

DRAFT

Wild Wings County Service Area

Municipal Services Review and Sphere of Influence

LAFCO No. 035

Yolo County Local Agency Formation Commission

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YOLO COUNTY

LOCAL AGENCY FORMATION COMMISSION

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INTRODUCTION

This Municipal Service Review (MSR) and Sphere of Influence (SOI) Study is prepared for the Wild Wings County Service Area (CSA). The combination of the two documents analyzes the District's ability to serve existing and future residents. The SOI and service review were prepared to meet the requirements and standards of the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (CKH). In addition, the service review was prepared using the Municipal Service Review Guidelines prepared by the Governor's Office of Planning and Research.

The fundamental role of the Local Agency Formation Commission, LAFCO, is to implement the CKH Act, consistent with local conditions and circumstances. LAFCO's decisions are guided by the CKH Act found in Government Code 56000, et. Seq. The major goals of LAFCO as established by the CKH Act include:

- ▶▶ To encourage orderly growth and development, which are essential to the social, fiscal, and economic well being of the state;
- ▶▶ To promote orderly development by encouraging the logical formation and determination of boundaries and working to provide housing for families of all incomes;
- ▶▶ To discourage urban sprawl;
- ▶▶ To preserve open-space and prime agricultural lands by guiding development in a manner that minimizes resource loss;
- ▶▶ To exercise its authority to ensure that affected populations receive efficient governmental services;
- ▶▶ To promote logical formation and boundary modifications that direct the burdens and benefits of additional growth to those local agencies that are best suited to provide necessary services and housing;
- ▶▶ To make studies and obtain and furnish information which will contribute to the logical and reasonable development of local agencies and to shape their development so as to advantageously provide for the present and future needs of each county and its communities;
- ▶▶ To establish priorities by assessing and balancing total community services needs with financial resources available to secure and provide community services and to encourage government structures that reflect local circumstances, conditions and financial resources;

- ▶▶ To determine whether new or existing agencies can feasibly provide needed services in a more efficient or accountable manner and, where deemed necessary, consider reorganization with other single purpose agencies that provide related services;
- ▶▶ Update SOIs as necessary, but not less than every five years; and
- ▶▶ Conduct a review of all municipal services by county, jurisdiction, region, sub-region or other geographic area prior to, or in conjunction with, SOI updates or the creation of new SOIs.

To carry out State policies, LAFCO has the power to conduct studies, approve or disapprove proposals, modify boundaries, and impose terms and conditions on approval of proposals. Existing law does not provide LAFCO with direct land use authority, although some of LAFCO's discretionary actions indirectly affect land use. LAFCO is expected to weigh, balance, deliberate and set forth the facts and determinations of a specific action when considering a proposal.

Sphere of Influence Study Process

An important tool utilized in implementing the CKH Act is the adoption of a Sphere of Influence for a jurisdiction. An SOI is defined by Government Code 56425 as "...a plan for the probable physical boundary and service area of a local agency or municipality..." An SOI represents an area adjacent to a jurisdiction where development might be reasonably expected to occur in the next 20 years. The Act further requires that a Municipal Service Review be conducted prior to or, in conjunction with, the update of a Sphere of Influence. Also, the Commission's methodology for sphere preparation is an essential part of updating the Sphere of Influence. In Yolo County, a SOI generally has two planning lines. One is considered a 20-year growth boundary, while the other is a 10-year, immediate growth and service extension area. The CKH Act requires LAFCO to review and update as necessary the Spheres of Influence for all applicable jurisdictions in the County every five years. This MSR/SOI is the second review of the Wild Wings CSA.

The MSR will be used to determine what type of services the district provides, may provide and the extent it may expand those services, if any, or coordinate with other agencies.

The sphere study will delineate the service capability and expansion capacity of the agency. The ten-year line will represent the ability of the district to provide services within ten years. If appropriate, the twenty-year line will show the long-term expectations of influence, impact, and control. The district sphere may have only one boundary

depending on the projections for the district and the ability to provide services. The process of preparing these documents has several steps, as shown below.

SPHERE OF INFLUENCE STUDY PROCESS OUTLINE

1. Concurrent preparation of a draft municipal services review and a draft sphere of influence update.
2. Completion of the environmental review process consistent with the California Environmental Quality Act (CEQA).
3. Public review of the municipal service review, sphere of influence, and environmental review documents.
4. Approval of the municipal service review, sphere of influence study, and acceptance of the appropriate environmental document.

In order to update a sphere of influence, the CKH Act calls for LAFCO to prepare and consider written determinations for each of the following:

- ▶▶ Present and planned land uses in the area, including agriculture, and open space lands;
- ▶▶ Present and probable need for public facilities and services in the area;
- ▶▶ Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide; and
- ▶▶ Existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

MUNICIPAL SERVICE REVIEW FACTORS

This Municipal Service Review has been prepared in accordance with Section 56430 of the California Government Code as a means of identifying and evaluating public services provided by the Wild Wings CSA and possible changes to the District's Sphere of Influence. The legislative authority for conducting Service Reviews is provided in the CKH Act. The Act states, "That in order to prepare and update Sphere of Influences in accordance with Section 56425, LAFCO's are required to conduct a review of the municipal services provided in the County or other appropriate designated areas..." A Service Review must have written determinations that address the following factors in order to establish a Sphere of Influence:

- (1) Growth and population projections for the affected area.

- (2) Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.
- (3) Financial ability of agencies to provide services.
- (4) Status of, and opportunities for, shared facilities.
- (5) Accountability for community service needs, including governmental structure and operational efficiencies.
- (6) Any other matter related to effective or efficient service delivery, as required by commission policy.

Information regarding each of the above issue areas is provided in this document. Written determinations for each factor have also been prepared for the Commission's consideration. The service review will analyze the District's services consistent with the State's guidelines for preparing such a study.

Sphere of Influence Guidelines

The Sphere of Influence guidelines adopted by Yolo County LAFCO provide direction in updating the Wild Wings County Service Area Sphere of Influence. Each of the following guidelines has been addressed in either the Sphere of Influence Update or the Municipal Service Review for the District.

1. LAFCO will designate a sphere of influence line for each local agency that represents the agency's probable physical boundary and includes territory eligible for annexation and the extension or withdrawal of that agency's services within a twenty-year period.
2. The sphere of influence may delineate a ten-year line that represents more immediate service area coverage needs and a twenty-year line that projects necessary service coverage by a particular agency.
3. LAFCO shall consider the following factors in determining an agency's sphere of influence.
 - a. The present and planned land uses in the area, including agricultural and open-space lands.
 - b. The present and probable need for public facilities and services in the area.
 - c. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

- d. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.
4. Territory not in need of urban services, including open space, agriculture, recreational, rural lands or residential rural areas, shall not be assigned to an agency's sphere of influence, unless the area's exclusion would impede the planned, orderly and efficient development of the area.
5. LAFCO may adopt a sphere of influence that excludes territory currently within that agency's boundaries. This occurs where LAFCO determines that the territory consists of agricultural lands, open space lands, or agricultural preserves whose preservation would be jeopardized by inclusion within an agency's sphere of influence, when another agency can provide similar services better than the existing service agency, or where exclusion is deemed appropriate for other sound policy reasons and exclusion of these areas from an agency's sphere of influence indicates that detachment is appropriate.
6. Where an area could be assigned to the sphere of influence of more than one agency providing a particular needed service, the following hierarchy shall apply dependent upon ability to provide service.
 - a. Inclusion within a city sphere of influence.
 - b. Inclusion within a multi-purpose district sphere of influence.
 - c. Inclusion within a single-purpose district sphere of influence.

In deciding which of two or more equally-ranked agencies shall include an area within its sphere of influence, LAFCO shall consider the agencies' service and financial capabilities, social and economic interdependencies, topographic factors, and the effect that eventual service extension will have on adjacent agencies.

7. Sphere of influence boundaries shall not create islands or corridors unless it can be demonstrated that the irregular boundaries represent the most logical and orderly service area of an agency.
8. Non-adjacent, publicly-owned properties and facilities used for urban purposes may be included within that public agency's sphere of influence if eventual annexation would provide an overall benefit to agency residents.
9. LAFCO shall review sphere of influence determinations every five years or when deemed necessary by the Commission. If a local agency or the county desires amendment or revision of an adopted sphere of influence, the local agency by resolution may file such a request with the Executive Officer. Any local agency or county making such a request shall reimburse the Commission based on the

adopted fee schedule. The Commission may waive such reimbursement if it finds that the request may be considered as part of its periodic review of spheres of influence.

10. LAFCO shall adopt, amend or revise sphere of influence determinations following the procedural steps set forth in the Cortese-Knox-Hertzberg Act, Government Code Section 56000 et seq.

The Service Review and Sphere of Influence documents have been compiled using information from a variety of sources including the Yolo County General Plan; Wild Wings municipal service review supplemental questionnaire; County of Yolo, US Census Bureau and other governmental agencies.

BACKGROUND

This section describes the California Government Code that regulates county service areas.

County Service Area Law

The formation and operation of county service areas (CSAs) is governed by Government Code §25211 et al. These provisions, also known as the "County Service Area Law", allow for CSAs to be an "alternative method" for the provision of governmental services in the unincorporated areas.

The Legislature gave CSAs the ability to provide a broad range of services. CSAs throughout the State vary from a single purpose agency to an agency providing most of the services listed in the CSA Law. The powers possessed by an individual CSA are dependent upon the powers specified in its formation proceedings or by any subsequent extension of authorized services. The following is a comprehensive list of services that a CSA may provide as specified in Government Code §25213.

- Law enforcement and police protection
- Fire protection, fire suppression, vegetation management, search and rescue, hazardous material emergency response, and ambulances
- Recreation, including, but not limited to, parks, parkways, and open space
- Libraries
- Television translator stations and low-power television services
- Supplying water for any beneficial uses
- The collection, treatment, or disposal of sewage, wastewater, recycled water, and stormwater
- The surveillance, prevention, abatement, and control of pests, vectors, and vectorborne diseases
- The acquisition, construction, improvement, and maintenance, including, but not limited to, street sweeping and snow removal, of public streets, roads, bridges, highways, rights-of-way, easements, and any incidental works
- The collection, transfer, handling, and disposal of solid waste, including, but not limited to, source reduction, recycling, and composting
- Funding for land use planning within the county service area by a planning agency established pursuant to Article 1 (commencing with §65100) of Chapter 3 of Title 7, including, but not limited to, an area planning commission
- Soil conservation
- Animal control
- Funding for the services of a municipal advisory council established pursuant to §31010

- Transportation
- Geologic hazard abatement on public or private property or structures where the board of supervisors determines that it is in the public interest to abate geologic hazards
- Cemeteries
- The conversion of existing overhead electrical and communications facilities, with the consent of the public agency or public utility that owns the facilities, to underground locations pursuant to Chapter 28 (commencing with §5896.1) of Part 3 of Division 7 of the Streets and Highways Code
- Emergency medical services
- Airports
- Flood control and drainage
- The acquisition, construction, improvement, maintenance, and operation of community facilities, including, but not limited to, cultural facilities, child care centers, community centers, libraries, museums, and theaters
- Open-space and habitat conservation, including, but not limited to, the acquisition, preservation, maintenance, and operation of land to protect unique, sensitive, threatened, or endangered species, or historical or culturally significant properties. Any setback or buffer requirements to protect open-space or habitat area so as not to infringe on the customary husbandry practices of any neighboring commercially productive agricultural, timber, or livestock operations
- The abatement of graffiti
- The abatement of weeds and rubbish

In addition, the CSA Law provides:

- For the levying and collection of assessments and/or taxes to fund the capital outlays and ongoing costs of providing these services and the contingency funds for the agency as the law permits and given the specific circumstances of the provision of services within the CSA, such as the existence of “zones of benefits” (Government Code §§ 25211.1(2), 25215, 25215.2, 25215.3, 25215.4, 25215.5, 25216, 25216.3, 25217, 25217.1(d), and 25217.4(c)); and
- For the Board of Supervisors to act as the governing board of CSAs (§25212 et seq.; and
- That no CSA may be established without the approval of LAFCO pursuant to the CKH Act (§25211 et seq.); that to exercise a latent power, the board needs the approval of LAFCO, pursuant to the CKH Act (Government Code §25213.5(a)); and, that LAFCO must approve the annexation or detachment of territory or the dissolution, consolidation, or reorganization of a CSA pursuant to the CKH Act (§25210.7(e)).

Under LAFCO Law, CSAs are classified as “special districts”; however, CSAs differ from other types of special districts in that they have no political “existence” outside of the governmental structure of the county within which they are located.

MUNICIPAL SERVICE REVIEW

The following is the Municipal Service Review for the Wild Wings County Service Area. This Municipal Service Review has been prepared in accordance with California Government Code §56430 as a means of identifying and evaluating public services provided by the CSA in question and possible changes to the Sphere of Influence. This section also provides a brief background on the areas of interest and describes the CSA reviewed and discussed in this document.

This section covers each of the six factors that are required to be addressed in a MSR. The first municipal service review study prepared for Wild Wings CSA established a baseline for the services to be provided by the district. The baselines were for the active powers the CSA was allocated at formation: wastewater treatment system and water services. The additional power now activated for the district, parks and recreation, will also be reviewed.

District Background

The Wild Wings golf course community subdivision is 5 miles west of the City of Woodland along Highway 16. It is adjacent to the Yolo Fliers Country Club on the south and the Watts-Woodland Airport and YCFC & WCD is immediately to the east. Wild Wings includes 337 single family detached homes and a 9-hole golf course with clubhouse. After review, analysis and consideration, the Yolo LAFCO approved the formation of the Wild Wings CSA on August 23, 2003. The district formation met all conditions and was created on December 22, 2004.

Upon formation, the CSA assumed the responsibility for wastewater disposal and collection system management and domestic water. At the inception of the Wild Wings CSA the homeowners association was formed to provide the following services:

- Road Maintenance
- Street Lights Maintenance
- Street Sweeping and Street Cleaning
- Erosion/Storm Drainage
- Solid Waste Services and Refuse Removal
- Tree Maintenance
- Parks and Recreation Maintenance (swimming pool, cabana, restroom, tot lot, tennis court, picnic area facility and any other recreational facility within district boundaries)

The county service area was provided this same list of services as latent powers in case the CSA was required to assume any, or all, of them at some point.

The golf course was originally privately owned and operated by Wild Wings, LLC. However, in 2008 the golf course owner advised the Wild Wings CSA Advisory

Committee that the golf course would be closed down unless sold to a new owner. The CSA was offered the purchase of the golf course for \$1 and any outstanding indebtedness. As a result the Wild Wings community began organizing to consider the practicality of purchasing the golf course. Open hearings were held by the County Services Area, the Yolo County Board of Supervisors and the Wild Wings Homeowner Association with the residents and landowners of the community.

On March 10, 2009 the voters of the Wild Wings CSA passed Measure O. This allowed the CSA to purchase legal ownership of the Wild Wings Golf Course from the private owner, Wild Wings, LLC. In turn, Wild Wings CSA adopted an amended budget to reflect the responsibility of operating and maintaining the golf course. A capital improvement plan was also adopted by the CSA to meet identified changes needed to make the golf course more viable. As part of Measure O the Wild Wings community agreed to impose a special tax on their properties at a maximum rate of \$1,700 a parcel to repay the delinquent taxes incurred by the private landowner and to assume ownership and operations of the golf course. In addition, an agreement was entered into in March, 2009 between the Wild Wings County Service Area and KemperSports for the operation and management of the golf course.

Infrastructure Needs and Deficiencies

The baseline service levels determined for the initial district services were outlined in the "Services Plan - Wild Wings County Service Area for the Wild Wings Development Project" dated May, 2003. The latest information was provided by CSA staff based on 2009 data. The study will outline the differences between expected and actual services. In addition, the study will review if the actual services are adequate for the community. Also under consideration will be the ability of the district to expand services to adjacent properties if necessary for public health and safety reasons.

WATER SERVICES, SUPPLY AND DISTRIBUTION SYSTEMS

2003 Baseline Specifications

- Water for the development will be from two sites. Each site will contain one deep ground well (1000 feet), an above ground storage tank, two booster pumps with a hydro pneumatic tank and chemical feed equipment
- The manganese contamination levels should be below the California Department of Health Services' level of 0.050 mg/L
- The arsenic concentration levels should be below the California Department of Health Services' level of 0.050 mg/L
- Drinking water should meet all DHS primary and secondary water regulations

- The normal system operating pressure range should be 45-65 pounds per square inch. The minimum residual pressure of 20 pounds per square inch should be maintained during fire flows
- The water system should be capable of maintaining adequate water supply and system pressure during a power outage
- The types of pipes used throughout the system should be of the right specification for their intended uses
- The water system should be able to meet the daily water demands, including during peak hour or peak usage periods, for the residents as well as the golf course
- The system should adequately meet the fire, emergency, operational and unusable storage requirements for a development of this size. At this time, it is estimated that the total storage per tank will be 363,690 gallons:

	Tank 1	Tank 2
Fire	180,000 gal	180,000 gal
Emergency	130,250	130,250
Operational	43,440	43,440
Unusable	10,000	10,000
Total	363,690 gallons	363,690 gallons

2009 Actual Specifications

The current specifications for the domestic water supply system for the Wild Wings CSA are as follows:

- Two water supply sites with 360,000 gallon steel water storage tanks
- Two domestic water wells and associated pumps, hydro-pneumatic tanks and chlorination facilities
- Trailer mounted diesel generator
- C900 domestic water distribution pipes between the well sites and 340 domestic metered services and 1 metered irrigation service
- C900 raw water distribution pipes between the two well sites and the water treatment facility
- 4 metered lake fill services, valves, air release valves, fire hydrants
- Sampling port
- Supervisory Control and Data Acquisition System (SCADA)
- Medium voltage switchgear and motor control centers

The current operator under contract with the CSA for maintenance and operation of the water facility is California-American Water Company. The current system meets the specifications outlined in the original baseline of the formation of the district. In addition,

Wild Wings is implementing the first water metering system in the unincorporated Yolo County area.

Although the system meets the original baseline specifications, there are concerns about the quality of water in Wild Wings and the surrounding Monument Hills area. One of the Wild Wings wells (Canvasback) has been tested with arsenic contamination exceeding California Department of Health allowed amounts. The State recently reduced the allowed amount of arsenic in domestic water. The Canvasback well is only slightly above allowed levels but changes are underway to address the problem. The contractor is currently reviewing the possibility of adjusting the well depth in an attempt to reduce arsenic levels to acceptable levels. Another option is to introduce well head treatment; however, improvements to provide well head treatment would cost an estimated \$400,000.

As state requirements become more stringent contingency measures, including additional costs, may have to be implemented to mitigate for water contaminants in the future. The timing of any actions will be dependent on both the state's changes to contaminant standards and the actual test results for the Wild Wing wells.

CAPACITY

Even given restrictions on water due to some contamination issues current water well production is well above actual use by residents.

2008-09

Combined production (Canvasback and Pintail wells):	242.0714 million gallons
Pintail well only	107.5312 million gallons
Actual residential water usage:	91.424 million gallons

If only the Pintail well is in operation there is capacity for another 89 domestic water connections. If both wells are fully operational there is capacity for an additional 244 connections for domestic water use. These numbers take into account the need for water for fire and emergency services and irrigation and lake-fill water. These numbers also account for the water required for open space, golf course irrigation and lake fill as well as emergency service requirements. The electricity costs for the water system are high. Efficiencies will be pursued and studied to help lower costs.

SEWER COLLECTION SYSTEM AND SEWER DISPOSAL TREATMENT

2003 Baseline Specifications

- The Wastewater Recycling Facility will consist of an influent pump station, an extended aeration biological package treatment plant, a tertiary filtration system, a chlorine disinfection unit, a recycled water storage pond and an irrigation pump station

- Domestic wastewater generated from the development should be treated to a tertiary level at the recycling facility and meet all treatment standards
- The sewer collection system should be able to meet the daily wastewater generation flows, including during peak hour or peak usage periods, for the residents as well as the golf course
- The treated/blended wastewater storage pond should have sufficient capacity to prevent inundation or washout due to 100-year precipitation conditions
- Procedures should be in place to adequately maintain, operate and prevent accidental discharges
- The facility should maintain the odor levels down so they are not perceived beyond the limits of the wastewater treatment and recycled water application areas
- Measures should be in place to prevent the inadvertent breeding of mosquitoes in the detention and wastewater ponds
- Public contact with the sewer and recycling facility should be kept to a minimum
- The wastewater system should have procedures in place to minimize the degradation of groundwater and to comply with State Water Resources Control Board Resolution 68-16. This policy regulates waste discharge and the maintenance of state water quality
- Wastewater should be treated to meet Title 22, CCR, Section 60301 et. seq. Standards (“Disinfected Tertiary Recycled Water”)
- The recycled water should be blended with surface/ground water (“blended recycled water”) and used to irrigate portions of the golf course and some landscaped areas
- Recycled water or blended recycled water should not discharge or runoff from the application areas to surface waters, surface water drainage courses or to water features within the golf course
- The warning signs should be placed around the perimeter of all landscaped areas using recycled water for irrigation
- The system should not be in violation of any state regulations
- Treated wastewater should have the following characteristics:

		Wastewater Concentration
Compound	Units	Treated
Biochemical Oxygen Demand _{5-Day} (BOD ₅)	mg/l	<10
Total Suspended Solids (TSS)	mg/l	<10
Settable Solids	ml/l	<1
Total Nitrogen	mg/l	30

Total Dissolved Solids (TDS)	mg/l	765
Total Coliform Organisms (Total Coliform)	MPN/100ml	<2.2

2009 Actual Specifications

Actual project facilities for the wastewater collection and treatments facilities in Wild Wings community are as follows:

- Gravity vitrified clay pipe sanitary sewer collection pipes and manholes
- Sewer lift station, known as “Site B” and associated sewer force main
- 101,000 gallons per day (gpd) wastewater treatment facility (tertiary level treatment)

The system is working within prescribed state regulations.

CAPACITY

The current capacity for the wastewater system in Wild Wings is .100 million gallons a day. It is currently processing .50 million gallons a day. The wastewater system has capacity for an additional 350 sewer connections. The system is working within prescribed state standards and requirements.

A continuing issue for the wastewater system of Wild Wings is the disposal of liquid sludge from the wastewater system. Currently the sludge has to be removed and disposed of out of county. The Yolo County Landfill cannot receive liquid sludge. The CSA is currently studying the possibility of a sludge dewatering system to address this issue. As in the water system, electricity costs are very high and efficiencies will be pursued to try to reduce costs.

PARKS AND RECREATION SERVICES

When Wild Wings CSA was established, the 9-hole gold course and accessory uses were owned, managed and operated by the private company Wild Wings, LLC. Therefore, no baseline specifications were established. However, in late summer 2008 Wild Wings, LLC determined it would no longer manage or operate the golf course.

It offered the golf course to the county service area for a \$1 sale price. The CSA held several public meetings, attended several public meetings before the Yolo County Board of Supervisors (the governing body of the CSA) and prepared an approach to acquire, maintain and operate the golf course as a public resource.

In October 2008 a financial feasibility study was prepared by the County Auditor-Controllers office in tandem with input from Wild Wings CSA staff, advisory committee and residents. The study confirmed that if the golf course were to become public the residents of Wild Wings would have to assess themselves a maximum of \$1,700 annually.

On March 10, 2009 the Wild Wings community passed Measure O (Special Tax for the acquisition, operations, maintenance and improvement of the Wild Wings Golf Course). This assessment has paid the delinquent taxes and interest amounts left by the previous owner. In consideration of this repayment, the Yolo County Board of Supervisors waived the penalties and fines owed on the property due to the delinquency of the previous owner. This amount would also provide revenue for improvements to the existing golf course identified in the facilities plan to make it a more viable enterprise. In addition, the plan for the golf course is to encourage public use on a regular basis and increase that source of revenue.

Also on March 10, 2009, the Yolo County Board of Supervisors, as the governing board of the Wild Wings CSA, approved a management agreement with KemperSports for the operation of the Wild Wings Golf Course, subject to the passage of Measure O. With the passage of Measure O, the KemperSports group has assumed management of the golf course and is implementing the new system of management, operation and improvement under the review of the Wild Wings CSA Recreation/Golf Course Advisory Subcommittee. Attachment A is an update provided by KemperSports on the status of the golf course for fiscal year ending June 30, 2009. This was a preliminary accounting provided prior to improvements and new management of the golf course.

In addition, there is a 17 acre parcel located immediately south of Cache Creek at the northwest community boundary of Wild Wings. This parcel was provided by the developer for open space or park uses. To date there is still debate and uncertainty about the actual long term use of this property. The Recreation and Golf Course Subcommittee should work with the county to determine the best function for this property consistent with community needs.

Growth and Population

The Wild Wings development is a planned community of single-family residential housing with a public nine-hole golf course. There are 337 single-family homes, a golf course with a clubhouse, and buildings related to wastewater treatment and water supply. The Wild Wings community has reached full build-out and the population is estimated at just under 1,000 residents. Originally, the public facilities of Wild Wings were projected to have capacity to serve the planned development only. However, as discussed in the municipal service review study both wastewater treatment and water have excess capacity for expansion. Limited annexations to the CSA could be reviewed and no additional facilities would be needed.

There are existing developed properties to the north and east of the Wild Wings CSA. The Fliers Club private golf course facility is immediately to the north, and actually a few of its golf course holes overlap, the Wild Wings community. To the east are the Watts-Woodland Airport and the YCFC & WCD headquarters. Immediately south of Wild Wings are several rural residential parcels with homes and accessory buildings. To the west are agricultural lands. The latest Yolo County general plan has no planned

additional growth for any of these areas, including any expansion of the Wild Wings subdivision.

Financial Constraints and Opportunities

The Wild Wings CSA was formed and organized to be self-sufficient with service charges and indebtedness as necessary for services. At present the CSA provides wastewater treatment, domestic water and recreational/golf course services for the community. All of these services have sufficient revenue at this time to maintain and continue operations.

Water and wastewater service are paid for through annual user fees. Currently water usage is metered, but not yet billed on that basis. Sewer service is paid for through an annual user fees calculated as a function of water usage. The golf course operation has a special tax, approved through Measure O not to exceed \$1,700 annually per household.

The annual service assessments are as follows:

Service Charges	Wastewater	Water
Residential	\$ 1,012	\$ 456 (each home is allocated 20,083 gallons water a month (25,000 annual), over that amount billed 6¢ each 100 gal over base)
Golf Course	Actual Use	Actual Use

As outlined in the budgets in Attachment B the Wild Wings CSA is fiscally sound. Although there is currently a high instance of vacant homes that is seen as a reflection of the current economy and a temporary situation. Relative to the vacant homes, those homes do not require the sewer and water services while unoccupied. However, these fees continue to be collected through the property tax billing to the homeowners.

The CSA is currently working with California American Water to institute fees that will be based on actual metered use of water by residential users. In addition, staff is working with the Recreation/Golf Course Advisory Subcommittee and KemperSports to coordinate the smooth transition of the golf course to a public facility. Both these activities are intended to provide more efficient service and accurate charges and avoid unnecessary costs.

In addition, the Homeowners Association maintains a landscaping contractor to maintain the residential front yards and other landscaped median and open space areas. This service is paid through fees to the Homeowners Association.

Attachment B reflects the budgets adopted for sewer and water for the past three years. It also includes a budget for the first year of the golf course as a public facility. In each of these cases the community has paid for all costs and has planned for any outstanding debt through contingency funds for unexpected expenses.

The current rates set for water, wastewater, recreation and golf course use, maintenance and operations are based on actual costs and appear appropriate. Rates are reevaluated annually through public meetings, hearings and written reports. The Wild Wings Advisory Committee provides recommendations for rates on an annual basis to the Yolo County Board of Supervisors. At this time the residential rates are prepared in a way that restructuring is not needed. CSA staff is currently working with affected parties to determine the appropriate approach to determine the golf course share of the costs. In addition, study and modeling is occurring for water charges to occur based on actual use through the implementation of the existing meters.

Status of and Opportunities for Shared Facilities

Wild Wings is an insular community due to a geographic location that is separate from other municipal service districts. The administration of all Yolo County CSA's is provided through the auspices of a CSA manager hired by the County of Yolo in the Department of Planning and Public Works. In this way there is already a shared management of those entities. All facilities are located within the subject property and no infrastructure will pass through adjoining farmland.

In the future, if other nearby communities such as the Madison or Esparto Community Service Districts expands there may be the possibility of shared opportunities with Wild Wings CSA. However at this time those opportunities are minimal.

Accountability, Governmental Structure, and Operational Efficiencies

The Wild Wings CSA is staffed by the Yolo County CSA manager in the Planning and Public Works Department. This at-will employee serves as the interface between the appointed advisory boards, Board of Supervisors, contractors and the public.

The Wild Wings CSA has two functioning committees for oversight. The WW Advisory Committee oversees all services provided by the CSA and advises the Yolo County Board of Supervisors as the governing board on necessary actions. This Committee is comprised of five residents of the Wild Wings community; two are also members of the Recreation/Golf Course Advisory Subcommittee.

The WW Recreation/Golf Course Advisory Subcommittee advises the Board of Supervisors on issues relating to recreation and the golf course facility. This permanent advisory subcommittee also has five members who are residents of the community.

In both cases, the committees are subject to County code requirements and the Brown Act. Both these documents set the guidelines and law for local government public meetings concerning openness, noticing and accessibility. Based on the recent experiences of the Wild Wing community and the multiple public meetings, hearings and strong communication concerning the golf course acquisition it has been demonstrated that the CSA provides accountability and access for the residents.

The CSA is a dependent special district, governed by the Yolo County Board of Supervisors. The Wild Wings Advisory Committee is composed of Wild Wings residents that make proposals to the Board on improvements and maintenance of the delivery of water and sewer services. The Recreation/Golf Course Advisory Subcommittee reports and recommends actions to the Board of Supervisors on golf course and recreation related issues. Both committees are supported by the Planning and Public Works Department staff. In addition, California American Water and KemperSports are contractors with management agreements overseen by CSA staff and the advisory committees.

Other Service Providers

The Wild Wings Homeowner's Association (HOA), the Sheriff's Department, the Esparto Unified School District, the Woodland Joint Unified School District, the Willow Oak Fire Protection District, the Cottonwood Cemetery District, the Yolo County Flood Control and Water Conservation District, the Resource Conservation District, and the Yolo

County Free Library System will be responsible for the provision of other services that are outside the purview of the CSA.

Currently, the HOA has the responsibility for the storm drainage maintenance outside of the golf course; the CSA and golf course contractor are responsible for storm drainage maintenance within the course. Coordination between the two entities is encouraged and in place.

Other Matters Related to Effective or Efficient Service Delivery

A possible future restructure would be to consolidate the homeowners association into a public entity be it the existing CSA or the creation of a community services district. However, the CSA and the CSD options are hindered by the fact that Wild Wings is a gated community. A public entity cannot assume the maintenance of private roads and other related services (street lighting, sweeping, landscaping, etc.). Since the golf course is now a public entity the conflict that may have occurred with a private owner/operator of that facility is eliminated.

The major change converting a CSA to a CSD is that the CSD is an independent special district. A Community Services District hires its' own staff, maintains its' own accounting, payroll and other administrative responsibilities. In addition, it would enter into and manage its' own contracts, insurance and bonded indebtedness. On an average, the estimated cost increase to convert a CSA to a CSD would be 30 – 50% higher. Also, if the CSD assumed road maintenance the Wild Wings community could not remain gated.

In either case, the land use authority for the Wild Wings community remains with the Yolo County Board of Supervisors.

Municipal Service Review – Written Determinations

The Wild Wings CSA is, at present, solvent and capable of responding to operational and financial needs as necessary. Geographically the community is isolated from other municipal type entities although they have rural residential land use, south and east of the current boundaries. In addition, as reflected in the information provided, the Wild Wings CSA has adequate capacity to add substantial connections to both wastewater and water systems. However, expansion of municipal services to areas not currently planned or considered for development is contrary to Yolo LAFCO policy. As required the following determinations are made subject to Government Code section 56430(a)(1):

- 1.) Growth and population projections for the affected area.

The Wild Wings community has reached full build-out and the population is estimated at just under 1,000 residents. There is no anticipated additional growth within the community.

- 2.) Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.

The County Service Area provides wastewater treatment and domestic water systems. Both systems have ample capacity and supply to provide the community with service. The CSA also recently activated its recreation power and now publicly provides the formerly private recreation and golf course services.

- 3.) Financial ability of agencies to provide services.

The residents of Wild Wings are fiscally responsible and can adequately finance the costs of their services. At this time both water and sewer service funds are financially solvent. The new responsibilities of operating the golf course and recreation services are also funded by the residents and landowners of the Wild Wings community. These new services are solvent due to the passage of Measure O, which finances the golf course and accessory needs through a special tax. In addition, the golf course receives revenue through use by the public.

- 4.) Status of, and opportunities for, shared facilities.

Although sharing of facilities is relatively limited, staffing is shared among the existing County Services Areas by using County staff. Facility sharing is limited due to the isolated geographic location of the Wild Wings community from other public entities.

- 5.) Accountability for community service needs, including governmental structure and operational efficiencies.

The Wild Wings County Service Area is served by two advisory committees. Both are responsible to the Yolo County Board of Supervisors as the governing body of the CSA. The Wild Wings Advisory Committee reports to the Board of Supervisors on the wastewater and domestic water systems. The Wild Wings Recreation and Golf Course Subcommittee reports to the Board of Supervisors on the recreation and golf course operation. Both these committees are subject to the Brown Act (state law outlining open meeting requirements for public entities). Agendas and minutes are prepared for the advisory committee meetings. The meetings are posted and noticed, as required, and open to the public.

- 6.) Any other matter related to effective or efficient service delivery, as required by Commission policy.

Other options for the structure of the existing Wild Wings County Service Area include formation of a community service district to replace the CSA. This change will most likely result in increased costs and a loss of the economy of scale provided by shared staff with other county service areas. The replacement of the CSA with a CSD; however, would provide the residents of the Wild Wings community with an independent special district to oversee their services. In either case, the Yolo County Board of Supervisors would still be the land use authority for the area.

SPHERE OF INFLUENCE STUDY

Sphere Of Influence History

The previous Sphere of Influence Study for the Wild Wings County Service Area was prepared concurrently with the formation of the district. The district was officially created on December 22, 2004. At that time, the property was fallow, primarily non-prime land of approximately 220 acres. It had the Watts-Woodland Airport and Yolo County Flood Control and Water Conservation District (YCFC & WCD) office headquarters on the eastern boundary, the Yolo Fliers Club on the north, agricultural lands to the west and rural residential on the south. The properties surrounding the district have not changed uses, but the Wild Wings subdivision is completely built out with 337 single family homes, a golf course and community building on site. The Wild Wings County Service Area provides wastewater collection and disposal systems, domestic water and recently added parks and recreational services to its active responsibilities.

Sphere of Influence Statement of Intent

- 1) LAFCO intends that its Municipal Service Review and Sphere of Influence determinations will serve as a master plan for the future organization of local government within the county.
- 2) The spheres shall be used to discourage urban sprawl and the proliferation of local governmental agencies, and to encourage efficiency, economy and orderly changes in local government.
- 3) The sphere of influence lines shall be a declaration of policy, which shall be a primary guide to LAFCO in the decision on any proposal under its jurisdiction.
- 4) Every determination made by the Commission shall be consistent with the spheres of influence of the agencies affected by those determinations.
- 5) No proposal that is inconsistent with an agency's adopted sphere of influence shall be approved until the Commission, at a noticed public hearing, has considered and approved an amendment or revision to that agency's sphere of influence.
- 6) The adopted sphere of influence shall reflect the appropriate general plans, growth management policies, annexation policies, resource management policies, and any other policies related to the ultimate boundary and service area of an affected agency unless those plans or policies conflict with the legislative intent of the Cortese-Knox-Hertzberg Act (Government Code Section 56000 et seq.).
- 7) Where inconsistencies between plans exist, LAFCO shall rely upon that plan which most closely follows the legislature's directive to discourage urban sprawl, direct development away from prime agricultural land and open-space lands, and

encourage the orderly formation and development of local governmental agencies based upon local conditions and circumstances.

Sphere of Influence Determinations

To determine the sphere of influence government code section 56425 outlines factors that must be considered during review of the district. The Commission, in establishing the sphere of influence for the proposed Wild Wings CSA, will consider the following written determinations:

1. The present and planned land uses in the area, including agricultural and open-space lands

The existing use of the subject site is a residential community with golf course and accessory features. The land on which the subdivision and golf course were built did not contain prime agricultural land. As evaluated in the LESA Model, the Wild Wings area consists largely of Class IV soils that have historically yielded poor crop production. The poor agricultural quality of soils on the subject property were one of the primary reasons provided in the Monument Hills Specific Plan for the County's actions in directing development to this location. The project is contiguous to the existing developed Watts-Woodland Airport, YCFC & WCD offices and the Fliers Club Golf Course, and is included within the Monument Hills Specific Plan that allows for greater densities of residential development.

The subdivision of 337 single-family homes with a golf course, a clubhouse and buildings related to wastewater treatment and water supply is complete. The project is consistent with the Planned Development No. 45 Zone of the County, as well as the Woodland Area General Plan and Monument Hills Specific Plan. Open space plans include a donated 17 acres to the County for habitat conservation and the golf course area at the northwest end of the subdivision, south of Cache Creek.

The property to the west of the subdivision is agricultural land. These lands are primarily San Ysidro loam (Sh). It is rated Class IV (non-prime) soil and the Storie Index rating is 50. There are some Class II soils located to the northwest of the Wild Wings community. Marvin silty clay loam (Mf), Tehama loam (TaA) and are rated 50 and 65 by the Storie Index respectively. In the far northwest corner, adjacent to Cache Creek a small portion of Class I Yolo silt loam (Ya) is located. This soil has a Storie Index of 100, but is very small in area and immediately adjacent to Cache Creek. These properties are not designated in the Yolo County general plan for any land use change.

2. The present and probable need for public facilities and services in the area

The likelihood of significant growth requiring public facilities and services in adjacent areas is low. The project site adjoins the Monument Hill Specific Plan area, which is

nearing full development. Otherwise, the immediate surrounding area is zoned and designated as agricultural. From a broader standpoint, there is no other land within the Woodland Area General Plan that is zoned and designated for residential and open space/recreation development.

As shown in the municipal service review, the Wild Wings municipal systems have significant available capacity for extension of services to areas outside the current CSA boundaries. However, the county general plan designates no changes to surrounding land use. Therefore the need for service extension is not now identified. However, if the need arises for extension of services for health and safety reasons to adjoining developed properties, Wild Wings has capacity for that expansion.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide

The creation of the county service area has proven to be a strong form of governance. It allows for collecting revenue to ensure maintenance of sewer and water. It has also shown the flexibility to respond to a community crisis and deliver the ability to answer a challenge, as in the case of the private golf course becoming public. Although the public facilities associated with the Wild Wings project were to have been sized to serve the planned development only, it is apparent, based on the information outlined in this report that the capacity is well above that anticipated use.

The information provided by the Yolo County CSA staff in response to the questionnaire provided to them included a map. Map A, as prepared by CSA staff, outlines phase 1 and 2 areas that, based on actual capacity of services, could be served by the Wild Wings municipal systems. It includes the adjacent developed lands, but also extends into existing agricultural properties and rural residential land not contiguous to the Wild Wings CSA boundaries. The extent of any such expansion could be seen as a major environmental impact on agricultural land and the expansion of noncontiguous property could be seen as growth inducing. Currently there are no health or safety or land use issues that have been identified within the suggested phased areas. The inclusion of this large unincorporated and inhabited area within the Wild Wings CSA sphere seems premature. In the future, if issues are identified for the surrounding areas, in particular loss of water quality or septic failures, the required periodic reconsideration of the sphere of influence would address those changes.

4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency

The Wild Wings subdivision is self-contained. However, several adjacent neighbors have at various times inquired about service extension. In this way those adjacent, developed properties can be acknowledged as part of the Wild Wings CSA community

of interest. Although those adjacent properties currently utilize private water and sewer systems there may be health and safety issues that arise in the near future that could be addressed by the Wild Wings CSA municipal systems. In particular the ongoing changes to state requirements for sewer and water may impact the ability of private systems to be maintained. The adjacent properties are limited to existing uses and, if necessary, services could be extended to these parcels by the Wild Wings CSA with minimal infrastructure additions. Any extensions would be at the expense of the annexing applicant.

Therefore, it seems appropriate to consider expansion of the Wild Wings CSA sphere of influence to include the adjacent developed properties. This change to the sphere of influence line would be strictly to provide for a possible emergency contingency in the future. There is no requirement that any adjacent landowner annex to the Wild Wings CSA.

ENVIRONMENTAL REVIEW

Categorical Exemption 15319 - Annexations of Existing Facilities and Lots for Exempt Facilities

Class 19 consists of only the following annexations:

- (a) Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.

The proposed expansion of the sphere of influence for the Wild Wings CSA includes only property already developed to the density allowed by the current zoning and would only extend services of the capacity needed to serve existing facilities. The recently completed Yolo County General Plan changes no land use designations or zoning for the Wild Wings area.

SPHERE OF INFLUENCE RECOMMENDATIONS

1. Accept the Wild Wings County Service Area Municipal Service Review and Sphere of Influence Study.
2. Hold Public Hearings to receive testimony, comment, and responses to the draft document.
3. Adopt the Categorical Exemption # 19 as the appropriate environmental review.
4. Make the determinations as outlined in the Municipal Service Review and Sphere of Influence Study for the Wild Wings CSA.
5. Adopt the Sphere of Influence to include the northern boundary of the Yolo Fliers Club, east to County Road 94B (Woodland Watt Airport and Yolo County Flood Control and Water Conservation District office building) and the adjacent residential properties immediately south of the Wild Wings subdivision and California State Highway 16 as the southern boundary (Map B).

REFERENCES

1. Soil Survey of Yolo County, California, June 1972
2. Yolo LAFCO Municipal Service Review – Supplemental Questionnaire, December 15, 2009, prepared by Regina Espinoza, County Service Area Manager (including wastewater reports, domestic water reports, budgets, Board of Supervisor memos concerning golf course acquisition).
3. Harold Duffey, Planning and Public Works Department, Chief Assistant Director, interviews, emails and analysis
4. Agreement Regarding Access, Open Space Parcel, Moore Canal, Control Structure, Pedestrian Bridge and Drainage, March 2003
5. Domestic Water System – Supply and Infrastructure for Wild Wings Golf Community, March 2002
6. Monument Hills Specific Plan, 1984
7. Yolo County General Plan, 2009



Attachment A

July 28, 2009

Regina Espinoza
 Planning, Resources and Public Works Dept.
 292 West Beamer St.
 Woodland, CA

Dear Regina,

The following is the financial summary and key highlights for the fiscal year ending June 30, 2009 at Wild Wings Golf Club:

FY 2008-2009	YTD	Budget	Variance	Proforma	Variance
Total Revenue	115,003	215,175	(100,172)	190,576	(75,573)
F&B COGS	2,625	17,259	(14,634)	5,402	(2,777)
Merch. COGS	2,956	12,085	(9,129)	4,715	(1,759)
Total Cost of Sales	5,581	29,344	(23,763)	10,117	(4,536)
Gross Margin	109,422	185,831	(76,409)	180,459	(71,037)
Payroll Expense	92,632	106,590	(13,958)	114,962	(22,330)
Other Expense	111,151	113,394	(2,243)	94,094	17,057
NOI	(94,361)	(34,153)	(60,208)	(28,597)	(65,764)
					0
Rounds ***	3,789	5,435	(1,646)	5,899	(2,110)
Average GF/CF	26	27	(1)	27	(0)
					0
Other Expenses					0
Management Fee	18,750	18,750	0	18,750	0
Interest Expense Debt					0
Interest Expense Leases					0
All Other Expenses Including Amort, Deprec, Taxes, Consult Fee	7,500	7,500	0	7,500	0
Net Cash From Ops	(120,611)	(60,403)	(60,208)	(54,847)	(65,764)

*** Rounds from pro forma adjusted to reflect combination of 9-hole and 18-hole equivalents

Overview:

The table above reflects the financial activities at Wild Wings Golf Course for the fiscal year period ending June 30, 2009. Actuals are compared to the stub budget that was submitted in April, as well as the original pro forma that was attached to the operating agreement. The pro forma numbers listed above are amortized for the four months (March – June) of operations, three of which were anticipated to be revenue producing. As you know, the actual revenue production took place over only two months at the end of the fiscal year due to the time required to bring the golf course up to the quality standards necessary to maintain a “best in class” product. The total revenue for the fiscal period was \$100K below

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budget, and \$76k below pro forma projections. Assumptions in the stub budget assumed a number of factors would be in place by June, including the golf course benefitting from a beer license, and a capitalized mobile kitchen and covered seating area (either Sprung Structure or modular facility). We are currently in the process of applying for the type 40 beer only license and would expect the license to be issued within the next 60 days. Additionally, Steve Argo and the staff at Wild Wings have proposed several capital improvements to allow the club to take advantage of increased revenues in food & beverage. To date, green fee & cart revenues have been negatively affected as a result of poor economic conditions consistent throughout the golf industry, as well as early summer temperatures well above the norm. The originally proposed rates were reduced in late June to address the increased competition for golf rounds in the Yolo County and surrounding market.

KemperSports was brought on board in mid-March to assess the requirements to bring the golf course back to appropriate playing conditions, hire key staff members, and the set up operational, accounting, and cash control guidelines and procedures, establish accounting procedures and cash controls. Initial marketing initiatives were implemented to get the word out that the golf course was being re-opened. We immediately implemented a plan to purchase and set up a point of sale system to properly track all revenues, as well as track customer data. We have also been working with County staff finalizing capital expenditures recommendations. Since coming on board the golf course has been directly supported by KemperSports staffers Rich Cessna, General Manager for the facilities we manage for the City of Fairfield, as well as Jim Wagner, Director of Golf at Rancho Solano GC. Jim served as the interim General Manager prior to the hiring of Randy Thomas. Amy Spittle has provided direct marketing support, while Steve Argo has assumed the responsibilities as the Regional Operating Executive.

Key Performance Highlights:

- All key staff members, including the General Manager, first assistant, and golf course superintendent have been hired. Bill Davis, the previous golf course superintendent was retained through the month of April and has since been replaced
- Payroll expenses were controlled throughout the pre-opening and operations period in light of the early revenue challenges, resulting in savings in that category of \$14k to budget, and \$22k to the original pro forma.
- Operating expenses were under budget by \$2k but over the pro forma numbers by \$17k due to unforeseen expenses relative to golf course condition improvements (chemicals/herbicides).
- The golf course hosted a Wild Wings HOA Open House on April 30 that was well attended, with the re-opening of the golf course to the public on May 1st
- The website was transferred over to Cybergolf, allowing on-site and KemperSports staff immediate access and editorial control. Functionality of the site, including on line tee time ability was greatly improved
- Since prior to opening, the following marketing initiatives have been undertaken
 - 108 NCGA Associate Clubs have been contacted to inform them of the availability of outings at Wild Wings GC
 - Several ads were placed in the Sacramento Bee advertising the re-opening of the golf course
 - Frequent and regular advertisements have been placed in the Daily Democrat as well as the Vacaville Reporter
 - Working with GolfNow.com to sell unused tee times

- Joined the Woodland Chamber of Commerce, networking for league play as well as outing leads
- Established regular twilight league play to increase summer rounds
- Established player development programs including men's and ladies beginner clinics, as well as a junior golf camp (3 weeks, 31 kids)
- Established a 9x9x9 customer loyalty program to encourage repeat play
- 2 for 1 ads appear in Club 19 and Golf Today publications
- Monday promotion for Yolo Flyers Club members
- Letters to all past Wild Wings NCGA members encouraging their return to experience the golf course. Re-instated 24 NCGA members to club roster.
- Special rates established for the Wild Wings HOA members
- The on site data base has grown in the past couple of months to 2,200 e-mail addresses
- Regular promotional e-mail blasts have been initiated
- Tournament bookings are beginning to pick up pace, with three full field shotgun tournaments (72 player), as well as several smaller sized events scheduled within the next 30 days

➤ **Golf Course Maintenance**

- Golf Course was in excellent condition by opening day and has remained strong despite the absence of a qualified superintendent since Bill Davis' departure. The golf course maintenance team was effectively lead by Randy Thomas, who has comparable experience leading a course and grounds department. The greens are still as good as anything in the Valley and are consistently rated excellent by our customers.
- In addition to the massive undertaking of weed removal for the primary playing areas of the golf course, the lakes have also seen tremendous improvements over the past four months.
- The new superintendent has been hired and is currently on board.

➤ **Key property action steps by management to drive performance:**

- Revising overall marketing strategies to address financial goals for 2009-2010 fiscal period. Future advertising opportunities in the Davis Enterprise, as well as participation in the Woodland Parks & Recreation Community Program
- Continuing to attend networking functions at the Chamber of Commerce.
- Database management growth strategies to achieve minimum 10,000 e-mail addresses. Continue to run e-mail promotions to promote weekday tee times.
- Making weekly sales calls to groups to encourage outings and events.
- Get Beer license issued as soon as possible
- Initiate capital improvements to F&B as soon as possible, including implementation of mobile kitchen and event seating capacity
- Update cart fleet to newer fleet of Yamaha golf carts, replacing aged fleet

Both Steve Argo and I look forward to working with you as we continue to build the business and achieve the financial objectives of the County Service Area and the County of Yolo. Please call me if you have any questions about the past, current, or future operations at Wild Wings Gold Club.

Sincerely,

Mark Hoesing
Senior Vice President, KemperSports

Western Regional Office
10401 Amesbury Lane, Temecula, California 92591
714 941-2544 (ext): 951.866.7347 (fax)

**ATTACHMENT B
BUDGET SUMMARY SHEET
FISCAL YEAR 2009/2010**

Budget Unit	485-0	Fund	485
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TITLE OF BUDGET UNIT	
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Wild Wings County Service Area-Golf	Budgeted 2009/2010
--------------------------------------------	---------------------------

Budget Category

ESTIMATED REVENUE	
826115 Special Assessments	438,100
827600 Other Sales	983,647
828500 Other-Financing Sources	150,000
Total Revenue	1,571,747
APPROPRIATIONS	
Services and Supplies	
862360 - Miscellaneous	48,854
862429 - Prof. & Specialized Services	504,951
862272 - Maintenance- Buildings & Improvements	634,328
862429- Rents & Leases- Equipment	42,000
862559- Special Department Expenses	145,445
Total Services and Supplies	1,375,578
Other Charges	
863350- Retirement of Long Term Debt	46,169
Total Other Charges	46,469
Fixed Assets	
864200 - Buildings & Improvements*	80,000
864300 - Equipment*	70,000
Total Fixed Assets	150,000
Total Appropriations	1,571,747

* Noted Fixed Asset allocations are a part of the Five-year Capital Improvement Plan for the Golf Course.

**ATTACHMENT C
CAPITAL IMPROVEMENT BUDGET
DETAIL SHEET
FISCAL YEAR 2009/2010**

Budget Unit	485-0	Fund	485
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TITLE OF BUDGET UNIT	
Wild Wings County Service Area-Golf	Budgeted 2009/2010
<i>Budget Category</i>	
ESTIMATED REVENUE	
828500 Other-Financing Sources	150,000
Short-term Loan From the Wild Wings Water and Sewer funds, 487, 488. To be repaid in an increment of \$60,000 per year per Measure O Special Tax Assessment.	
Total Revenue	150,000
APPROPRIATIONS	
Fixed Assets	
864200 - Buildings & Improvements*	
Modular Unit	15,000
Modular Unit-Improvements/Utilities	65,000
864300 - Equipment*	
Mobile Kitchen	48,000
Operations Equipment-Mower, Bunker Sand, Irrigation Equipment	22,000
Total Fixed Assets	150,000

* Noted Fixed Asset allocations are a part of the Five-year Capital Improvement Plan for the Golf Course.

KemperSports Management (modified by County Staff) (GHR)

Wildwings Golf Club

Facility Revenues - Expenses 5 Year Projection

	2008 Estimated	2009 Mar - Dec Projections	2010 Projections	2011 Projections	2012 Projections	2013 Projections	Total 5 Yr
Revenues							
Greens Fees	-	357,473	408,108	434,023	447,044	480,455	2,108,104
Cart Fees	-	115,029	129,088	130,378	131,882	132,998	639,176
Range	-	35,383	40,506	41,721	45,059	54,638	208,181
Pro Shop	-	23,130	29,270	31,087	34,207	37,827	208,089
Membership/NCGA	-	40,702	202,529	218,035	225,606	227,882	154,331
Food & Beverage	-	-	-	-	-	-	915,734
Total Revenues	\$ 550,241	\$ 871,728	\$ 869,801	\$ 907,765	\$ 938,642	\$ 989,980	\$ 4,236,816
Expenses							
Cost of Goods Sold	-	30,351	85,082	90,743	94,717	96,205	397,078
Payroll	-	287,407	410,235	414,337	418,481	422,868	1,983,128
Repair & Maintenance	-	19,408	21,780	21,987	22,217	22,440	107,842
Supplies	-	81,000	98,000	99,980	100,890	102,000	482,980
Utilities	-	53,828	84,584	85,240	86,551	86,551	318,105
Other Expenses	-	81,000	97,200	100,116	103,119	106,213	487,649
Total Expenses	\$ 851,188	\$ 852,993	\$ 777,870	\$ 792,424	\$ 808,417	\$ 816,074	\$ 3,744,778
EBITDA	\$ (300,927)	\$ 18,734	\$ 81,630	\$ 116,331	\$ 131,228	\$ 143,917	\$ 489,838
Management Fee	-	75,000	75,000	75,000	75,000	75,000	375,000
Incentive Fee	-	40,000	50,000	26,000	26,000	25,000	187,000
Equipment Replacement	-	-	-	-	-	30,000	90,000
CSA fees	-	-	-	-	-	-	-
Net Income/(Loss)	\$ (300,927)	\$ (98,260)	\$ (43,370)	\$ (15,689)	\$ 228	\$ 13,917	\$ (141,162)
Rounds	-	35,393	40,508	41,721	42,973	43,402	203,995
GF/Carts per Round	-	13.35	13.29	13.53	13.47	13.87	13.47
Total Rev per Round	-	15.50	19.29	21.01	21.00	21.25	20.01

2009 includes operations from March - December Facility is currently closed with no income.

The information contained in this pro forma is based on assumptions and future events and does not take into account, nor make provision for, any rise or decline in local or general economic conditions and other circumstances that may have significant adverse effects on actual results. These projections have been prepared based on current information available. Kemper Sports cannot, and does not, warrant or guarantee the information contained in this pro forma to be a projection of actual results of the operation of this facility.

County staff added equipment replacement fund and csa fee reimbursement to proforma on 2/2/09

**County of Yolo
Budget Summary**

Fund	B/U	Account	Account Name	Actual 2007/08	Budget 2008/09	Request 2009/10	Change 08-09/09-10	Recommended 2009/10	Change 08-09/09-10
4870			WILD WINGS CSA SEWER						
487	4870	862271	MAINT-EQUIPMENT	\$0	\$7,000	\$7,000	\$0	\$7,000	\$0
487	4870	862272	MAINT-BLDGS & IMPROV	\$289,936	\$200,000	\$200,000	\$0	\$200,000	\$0
487	4870	862360	MISCELLANEOUS EXPENSE	\$0	\$16,000	\$16,000	\$0	\$16,000	\$0
487	4870	862390	OFFICE EXPENSE	\$0	\$500	\$500	\$0	\$500	\$0
487	4870	862421	AUDITING & FISCAL SERVICES	\$346	\$0	\$0	\$0	\$0	\$0
487	4870	862423	LEGAL SERVICES	\$1,541	\$0	\$0	\$0	\$0	\$0
487	4870	862424	ARCH, ENG & PLANNING SERVICES	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0
487	4870	862429	PROFESSIONAL & SPECIALIZED SRV	\$18,438	\$11,000	\$20,000	\$9,000	\$20,000	\$9,000
487	4870	862559	SPECIAL DEPT EXP-OTHER	\$9,093	\$13,000	\$24,000	\$11,000	\$24,000	\$11,000
487	4870	862640	UTILITIES	\$24,805	\$26,000	\$26,000	\$0	\$26,000	\$0
			TOTAL FOR SERVICES AND SUPPLIES	\$344,159	\$277,500	\$297,500	\$20,000	\$297,500	\$20,000
487	4870	864200	BUILDINGS & IMPROVEMENTS	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0
			TOTAL FOR FIXED ASSETS-STRUCTURES/IMPS	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0
487	4870	864300	EQUIPMENT	\$0	\$19,406	\$19,406	\$0	\$19,406	\$0
			TOTAL FOR FIXED ASSETS-EQUIPMENT	\$0	\$19,406	\$19,406	\$0	\$19,406	\$0
487	4870	869900	APPROP FOR CONTINGENCY	\$0	\$20,000	\$20,000	\$0	\$20,000	\$0
			TOTAL FOR PROVISIONS FOR CONTINGENCIES	\$0	\$20,000	\$20,000	\$0	\$20,000	\$0
487	4870	824100	INVESTMENT EARNINGS	\$21,243	\$10,000	\$10,000	\$0	\$10,000	\$0
487	4870	824199	INVESTMENT EARNINGS-RESTRICTED	\$7,568	\$0	\$0	\$0	\$0	\$0
			TOTAL FOR REVENUE FR USE OF MONEY & PROP	\$28,811	\$10,000	\$10,000	\$0	\$10,000	\$0
487	4870	826115	SPECIAL ASSESSMENTS	\$360,906	\$360,906	\$360,906	\$0	\$360,906	\$0
			TOTAL FOR CHARGES FOR SERVICES	\$360,906	\$360,906	\$360,906	\$0	\$360,906	\$0
			BUDGET UNIT APPROPRIATIONS	\$344,159	\$320,906	\$340,906	\$20,000	\$340,906	\$20,000
			ESTIMATED REVENUE	\$389,717	\$370,906	\$370,906	\$0	\$370,906	\$0

County of Yolo Budget Summary

Fund	B/U	Account	Account Name	Actual 2007-08	Budget 2008-09	Request 2009-10	Change 08-09/09-10	Recommended 2009-10	Change 08-09/09-10
4880		WILD WINGS CSA WATER							
488	4880	862271	MAINT-EQUIPMENT	\$368	\$7,000	\$7,000	\$0	\$7,000	\$0
488	4880	862272	MAINT-BLDGS & IMPROV	\$131,271	\$120,000	\$120,000	\$0	\$120,000	\$0
488	4880	862360	MISCELLANEOUS EXPENSE	\$0	\$9,000	\$9,000	\$0	\$9,000	\$0
488	4880	862390	OFFICE EXPENSE	\$416	\$0	\$0	\$0	\$0	\$0
488	4880	862423	LEGAL SERVICES	\$1,541	\$0	\$0	\$0	\$0	\$0
488	4880	862424	ARCH, ENG & PLANNING SERVICES	\$0	\$3,000	\$3,000	\$0	\$3,000	\$0
488	4880	862429	PROFESSIONAL & SPECIALIZED SRV	\$19,652	\$12,000	\$21,000	\$9,000	\$21,000	\$9,000
488	4880	862559	SPECIAL DEPT EXP-OTHER	\$11,950	\$0	\$0	\$0	\$0	\$0
488	4880	862640	UTILITIES	\$49,121	\$55,000	\$55,000	\$0	\$55,000	\$0
			TOTAL FOR SERVICES AND SUPPLIES	\$214,319	\$206,000	\$215,000	\$9,000	\$215,000	\$9,000
488	4880	866100	OPERATING TRANSFERS OUT	\$0	\$0	\$150,000	\$150,000	\$150,000	\$150,000
			TOTAL FOR OPERATING TRANSFERS OUT	\$0	\$0	\$150,000	\$150,000	\$150,000	\$150,000
488	4880	869900	APPROP FOR CONTINGENCY	\$0	\$10,000	\$10,000	\$0	\$10,000	\$0
			TOTAL FOR PROVISIONS FOR CONTINGENCIES	\$0	\$10,000	\$10,000	\$0	\$10,000	\$0
488	4880	824100	INVESTMENT EARNINGS	\$10,778	\$9,000	\$9,000	\$0	\$9,000	\$0
488	4880	824199	INVESTMENT EARNINGS-RESTRICTED	\$14,802	\$0	\$0	\$0	\$0	\$0
			TOTAL FOR REVENUE FR USE OF MONEY & PROP	\$25,580	\$9,000	\$9,000	\$0	\$9,000	\$0
488	4880	826115	SPECIAL ASSESSMENTS	\$291,014	\$291,014	\$291,014	\$0	\$291,014	\$0
			TOTAL FOR CHARGES FOR SERVICES	\$291,014	\$291,014	\$291,014	\$0	\$291,014	\$0
			BUDGET UNIT APPROPRIATIONS	\$214,319	\$216,000	\$375,000	\$159,000	\$375,000	\$159,000
			ESTIMATED REVENUE	\$316,594	\$300,014	\$300,014	\$0	\$300,014	\$0

County of Yolo Budget Summary

Fund	B/U	Account	Account Name	Actual 2007-08	Budget 2008-09	Request 3/09-10	Change 08-09/09-10	Recommended 2009-10	Change 08-09/09-10
4850			WILD WINGS GOLF COURSE						
485	4850	862272	MAINT-BLDGS & IMPROV	\$0	\$0	\$634,328	\$634,328	\$634,328	\$634,328
485	4850	862360	MISCELLANEOUS EXPENSE	\$0	\$0	\$48,854	\$48,854	\$48,854	\$48,854
485	4850	862429	PROFESSIONAL & SPECIALIZED SRV	\$0	\$0	\$504,951	\$504,951	\$504,951	\$504,951
485	4850	862491	RENTS & LEASES-EQUIPMENT	\$0	\$0	\$42,000	\$42,000	\$42,000	\$42,000
485	4850	862559	SPECIAL DEPT EXP-OTHER	\$0	\$0	\$145,445	\$145,445	\$145,445	\$145,445
			TOTAL FOR SERVICES AND SUPPLIES	\$0	\$0	\$1,375,578	\$1,375,578	\$1,375,578	\$1,375,578
485	4850	863350	RETIREMENT-OTH LONG TERM DEBT	\$0	\$0	\$46,169	\$46,169	\$46,169	\$46,169
			TOTAL FOR OTHER CHARGES	\$0	\$0	\$46,169	\$46,169	\$46,169	\$46,169
485	4850	864200	BUILDINGS & IMPROVEMENTS	\$0	\$0	\$80,000	\$80,000	\$80,000	\$80,000
			TOTAL FOR FIXED ASSETS-STRUCTURES/IMPS	\$0	\$0	\$80,000	\$80,000	\$80,000	\$80,000
485	4850	864300	EQUIPMENT	\$0	\$0	\$70,000	\$70,000	\$70,000	\$70,000
			TOTAL FOR FIXED ASSETS-EQUIPMENT	\$0	\$0	\$70,000	\$70,000	\$70,000	\$70,000
485	4850	826115	SPECIAL ASSESSMENTS	\$0	\$0	\$438,100	\$438,100	\$438,100	\$438,100
			TOTAL FOR CHARGES FOR SERVICES	\$0	\$0	\$438,100	\$438,100	\$438,100	\$438,100
485	4850	827600	OTHER SALES	\$0	\$0	\$983,647	\$983,647	\$983,647	\$983,647
			TOTAL FOR MISCELLANEOUS	\$0	\$0	\$983,647	\$983,647	\$983,647	\$983,647
485	4850	828200	OPERATING TRANSFERS IN	\$0	\$0	\$150,000	\$150,000	\$150,000	\$150,000
			TOTAL FOR OTHER FINANCING SOURCES	\$0	\$0	\$150,000	\$150,000	\$150,000	\$150,000
			BUDGET UNIT APPROPRIATIONS	\$0	\$0	\$1,571,747	\$1,571,747	\$1,571,747	\$1,571,747
			ESTIMATED REVENUE	\$0	\$0	\$1,571,747	\$1,571,747	\$1,571,747	\$1,571,747
			NET COUNTY COST	\$0	\$0	\$0	\$0	\$0	\$0



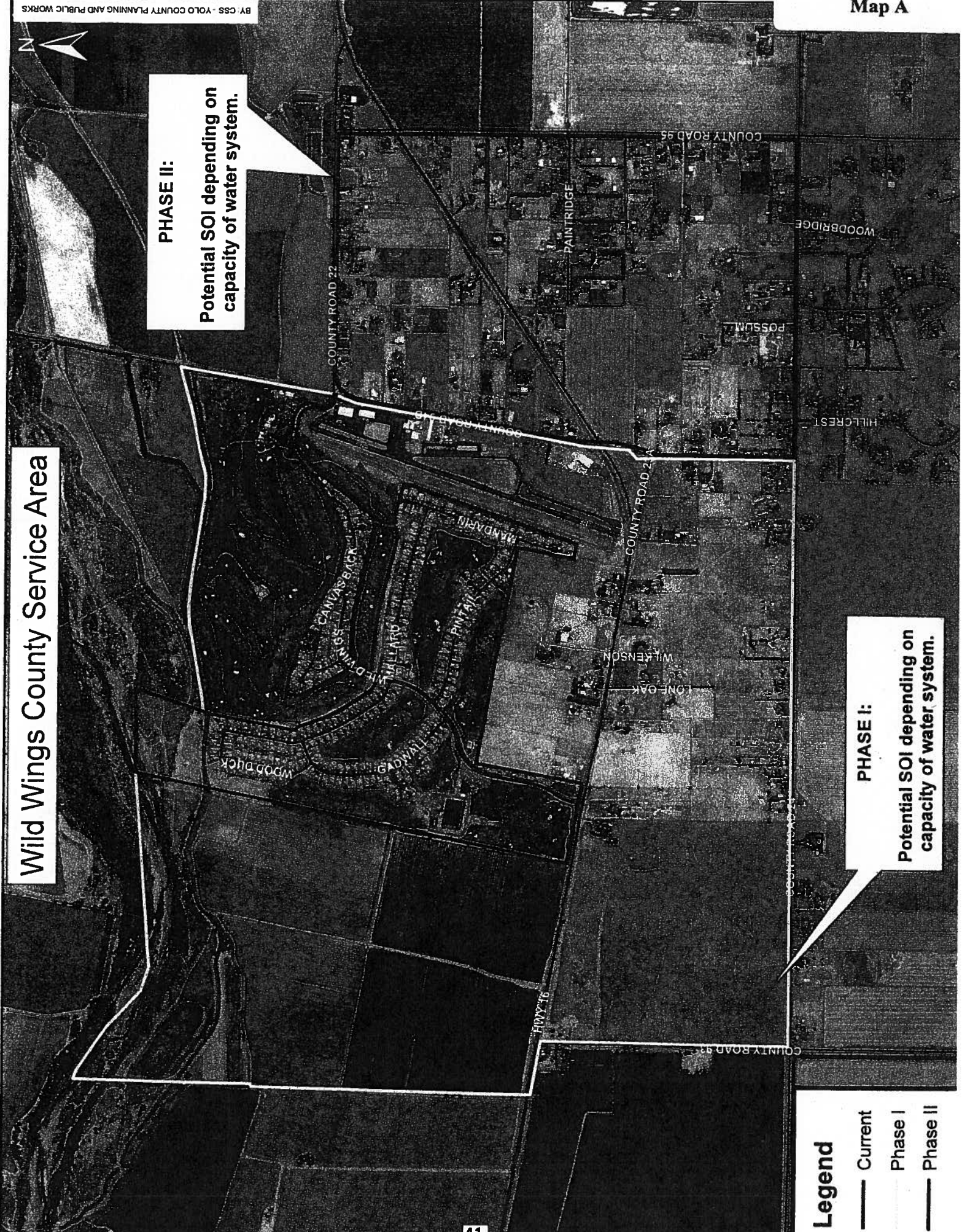
Wild Wings County Service Area

PHASE II:
Potential SOI depending on capacity of water system.

PHASE I:
Potential SOI depending on capacity of water system.

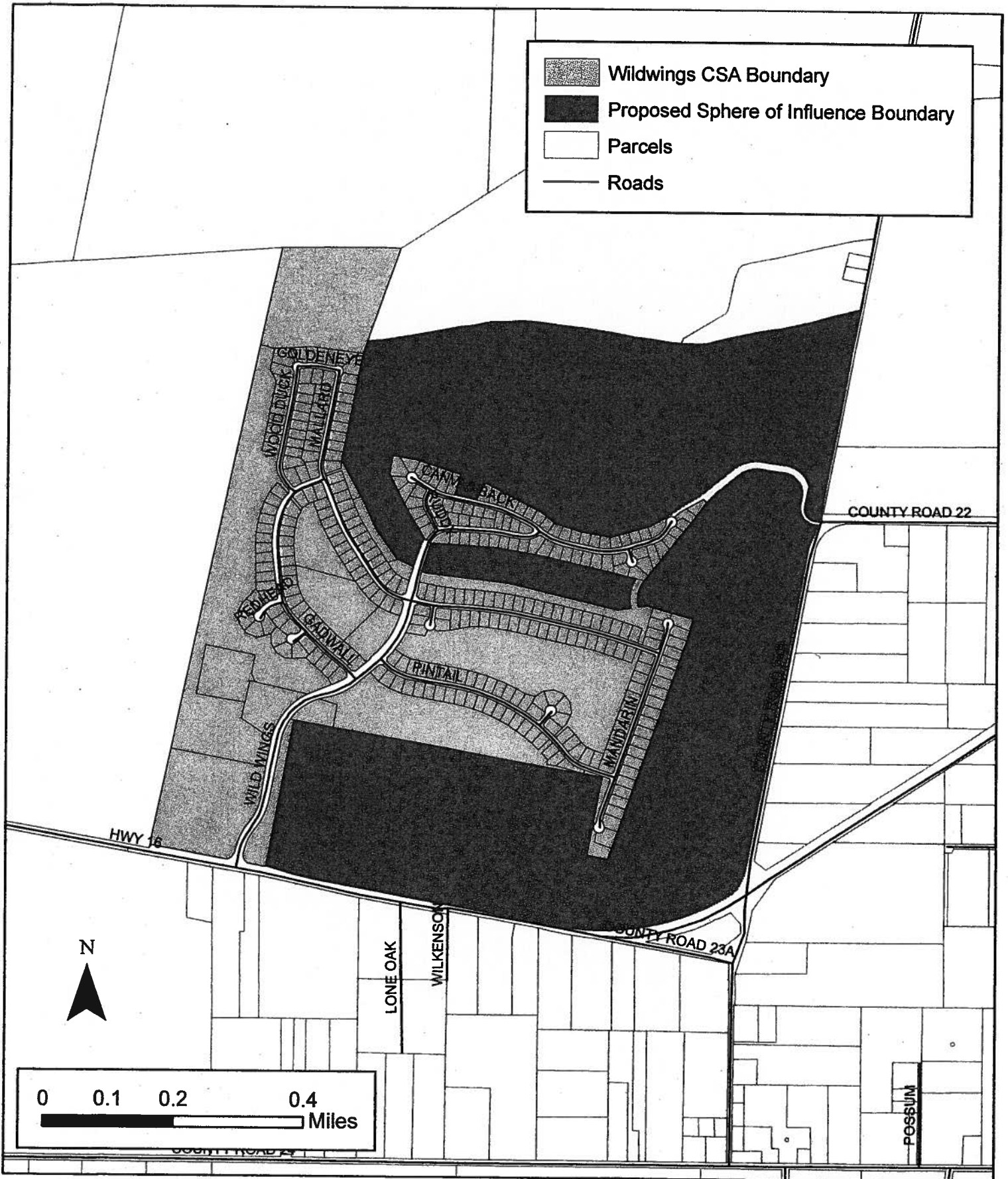
Legend

- Current
- Phase I
- Phase II



Wildwings County Service Area

Map B



Created by Yolo County LAFCO May 11, 2010
Data Provided by Yolo County

COUNTY RECORDER

Filing Requested by:

Yolo County LAFCO
625 Court Street, Suite 203
Woodland, CA 95695

Courier #: 66L

Notice of Exemption

To: County Clerk of Yolo County
625 Court Street, Room B01
Woodland, CA 95695

PROJECT TITLE: Wild Wings County Service Area Municipal Service Review and Sphere of Influence Update.

PROJECT LOCATION: The District is 5 miles west of the City of Woodland, northwest of the intersection of County Road 94B and State Highway 16.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: To determine the general direction and area of growth for the Wild Wings County Service Area. In this instance, the District sphere of influence boundaries are recommended to include adjacent, developed properties. No annexations are currently considered.

NAME OF AGENCY APPROVING PROJECT: Yolo County Local Agency Formation Commission

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Yolo County Local Agency Formation Commission

EXEMPT STATUS: Categorical Exemption 19 under CEQA Section 15319.

REASONS WHY PROJECT IS EXEMPT: Adoption of the Municipal Service Review and Sphere of Influence boundary does not result in changes in land use, does not introduce or induce significant environmental impacts or development nor does it result in the loss of agricultural or habitat land.

CONTACT PERSON: Elizabeth C. Kemper, Executive Officer Yolo County LAFCO.

TELEPHONE NUMBER: (530) 666-8048

DATE RECEIVED FOR FILING:

Signature

Date