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	7,486.00	
14	Current	Cindy Doerr	MH			0.00	678.66	07/01/2025	06/30/2026	9,350.00	
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	522.66	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	7,578.66	
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	Rosalie DeNarde	MH			0.00	578.66	10/01/2025	09/30/2026	1,500.00	
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	9,050.00	
54	Current	Gail Sutton	MH			0.00	678.66	09/01/2024	08/31/2025	9,200.00	
55	Current	Jay Poling	MH			0.00	728.66	06/01/2025	05/31/2026	9,350.00	
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				0.00	503.66	06/01/2022	05/31/2023	8,900.00	
62	Current	Anthony Miceli				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	728.66	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	728.66	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 Kerllenvich				0.00	472.66	08/01/2016		8,450.00	
85	Current	Yolanda Contreras	MH			0.00	578.66	03/01/2025	02/28/2026	0.00	
86	Current	James Schulte	MH			0.00	472.66	10/01/2020		8,600.00	
87	Current	Art Silva	MH			0.00	472.66	08/01/2016		8,450.00	
88	Current	Catherine Peterson	MH			0.00	472.66	09/01/2019		8,450.00	
89	Current	Susanne Maner	MH			0.00	578.66	05/01/2024	04/30/2025	9,200.00	
90	Current	Wayburn Evans	MH			0.00	522.66	08/01/2016		8,450.00	
91	Current	Peggy Withers	MH			0.00	522.66	12/01/2019	11/30/2020	8,450.00	
92	Current	Donald and Veronica Koebe	MH			0.00	472.66	03/15/2017		8,450.00	
93	Current	Gary Alexander	MH			0.00	478.66	08/01/2016		8,450.00	
94	Current	Angie Micheli	MH			0.00	472.66	08/01/2016		8,450.00	
95	Current	William Lee	MH			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	Michael Batis	MH			0.00	678.66	07/01/2025	07/31/2026	9,350.00	
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	Judith Brown	MH			0.00	678.66	10/01/2025	09/30/2026	9,350.00	
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 Guarin	MH			0.00	472.66	11/04/2021	11/03/2022	8,750.00	
150 Units	100.0% Occupied			0	0.00	0.00	76,852.00			1,275,764.66	
Total 150 Units	100.0% Occupied			0	0.00	0.00	76,852.00			1,275,764.66	

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: EMMA AMBRIZ

Address: 2205 PLAZA DR. SUITE 100

City: ROCKLIN State: CA Zip: 95765

Tel. No.: (916) 960-5754

Facsimile No.: EAMBRIZ@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.

EMMA AMBRIZ [Signature] REGIONAL
Name (print) Signature Capacity Date
PROPERTY MGR. 12/025

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>\$4500.00</u>
c. Multiply lines (a) and (b) above. Enter result here:	<u>4500.00</u>

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

Katharine Apicella [Signature] Housing Analyst Fellow 12/16/2025
Name (print) Signature Title Date

**City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL REGISTRATION**

**Part I.
Park Information**

- a. Park Name: Idle Wheel MHP
- b. Park Physical Address: 907 Bourn Dr. Woodland, CA 95776
- 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: Idle Wheel MHP, LLC

Name: _____

Address: 6653 Embarcadero Dr.

Address: _____

Ste C

Stockton, CA 95219

Tel. No: 209-932-8747

Tel. No: _____

Nature of Interest:

Nature of Interest:

Owner

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 ☐.

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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:	154
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:	154
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)):	154
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:	21
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	133

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 12/05/25

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	477.45	0.00	58.21	535.66	564.93	0.00	8.90	07/01/25	1/13/60		
Martinez, Ricardo	2	Space	0	0.00	489.96	0.00	58.21	547.90	0.00	0.00	8.12	07/01/25	1/13/60		
Vogel, Amanda & C	3	Space	0	0.00	475.58	0.00	58.21	533.79	0.00	475.58	475.58	03/01/25	2/7/25		1/31/45
Ayala, Efrain	4	Space	0	0.00	476.06	0.00	58.21	534.26	0.00	0.00	8.36	07/01/25	1/13/60		
Villareal, Rosa	5	Space	0	0.00	497.26	0.00	58.21	545.47	580.41	0.00	9.09	07/01/25	1/13/60		
Ayala, Maria	6	Space	0	0.00	489.31	0.00	58.21	547.52	606.39	0.00	8.13	07/01/25	1/13/60		
Whitebear, Shelly	7	Space	0	0.00	470.13	0.00	58.21	528.34	550.60	0.00	11.02	07/01/24	1/13/60		2/29/44
Robles, Delia	8	Space	0	0.00	478.97	0.00	58.21	537.18	0.00	0.00	8.36	07/01/25	1/13/60		
Lopez, Ricardo	11	Space	0	0.00	488.07	0.00	58.21	546.28	483.08	0.00	9.06	07/01/25	1/13/60		
Martinez, Maria	12	Space	0	0.00	481.36	0.00	58.21	539.56	175.05	482.40	19.42	07/01/25	1/13/60		12/31/44
Garcia, Susana & L	13	Space	0	0.00	480.96	0.00	58.21	539.17	574.11	0.00	8.97	07/01/25	1/13/60		
Martinez, Maria	14	Space	0	0.00	478.96	0.00	58.21	537.17	0.00	0.00	8.36	07/01/25	1/13/60		
Duarte, Anna	15	Space	0	0.00	488.69	0.00	58.21	546.90	0.00	468.69	468.69	06/01/24	4/17/24		3/31/44
Martinez, Dennis JC	16	Space	0	0.00	488.68	0.00	58.21	546.89	1,982.77	0.00	9.07	07/01/25	1/13/60		5/3/44
Martinez, Shelia, Ar	17	Space	0	0.00	482.77	0.00	58.21	540.98	0.00	0.00	9.00	07/01/25	5/1/18		
Martinez, Maria	18	Space	0	0.00	478.96	0.00	58.21	537.17	577.32	0.00	8.36	07/01/25	1/13/60		
Michel, Moises & N	19	Space	0	0.00	469.76	0.00	58.21	527.97	0.00	0.00	8.76	07/01/25	1/13/60		
Ayala, Luis	20	Space	0	0.00	482.30	0.00	58.21	540.51	603.50	0.00	8.99	07/01/25	1/13/60		
Sandoval, Daniel	21	Space	0	0.00	474.02	0.00	58.21	532.23	0.00	0.00	8.84	07/01/25	1/13/60		
Chavez, De La Tom	22	Space	0	0.00	478.96	0.00	58.21	537.17	702.31	0.00	8.36	07/01/25	1/13/60		
Nunez, Benjamin	23	Space	0	0.00	493.01	0.00	58.21	551.22	0.00	0.00	9.19	07/01/25	1/13/60		
Spencer, Maria	24	Space	0	0.00	478.96	0.00	58.21	537.17	0.00	0.00	8.36	07/01/25	1/13/60		
Garcia & Flores Rc	25	Space	0	0.00	485.81	0.00	58.21	544.02	-0.36	0.00	9.06	07/01/25	1/12/21		
Tamara-Sanchez, M	26	Space	0	0.00	500.00	0.00	58.21	1,065.21	1,065.37	1,065.00	1,065.00	07/01/25	12/30/24		11/30/44
Chaudhry, Fatima	27	Space	0	0.00	468.33	0.00	58.21	526.54	548.80	0.00	8.73	07/01/25	1/13/60		
Robles, Eduardo	28	Space	0	0.00	487.97	0.00	58.21	546.18	607.39	0.00	9.06	07/01/25	1/13/60		
Baro & Sanchez, Fi	29	Space	0	0.00	471.20	0.00	58.21	529.41	560.08	0.00	8.79	07/01/25	1/13/60		
Johnson, Rafael	30	Space	0	0.00	480.96	0.00	58.21	539.17	0.00	0.00	8.15	07/01/25	1/13/60		
Ybarbo, Richard	31	Space	0	0.00	489.95	0.00	58.21	548.16	557.43	0.00	8.76	07/01/25	1/13/60		
Ortiz, Ana & Luis	32	Space	0	0.00	471.96	0.00	58.21	530.17	-86.94	471.96	0.00	07/01/25	6/24/24		8/31/44
Hoffman, Merita	33	Space	0	0.00	495.22	0.00	58.21	553.43	0.00	0.00	9.23	07/01/25	1/13/60		
Martinez, Maria	34	Space	0	0.00	481.36	0.00	58.21	539.56	0.00	0.00	8.16	07/01/25	1/13/60		
Garcia-Garcia, Mari	35	Space	0	0.00	487.10	0.00	58.21	545.31	553.54	487.10	487.10	07/01/25	7/1/25		7/31/45
Mex, Yedy	36	Space	0	0.00	480.96	0.00	58.21	539.17	580.88	0.00	8.14	07/01/25	1/13/60		
Oppold / Garcia, Mi	37	Space	0	0.00	485.69	0.00	58.21	543.90	633.66	0.00	18.58	01/01/25	1/13/60		11/30/43
Garcia, Maria	38	Space	0	0.00	487.97	0.00	58.21	546.18	0.00	0.00	8.36	07/01/25	12/17/18		
Cazares-Gutierrez,	39	Space	0	0.00	483.06	0.00	58.21	541.27	-7.64	0.00	8.01	07/01/25	1/13/60		
Luna, Wayne	40	Space	0	0.00	478.96	0.00	58.21	537.17	0.00	0.00	8.36	07/01/25	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
Camara, Isidro	41	Space	0	0.00	485.03	0.00	58.21	543.24	0.00	0.00	9.04	07/01/25	1/13/60		
Perez Garcia & Lup	42	Space	0	0.00	500.83	0.00	58.21	559.04	583.78	0.00	9.33	07/01/25	12/17/19		
Jame, Eduardo	43	Space	0	0.00	995.00	0.00	58.21	1,053.21	0.00	995.00	995.00	05/01/25	4/25/25		3/31/45
Pinamal, Jessica &	44	Space	0	0.00	485.80	0.00	58.21	543.97	612.41	0.00	9.05	07/01/25	1/13/60		
Hillard, Lewis & An	45	Space	0	0.00	498.49	0.00	58.21	556.70	571.83	0.00	9.28	07/01/25	1/13/60		
VACANTS	46	Space	0	0.00	0.00	0.00	58.21	58.21	0.00	0.00	0.00				
Torres Lourdes	47	Space	0	0.00	509.89	0.00	58.21	568.10	0.00	0.00	9.51	07/01/25	1/13/60		
Ueli & Dorian Amir	48	Space	0	0.00	492.35	0.00	58.21	550.56	0.00	0.00	9.16	07/01/25	1/13/60		
Corral Navar Angel	50	Space	0	0.00	485.24	0.00	58.21	543.45	595.22	0.00	9.05	07/01/25	1/13/60		
Benitez, Angela	51	Space	0	0.00	485.36	0.00	58.21	543.57	0.00	0.00	9.15	07/01/25	02/1/19		
Vitalis, Salvador	52	Space	0	0.00	458.17	0.00	58.21	516.38	601.81	0.00	8.54	07/01/25	1/13/60		
Brooks, Christina	53	Space	0	0.00	495.81	0.00	58.21	554.02	48.02	0.00	9.26	07/01/25	1/13/60		
Michel, Marcos	54	Space	0	0.00	481.07	0.00	58.21	539.28	0.00	0.00	8.97	07/01/25	1/13/60		
Borlan Vera, Juan	55	Space	0	0.00	488.74	0.00	58.21	546.95	601.11	0.00	9.38	07/01/25	1/13/60		
Bat, Dany	56	Space	0	0.00	475.04	0.00	58.21	533.25	0.00	0.00	8.86	07/01/25	1/13/60		
Long, Sally & Lyndee	57	Space	0	0.00	488.50	0.00	58.21	546.71	0.00	0.00	9.10	07/01/25	1/13/60		
Cotton, Robert	58	Space	0	0.00	476.00	0.00	58.21	534.21	0.00	0.00	11.18	07/01/24	1/13/60		9/30/44
Russell & Rodriguez	59	Space	0	0.00	485.41	0.00	58.21	543.62	0.00	0.00	9.34	07/01/25	1/13/60		
Carrillo, Juan Carlos	60	Space	0	0.00	503.41	0.00	58.21	561.62	0.00	0.00	9.39	07/01/25	1/13/60		
Padguguez, Benito	61	Space	0	0.00	482.87	0.00	58.21	541.08	575.72	0.00	8.90	07/01/25	1/13/60		
Herrera, Rodolfo	62	Space	0	0.00	478.81	0.00	58.21	537.02	0.00	0.00	8.93	07/01/25	1/13/60		
Milner, Dorothy	63	Space	0	0.00	484.74	0.00	58.21	542.95	545.05	0.00	9.34	07/01/25	1/13/60		
Chavez, Alfredo	64	Space	0	0.00	488.92	0.00	58.21	547.13	0.00	0.00	9.12	07/01/25	1/13/60		
Bustamante, Micaela	65	Space	0	0.00	500.89	0.00	58.21	559.10	574.38	0.00	9.34	07/01/25	1/13/60		
Christensen, Robert	66	Space	0	0.00	494.37	0.00	58.21	552.58	0.00	0.00	9.22	07/01/25	1/13/60		
Velasquez, Fianela	67	Space	0	0.00	478.95	0.00	58.21	537.16	644.10	0.00	8.87	07/01/25	1/13/60		
Vanderleian, Ann	68	Space	0	0.00	493.35	0.00	58.21	551.56	-1 718.25	0.00	19.89	01/01/25	1/13/60		11/30/43
Quintero, Roberto	69	Space	0	0.00	500.89	0.00	58.21	559.10	610.06	0.00	9.34	07/01/25	1/13/60		
Anna/Ruiz, Adriana	70	Space	0	0.00	488.97	0.00	58.21	547.18	582.12	0.00	9.12	07/01/25	1/13/60		
Ayala, Francisco &	71	Space	0	0.00	483.69	0.00	58.21	541.90	0.00	0.00	9.01	07/01/25	9/4/19		
Saldana, Filmon	80	Space	0	0.00	482.45	0.00	58.21	540.66	0.00	0.00	9.00	07/01/25	1/13/60		
Duran, Fernando	81	Space	0	0.00	474.24	0.00	58.21	532.45	0.00	0.00	8.84	07/01/25	1/13/60		
Hernandez, Maria +	82	Space	0	0.00	494.49	0.00	58.21	552.70	593.25	0.00	9.22	07/01/25	1/13/60		
Hernandez, Roberto	83	Space	0	0.00	488.83	0.00	58.21	547.04	613.47	0.00	8.78	07/01/25	1/13/60		
Soria, Francisco	84	Space	0	0.00	475.30	0.00	58.21	533.51	671.50	0.00	8.86	07/01/25	1/13/60		
Uchamack, Sandra	85	Space	0	0.00	480.01	0.00	58.21	538.22	0.00	0.00	8.85	07/01/25	1/13/60		
Loreto Martinez, Ma	86	Space	0	0.00	502.08	0.00	58.21	560.29	0.00	0.00	9.36	07/01/25	12/1/15		
Ingelinto, Jose	87	Space	0	0.00	483.66	0.00	58.21	541.87	585.42	0.00	8.87	07/01/25	1/13/60		
Gomez Franco, Enr	88	Space	0	0.00	478.07	0.00	58.21	536.28	0.00	0.00	8.88	07/01/25	1/13/60		
Martinez, Adriana	89	Space	0	0.00	483.66	0.00	58.21	541.87	585.42	0.00	8.87	07/01/25	1/13/60		
Diaz, Fanny	91	Space	0	0.00	472.77	0.00	58.21	530.98	975.37	0.00	8.82	07/01/25	1/13/60		9/30/45
Isaacs & Yvonne	92	Space	0	0.00	486.69	0.00	58.21	544.90	0.00	0.00	8.86	07/01/25	1/13/60		
Medina, Luis & May	94	Space	0	0.00	472.27	0.00	58.21	530.48	0.00	0.00	8.81	07/01/25	1/13/60		
Choudhry, Nour + In	95	Space	0	0.00	490.66	0.00	58.21	548.87	0.00	0.00	9.32	07/01/25	1/13/60		
Ruelas, Ambrosio	96	Space	0	0.00	484.51	0.00	58.21	542.72	0.00	0.00	9.03	07/01/25	1/13/60		
Gutierrez, Arturo	97	Space	0	0.00	484.94	0.00	58.21	543.15	558.41	0.00	9.25	07/01/25	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	513.29	0.00	58.21	571.50	0.00	0.00	9.57	07/01/25	1/21/19		
Garcia, Mario	207	Space	0	0.00	422.69	0.00	58.21	580.90	0.00	0.00	9.10	07/01/25	1/13/00		
Paul & Hogan, Aart	208	Space	0	0.00	505.36	0.00	58.21	563.56	593.82	0.00	9.42	07/01/25	1/11/17		
Apal, Anish, Miles	209	Space	0	0.00	510.48	0.00	58.21	577.70	612.94	0.00	9.88	07/01/25	4/27/20		
Ibarra, Amelia & Se	210	Space	0	0.00	512.50	0.00	58.21	570.71	-1,321.17	0.00	9.56	07/01/25	1/13/00		
Choudhry, Man	211	Space	0	0.00	482.75	0.00	58.21	540.96	0.00	0.00	9.16	07/01/25	1/17/21		
Kashine, Pamela	251	Space	0	0.00	484.66	0.00	58.21	543.07	551.30	0.00	9.04	07/01/25	1/13/80		
Kodrina, Benjamin	252	Space	0	0.00	507.98	0.00	58.21	606.17	0.00	0.00	9.47	07/01/25	1/13/80		
Ocegueta, Leticia	253	Space	0	0.00	496.45	0.00	58.21	554.66	0.00	0.00	9.26	07/01/25	1/13/60		
Ocegueta, Ivan E	254	Space	0	0.00	486.88	0.00	58.21	535.09	519.44	0.00	8.98	07/01/25	12/9/19		
Cazares, Gema	255	Space	0	0.00	490.91	0.00	58.21	549.12	606.50	0.00	9.15	07/01/25	1/13/60		
Ibarra, Josefa	256	Space	0	0.00	488.23	0.00	58.21	546.44	0.00	0.00	9.10	07/01/25	1/13/60		
Chavez, Licia	257	Space	0	0.00	480.72	0.00	58.21	548.93	0.00	0.00	9.15	07/01/25	1/13/80		
Beck, Deborah	258	Space	0	0.00	481.88	0.00	58.21	540.77	688.02	0.00	8.17	07/01/25	1/13/80		
Diaz, Ermindo/Ernes	260	Space	0	0.00	455.15	0.00	133.21	588.36	0.00	0.00	8.49	07/01/25	1/13/80		
Mosman, Roberto	261	Space	0	0.00	486.48	0.00	58.21	544.69	0.00	0.00	9.16	07/01/25	1/13/80		
Cervantes & Cervar	262	Space	0	0.00	477.78	0.00	58.21	535.99	0.00	0.00	8.91	07/01/25	1/13/80		
Gutierrez, Juan	263	Space	0	0.00	519.44	0.00	58.21	577.65	0.00	0.00	9.89	07/01/25	7/1/06		
Barral, Maria	264	Space	0	0.00	477.34	0.00	58.21	535.55	608.86	0.00	8.90	07/01/25	1/13/80		
Corral, Juan	265	Space	0	0.00	480.34	0.00	58.21	538.55	587.62	0.00	8.96	07/01/25	1/13/80		
Camecho, Alma	266	Space	0	0.00	469.76	0.00	58.21	527.97	0.00	0.00	8.76	07/01/25	1/13/80		
Carillo Rubalcava, J	267	Space	0	0.00	447.64	0.00	58.21	505.76	581.31	447.84	447.84	07/01/24	8/20/24		450/44
Mustafa, Ghulam	268	Space	0	0.00	458.90	0.00	58.21	517.11	0.00	0.00	8.56	07/01/25	1/13/80		
AVACANTS	STOCK-1	Storage	0	0.00	0.00	0.00	58.21	58.21	0.00	0.00	0.00				
Totals for Idle Wheel MHP, LLC			0	0.00	74,455.90	0.00	10,061.13	84,517.03	42,355.32	7,846.03	6,826.52				

Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount
0	0.00	74,455.90	0.00	10,061.13	84,517.03	42,355.32	7,846.03	6,826.52

Report Summary

Detail	Value
Total Possible Rent	74,455.90
Vacancy Rent	0.00
Occupied Unit Rent	74,455.90
# of Units	164
Vacant Units	3
Occupancy	98.06%

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: Melissa Lawley
Address: 6653 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.

Melissa Lawley Melissa Lawley Authorized 12/16/25
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>154</u>
b. Registration Fee at \$30 per space:	\$ <u>30</u> . <u>00</u>
c. Multiply lines (a) and (b) above. Enter result here:	<u>\$4620.00</u>

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

Name (print) Signature Title Date

IDLE WHEEL MHP LLC
6653 EMBARCADERO DRIVE SUITE C
STOCKTON, CA 95219

FIVE STAR BANK

1044

90-4303/1211

01

CHECK NUMBER

12/18/2025

PAY TO THE ORDER OF Woodland City Clerk

\$ 4,620.00

FOUR THOUSAND SIX HUNDRED TWENTY AND 00/100

DOLLARS

Woodland City Clerk
300 First Street, 2nd Floor
Woodland, CA 95695

MEMO



AUTHORIZED SIGNATURE

⑈001044⑈ ⑆121143037⑆ 001540890⑈

IDLE WHEEL MHP LLC

1044

Check No: 1044

12/18/2025

Woodland City Clerk

Annual Registration

\$ 4,620.00

Reference

Comment

Amount

121825

Annual Registration

4,620.00

**City of Woodland
Manufactured Home Fair Practices Commission
2025 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: CASA DEL SOL MOBILE

Name: _____

Address: 5030 Business Center Drive

Address: _____

Suite 260 Fairfield, CA. 94534

Tel. No: (707) 910-2002

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:	<u>157</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>156</u>
d. Add lines (b) and (c), above:	<u>156</u>
e. Subtract line (d) from line (a), and enter here:	<u>1</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>N/A</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>N/A</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>N/A</u>
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	<u>N/A</u>

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, 2025

Instructions: For each manufactured home rental space in the park, please indicate – as of December 1, 2025 – 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	1333.00	N/A	N/A	1333.00
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	2364.00	N/A	N/A	2364.00
05	Andrade, Vannesa	709 East Street Woodland, Ca. 95776	1534.00	N/A	N/A	1534.00
06	Guerrero Cornejo, Maria	709 East Street Woodland, Ca. 95776	1212.00	N/A	N/A	1212.00

City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL REGISTRATION

07	Arroyo Navarro, Patricia	709 East Street Woodland, Ca. 95776	1013.00	N/A	N/A	1013.00
08	Dominguez Castro, Emiliano	709 East Street Woodland, Ca. 95776	1264.00	N/A	N/A	1264.00
09	Chavez, Reynaldo	709 East Street Woodland, Ca. 95776	1534.00	N/A	N/A	1534.00
10	Molina Alanis, Daniel	709 East Street Woodland, Ca. 95776	1695.00	N/A	N/A	1695.00
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	540.00	Sewer, trash, and water	99.59	440.41
15	Vargas, Victor	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	74.06	430.94
16	Montes, Maria	709 East Street Woodland, Ca. 95776	455.00	Sewer, trash, and water	91.08	363.92
17	Ochoa, Efrain	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	40.02	444.98

(Continued)
Part IV. Rent Schedule as of December 1, 2025

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	375.00	Sewer, trash, and water	48.53	326.47
19	Garcia-Delfin Martha	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	65.55	409.45
20	Pacheco, Gregorio	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	91.08	403.92
21	Gutierrez-Chavez Gabriela	709 East Street Woodland, Ca. 95776	490.00	Sewer, trash, and water	91.08	398.92
22	Gonzalez, Pedro	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	82.57	397.43
23	Licea, Gustavo	709 East Street Woodland, Ca. 95776	545.00	Sewer, trash, and water	82.57	462.43
24	Molina, Abraham	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	40.02	454.98
25	Vasquez, Hector	709 East Street Woodland, Ca. 95776	530.00	Sewer, trash, and water	99.59	430.41

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2025 ANNUAL REGISTRATION

26	Carrillo Cuevas, Ramiro	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	40.02	444.98
27	Martinez-Cortez Enedina	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	57.04	437.96
28	Contreras, Daniel	709 East Street Woodland, Ca. 95776	460.00	Sewer, trash, and water	74.06	385.94
29	Lopez, Alfredo	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	74.06	420.94
30	Solorzano, Maria	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	48.53	436.47
31	Garcia Sanchez, Gerardo	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	57.04	427.96
32	Ayala, Jorge	709 East Street Woodland, Ca. 95776	490.00	Sewer, trash, and water	57.04	432.96
33	Cortez De Martinez Celina	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	82.57	412.43
34	Cooney, Sheila	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	65.55	429.45
35	Hernandez, Juan	709 East Street Woodland, Ca. 95776	450.00	Sewer, trash, and water	57.04	392.96
36	Corona, Ampelio	709 East Street Woodland, Ca. 95776	415.00	Sewer, trash, and water	65.55	349.45

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2025 ANNUAL REGISTRATION

37	Estrada Mendoza Josefina	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	40.02	454.98
38	Murillo, Jose	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	48.53	431.47
39	Brown, Steve	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	57.04	422.96
40	Lopez-Vega Abel	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	40.02	444.98
41	Cazares, Gerardo	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	99.59	385.41
42	Cazares, Veronica	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	65.55	419.45
43	Dimas Ascencio, Maria	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	91.08	403.92
44	Barbosa, Salvador	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	65.55	414.45
45	Cortez Chavez, Hildegard	709 East Street Woodland, Ca. 95776	490.00	Sewer, trash, and water	57.04	432.96
46	Sausedo-Perez Antonia Maricela	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	40.02	464.98
47	VACANT	709 East Street Woodland, Ca. 95776	0.00	Sewer, trash, and water	0.00	0.00

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48	Cantua, Anna	709 East Street Woodland, Ca. 95776	555.00	Sewer, trash, and water	108.10	446.90
49	Castro, Gilberto	709 East Street Woodland, Ca. 95776	500.00	Sewer, trash, and water	99.59	400.41
50	Cabrera, Faustino	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	82.57	422.43
51	Gaspar Diaz, Jesus	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	31.51	463.49
52	Martinez Rodriguez, Victor	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	74.06	430.94
53	Del Jesus Hernandez, Maria	709 East Street Woodland, Ca. 95776	490.00	Sewer, trash, and water	65.55	424.45
54	Ibarra, Ramon	709 East Street Woodland, Ca. 95776	500.00	Sewer, trash, and water	91.08	408.92
55	STAFF/PM	709 East Street Woodland, Ca. 95776	1672.00	N/A	N/A	1672.00
56	Nunes, Crystal	709 East Street Woodland, Ca. 95776	1874.00	N/A	N/A	1874.00
57	Flores, Carlos	709 East Street Woodland, Ca. 95776	1534.00	N/A	N/A	1534.00
58	Rodriguez, Maria	709 East Street Woodland, Ca. 95776	1524.00	N/A	N/A	1524.00

City of Woodland
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2025 ANNUAL REGISTRATION

59	Romero Chavez, Camila	709 East Street Woodland, Ca. 95776	1534.00	N/A	N/A	1534.00
60	Bravo-Contreras, Nancy	709 East Street Woodland, Ca. 95776	1534.00	N/A	N/A	1534.00
61	Castro-Arizaga, Rafael	709 East Street Woodland, Ca. 95776	540.00	Sewer, trash, and water	108.1	431.90
62	Cox, Starkeysha	709 East Street Woodland, Ca. 95776	1687.00	N/A	N/A	1687.00
63	Sanabria, Ivan	709 East Street Woodland, Ca. 95776	1578.00	N/A	N/A	1578.00
64	Vacant	709 East Street Woodland, Ca. 95776	0.00	N/A	N/A	0.00
65	Vasquez, Maria	709 East Street Woodland, Ca. 95776	1874.00	N/A	N/A	1874.00
66	Ramos Aguayo, Alonso	709 East Street Woodland, Ca. 95776	1678.00	N/A	N/A	1678.00
67	Martinez, Scott	709 East Street Woodland, Ca. 95776	1271.00	N/A	N/A	1271.00
68	Lopez, Salvador	709 East Street Woodland, Ca. 95776	500.00	Sewer, trash, and water	91.08	408.92
69	Cuevas, Maria	709 East Street Woodland, Ca. 95776	1649.00	N/A	N/A	1649.00

City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL REGISTRATION

70	Moreno Gonzalez, Ramona	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	74.06	410.94
71	Zavala Ramirez, Ramiro	709 East Street Woodland, Ca. 95776	1333.00	N/A	N/A	1333.00
72	Arauz, Maricela	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	108.10	376.90
73	Alvarado Pimentel, Araceli	709 East Street Woodland, Ca. 95776	1502.00	N/A	N/A	1502.00
74	Viorato, Abraham	709 East Street Woodland, Ca. 95776	420.00	Sewer, trash, and water	48.53	371.47
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	475.00	Sewer, trash, and water	48.53	426.47
77	Bravo Solorzano, Antonio	709 East Street Woodland, Ca. 95776	1494.00	N/A	N/A	1494.00
78	Campos, Antonio	709 East Street Woodland, Ca. 95776	565.00	Sewer, trash, and water	91.08	473.92
79	Perez, Maria	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	40.02	464.98
80	Sanchez, Antonio	709 East Street Woodland, Ca. 95776	560.00	Sewer, trash, and water	91.08	468.92

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81	Magana, Cristine	709 East Street Woodland, Ca. 95776	540.00	Sewer, trash, and water	116.61	423.39
82	Martinez Perez, Saul	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	91.08	413.92
83	Solorzano, Jesus	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	125.12	379.88
84	Alfaro, Jose Luis	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	99.59	405.41
85	Duran, Jaime	709 East Street Woodland, Ca. 95776	500.00	Sewer, trash, and water	31.51	468.49
86	Pimentel, Laura	709 East Street Woodland, Ca. 95776	545.00	Sewer, trash, and water	74.06	470.94
87	Magana, Adolfo	709 East Street Woodland, Ca. 95776	535.00	Sewer, trash, and water	48.53	486.47
88	Orozco, Maria	709 East Street Woodland, Ca. 95776	500.00	Sewer, trash, and water	48.53	451.47
89	Preciado, Juan	709 East Street Woodland, Ca. 95776	450.00	Sewer, trash, and water	31.51	418.49
90	Perez, Alfonso	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	108.10	371.90
91	Chavez, Jose	709 East Street Woodland, Ca. 95776	425.00	Sewer, trash, and water	48.53	376.47

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92	Ayala, Rogelio	709 East Street Woodland, Ca. 95776	515.00	Sewer, trash, and water	91.08	423.92
93	Alba, Rocio	709 East Street Woodland, Ca. 95776	405.00	Sewer, trash, and water	40.02	364.98
94	Jauregui-Rodriguez, Jose	709 East Street Woodland, Ca. 95776	450.00	Sewer, trash, and water	31.51	418.49
95	Leon, Jose	709 East Street Woodland, Ca. 95776	465.00	Sewer, trash, and water	74.06	390.94
96	Arroyo-Lopez, Jose	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	57.04	422.96
97	Hernandez, Aurelio	709 East Street Woodland, Ca. 95776	410.00	Sewer, trash, and water	91.08	318.92
98	Murillo, Luis Quintero	709 East Street Woodland, Ca. 95776	445.00	Sewer, trash, and water	23.00	422.00
99	Zamora Cruz, Antonio	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	74.06	430.94
100	Rodriguez, Martin	709 East Street Woodland, Ca. 95776	445.00	Sewer, trash, and water	65.55	379.45
101	Romero, Jennifer	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	57.04	417.96
102	Mora Aguilera, Gloria	709 East Street Woodland, Ca. 95776	425.00	Sewer, trash, and water	40.23	384.77

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103	Cazares, Guillermo	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	23.00	482.00
104	Zamora, Isela	709 East Street Woodland, Ca. 95776	435.00	Sewer, trash, and water	99.59	335.41
105	Ayala-Hernandez, Eliseo	709 East Street Woodland, Ca. 95776	530.00	Sewer, trash, and water	91.08	438.92
106	Ayala Naranjo, Jorge Armando	709 East Street Woodland, Ca. 95776	420.00	Sewer, trash, and water	82.57	337.43
107	Molina, Martha	709 East Street Woodland, Ca. 95776	500.00	Sewer, trash, and water	31.51	468.49
108	Torres, Rosalba	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	57.04	437.96
109	Gaspar, Sara	709 East Street Woodland, Ca. 95776	535.00	Sewer, trash, and water	57.04	477.96
110	Pool, Carmen	709 East Street Woodland, Ca. 95776	425.00	Sewer, trash, and water	48.53	376.47
111	Gonzalez Elias, Amalia	709 East Street Woodland, Ca. 95776	425.00	Sewer, trash, and water	31.51	393.49
112	Phipps, Nicholas	709 East Street Woodland, Ca. 95776	435.00	Sewer, trash, and water	31.51	403.49
113	Viorato, Judy	709 East Street Woodland, Ca. 95776	0.00	Sewer, trash, and water	0.00	0.00

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114	Munoz, Pedro	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	65.55	409.45
115	Rodriguez-Elias, Ana	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	57.04	427.96
116	Pimentel, Yolando	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	99.59	405.41
117	Solorano, Cristina	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	65.55	409.45
118	Serrato, Maria	709 East Street Woodland, Ca. 95776	525.00	Sewer, trash, and water	108.10	416.90
119	Ixta, David	709 East Street Woodland, Ca. 95776	525.00	Sewer, trash, and water	57.04	467.96
120	Ibarra, Faviola	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	116.61	388.39
121	Ramos, Salvador	709 East Street Woodland, Ca. 95776	555.00	Sewer, trash, and water	74.06	480.94
122	Licea Jr, Victor	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	99.59	405.41
123	Ayala Medina, Benjamin	709 East Street Woodland, Ca. 95776	515.00	Sewer, trash, and water	91.08	423.92
124	Paz Luna, Maria Eguenia	709 East Street Woodland, Ca. 95776	500.00	Sewer, trash, and water	65.55	434.45

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125	Kluth, Walter	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	23.00	457.00
126	Ayala Castro, Oscar	709 East Street Woodland, Ca. 95776	520.00	Sewer, trash, and water	31.51	488.49
127	Hernandez, Rosalina	709 East Street Woodland, Ca. 95776	460.00	Sewer, trash, and water	91.08	368.92
128	Urbano, Rigoberto	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	99.59	380.41
129	Hernandez, Jose	709 East Street Woodland, Ca. 95776	535.00	Sewer, trash, and water	82.57	452.43
130	Hernandez, Erika	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	57.04	427.96
131	Ayala Valencia, Elias	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	65.55	419.45
132	Aguiniga, Luis	709 East Street Woodland, Ca. 95776	510.00	Sewer, trash, and water	23.00	487.00
133	Hernandez, Samuel	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	65.55	414.45
134	Salazar, Raul	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	48.53	431.47
135	Martinez, Marcelino	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	40.02	464.98

City of Woodland
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2025 ANNUAL REGISTRATION

136	Ortiz, Segio	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	125.12	369.88
137	Hernandez, Martha	709 East Street Woodland, Ca. 95776	575.00	Sewer, trash, and water	57.04	517.96
138	Zamora, Martin	709 East Street Woodland, Ca. 95776	530.00	Sewer, trash, and water	108.10	421.90
139	Urbano, Armando	709 East Street Woodland, Ca. 95776	455.00	Sewer, trash, and water	40.02	414.98
140	Castro, Enriqueta	709 East Street Woodland, Ca. 95776	460.00	Sewer, trash, and water	40.02	419.98
141	Del Carmen Fernandez, Maria	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	82.57	412.43
142	Torres Diaz, Jose	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	91.08	383.92
143	Ibarra, Raymundo	709 East Street Woodland, Ca. 95776	530.00	Sewer, trash, and water	65.55	464.45
144	Ramirez-Ramiro	709 East Street Woodland, Ca. 95776	495.00	Sewer, trash, and water	133.63	361.37
145	Kirkpatrick, Antonia	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	48.53	436.47
146	Sambrano, Consuelo	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	74.06	405.94

City of Woodland
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2025 ANNUAL REGISTRATION

147	Lopez, Maria Claudia	709 East Street Woodland, Ca. 95776	480.00	Sewer, trash, and water	82.57	397.43
148	Alvarez Berber, Jose Erasmio	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	82.57	422.43
149	Angel Hernandez, Freddy	709 East Street Woodland, Ca. 95776	490.00	Sewer, trash, and water	40.02	449.98
150	Greigo, Juan	709 East Street Woodland, Ca. 95776	490.00	Sewer, trash, and water	91.08	398.92
151	Olvera Ramirez, Nancy	709 East Street Woodland, Ca. 95776	490.00	Sewer, trash, and water	108.10	381.90
152	Urbano, Elena	709 East Street Woodland, Ca. 95776	475.00	Sewer, trash, and water	65.55	409.45
153	Fuentes Angulo, Jose	709 East Street Woodland, Ca. 95776	485.00	Sewer, trash, and water	74.06	410.94
154	Ochoa Sandavol, Lizbeth	709 East Street Woodland, Ca. 95776	600.00	Sewer, trash, and water	108.10	491.90
155	Ochoa, Jorge	709 East Street Woodland, Ca. 95776	520.00	Sewer, trash, and water	65.55	454.45
156	Hernandez, Elizabeth	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	48.53	456.47
157	Hernandez, Rodrigo	709 East Street Woodland, Ca. 95776	505.00	Sewer, trash, and water	48.53	456.47

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: Keesha Powell

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.

Keesha Powell
Name (print)

Keesha Powell
Signature

Compliance Manager
Capacity

2/11/2026
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 \$_____, paid by check number _____, is hereby acknowledged by the Woodland City Clerk or his/her designee:

Name (print)

Signature

Title

Date

**City of Woodland
Manufactured Home Fair Practices Commission
2025 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) 406-8890
- 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: _____
Nature of Interest:
Limited Partner

Name: _____
Address: _____

Tel. No: _____
Nature of Interest: _____

Name: Royal Palm Management, LLC
Address: 5 Bon Air Rd. Suite 225
Larkspur, CA 94939

Tel. No: _____
Nature of Interest:
General Partner

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).

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 Bel 131
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>3930.00</u>

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

Belinda Moreno Bel Manager
Name (print) Signature Title Date

**City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL REGISTRATION**

**Part IV
Rent Schedule as of December 1, 2025**

Instructions: For each manufactured home rental space in the park, please indicate - as of December 1, 2025 - 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 # 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	
1	Timothy C. Fay	1	\$ 488.38	WSG/ParkingPermit	106.56	\$ 594.94
2	Antonio Reyes	2	\$ 475.39	Water/Sewer/Garbage	181.32	\$ 656.71
3	Eduardo Hernandez	3	\$ 490.39	WSG/ParkingPermit	153.39	\$ 643.78
4	Mat Scoggins	4	\$ 479.16	WSG/ParkingPermit	112.17	\$ 591.33
5	Juan Carillo	5	\$ 494.24	WSG	142.05	\$ 636.29
6	Sergio/Juana Rodriguez	6	\$ 490.48	WSG/ParkingPermit	123.39	\$ 613.87
7	Pamela Whitson	7	\$ 499.56	WSG	73.47	\$ 573.03
8	Antonio Ramirez	8	\$ 498.46	WSG	102.78	\$ 601.24
9	Nestor Lomei	9	\$ 498.71	WSG	134.61	\$ 633.32
10	Josefina Ortega	10	\$ 489.45	WSG	140.22	\$ 629.67
11	Hector Rodriguez	11	\$ 479.54	WSG	97.17	\$ 576.71
12	Veronica Castro	12	\$ 490.78	WSG	108.39	\$ 599.17
13	Rogelio Gomez	13	\$ 488.85	WSG	136.44	\$ 625.29
14	Guadalupe Montes de Oca	14	\$ 485.76	WSG	130.83	\$ 616.59
15	Tobin Smith	15	\$ 488.13	WSG	123.39	\$ 611.52
16	Hernan Perez/Andrea Alonso	16	\$ 493.28	WSG	136.44	\$ 629.72
			\$ 7,830.56		\$ 2,002.62	\$ 9,833.18

* Refinancing / Hearing / Professional Fees

City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL REGISTRATION

(Continued)
Part IV. Rent Schedule as of December 1, 2025

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	
17	Francisco Lopez	17	\$ 458.90	WSG/Parking Permit	102.78	\$ 561.68
18	Jose de Jesus Cortez	18	\$ 490.44	WSG	97.17	\$ 587.61
19	Ana Ma / Paola Lopez Soto	19	\$ 482.79	WSG/Parking Permit	102.78	\$ 585.57
20	Maira Hernandez	20	\$ 481.15	WSG	91.56	\$ 572.71
21	Maria Lopez	21	\$ 482.96	WSG	102.78	\$ 585.74
22	Orlando Rodriguez/Karen Mendoza	22	\$ 473.83	WSG	108.39	\$ 582.22
23	Randy Potts	23	\$ 487.76	WSG	85.95	\$ 573.71
24	Linda Schtrunk	24	\$ 495.29	WSG	97.17	\$ 592.46
25	Maria Alfaro	25	\$ 480.14	WSG	155.22	\$ 635.36
26	Yolanda Murillo	26	\$ 484.00	WSG	97.17	\$ 581.17
27	Rosa & Jose Ordaz	27	\$ 500.84	WSG	102.78	\$ 603.62
28	Jack Stevens	28	\$ 484.41	WSG	123.39	\$ 607.80
29	Flora Gomez	29	\$ 493.97	WSG	73.47	\$ 567.44
30	Mike Heath	30	\$ 488.14	WSG	134.61	\$ 622.75
31	Anival/Mariela Corona	31	\$ 503.85	WSG	108.39	\$ 612.24
32	Maria Velasquez / Laura Gonzalez	32	\$ 488.32	WSG	80.34	\$ 568.66
33	Maria Ramirez	33	\$ 458.89	WSG	106.56	\$ 565.45
34	Eusebio Lopez	34	\$ 471.36	WSG/Parking Permit	134.61	\$ 605.97
35	Alfonso/Teresa Moreno	35	\$ 483.91	WSG/Parking Permit	162.78	\$ 646.69
36	Jonathan Lopez	36	\$ 488.02	WSG	112.17	\$ 600.19
37	Alejandra Hernandez	37	\$ 485.54	WSG/Parking Permit	125.22	\$ 610.76
38	Jose Cervantes	38	\$ 496.65	WSG	114.00	\$ 610.65
39	Rafael/Elizabeth Hernandez	39	\$ 481.26	WSG	119.61	\$ 600.87

City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL REGISTRATION

(Continued)
Part IV. Rent Schedule as of December 1, 2025

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	
40	Steven Trejo	40	\$ 497.97	Water/Sewer/Garbage	\$ 287.91	\$ 785.88
41	Samuel/Lupe Rodriguez	41	\$ 488.67	WSG	\$ 91.56	\$ 580.23
42	Bunker Cluff	42	\$ 488.52	WSG	\$ 102.78	\$ 591.30
43	Muhammad Ashtaq	43	\$ 479.23	WSG	\$ 125.22	\$ 604.45
44	Danielle Lizarraga	44	\$ 493.86	WSG	\$ 160.83	\$ 654.69
45	Arturo Moreira	45	\$ 497.00	WSG	\$ 102.78	\$ 599.78
46	Manuel Juarez/Rosas Murillo	46	\$ 491.96	WSG	\$ 119.61	\$ 611.57
47	Alejandro Flores	47	\$ 489.33	WSG	\$ 129.00	\$ 618.33
48	Leticia Lopez	48	\$ 480.32	WSG	\$ 91.56	\$ 571.88
49	Celia Velasquez	49	\$ 474.16	WSG	\$ 97.17	\$ 571.33
50	Victor Alvarez/Maria	50	\$ 486.61	WSG	\$ 134.61	\$ 621.22
51	Librado Puido	51	\$ 483.71	WSG	\$ 108.39	\$ 592.10
52	Efren / Paula Perez	52	\$ 491.34	WSG	\$ 91.56	\$ 582.90
53	Gulzar Hussain	53	\$ 492.72	WSG/Parking Permit	\$ 162.66	\$ 655.38
54	Shahnaz Zohra Choudhry	54	\$ 491.10	WSG	\$ 91.56	\$ 582.66
55	Cheryl Kerr	55	\$ 492.21	WSG	\$ 80.34	\$ 572.55
56	Julio Cesar Lopez Diaz	56	\$ 495.31	WSG	\$ 140.22	\$ 635.53
57	Sandra Rodriguez	57	\$ 488.55	WSG	\$ 106.56	\$ 595.11
58	Joana Eagan	58	\$ 478.98	W/S/G	\$ 130.83	\$ 609.81
59	Debra Baker	59	\$ 473.73	WSG	\$ 85.95	\$ 559.68
60	Belinda Moreno	60	\$ 476.97	WSG	\$ 114.00	\$ 590.97
61	Rafael Loza/Trinidad Canch	61	\$ 477.95	WSG	\$ 108.39	\$ 586.34
62	Douglas Matlock	62	\$ 498.00	WSG	\$ 91.56	\$ 589.56

City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL REGISTRATION

(Continued)
Part IV. Rent Schedule as of December 1, 2025

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	
63	Jose Rodriguez	63	\$ 483.55	Water/Sewer/Garbage	\$ 125.22	\$ 608.77
64	Eduardo Lopez	64	\$ 492.64	WSG	\$ 114.00	\$ 606.64
65	Pablin Gutierrez	65	\$ 481.97	WSG/ParkingPermit	\$ 102.78	\$ 584.75
66	Yamlex Montes de Oca	66	\$ 483.49	WSG/ParkingPermit	\$ 102.78	\$ 586.27
67	Maria Ramirez	67	\$ 484.86	WSG	\$ 136.44	\$ 621.30
68	Robert Hennies	68	\$ 490.04	WSG	\$ 73.47	\$ 563.51
69	Robert Bullock	69	\$ 492.32	WSG	\$ 85.95	\$ 578.27
70	Jose / Irma Gutierrez	70	\$ 496.26	WSG/ParkingPermit	\$ 123.39	\$ 619.65
71	Martha Cosio	71	\$ 496.01	WSG	\$ 192.54	\$ 688.55
72	Muhammad Arfan	72	\$ 476.60	WSG	\$ 102.78	\$ 579.38
73	Adnan Akram	73	\$ 484.37	WSG	\$ 136.44	\$ 620.81
74	Sandra Rodriguez	74	\$ 486.61	WSG	\$ 108.39	\$ 595.00
75	Marco Sandoval	75	\$ 482.61	WSG	\$ 130.83	\$ 613.44
76	Gustavo Conteras	76	\$ 479.50	WSG/ParkingPermit	\$ 134.61	\$ 614.11
77	Alfredo Bibriesca	77	\$ 486.04	WSG	\$ 136.44	\$ 622.48
78	Efrain Borajas	78	\$ 494.83	WSG	\$ 102.78	\$ 597.61
79	Auroa Garcia	79	\$ 485.93	WSG/ParkingPermit	\$ 121.56	\$ 607.49
80	Muhammad Anwar	80	\$ 492.72	WSG/ParkingPermit	\$ 157.05	\$ 649.77
81	Jose Serratos	81	\$ 477.58	WSG	\$ 80.34	\$ 557.92
82	Robert Brigham	82	\$ 485.38	WSG	\$ 97.17	\$ 582.55
83	Maria Isabel Duenas	83	\$ 470.99	WSG	\$ 117.78	\$ 588.77
84	Maria/Jose Alfaro	84	\$ 482.78	WSG	\$ 108.39	\$ 591.17
85	Mumtaz Ahmed	85	\$ 460.12	WSG	\$ 136.44	\$ 596.56

City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL REGISTRATION

(Continued)
Part IV. Rent Schedule as of December 1, 2025

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	
86	Jacqueline Muratalla	86	\$ 491.32	Water/Sewer/Garbage	\$ 73.47	\$ 564.79
87	Muhammad Zeeshaw	87	\$ 498.18	WSG	\$ 125.22	\$ 623.40
88	Maria Robles	88	\$ 483.98	WSG/Parking Permit	\$ 117.78	\$ 601.76
89	Oracio Arteaga	89	\$ 496.38	WSG/Parking Permit	\$ 117.78	\$ 614.16
90	Luis Salvador/Rosaura Pimentel	90	\$ 455.21	WSG	\$ 173.88	\$ 629.09
91	Edna Velaquez	91	\$ 489.40	WSG	\$ 97.17	\$ 586.57
92	Raul Reyes/Maria Reyna	92	\$ 478.56	WSG/Parking Permit	\$ 151.44	\$ 630.00
93	Evangelina Roa	93	\$ 491.08	WSG/Parking Permit	\$ 147.78	\$ 638.86
94	Ruth Paulsen	94	\$ 494.75	WSG	\$ 91.56	\$ 586.31
95	Manuel Hernandez	95	\$ 492.78	WSG	\$ 136.44	\$ 629.22
96	Ana Garcia	96	\$ 492.74	WSG/Parking Permit	\$ 144.00	\$ 636.74
97	Shawnda Herrera	97	\$ 488.99	WSG/Parking Permit	\$ 134.61	\$ 623.60
98	Elias / Pati Cerrantes	98	\$ 491.16	WSG/Parking Permit	\$ 97.17	\$ 588.33
99	Berta Leon	99	\$ 496.02	WSG	\$ 114.00	\$ 610.02
100	Ruben Contreras/Azucena	100	\$ 481.50	WSG/Parking Permit	\$ 132.78	\$ 614.28
101	William Holzhauser	101	\$ 486.07	WSG	\$ 91.56	\$ 577.63
102	Lucy Corona	102	\$ 477.35	WSG	\$ 91.56	\$ 568.91
103	Martha Villanueva	103	\$ 485.78	WSG	\$ 102.78	\$ 588.56
104	Muhammad Rizwan	104	\$ 493.09	WSG	\$ 164.49	\$ 657.58
105	Ruben Contreras	105	\$ 475.35	WSG	\$ 153.27	\$ 628.62
106	Maria Coronado	106	\$ 490.24	WSG	\$ 106.56	\$ 596.80
107	Humberto Correa	107	\$ 498.81	WSG	\$ 114.00	\$ 612.81
108	Miguel Rivera	108	\$ 479.23	WSG	\$ 100.95	\$ 580.18

City of Woodland
Manufactured Home Fair Practices Commission
2025 ANNUAL REGISTRATION

(Continued)
Part IV. Rent Schedule as of December 1, 2025

Space No.	Name of Resident	Resident Mailing Address 840 Bourn Drive # Woodland, CA 95776	Base Rent	Other Charges		Total Rent (Base Rent plus Other Charges)
				(paid by resident not included in base rent) Service/ Utility	Approx. Monthly Cost	
109	Humberto Perez Jr.	109	\$ 487.77	Water/Sewer/Garbage	\$ 85.95	\$ 573.72
110	Joel Tcharry	110	\$ 486.77	WSG	\$ 102.78	\$ 589.55
111	Carolina Pimentel	111	\$ 469.74	WSG/Parking Permit	\$ 123.39	\$ 593.13
112	Ruben Rodriguez	112	\$ 473.48	WSG	\$ 114.00	\$ 587.48
113	Brenda Holsey	113	\$ 485.90	WSG/Parking Permit	\$ 100.95	\$ 586.85
114	Tariq Aziz	114	\$ 497.67	WSG	\$ 125.22	\$ 622.89
115	M S Hernandez	115	\$ 487.84	WSG	\$ 97.17	\$ 585.01
116	Sergio Solorio/Elizabeth	116	\$ 489.36	WSG/Parking Permit	\$ 123.39	\$ 612.75
117	Janet Gabbard	117	\$ 492.65	WSG/Parking Permit	\$ 100.95	\$ 593.60
118	Alma Leon	118	\$ 482.68	WSG/Parking Permit	\$ 102.78	\$ 585.46
119	Luis Luna	119	\$ 489.32	WSG	\$ 136.44	\$ 625.76
120	Alan / Alexis Contreras	120	\$ 483.39	WSG	\$ 114.00	\$ 597.39
121	Alejandro Alvarado	121	\$ 480.64	WSG/Parking Permit	\$ 147.78	\$ 628.42
122	Jose R. Cazares	122	\$ 482.99	WSG	\$ 102.78	\$ 585.77
123	Guadalupe Gutierrez	123	\$ 450.97	WSG	\$ 100.95	\$ 551.92
124	Fermin Mejia	124	\$ 488.70	WSG	\$ 97.17	\$ 585.87
125	Adolfo Lemus	125	\$ 485.11	WSG	\$ 91.56	\$ 576.67
126	Tania Sanchez	126	\$ 489.09	WSG/Parking Permit	\$ 132.78	\$ 621.87
127	Pedro Casarez	127	\$ 486.19	WSG	\$ 102.78	\$ 588.97
128	David Gomez	128	\$ 480.84	WSG	\$ 114.00	\$ 594.84
129	Sergio Ramos Sanchez	129	\$ 489.41	WSG	\$ 100.95	\$ 590.36
130	Juana Tovar Muniz	130	\$ 485.57	WSG	\$ 91.56	\$ 577.13
131	Miguel Hernandez	131	\$ 474.59	WSG/Parking Permit	\$ 129.00	\$ 603.59



TO: THE MEMBERS OF THE COMMISSION
AGENDA: Manufactured Home Fair Practices Commission
DATE: July 29, 2026
ITEM #: G.4
SUBJECT: Review and Approve Manufactured Home Park Annual Inspection Reports

Recommendation for Action: Staff recommends that the Manufactured Home Fair Practices Commission review and approve the Annual Inspection Reports for Idle Wheel Estates, Royal Palm Estates, and Casa del Sol.

Staff Contact:

Katharine Apicella, Housing Analyst, (530) 661-2019 Katharine.apicella@cityofwoodland.gov

Background:

Under the City of Woodland Space Rent Ceiling Ordinance, upon receipt of a complete application for an Annual Permissive Adjustment, the City conducts an inspection of the manufactured home park to verify compliance with applicable health and safety standards, zoning regulations, and land use permits. If the park is found to be in compliance and the park owner otherwise meets the requirements for the requested adjustment, the Manufactured Home Fair Practices Commission may authorize the adjustment. The City conducts an annual walk-through inspection of each park governed by the Space Rent Ceiling Ordinance.

Items inspected included: 1) Public Street Frontage, 2) Signs — Permits & Installation at Exterior Locations, 3) Vehicle Access (Entrance and Exit), 4) Parking - Street & Conditional Use Permit Requirements, 5) Utilities & Equipment outside of Park, 6) Perimeter Walls/Enclosures at Public Street Frontage, 7) Disabled Accessibility at Property Access Areas, 8) Lot Lines (Creation, Movement, or Alteration of), 9) Conditions of Curbs, Gutters & Sidewalks, and 10) Property Zoning (Use and Location).

Discussion:

This July 2026, all ten (10) inspection categories were evaluated at Idle Wheel Estates, Royal Palm Estates, and Casa del Sol. The annual inspection for Bells Trailer Village was completed and approved in early 2026 for the MHFPC Net Operating Income Hearing held on January 29, 2026. Given that Leisureville has no space renters and all residents hold an ownership interest in the park, no inspection was required at this time. For all parks inspected, all ten (10) items were approved.

Conclusion:

Staff recommends that the Manufactured Home Fair Practices Commission review and approve the Annual Inspection Reports for Idle Wheel Estates, Royal Palm Estates, and Casa del Sol.

Prepared by: Katharine Apicella, Housing Analyst

Reviewed by: Erika Bumgardner, Deputy Community Development Director



Attachments:

1. 2026 Idle Wheel Annual Inspection
2. 2026 Royal Palm Annual Inspection
3. 2026 Casa del Sol Annual Inspection



WOODLAND

COMMUNITY DEVELOPMENT DEPT.

(530) 661-5820

300 FIRST STREET

WOODLAND, CA 95776

www.cityofwoodland.gov

MANUFACTURED HOME PARK INSPECTION

Community Development Dept.

Address of Park: 907 Bourn Drive, Woodland, CA

Name of Park: Idle Wheel Estates

Date: 7/20/26

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: @ Pool on site 10am 8pm

@ communal Club house

@ laundry room

@ playground

@ guest parking

City of Woodland Staff:

Katharine Apicella, Housing Analyst I

City Staff Signature:

Katharine Apicella

7/20/26



WOODLAND

COMMUNITY DEVELOPMENT DEPT.
(530) 661-5820 300 FIRST STREET

WOODLAND, CA 95776
www.cityofwoodland.gov

MANUFACTURED HOME PARK INSPECTION

Community Development Dept.

Address of Park: 840 Bourn Drive, Woodland, CA

Name of Park: Royal Palm Estates

Date: 7/22/26

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: _____

City of Woodland Staff: Katharine Apizella, Housing Analyst I

City Staff Signature: Katharine Apizella 7/22/26



WOODLAND

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(530) 661-5820

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MANUFACTURED HOME PARK INSPECTION

Community Development Dept.

Address of Park: 621 East Street, Woodland, CA

Name of Park: Casa Del Sol

Date:

7/22/26

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:

City of Woodland Staff:

Katharine Alizella, Housing Analyst I

City Staff Signature:

Katharine Alizella

7/22/26



TO: THE MEMBERS OF THE COMMISSION
AGENDA: Manufactured Home Fair Practices Commission
DATE: July 29, 2026
ITEM #: G.5
SUBJECT: Review Consumer Price Index (CPI) data to determine 2.02% Annual Permissive Adjustment and review exemption claims

Recommendation for Action: Staff recommends that the Manufactured Home Fair Practices Commission adopt a Resolution to:

- 1) Review and approve the 2026 Annual Permissive Adjustment applications following evaluation of the 2026 CPI data; and
- 2) Review the exemption claims submitted for 2026 and approve those that meet the criteria established under the City's Manufactured Home Fair Practices Ordinance.

Staff Contact:

Katharine Apicella, Housing Analyst, (530) 661-2019 Katharine.apicella@cityofwoodland.gov

Background:

Manufactured Home Space Rent Regulation and Annual Adjustments

The City's manufactured home rent stabilization framework establishes a Space Rent Ceiling intended to provide predictable rent regulation and protect residents from unreasonable increases while still allowing park owners to keep pace with typical inflationary cost increases.

Within this framework, the Ordinance provides an Annual Permissive Adjustment process. In general terms, the Annual Permissive Adjustment:

- Is a standard, once-per-year adjustment to the Space Rent Ceiling, tied to a defined inflation indicator (e.g., Consumer Price Index) for a specified 12-month period identified in the Ordinance;
- Requires the park owner to submit an application to the City demonstrating the requested annual adjustment consistent with the Ordinance;
- Is distinct from a "fair return" or other extraordinary adjustment process (which typically involves more detailed financial evaluation and a different evidentiary showing); and
- Results in an updated maximum allowable space rent ceiling, meaning the ceiling is adjusted, and the park may adjust rents up to (but not above) the approved ceiling, subject to requirements in the Ordinance.

In June 2026, city staff extracted data showing the Consumer Price Index (CPI) as reported by the Bureau of Labor Statistics, U.S. Department of Labor. The data revealed that the 12-month period ending February 2026, adjusted by the 75% multiplier, would produce a 2.02% permissive adjustment (2.69% increase in CPI x 75% = 2.02%); therefore, the increase for all applications filed by March 1, 2026, is 2.02%. The Space Rent Control Ordinance limits a permissive space rent increase to the lesser of the change in the CPI or 3.0%.

Discussion:

In March 2026, three mobile home parks, Bell's Trailer Village, Idle Wheel Estates, and Royal Palm

Estates, submitted applications for the 2026 Annual Permissive Adjustment. City Staff reviewed each application and confirmed that the requested Annual Permissive Adjustment of 2.02% is consistent with the annual adjustment methodology established in the Ordinance and applied by the Commission for the applicable period.

Along with the Annual Permissive Adjustment requests, the applications also required information on any exemption updates, to indicate if the applicant park needed to provide information on spaces claimed to be exempt from the Space Rent Ceiling.

A prior question for the Commission was whether RV-occupied spaces are subject to the City's manufactured home space rent provisions and therefore should be included in the permissive adjustment application and calculations. Following the June 30, 2025, meeting of the Manufactured Home Fair Practices Commission, City Staff consulted with the City Attorney regarding the applicability of the Ordinance to RVs. The City Attorney advised that the Space Rent provisions of the Ordinance do not apply to recreational vehicles parked in manufactured home parks within the City. Based on this legal guidance, City Staff finds that the requested exemptions for RV-occupied spaces are appropriate, and the City can approve such exemption request as part of the Annual Permissive Adjustment application.

2026 Exemption Request and Annual Permissive Adjustment Update (Bells Trailer Village)

Bells Trailer Village claimed 14 exemptions out of 39 spaces: 12 of which exemptions were claimed for month-to-month RV-occupied spaces, and 2 exemptions for "long-term lease" agreements. The City can recommend approval of RV exemptions. However, the prior long-term lease exemption allowance was tied to former Civil Code section 798.17, which was repealed effective January 1, 2025, and therefore there is no longer a qualifying exemption under the City's Ordinance.

Annual Adjustment Information and Effective Dates for Bells Trailer Village

Effective July 1, 2025, the space rent ceiling for Bells Trailer Village was increased by 1.94%, as an Annual Permissive Adjustment (APA). (Woodland City Code § 5.36.080(c)(3)).

Effective July 1, 2026, the space rent ceiling for Bells Trailer Village was increased by 27.55% for each regulated space, as a Net Operating Income (NOI) Adjustment. (Woodland City Code § 5.36.080(c)(3)).

Chapter 5.36 of the Woodland Municipal Code includes, without limitation, the requirement that no annual adjustment shall become effective if a previous annual adjustment became effective within the preceding twelve (12) months. The approved NOI Adjustment of 27.55% shall not become effective until July 1, 2026, which is twelve (12) months after the effective date of the most recent Annual Permissive Adjustment for Bell's Trailer Village. (Woodland City Code § 5.36.080(C)(3)).

Per the Ordinance, any Annual Permissive Adjustment approved for Bells Trailer Village at this meeting may not go into effect until July 1, 2027, which is twelve (12) months after the effective date of the most recent Net Operating Income Adjustment for Bells Trailer Village.

2026 Exemption Request (Idle Wheel Estates)

Idle Wheel Estates claimed 19 exemptions out of 154 spaces: all 19 of which were claimed for long-term lease agreements.

At the January 29, 2026, meeting of the Manufactured Home Practices Fair Commission, the Commission adopted a resolution to deny Idle Wheel's request in 2025 to exempt 14 spaces from the City's space rent ceiling provisions on the basis that the prior "long-term lease" exemption was tied to former Civil Code section 798.17, which was repealed effective January 1, 2025, and therefore there

is no longer a qualifying exemption under the Ordinance.

The Commission then directed staff, following Commission action, to notify Idle Wheel in writing of the denial of the 14-space exemption request and to require a written response from park ownership/management identifying: (a) whether any space rent increases or rent practices since 2023 were implemented in reliance on long-term lease exemptions; (b) the specific spaces affected; and (c) a proposed remedy and timeline to cure any noncompliance with the City's Ordinance, consistent with the conclusion that long-term lease exemptions expired with the repeal of Civil Code section 798.17. To date, no response has been received.

2026 Exemption Request (Royal Palm Estates)

Royal Palm Estates did not claim any exemptions to the space rent Ordinance for its 131 spaces.

Conclusion:

Staff recommends that the Manufactured Home Fair Practices Commission adopt a Resolution to:

- 1) Review and approve the 2026 Annual Permissive Adjustment applications following evaluation of the 2026 CPI data; and
- 2) Review the exemption claims submitted for 2026 and approve those that meet the criteria established under the City's Manufactured Home Fair Practices Ordinance.

Prepared by: Katharine Apicella, Housing Analyst

Reviewed by: Erika Bumgardner, Deputy Community Development Director



Attachments:

1. RESOLUTION 2026 Annual Permissive Adjustments MHFPC
2. BLS CPI Data Table 2026
3. 2026 Bells Trailer Annual Permissive Adjustment
4. 2026 Idle Wheel Annual Permissive Adjustment
5. 2026 Royal Palm Annual Permissive Adjustment

RESOLUTION NO. _____

A RESOLUTION OF THE MANUFACTURED HOME FAIR PRACTICES COMMISSION OF THE CITY OF WOODLAND APPROVING THE 2026 ANNUAL PERMISSIVE ADJUSTMENTS TO THE SPACE RENT CEILINGS FOR BELLS TRAILER VILLAGE (39 SPACES), IDLE WHEEL ESTATES (154 SPACES), AND ROYAL PALM ESTATES (131 SPACES); DENYING BELLS TRAILER VILLAGE'S REQUESTED EXEMPTIONS FOR TWO (2) SPACES AND IDLE WHEEL ESTATES' REQUESTED EXEMPTIONS FOR NINETEEN (19) SPACES BASED ON LONG-TERM LEASE AGREEMENTS; AND DIRECTING NOTICE AND COMPLIANCE FOLLOW-UP

WHEREAS, the City of Woodland (“City”) regulates space rent ceilings and rent adjustments for manufactured home parks pursuant to Chapter 5.36 of the Woodland Municipal Code (“Ordinance”), administered in part by the Manufactured Home Fair Practices Commission (“Commission”); and

WHEREAS, the Ordinance provides for an annual permissive adjustment process to adjust the Space Rent Ceiling consistent with the methodology established by the Ordinance; and

WHEREAS, City staff determined that the applicable 2026 Annual Permissive Adjustment for complete applications submitted by March 1, 2026, is 2.02% based on Consumer Price Index data published by the United States Department of Labor, Bureau of Labor Statistics; and

WHEREAS, the mobile home parks (“Parks”): Bells Trailer Village (with 39 spaces), Idle Wheel Estates (with 154 spaces), and Royal Palm Estates (with 131 spaces) submitted applications for the 2026 Annual Permissive Adjustment to the Space Rent Ceiling, and City staff determined that each application satisfies the Annual Permissive Adjustment requirements of Chapter 5.36 of the Woodland Municipal Code; and

WHEREAS, Bells Trailer Village received a Net Operating Income Adjustment effective July 1, 2026, and pursuant to Chapter 5.36 of the Woodland Municipal Code, any 2026 Annual Permissive Adjustment approved by the Commission shall not become effective until July 1, 2027, because a prior adjustment became effective within the preceding twelve (12) months.

WHEREAS, the applications also identified certain spaces claimed to be exempt from the City's Space Rent Ceiling provisions; and

WHEREAS, Bells Trailer Village requested exemptions for fourteen (14) spaces, consisting of twelve (12) RV-occupied spaces and two (2) spaces based on “long-term lease agreements”; and

WHEREAS, the City Attorney has advised that recreational vehicles occupying spaces within manufactured home parks are not subject to the City's Space Rent Control Ordinance, and staff therefore finds that the twelve (12) exemptions for qualifying RV-occupied spaces at Bells Trailer Village are appropriate; and

WHEREAS, Idle Wheel Estates requested exemptions for nineteen (19) spaces based on long-term lease agreements; and

WHEREAS, staff reviewed the long-term lease exemption requests and consulted the City Attorney, including review of the legal summary explaining that Civil Code section 798.17 (relating to long-term lease treatment under state law) was repealed effective January 1, 2025, and that the City's Ordinance does not provide a continuing, independent long-term lease exemption following that repeal; and

WHEREAS, at the January 29, 2026, meeting, the Commission previously denied Idle Wheel Estates' 2025 request for long-term lease exemptions; and

WHEREAS, following its action, the Commission directed staff to notify Idle Wheel Estates in writing of the denial of the 14-space exemption request from 2025 and to require a written response from park ownership/management identifying: (a) whether any space rent increases or rent practices implemented since 2023 relied upon long-term lease exemptions; (b) the specific spaces affected; and (c) a proposed remedy and timeline to achieve compliance with the City's Manufactured Home Fair Practices Ordinance, consistent with the Commission's determination that long-term lease exemptions expired with the repeal of California Civil Code section 798.17; and to date, no response has been received; and

WHEREAS, the Commission conducted a public meeting on July 29, 2026, to consider (i) the 2026 Annual Permissive Adjustment to the Space Rent Ceiling, and (ii) the parks' requests to exempt spaces from the Space Rent Ceiling provisions.

NOW, THEREFORE BE IT RESOLVED, by the Manufactured Home Fair Practices Commission of the City of Woodland as follows:

1. Findings. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. Approval of Annual Permissive Adjustment. The Commission hereby approves the 2026 Annual Permissive Adjustment to the Space Rent Ceiling for Bells Trailer Village (39 spaces), Idle Wheel Estates (154 spaces), and Royal Palm Estates (131 spaces) in the amount of 2.02%, consistent with the Ordinance and the submitted applications.
3. Denial of Fourteen (2) Requested Space Exemptions for Bells Trailer Village and Nineteen (19) Requested Space Exemptions based on long-term lease agreements. The Commission hereby denies Bells Trailer Village's request to exempt two (2) spaces and Idle Wheel Estates' request to exempt nineteen (19) spaces as identified in the parks' exemption requests and application submittal, from the Space Rent Ceiling provisions of the Ordinance. This denial is based on the determination that the asserted "long-term lease" exemption was tied to former state law (Civil Code section 798.17), which was repealed effective January 1, 2025, and therefore does not provide a continuing basis for exemption under the Ordinance.

4. **Notice to Park and Required Response Regarding Prior Rent Practices.** Following adoption of this Resolution, the Commission directs staff to provide written notice to Bells Trailer Village and Idle Wheel Mobile Home Park of the Commission's action, including:
- Notice of the denial of the two (2) requested exemptions for Bells Trailer Village, and nineteen (19) requested exemptions for Idle Wheel Estates; and
 - A requirement that the Park submit a written response (within a timeframe specified by staff consistent with the Ordinance and administrative practice) describing:
 - 1. whether any rent increases, rent adjustments, or rent practices since 2023 were implemented in reliance on the asserted long-term lease exemption;
 - 2. the spaces, tenancies, and time periods affected (if any); and
 - 3. a proposed remedy and timeline to address and cure any rent adjustments implemented in a manner not in compliance with the Ordinance, consistent with the repeal of Civil Code section 798.17 effective January 1, 2025.
5. **Implementation and Notice.** The Commission directs staff to implement the approved annual permissive adjustment by finalizing updated Space Rent Ceiling documentation for Bells Trailer Village, Idle Wheel Estates, and Royal Palm Estates. Any rent increase applied pursuant to this Resolution shall be implemented in accordance with the Ordinance's noticing and effective-date requirements.
6. **CEQA.** The Commission finds that this action is an administrative regulatory action that does not involve physical changes to the environment and is therefore not a project under CEQA or alternatively is otherwise exempt from CEQA pursuant to applicable CEQA provisions.
7. **Effective Date.** This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED by the Manufactured Home Fair Practices Commission of the City of Woodland at a regular meeting held on the 29th day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Paul Kramer, Chairperson

ATTEST:

Erika Bumgardner, Deputy Community Development Director

Databases, Tables & Calculators by Subject

 [Special Notices](#) 1/14/2026

Change Output Options:

From: To: 

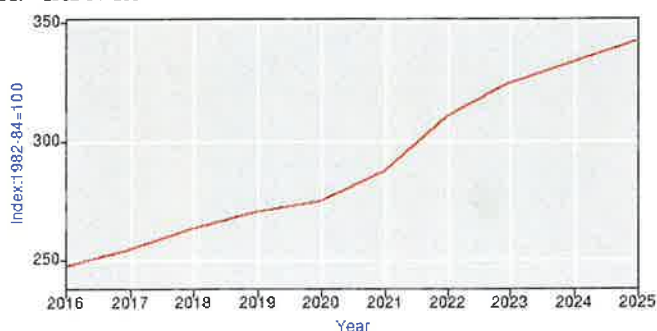
☒ include graphs ☐ include annual averages

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Data extracted on: July 7, 2026 (1:06:23 PM)

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

Series Id: CUUR0400SA0, CUUS0400SA0
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
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	342.343	342.613	343.234	344.096	345.294	(X)	344.339	343.789	341.850	339.933	344.150
2026	345.152	346.990	350.226	353.161	354.478										

X : Data unavailable due to the 2025 lapse in appropriations

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City of Woodland
Manufactured Home Fair Practices Commission
2026 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: Bell's Trailer Village
2. Park Address: 1224 E. Gum Avenue, Woodland, CA 95776

II. Applicant Information

1. Name of Applicant: Bell's Trailer Village, 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.

Sheree Johnson
Name (print)

[Signature]
Signature

LLC Manager
Capacity

3/26/26
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.

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)
10	M2M		RV
13	M2M		RV
23	20	5/31/45	LTL
26	20	6/30/45	LTL
33	M2M		RV
35	M2M		RV
39	M2M		RV
40	M2M		RV
42	M2M		RV
43	M2M		RV
44	M2M		RV
45	M2M		RV
46	M2M		RV
47	M2M		RV

Revised 12/10/04

City of Woodland
Manufactured Home Fair Practices Commission
2026 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. Sec
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.

Nicholas Vlastakis
Name (print)

[Signature]
Signature

LLC manager
Capacity

3/26/26
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)
3	20	1/31/45	LTL
7	20	2/29/44	LTL
12	20	12/31/44	LTL
15	20	3/31/44	LTL
16	20	5/31/45	LTL
26	20	11/30/44	LTL
32	20	8/31/44	LTL
35	20	7/31/45	LTL
37	20	11/30/43	LTL
43	20	2/29/45	LTL
53	20	9/30/44	LTL
63	20	11/30/43	LTL
91	20	9/30/45	LTL
102	20	12/31/44	LTL
111	20	2/29/44	LTL
115	20	2/29/45	LTL
134	20	10/31/42	LTL
204	20	12/31/43	LTL
267	20	4/30/44	LTL

Revised 12/10/04

City of Woodland
Manufactured Home Fair Practices Commission
2026 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 Mgt. 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.

<u>Philip Hoon</u>		Managing Member
Name (print)	Signature	Royal Palm Mgt. LLC
		Capacity
		Date

[illegible]