City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

July 7, 2026
6:00 PM

CITY COUNCIL

In addition to being held in-person at City Hall, this meeting is accessible through the zoom link below or by calling the telephone number provided.
To provide public comment, please fill out the Speaker Sign Up form: https://forms.office.com/g/7EuQPwy415. The City Clerk will call your name and unmute your microphone when it is your turn to speak. You may also use the "raise hand" feature in zoom to request to speak. If calling using the phone number, please enter *9 to raise your hand to speak.
Zoom Link: https://us06web.zoom.us/j/82355871863
Zoom Phone Number: 1(669) 900-6833
Zoom ID Number: 823 5587 1863

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

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

Land Acknowledgment Statement - *The City of Woodland acknowledges the land on which we live and work. For thousands of years, this land has been the home of Patwin people. Today, there are three federally recognized Patwin tribes: Cachil DeHe Band of Wintun Indians of the Colusa Indian Community, Kletsel Dehe Wintun Nation, and Yocha Dehe Wintun Nation. The Patwin people have remained committed to the stewardship of this land over many centuries. It has been cherished and protected, as elders have instructed the young through generations. We are honored and grateful to be here today on their traditional lands.*

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. 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 CouncilMeetings@cityofwoodland.gov. Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council 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 City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council 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.

2. SUBJECT: General Public Comments

WRITTEN COMMUNICATIONS: This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

3. SUBJECT: Long Range Calendar

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

F. CONSENT CALENDAR

4. SUBJECT: Commission on Aging Meeting Minutes for May 2026

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the minutes from the May 21, 2026 Commission on Aging Meeting.

5. SUBJECT: Parks and Recreation Commission Meeting Minutes for May 2026

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the minutes from the May 18, 2026, Parks and Recreation Commission Meeting.

6. SUBJECT: City Council Meeting Minutes of June 2, 2026 and June 16, 2026.

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of June 2, 2026 and June 16, 2026.

7. SUBJECT: Aquatics Facilities Use Agreement between City of Woodland and Woodland Joint Unified School District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, authorizing the City Manager to execute an aquatics facilities use agreement between the City of Woodland and Woodland Joint Unified School District for the use of the Charles Brooks Community Swim Center and the Woodland Aquatics Center.

8. SUBJECT: Approval of an Employment Agreement for a Retired Annuitant and Exception to the CalPERS 180-Day Wait Period

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, approving an employment agreement and exception to the CalPERS 180-Day wait period for retired annuitant Heath Parsons.

9. SUBJECT: Final Acceptance and Notice of Completion of the Downtown Parking Lot Rehabilitation Project, CIP 24-09, and the First Street Parking Lot

Rehabilitation Project, CIP 24-13.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) accepting the Downtown Parking Lot Rehabilitation Project, CIP 24-09, and the First Street Parking Lot Rehabilitation Project, CIP 24-13, as complete and authorizing the City Clerk to file a Notice of Completion; (2) authorize the reallocation of $30,000 of unspent Measure F funding from the Downtown Parking Lot Rehabilitation Project, CIP 24-09, to the 2026 Road Maintenance Project, CIP 26-01; and (3) authorize the reallocation of $372,000 of unspent Measure F funding from the First Street Parking Lot Rehabilitation Project, CIP 24-13, to the 2026 Road Maintenance Project, CIP 26-01.

10. SUBJECT: Authorize a Sole Source Contract with Aqua-Metrics for the Purchase of Replacement Sensus SmartPoint Radio Transceivers and Water Meters

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a sole source contract with Aqua-Metrics for FY 2026-27 for the purchase of replacement Sensus SmartPoint Radio Transceivers, water meters, and associated equipment in an amount not to exceed $400,000.

11. SUBJECT: Final Acceptance and Notice of Completion for 2025 Road Maintenance Project, CIP 25-02

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) accepting the 2025 Road Maintenance Project, CIP 25-02, as complete and authorizing the City Clerk to file a Notice of Completion; and (2) Authorize the reallocation of $515,000 of unspent Measure F funding from the 2025 Road Maintenance Project, CIP 25-02, to the budget for the 2027 Road Maintenance Project, CIP 27-01.

12. SUBJECT: Resolutions of Intent to Levy Annual Assessments for Lighting and Landscaping Districts

RECOMMENDATION FOR ACTION: Staff recommend the City Council adopt fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____, to 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and 3) Call for a Public Hearing on July 21, 2026.

13. SUBJECT: Approval of Purchase and Sale Agreement for the Sale of Surplus Property Located at 345 W. Court Street (APN 064-170-051)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ___, approving an Agreement of Purchase and Sale and Joint Escrow Instructions with Tower Investments, Inc. for the sale of the former City well site property located at 345 W. Court Street (APN 064-170-051), and authorizing the City Manager to execute a Purchase and Sale

Agreement and all related escrow and transactional documents necessary to complete the sale of the property for a purchase price of $235,000.

14. SUBJECT: Woodland Police Mid-Management Association Memorandum of Understanding

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, implementing a one-year agreement (July 1, 2026 through June 30, 2027) with the Woodland Police Mid-Management Association (PMMA).

15. SUBJECT: Fire Mid-Management Association Memorandum of Understanding

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, implementing a one-year agreement (July 1, 2026 through June 30, 2027) with the Woodland Fire Mid-Management Association (FMMA).

16. SUBJECT: Woodland Police Supervisors' Association Memorandum of Understanding

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, implementing a one-year agreement (July 1, 2026 through June 30, 2027) with the Woodland Police Supervisors' Association (WPSA).

17. SUBJECT: Woodland Police Officers' Association Memorandum of Understanding

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, implementing a one-year agreement (July 1, 2026 through June 30, 2027) with the Woodland Police Officers' Association (WPOA).

G. PUBLIC HEARINGS

18. SUBJECT: Appeal of Notice of Violation and Stop Work Order: 652 4th Street

    RECOMMENDATION FOR ACTION:

    1. Conduct a public hearing to consider Mr. Gabriel Ledesma's ("Appellant") appeal of a Notice of Violation and Stop Work Order issued by the Community Services Department on June 18, 2026 concerning violations of the City of Woodland Municipal Code Chapter 12.48 (Trees) for City-owned trees in front of Appellant's property located at 652 4th Street, Woodland, CA 95695, pursuant to Section 12.48.230 of the same Chapter authorizing appeals to the City Council;

    2. Determine, by minute order, whether to uphold, modify, or reject the Community Services Director's issuance of a Notice of Violation and Stop Work Order dated June 18, 2026;

    3. Direct the City Attorney to memorialize the City Council's determination and supporting findings to reach the determination, in a resolution for the City Council's consideration and approval at a future City Council meeting; and

    4. Discuss and take other actions related to this item.

H. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular Meeting of the Woodland Finance Authority/ City Council of the City of Woodland scheduled for July 7, 2026 was posted on July 2, 2026 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Marissa Kersey
City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.
Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 7, 2026
ITEM #:	D.2
SUBJECT:	General Public Comments

This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.

Ken Hiatt
City Manager

Attachments:
None

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 7, 2026
ITEM #: E.3
SUBJECT: Long Range Calendar

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

Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

CITY COUNCIL LONG RANGE CALENDAR

July 21st **REGULAR MEETING**

City Solar Arrays – Madison Energy PPA Buyout
Operating Agreement Renewal – Epic Pros/Space Station
Award Meter Install Construction Project, Gibson Ranch Water Meter Replacement Project, CIP 26-16
Approval of 24-25 Continuum of Care Grant Agreement/ Subrecipient Agreement with Yolo Wayfarer
Adopt the Salary Schedule
Authorization to Accept an OTS Grant
Approve the Associate Planner Job Description
Public Hearing: Lighting and Landscaping Districts
Public Hearing: Weed Abatement and Waste Management Liens
Proposed Building Permit Fee Updates

August 4th **SUMMER RECESS - NO REGULAR MEETING**

August 18th **REGULAR MEETING**

2026/27 CDBG Action Plan
Fire Department Semiannual Report
Police Department Semiannual Report

Future Topics / Study Sessions:

YoloTD Short Range Transit Plan Presentation (TBD)
Library Eave and Roof Replacement Project - Approve Plans and Authorize Bid (TBD)
Sewer and Water Rate Adjustment – 218 Hearing (TBD)

Updated 7/1/2026

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 7, 2026
ITEM #: F.4
SUBJECT: Commission on Aging Meeting Minutes for May 2026

Recommendation for Action: Staff recommends that the City Council receive the minutes from the May 21, 2026 Commission on Aging Meeting.

Staff Contact:
Dallas Tringali, Community Services Program Manager, (530) 661-2005, dallas.tringali@cityofwoodland.gov

Discussion:
The minutes from the May 21, 2026 Commission on Aging meeting were approved on June 18, 2026.

Conclusion:
Staff recommends that the City Council receive the minutes from the May 21, 2026 Commission on Aging Meeting.

Prepared by: Dallas Tringali, Community Services Program Manager
Reviewed by: Christine Ferrara, Community Services Director

Ken Hiatt
City Manager

Attachments:
1. 2026 05 21 COA Minutes

City of Woodland

Woodland Community & Senior Center
2001 East Street
Woodland, CA 95776

Commission on Aging –

Thursday, May 21, 2026

3:00 PM

A. CALL TO ORDER

Meeting called to order at 03:01 PM

B. ROLL CALL

Council Members Present: Commissioner Regan Overholt, Commissioner Judy Aubuchon, Commissioner Iulia Bodeanu, Commission on Aging Commissioner Steven Wong
Absent: Commissioner Kathy Harryman
Excused:

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS - PUBLIC COMMENT

No public comment.

E. PRESENTATIONS

1. St. John's Facility Updates

Linda Henigan and Joann Wilson gave updates on the progress of St. John's Retirement Village opening. There are current residents and progress being made to provide more services.

F. REGULAR CALENDAR

2. Approve Minutes from the April 16, 2026 Commission on Aging Meeting

On a motion by Commissioner Iulia Bodeanu, seconded by Commissioner Judy Aubuchon and carried on a 4-0 vote, Commissioners Approve Minutes from the April 16, 2026 Commission on Aging Meeting

AYES: Commissioner Regan Overholt, Commissioner Judy Aubuchon, Commissioner Iulia Bodeanu, Commissioner Steven Wong
NOES:
ABSENT: Commissioner Kathy Harryman
ABSTAIN:

3. Commissioner Request for Absence from Future Meetings

No absences requested.

G. COMMUNICATIONS - COMMISSION/STAFF STATEMENTS AND REQUESTS

4. Commissioner Reports and Updates

No Commissioner updates.

H. NEW BUSINESS

5. Senior Satisfaction Survey 2026

Staff presented a final survey to be administered at the Senior Resource Fair.

6. Senior Resource Fair 2026

Staff and Commissioners made final plans for the operation of Senior Resource Fair. 100 vendors applied.

I. REPORT OF THE STAFF

7. Woodland Senior Center Staff Report

Staff provided updates on the SCI Installation Dinner, the Teens Helping Seniors Spaghetti Feed fundraiser, the Senior Center Volunteer Appreciation Dinner, the AARP Document Shredding event, and on the Woodland Aquatics Center operations.

J. AGENDA ITEMS FOR NEXT MEETING

Fraud Prevention

K. ADJOURN

Meeting adjourned at 03:34 PM.

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 7, 2026
ITEM #:	F.5
SUBJECT:	Parks and Recreation Commission Meeting Minutes for May 2026

Recommendation for Action: Staff recommends that the City Council receive the minutes from the May 18, 2026, Parks and Recreation Commission Meeting.

Staff Contact:
Kris Bain, Community Services Program Manager, (530) 661-2002, kris.bain@cityofwoodland.gov

Discussion:
The minutes from the May 18, 2026, Parks & Recreation Commission meeting were approved at the last Parks and Recreation meeting on June 22, 2026.

Conclusion:
Staff recommends that the City Council receive the minutes from the May 18, 2026, Parks and Recreation Commission Meeting.

Prepared by: Kris Bain, Community Services Program Manager
Reviewed by: Christine Ferrara, Community Services Director

Ken Hiatt
City Manager

Attachments:
1. Parks and Recreation Commission Minutes May 18, 2026

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

Parks & Recreation Commission Meeting –

Monday, May 18, 2026

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:30 pm.

B. ROLL CALL

Parks & Recreation Commissioners Present: Chair Henry Murrieta, Commissioner Magalean Martin, Commissioner Jon-Paul Valcarenghi, Vice Chair Carla White-Snyder, Commissioner Marge McCuan
Absent:
Excused:

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MINUTES

1. SUBJECT: Approve Parks & Recreation Commission Meeting Minutes for April 27, 2026

   RECOMMENDATION FOR ACTION: Staff recommends that the Parks & Recreation Commission approve the meeting minutes from the April 27, 2026, meeting.

On a motion by None, seconded by Commissioner Magalean Martin and carried on a 5-0 vote, Parks & Recreation Commissioners approved the Parks & Recreation Commission Meeting Minutes for April 27, 2026.

AYES: Chair Henry Murrietta, Vice Chair Carla White-Snyder, Commissioner Magalean Martin, Commissioner Marge McCuan, Commissioner Jon-Paul Valcarenghi
NOES:
ABSENT:
ABSTAIN:

E. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Parks & Recreation 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 the time available for the rest of the agenda. If 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: Public members are welcome to submit written comments before the meeting. Comments should be submitted by email to WoodlandCSD@cityofwoodland.gov. Written comments received at least two (2) hours before the scheduled start time of the Parks & Recreation Commission meeting will be provided to the Commission and posted to the City website as part of the official record of the meeting. Still, they will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Parks & Recreation Commission meeting and during the Commission meeting will be provided to the Parks & Recreation Commission 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 submit written comments on an item not listed on the agenda, please identify your e-mail/comment as a Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

F. COMMUNICATIONS - COMMISSION/STAFF STATEMENTS AND REQUESTS

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

G. BUSINESS ITEMS

2. 2026-2027 Parks Recreation Commission Work Plan

The Parks & Recreation Commissioners approved the Work Plan for the upcoming year.

3. Standing Committee Report

4. Approve Commissioner Absence Request

No requests were made.

H. REPORT OF THE STAFF

5. SUBJECT: Community Services Department Staff Report for May 18, 2026

RECOMMENDATION FOR ACTION: The Parks & Recreation Commission will receive the CSD staff Report for May 18, 2026

Verbal updates provided by Staff.

I. NEXT MEETING

6. The next meeting of the Parks & Recreation Commission is scheduled for June 22, 2026

J. ADJOURN

On a motion by Commissioner Magalean Martin, seconded by Vice Chair Carla White-Snyder and carried on a 5-0 vote, Parks & Recreation Commissioners adjourned the meeting at 6:58 pm.

AYES: Chair Henry Murrietta, Vice Chair Carla White-Snyder, Commissioner Magalean Martin, Commissioner Marge McCuan, Commissioner Jon-Paul Valcarenghi
NOES:
ABSENT:
ABSTAIN:

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 7, 2026
ITEM #:	F.6
SUBJECT:	City Council Meeting Minutes of June 2, 2026 and June 16, 2026

Recommendation for Action: Staff recommends the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of June 2, 2026 and June 16, 2026.

Ken Hiatt
City Manager

Attachments:

1. Draft City Council Meeting Minutes for June 2, 2026
2. Draft City Council Meeting Minutes for June 16, 2026

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

CITY OF
WOODLAND
CALIFORNIA

Regular Meeting Minutes

Tuesday, June 2, 2026

6:00 PM

City Council

CITY COUNCIL

CLOSED SESSION
5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. Conference with Labor Negotiators (Gov. Code §54957.6)
   Agency Designated Representative: City Manager and Director of Administrative Services
   Employee Organizations: Woodland Mid-Management Professional Association, Woodland City Employees Association, Woodland Police Mid-Management Unit, Woodland Police Officers' Association, Woodland Police Supervisors Association, Woodland Fire Mid-Management Association, and Woodland Professional Firefighters Association.

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

C. CALL TO ORDER
Meeting called to order at 6:04 PM.

D. ROLL CALL
Council Members Present: Members Lansuburgh, Garcia-Cadena, Moreno, Vega, and Mayor Stallard.
Absent: None

E. PLEDGE OF ALLEGIANCE
Pledge of Allegiance led by Bill Wagnon.

Land Acknowledgment Statement - *The City of Woodland acknowledges the land on which we live and work. For thousands of years, this land has been the home of Patwin people. Today, there are three federally recognized Patwin tribes: Cachil DeHe Band of Wintun Indians of the Colusa Indian Community, Kletsel Dehe Wintun Nation, and Yocha Dehe Wintun Nation. The Patwin people have remained committed to the stewardship of this land over many centuries. It has been cherished and protected, as elders have instructed the young through generations. We are honored and grateful to be here today on their traditional lands.*

F. COMMUNICATIONS - PUBLIC COMMENT

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2. SUBJECT: General Public Comments

WRITTEN COMMUNICATIONS: This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.

Mayor Stallard invited public comment. Speaking from the public was Betsy Darling. No further public comment was received.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

Verbal updates provided by Council Members/Staff.

3. SUBJECT: Long Range Calendar

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

Council received the Long Range Calendar for informational purposes only.

H. PRESENTATIONS

I. CONSENT CALENDAR

Mayor Stallard invited public comment. No public comment was received.

On a motion by Councilmember Moreno, seconded by Mayor Pro Tem Vega and carried on a 5-0 vote, Council Members approved consent calendar items 4 through 11.

AYES: Members Lansburgh, Garcia-Cadena, Moreno, Mayor Pro Tem Vega, and Mayor Stallard.
NOES: None.
ABSENT: None.
ABSTAIN: None.

4. SUBJECT: Proclamation Supporting Volunteerism

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve a proclamation promoting volunteerism and recognizing JustServe.org.

Council approved a proclamation promoting volunteerism and recognizing JustServe.org. Accepting the Proclamation was Bill Wagnon.

5. SUBJECT: City Council Meeting Minutes of May 5, 2026 and May 19, 2026.

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of May 5, 2026 and May 19, 2026.

Council adopted the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of May 5, 2026 and May 19, 2026.

6. SUBJECT: Sustainability Advisory Committee Minutes

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive and review the Sustainability Advisory Committee's minutes from February, March, and April 2026.

Council received and reviewed the Sustainability Advisory Committee's minutes from February, March, and April 2026.

7. SUBJECT: Freeman Street Right of Way Abandonment

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving a Summary Vacation of excess public right of way along the 334 Freeman Street property frontage and authorizing the City Manager to execute a quit claim deed.

Council adopted Resolution No. 8657, approving a Summary Vacation of excess public right of way along the 334 Freeman Street property frontage and authorizing the City Manager to execute a quit claim deed.

8. SUBJECT: Award Construction Contract for 2026 Road Maintenance Project, CIP 26-01

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

1.) Authorizing the reallocation of $550,000 of Measure F Funds in FY25/26 from the 2025 Road Maintenance Project, CIP 25-02, to the 2026 Road Maintenance Project, CIP 26-01;

2.) Authorizing the reallocation of $604,740.91 of Road Maintenance and Rehabilitation Account (RMRA-SB1) Funds in FY24/25 from the 2025 Road Maintenance Project, CIP 25-02, to the 2026 Road Maintenance Project, CIP 26-01;

3.) Authorizing the reallocation of $4,675 of Water Enterprise Funds in FY25/26 from the 2025 Road Maintenance Project, CIP 25-02, to the 2026 Road Maintenance Project, CIP 26-01, to fund improvements associated with water utility conflicts;

4.) Approving a construction contract for the 2026 Road Maintenance Project, CIP 26-01 (Project); awarding the construction contract in the amount of $1,946,403.40 for the base bid plus all additive alternates A, B, and C to B&M Civil LLC; authorizing a contract contingency up to 15% ($291,960.51); and authorizing the City Manager to execute the construction contract and change orders; and

5.) Approving a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $186,184; authorizing a contract contingency up to 15% ($27,927.60); and authorizing the City Manager to execute the agreement and amendments.

Council adopted Resolution No. 8658, 1.) Authorizing the reallocation of $550,000 of Measure F Funds in FY25/26 from the 2025 Road Maintenance Project, CIP 25-02, to the 2026 Road Maintenance Project, CIP 26-01; 2.) Authorizing the reallocation of $604,740.91 of Road Maintenance and Rehabilitation Account (RMRA-SB1) Funds in FY24/25 from the 2025 Road Maintenance Project, CIP 25-02, to the 2026 Road Maintenance Project, CIP 26-01; 3.) Authorizing the reallocation of $4,675 of Water Enterprise Funds in FY25/26 from the 2025 Road Maintenance Project, CIP 25-02, to the 2026 Road Maintenance Project, CIP 26-01, to fund improvements associated with water utility conflicts; 4.) Approving a construction contract for the 2026 Road Maintenance Project, CIP 26-01 (Project); awarding the construction contract in the amount of $1,946,403.40 for the base bid plus all additive alternates A, B, and C to B&M Civil LLC; authorizing a contract contingency up to 15% ($291,960.51); and authorizing the City Manager to execute the construction contract and change orders; and 5.) Approving a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $186,184; authorizing a contract contingency up to 15% ($27,927.60); and authorizing the City Manager to execute the agreement and amendments.

9. SUBJECT: Approval of the List of Projects for FY 26/27 Funded by Senate Bill 1 Road Maintenance and Rehabilitation Account Funds

   RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, approving a list of projects for FY 26/27 funded by Senate Bill 1 Road Maintenance and Rehabilitation Account funds.

Council adopted Resolution No.8659, approving a list of projects for FY 26/27 funded by Senate Bill 1 Road Maintenance and Rehabilitation Account funds.

10. SUBJECT: Approval of Asset Management and Maintenance Service Agreement with APGN, Inc. for High-Speed Turbo Blowers at the Water Pollution Control Facility

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____ authorizing the City Manager to execute a five year Asset Management and Maintenance Service Agreement with APGN, Inc. for the Water Pollution Control Facility high speed turbo blower system in an amount not to exceed $327,125.

Council adopted Resolution No. 8660 authorizing the City Manager to execute a five year Asset Management and Maintenance Service Agreement with APGN, Inc. for the Water Pollution Control Facility high speed turbo blower system in an amount not to exceed $327,125.

11. SUBJECT: Community Center Parking Lot Expansion Project (CIP 24-08) – Final Acceptance and Notice of Completion

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

    1. Accept the Community Center Parking Lot Expansion (CIP 24-08) construction contract as complete and authorize the City Clerk to file a Notice of Completion; and
    2. Approve a consultant services contract amendment with Laugenour & Meikle in the amount of $20,500 for a total agreement amount of $193,716 and authorize the City Manager to execute the amendment.

Council adopted Resolution No. 8661, to 1. Accept the Community Center Parking Lot Expansion (CIP 24-08) construction contract as complete and authorize the City Clerk to file a Notice of Completion; and 2. Approve a consultant services contract amendment with Laugenour & Meikle in the amount of $20,500 for a total agreement amount of $193,716 and authorize the City Manager to execute the amendment.

J. PUBLIC HEARINGS

12. SUBJECT: Adoption of the City's 2025 Urban Water Management Plan

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council conduct a Public Hearing and adopt Resolution No. ___, adopting the 2025 Urban Water Management Plan.

Celia Taylor, Water Quality Specialist, provided a presentation to Council and answered questions.

Mayor Stallard opened the public hearing. Speaking from the public was Al Eby. No further public comment was received. Mayor Stallard closed the public hearing.

On a motion by Councilmember Garcia-Cadena, seconded by Councilmember Lansburgh and carried on a 5-0 vote, Council Members conducted a Public Hearing and adopted Resolution No. 8662, adopting the 2025 Urban Water Management Plan.

AYES: Members Lansburgh, Garcia-Cadena, Moreno, Mayor Pro Tem Vega, and Mayor Stallard.
NOES: None.
ABSENT: None.
ABSTAIN: None.

13. SUBJECT: Public Hearing and Adoption of the City's Water Shortage Contingency Plan

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council: 1. Conduct a public hearing to receive comments on the proposed update to the City of Woodland Water Shortage Contingency Plan (WSCP), 2. Adopt Resolution No. _____, approving the updated WSCP, Appendix G of the Urban Water Management Plan (UWMP).

Mayor Stallard opened the public hearing. No public comment was received. Mayor Stallard closed the public hearing.

On a motion by Councilmember Lansburgh, seconded by Mayor Pro Tem Vega and carried on a 5-0 vote, Council Members conducted a public hearing to receive comments on the proposed update to the City of Woodland Water Shortage Contingency Plan (WSCP) and adopted Resolution No. 8663, approving the updated WSCP, Appendix G of the Urban Water Management Plan (UWMP).

AYES: Members Lansburgh, Garcia-Cadena, Moreno, Mayor Pro Tem Vega, and Mayor Stallard.
NOES: None.
ABSENT: None.
ABSTAIN: None.

14. SUBJECT: Assembly Bill 2561: Local Public Employees Vacant Positions

RECOMMENDATION FOR ACTION: Staff recommend the City Council 1) Hold a public hearing, and 2) Receive the informational report on the City of Woodland Vacancies and Recruitment and Retention Efforts Pursuant to Government Code Section 3502.3.

Kim McKinney, Director of Administrative Services, provided a presentation to Council and answered questions.

Mayor Stallard opened the public hearing. No public comment was received. Mayor Stallard closed the public hearing.

Council held a public hearing, and received the informational report on the City of Woodland Vacancies and Recruitment and Retention Efforts Pursuant to Government Code Section 3502.3.

K. REPORTS OF THE CITY MANAGER

15. SUBJECT: Woodland Tourism and Business Improvement District Annual Report and Resolution of Intention to Levy Annual Assessment for Fiscal Year 2026/2027

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) Approve the Annual Report from the Advisory Board for the Woodland Tourism Business Improvement District; and 2) Adopt Resolution No. _____, with the intention to levy the annual assessment for Fiscal Year 2026/2027.

Spencer Bowen, Communications and Strategic Policy Manager, provided a presentation to Council and answered questions. Al Eby from Visit Woodland provided additional information to the Council on this item.

Mayor Stallard invited public comment. Speaking from the public was Betsy Darling. No further public comment was received.

On a motion by Councilmember Garcia-Cadena, seconded by Mayor Pro Tem Vega and carried on a 5-0 vote, Council approved the Annual Report from the Advisory Board for the Woodland Tourism Business Improvement District; and adopted Resolution No. 8664, with the intention to levy the annual assessment for Fiscal Year 2026/2027.

AYES: Members Lansburgh, Garcia-Cadena, Moreno, Mayor Pro Tem Vega, and Mayor Stallard.
NOES: None.
ABSENT: None.
ABSTAIN: None.

16. SUBJECT: Presentation of the Fiscal Year 2026/27 Proposed Budget

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation on the proposed budget for fiscal year 2026/27.

City Manager Ken Hiatt introduced the item. Kim McKinney, Director of Administrative Services, and Karie Farnham, Financial Services Manager, provided a presentation to Council and answered questions.

Mayor Stallard invited public comment. No public comment was received.

The Council received the presentation on the proposed budget for fiscal year 2026/27.

17. SUBJECT: Consideration of November 2026 Ballot Measure to Authorize a One-Cent Sales Tax

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation and provide direction to staff on a potential ballot measure to establish a one-cent sales tax for general city services, programs, and facilities.

Ken Hiatt, City Manager, presented the item to Council and answered questions.

Mayor Stallard invited public comment. Speaking from the public was Betsy Darling. No further comment was received.

Council received a presentation and provided direction to staff on a potential ballot measure to establish a one-cent sales tax for general city services, programs, and facilities.

L. ADJOURN

Meeting adjourned at 8:05 PM in memory of Ruben Guerrero.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

Regular Meeting Minutes

Tuesday, June 16, 2026

6:00 PM

City Council

In addition to being held in-person at City Hall, this meeting is accessible through the zoom link below or by calling the telephone number provided.
To provide public comment, please fill out the Speaker Sign Up form: https://forms.office.com/g/7EuQPwy415. The City Clerk will call your name and unmute your microphone when it is your turn to speak. You may also use the "raise hand" feature in zoom to request to speak. If calling using the phone number, please enter *9 to raise your hand to speak.
Zoom Link: https://us06web.zoom.us/j/82355871863
Zoom Phone Number: 1(669) 900-6833
Zoom ID Number: 823 5587 1863

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

A. CALL TO ORDER

Meeting called to order at 6:01 PM

B. ROLL CALL

Council Members Present: Members Lansburgh, Garcia-Cadena, Moreno, and Mayor Stallard
Absent: Mayor Pro Tem Vega

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Gabriela Velasco-Diaz.

Land Acknowledgment Statement - *The City of Woodland acknowledges the land on which we live and work. For thousands of years, this land has been the home of Patwin people. Today, there are three federally recognized Patwin tribes: Cachil DeHe Band of Wintun Indians of the Colusa Indian Community, Kletsel Dehe Wintun Nation, and Yocha Dehe Wintun Nation. The Patwin people have remained committed to the stewardship of this land over many centuries. It has been cherished and protected, as elders have instructed the young through generations. We are honored and grateful to be here today on their traditional lands.*

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed on this agenda. Speakers are requested to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The time limit to speak will be three (3) minutes for all speakers. 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 CouncilMeetings@cityofwoodland.gov. Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council 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 City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council 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.

Mayor Stallard invited public comment. No public comment was received.

1. SUBJECT: General Public Comments

WRITTEN COMMUNICATIONS: This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

Verbal updates provided by Council Members/Staff, including recognition of the Summer at City Hall participants.

2. SUBJECT: Long Range Calendar

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

The City Council received the Long Range Calendar for informational purposes only.

F. CONSENT CALENDAR

Mayor Stallard invited public comment. No public comment was received.

On a motion by Councilmember Garcia-Cadena, seconded by Councilmember Moreno and carried on a 4-0 vote, Council Members approved Consent Calendar items No. 3 through 17.

AYES: Members Lansburgh, Garcia-Cadena, Moreno, and Mayor Stallard
NOES: None.
ABSENT: Mayor Pro Tem Vega
ABSTAIN: None.

3. SUBJECT: Pride Month Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim June 2026 as Pride Month in the City of Woodland

The City Council proclaimed June 2026 as Pride Month in the City of Woodland. Accepting the proclamation was Allison Rodriguez, Lex Delgado, Mauriana Faison, and representatives with CommuniCare+OLE.

4. SUBJECT: Proclamation Recognizing June 19, 2026 as Juneteenth.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve a proclamation recognizing June 19, 2026 as Juneteenth.

The City Council approved a proclamation recognizing June 19, 2026 as Juneteenth. Accepting the proclamation was Pastor Louise Britts, American Lutheran Church, and Pamela Byrd-Dunn.

5. SUBJECT: Parks and Recreation Commission Meeting Minutes for April 2026

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the minutes from the April 27, 2026, Parks and Recreation Commission Meeting.

The City Council received the minutes from the April 27, 2026, Parks and Recreation Commission Meeting.

6. SUBJECT: Appointment of Members to Various Boards and Commissions

RECOMMENDATION FOR ACTION: Staff recommends the City Council appoint members to various Boards and Commissions for specified terms, consistent with the recommendations of the Mayor and Mayor Pro Tempore.

The City Council appointed members to various Boards and Commissions for specified terms, consistent with the recommendations of the Mayor and Mayor Pro Tempore.

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

RECOMMENDATION FOR ACTION: Staff recommend the City Council set a Public Hearing for July 21, 2026 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

The City Council set a Public Hearing for July 21, 2026 to hear and approve the list of Delinquent Refuse Accounts and directed the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

8. SUBJECT: TerraVerde Agreement for Solar Asset Management Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute an agreement to continue solar asset management services with TerraVerde Energy, LLC.

The City Council adopted Resolution No. 8665, authorizing the City Manager to execute an agreement to continue solar asset management services with TerraVerde Energy, LLC.

9. SUBJECT: Annual Appropriations Limit for Fiscal Year 2026/27

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, approving the City of Woodland's Fiscal Year 2026/27 Appropriations Limit.

The City Council adopted Resolution No. 8666, approving the City of Woodland's Fiscal Year 2026/27 Appropriations Limit.

10. SUBJECT: Contract for Independent Auditing Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____ authorizing the City Manager to execute a contract with LSL, LLP (formerly known as Lance, Soll & Lunghard, LLP) for independent auditing services for two fiscal years (FY2024/25 through FY2025/26), with an optional two-year extension.

The City Council adopted Resolution No. 8667 authorizing the City Manager to execute a contract with LSL, LLP (formerly known as Lance, Soll & Lunghard, LLP) for independent auditing services for two fiscal years (FY2024/25 through FY2025/26), with an optional two-year extension.

11. SUBJECT: Woodland Urban Limit Line Utility Extension Ballot Measure for the November 3, 2026, General Municipal Election

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No.___ calling for the placement of the City of Woodland Urban Limit Line Utility Extension Measure on the ballot for the November 3, 2026, General Municipal Election, requesting consolidation with the statewide general election, and setting rules and deadlines for the submittal of arguments.

The City Council adopted Resolution No. 8668 calling for the placement of the City of Woodland Urban Limit Line Utility Extension Measure on the ballot for the November 3, 2026, General Municipal Election, requesting consolidation with the statewide general election, and setting rules and deadlines for the submittal of arguments.

12. SUBJECT: Calling and Consolidating a General Municipal Election for Council Districts 1 and 3 — November 3, 2026

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, calling a general municipal election for the election of Two Council Members by District, and requesting the Board of Supervisors of the County of Yolo to Consolidate a General Municipal Election to be held on November 3, 2026, with the Statewide General Election to be held on that date pursuant to §10403 of the Elections Code.

The City Council adopted Resolution No. 8669, calling a general municipal election for the election of Two Council Members by District, and requesting the Board of Supervisors of the County of Yolo to Consolidate a General Municipal Election to be held on November 3, 2026, with the Statewide General Election to be held on that date pursuant to §10403 of the Elections Code.

13. SUBJECT: Amendments to Development Impact Fee Deferral Agreements and Public Improvement Loan Agreement - Courtyard by Marriott and Hilton Home2 Suites

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to negotiate and enter into Amendments to the Development Impact Fee Deferral Agreement dated January 11, 2022, between the City, Woodland Partners II, LLC and Woodland Lodging, LLC; and the Development Impact Fee Deferral Agreement between the City, Woodland Partners I, LLC and Woodland Lodging, LLC dated January 11, 2022, to amend the payment terms and security for such Agreements; authorizing the City Manager to negotiate and enter into an Amendment to the Public Improvement Loan Agreement dated July 21, 2022, between the City, Woodland Partners I, LLC, Woodland Partners II, LLC and Woodland Lodging, LLC to amend the payment terms and security for such Agreement; and further authorizing the City Manager to enter into and execute such agreements and other documents in a form prepared and approved by the City Attorney and take such other actions as are necessary or convenient to carry out the Amendments.

The City Council adopted Resolution No. 8670, authorizing the City Manager to negotiate and enter into Amendments to the Development Impact Fee Deferral Agreement dated January 11, 2022, between the City, Woodland Partners II, LLC and Woodland Lodging, LLC; and the Development Impact Fee Deferral Agreement between the City, Woodland Partners I, LLC and Woodland Lodging, LLC dated January 11, 2022, to amend the payment terms and security for such Agreements; authorizing the City Manager to negotiate and enter into an Amendment to the Public Improvement Loan Agreement dated July 21, 2022, between the City, Woodland Partners I, LLC, Woodland Partners II, LLC and Woodland Lodging, LLC to amend the payment terms and security

for such Agreement; and further authorizing the City Manager to enter into and execute such agreements and other documents in a form prepared and approved by the City Attorney and take such other actions as are necessary or convenient to carry out the Amendments.

14. SUBJECT: Grant of Easement to PG&E for Electrical Infrastructure to the Woodland Aquatics Center and New Electric Vehicle Charges at Expanded Community Center Parking Lot.

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to grant an easement deed to Pacific Gas and Electric Company (PG&E) for operation and maintenance of electrical facilities upon City-owned property at 2001 East Street (for utility equipment servicing the Woodland Aquatics Center/Community Center Parking Lot EV chargers) and authorize the City Manager to execute the Easement Deed on behalf of the City.

The City Council adopted Resolution No. 8671, to grant an easement deed to Pacific Gas and Electric Company (PG&E) for operation and maintenance of electrical facilities upon City-owned property at 2001 East Street (for utility equipment servicing the Woodland Aquatics Center/Community Center Parking Lot EV chargers) and authorize the City Manager to execute the Easement Deed on behalf of the City.

15. SUBJECT: Woodland Professional Firefighters' Association Memorandum of Understanding

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland Professional Firefighters' Association.

The City Council adopted Resolution No. 8672, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland Professional Firefighters' Association.

16. SUBJECT: Woodland Mid-Management Professional Association Memorandum of Understanding

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland Mid-Management Professional Association.

The City Council adopted Resolution No. 8673, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland Mid-Management Professional Association.

17. SUBJECT: Woodland City Employees' Association Memorandum of Understanding

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland City Employees' Association.

The City Council adopted Resolution No. 8674, implementing a one (1) year agreement (July 1, 2026 through June 30, 2027) with the Woodland City Employees' Association.

G. PUBLIC HEARINGS

18. SUBJECT: Woodland Tourism Business Improvement District Annual Assessment FY 2026/2027

RECOMMENDATION FOR ACTION: Staff recommends that the City Council: 1) Hold a Public Hearing to receive testimony regarding the City Council's intention to continue the Woodland Tourism Business Improvement District; 2) Determine whether a legally sufficient protest is made; 3) If a legally sufficient protest is made, do not continue the annual assessment for the Woodland Tourism Business Improvement District for the 2026/2027 fiscal year; or 4) If no legally sufficient protest is made, adopt Resolution No. _____, approving the Woodland Tourism Business Improvement District FY 2026/2027 Budget and affirming the continuation of the annual assessment for the Woodland Tourism Business Improvement District for 2026/2027 fiscal year.

The item was presented by Spencer Bowen, Communication and Strategic Policy Manager. Mayor Stallard opened the public hearing. No public comment was received. Mayor Stallard closed the public hearing.

On a motion by Councilmember Moreno, seconded by Councilmember Garcia-Cadena and carried on a 4-0 vote, Council Members 1) Held a Public Hearing to receive testimony regarding the City Council's intention to continue the Woodland Tourism Business Improvement District; 2) Determined that no legally sufficient protest was made, and adopted Resolution No. 8675, approving the Woodland Tourism Business Improvement District FY 2026/2027 Budget and affirming the continuation of the annual assessment for the Woodland Tourism Business Improvement District for 2026/2027 fiscal year.

AYES: Members Lansburgh, Garcia-Cadena, Moreno, and Mayor Stallard
NOES: None.
ABSENT: Mayor Pro Tem Vega
ABSTAIN: None.

H. REPORTS OF THE CITY MANAGER

19. SUBJECT: Approval of the Fiscal Year 2026/27 Budget

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, approving the Fiscal Year 2026/27 Annual Budget of $246.86 million, and authorizing 323 full-time equivalent positions by classification.

Karie Farnham, Financial Services Manager, presented the item.

Mayor Stallard invited public comment. No public comment was received.

On a motion by Councilmember Garcia-Cadena, seconded by Councilmember Moreno and carried on a 4-0 vote, Council Members adopted Resolution No. 8676, approving the Fiscal Year 2026/27 Annual Budget of $246.86 million, and authorizing 323 full-time equivalent positions by classification.

AYES: Members Lansburgh, Garcia-Cadena, Moreno, and Mayor Stallard
NOES: None.

ABSENT: Mayor Pro Tem Vega
ABSTAIN: None.

20. SUBJECT: Calling and Consolidating a General Municipal Election for the Placement of a General Tax Measure on the Ballot for the November 3, 2026 Election

RECOMMENDATION FOR ACTION: Staff recommends that the City Council: 1. Adopt Resolution No. _____, calling for the placement of a general tax measure on the ballot for the November 3, 2026 General Municipal Election for the submission to the qualified voters an ordinance to enact a second supplemental general transactions and use tax at the rate of 1%;

2. Adopt Resolution No. _____, requesting the Board of Supervisors of the County of Yolo to consolidate a General Municpal Election to be held on November 3, 2026 with the statewide general election to be held on that date; and

3. Adopt Resolution No. _____, providing for the filing of primary and rebuttal arguments and setting rules for the filing of written arguments regarding a city measure to be submitted at the November 3, 2026 General Municipal Election.

Ken Hiatt, City Manager, presented the item to Council and answered questions.

Mayor Stallard invited public comment. No public comment was received.

On a motion by Councilmember Moreno, seconded by Councilmember Garcia-Cadena and carried on a 4-0 vote, Council Members
1. Adopted Resolution No. 8677, calling for the placement of a general tax measure on the ballot for the November 3, 2026 General Municipal Election for the submission to the qualified voters an ordinance to enact a second supplemental general transactions and use tax at the rate of 1%; 2. Adopted Resolution No. 8678, requesting the Board of Supervisors of the County of Yolo to consolidate a General Municpal Election to be held on November 3, 2026 with the statewide general election to be held on that date; and 3. Adopted Resolution No. 8679, providing for the filing of primary and rebuttal arguments and setting rules for the filing of written arguments regarding a city measure to be submitted at the November 3, 2026 General Municipal Election.

AYES: Members Lansburgh, Garcia-Cadena, Moreno, and Mayor Stallard
NOES: None.
ABSENT: Mayor Pro Tem Vega
ABSTAIN: None.

I. ADJOURN

Meeting adjourned at 6:50PM in memory of Jose Antonio Diaz.

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 7, 2026
ITEM #: F.7
SUBJECT: Use Agreement with Woodland Joint Unified School District

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____, authorizing the City Manager to execute an aquatics facilities use agreement between the City of Woodland and Woodland Joint Unified School District for the use of the Charles Brooks Community Swim Center and the Woodland Aquatics Center.

Staff Contact:
Christine Ferrara, Community Services Director, (530) 661-2000,
christine.ferrara.@cityofwoodland.gov

Fiscal Impact:
Expenses associated with Woodland Joint Unified School District (WJUSD) student use of the Charles Brooks Community Swim Center and the Woodland Aquatics Center will be offset through funding provided by WJUSD to the City. Under the proposed Agreement, WJUSD will pay the City $55,000 annually, with a 3 percent annual increase each year. These funds will help cover costs associated with regular facility operations and maintenance, including chemicals, heating, and routine day-to-day maintenance.

Background:
Until recently, the City operated a single municipal pool, the Charles Brooks Swim Center, located adjacent to Woodland High School. This facility has been used by students from both Woodland High School and Pioneer High School for swim team and water polo programs.

With the recent completion of the Woodland Aquatics Center, the City and WJUSD are seeking to formalize the use of each facility for school-related aquatics programs through an Aquatics Facilities Use Agreement.

Discussion:
The Use Agreement between the City and WJUSD establishes parameters related to the use of the facilities, fees, storage, and supervision, as well as provisions related to insurance, indemnification, and severability. Key provisions of the Agreement include the following:

Facility Usage — WJUSD may utilize Charles Brooks Community Swim Center and Woodland Aquatics Center during the interscholastic water polo and swim team seasons; teams will have 50 percent usage of the competition pool at Charles Brooks Community Swim Center and 100 percent usage at Woodland Aquatics Center during these seasons. Language is included outlining the time of day and days of the year for use, as well as a process to extend the season of use, if needed. The Agreement also includes the use of the facilities during regular public swim for up to fifty WJUSD summer school students for no additional cost.

Fees for Use of City Facilities — WJUSD agrees to pay the City annually for the use of facilities described in the Agreement. The initial payment, due on July 1 of the first year of the Agreement, is $55,000. Thereafter, the annual payment shall be due each July 1 for as long as the Agreement is in

place, and shall increase by 3% from the prior year's payment.

Storage — the Agreement identifies that WJUSD will have use of a storage area during their allotted time at the facilities.

Supervision and Supplies — the Agreement states that all activities undertaken by WJUSD shall be supervised by and conducted by WJUSD (no subletting is allowed). Furthermore, the Agreement requires one, and preferably two, certified lifeguards at its own expense at each facility whenever student athletes are using the facilities. The Agreement requires WJUSD to comply with State law regarding the number of lifeguards that need to be present and in a lifeguard capacity (not coach capacity) during the use of the facilities.

Term — the Agreement shall remain in effect until either party terminates it by providing 60 days written notice to the other party.

The agreement was approved by the WJUSD Board of Trustees at their June 25, 2026 meeting.

Conclusion:
Staff recommends that the City Council adopt Resolution No. ____, authorizing the City Manager to execute an aquatics facilities use agreement between the City of Woodland and Woodland Joint Unified School District for the use of the Charles Brooks Community Swim Center and the Woodland Aquatics Center.

Prepared by: Christine Ferrara, Community Services Director

Ken Hiatt
City Manager

Attachments:
1. City WJUSD Aquatic Facility Use Agreement June 2026
2. Proposed Resolution_WJUSD aquatics facilities use agreement

AQUATICS FACILITIES USE AGREEMENT
Between the
CITY OF WOODLAND
And the
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

This Aquatics Facilities Use Agreement ("Agreement") is made and entered into this ____ day of _____, 2026 by and between the Woodland Joint Unified School District ("SCHOOL DISTRICT"), and the City of Woodland ("CITY"). SCHOOL DISTRICT and CITY shall be individually referred to herein as a "party" and together as the "parties."

RECITAL

WHEREAS, the CITY owns and operates the Charles Brooks Community Swim Center (hereinafter referred to as "BROOKS"), located at 155 N. West Street, Woodland as well as the Woodland Aquatic Center (hereinafter referred to as "WAC"), located at 2001 East Street, Woodland; and

WHEREAS, District desires to utilize Brooks and WAC to provide athletic opportunities for their students for water polo, swimming and diving; and

WHEREAS, CITY believes Woodland youth benefit from athletic endeavors and desires to make available the facilities at Brooks and WAC to provide such athletic opportunities; and

WHEREAS, both parties intend to work cooperatively together to provide these opportunities for Woodland youth.

NOW, THEREFORE, it is mutually understood and agreed by and between the parties hereto to cooperate with each other in carrying out the above purposes, and to that end the parties do agree as follows:

1. Use of CITY Aquatic Facilities

   A. *Facility Usage*: SCHOOL DISTRICT may utilize the Brooks and WAC facilities during the interscholastic water polo and swim team seasons as described below for SCHOOL DISTRICT high school teams. SCHOOL DISTRICT is limited to using the competition pools only in each of the facilities. The City reserves the right to notify SCHOOL DISTRICT of special events where access is canceled 30 days in advance.

   B. *Water Polo Season*: Water Polo season includes the months of August (beginning on the first day practice is permitted under CIF rules), September, October and November (concluding on the last day of the season). During this period, the District may utilize 50% of the competition pool at Brooks and 100% of the competition pool at WAC Monday through Friday from 3:00 p.m. to 6:30 p.m. During these times, Pioneer High School

(PHS) will have exclusive use of the competition pool at WAC, and Woodland High School (WHS) will have exclusive access to 50% of the competition pool at Brooks.

C. *Swim Team Season*: Swim Team season includes the months of February (beginning on the first day practice is permitted under CIF rules), March, and April (concluding on the last day of the season). During this period, the District may utilize 50% of the competition pool at Brooks and 100% of the competition pool at WAC Monday through Friday from 3:00 p.m. to 6:30 p.m. During these times, PHS will have exclusive use of the competition pool at WAC, and WHS will have exclusive access to 50% of the competition pool at Brooks.

D. *Weekend Use*: Both Brooks and WAC may also be used by SCHOOL DISTRICT on Saturdays for swim meets and water polo matches, provided that the events must be scheduled and CITY must be notified of the times and approve such events before the start of each season.

E. *Summer Use*: Both Brooks and WAC may also be used by SCHOOL DISTRICT for summer school students during the City's regularly scheduled public swim program, at no additional cost. SCHOOL DISTRICT may bring up to 50 students to each facility Monday – Friday during the City's public swim program. SCHOOL DISTRICT staff will supervise the summer school students when not in the pools. SCHOOL DISCTRICT will notify City 2 weeks prior to bringing students to each facility.

F. *Rescheduling; Use of Facilities in May*: If SCHOOL DISTRICT needs to reschedule a practice or game, or otherwise amend the water polo or swim team schedule, or if use of the facilities is needed in May, a District representative (the head coach of the applicable team, or Athletic Director of PHS or WHS) shall provide written notification to the CITY at least two weeks in advance. Use of the facilities would be a shared use, and the CITY has the discretion to operate programs concurrently with SCHOOL DISTRICT use of the facilities.

G. *Delivery of Schedules*: SCHOOL DISTRICT shall provide the CITY with game and meet schedules for the next school year for both water polo and swim team by April 15 of each year this Agreement until this Agreement is terminated.

2. Fees for Use of CITY Facilities

SCHOOL DISTRICT agrees to pay CITY annually for use of the facilities as described in this Agreement. The initial annual payment, due on July 1 of the first year of this Agreement, is Fifty-Five Thousand Dollars ($55,000.00). Thereafter, the annual payment shall be due each July 1 for so long as this Agreement is in place and shall increase by three percent (3%) from the prior year's payment. CITY will invoice the SCHOOL DISTRICT approximately 30 days prior to the annual payment date, provided, however, that failure by the CITY to provide such invoice to SCHOOL DISTRICT shall not waive the obligation to make the annual payment as required herein.

3. Keys to CITY Facilities

Keys to the Brooks and WAC facilities shall be checked out by the CITY Recreation Supervisor and returned upon request. No duplication of keys by SCHOOL DISTRICT officers, employees, volunteers or representatives is permitted.

4. Storage for District Equipment at the Aquatic Facilities.

During each season, the CITY will provide storage at each facility for the athletic team using that facility, which storage area will be a shared space, and shall be designated by the City in its sole discretion. The designated storage area will be locked; however it will be shared with storage area for City property. At the conclusion of each season, the storage space will no longer be available and SCHOOL DISTRICT will be responsible for removing the applicable team equipment from the designated storage area.

5. Supervision and Supplies

All activities undertaken by SCHOOL DISTRICT as permitted by this Agreement shall be supervised and conducted by SCHOOL DISTRICT. SCHOOL DISTRICT shall provide at least one, and preferably two, certified lifeguards at its own expense at each applicable location whenever the facilities at Brooks or WAC are in use. If State laws or regulations change and require more than one lifeguard to be on-site during use of the aquatic facilities, SCHOOL DISTRICT shall comply with the regulation. CITY lifeguards may be requested by SCHOOL DISTRICT, and if available the CITY will provide lifeguards, provided that SCHOOL DISTRICT shall compensate CITY for such lifeguards based on the hourly rates in the established CITY fee schedule.

SCHOOL DISTRICT shall be responsible for said areas during ITS period of use and shall bear the cost of all necessary supervision and supplies during said period. SCHOOL DISTRICT shall additionally be responsible, during its period of use, for cleanup after such periods of use. Nothing in this Agreement shall prevent SCHOOL DISTRICT from contracting with the CITY for maintenance services.

6. Insurance

It is understood and agreed that CITY and SCHOOL DISTRICT shall each carry public liability insurance in an amount not less than one million dollars ($1,000,000.00) per occurrence and two million dollars ($2,000,000.00) in the aggregate, naming the other party as additionally insured to cover said areas during the period of use.

7. Indemnification

SCHOOL DISTRICT shall defend, indemnify, and hold harmless the CITY and its officers, agents, employees, and volunteers from all claims, suits, actions, damages, costs or expenses, including reasonable attorneys' fees, resulting from damage to property or injury or death arising from the use of CITY's property under this Agreement, except to the extent that damage to property, injury, or death is caused by the negligence or willful misconduct of CITY's officers, agents, employees, or volunteers.

8. Term

This Agreement shall remain in effect until either party terminates the Agreement by providing 60 days written notice to the other party. Either party may terminate this Agreement with or without cause.

9. Modification

The terms of this Agreement may be modified only by the mutual consent and written agreement of the respective parties. This Agreement shall inure to the benefit of, and bind, any and all successors of the respective parties.

10. Notice

All notices by either Party to the other shall be in writing and shall be sufficiently given and served upon the other Party, sent by United States mail, hand delivered, or sent by facsimile transmission, addressed as follows:

CITY:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Manager

DISTRICT:

Woodland Joint Unified School District
435 6th Street
Woodland, CA 95695
Attn: Superintendent

Either party may change its address or contact person by giving written notice to the other Party.

11. General Provisions.

A. *Severability*. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

B. *Effect of Recitals*. The Recitals and exhibits herein are deemed true and correct, are hereby incorporated into this Agreement as though fully set forth herein, and the parties acknowledge and agree that they are bound by the same.

C. *Force Majeure*. Notwithstanding any other terms and conditions hereof, in the event that a party is materially unable to perform any of its obligations hereunder because of severe

weather, natural disasters, epidemics, riots, wars, acts of terrorism, governmental action or other events of force majeure beyond the party's control, then such party shall, upon written notice to the other party hereof, be relieved from its performance of such obligations to the extent, and for the duration that such performance is prevented by such events; provided that such party shall at all times use its best efforts to resume such performance.

D. *No Assignment of Rights or Third-Party Beneficiaries*. No rights that SCHOOL DISTRICT or CITY has under this Agreement may be assigned to any other person(s), entity, agency, or corporation without prior written approval of the other party. Further, SCHOOL DISTRICT shall not permit any third-party organization or individual to use Brooks, WAC or any CITY equipment pursuant to this Agreement. Any requests for pool or equipment use shall be referred to the CITY Recreation Supervisor.

E. *Employees*. For purposes of this Agreement, no employee of one party shall be deemed to be an employee of the other party. Nor shall any employee of one party be deemed to have any benefits, civil service, or other status of the other party.

F. *Applicable Law*. This Agreement shall be governed by, and construed in accordance with, the laws of the State of California and to the extent that there is any conflict between this Agreement and the laws of the State of California, the laws of the State of California shall prevail.

G. *Entire Agreement*. This Agreement is intended by the parties as a final expression of their understanding with respect to the joint use of facilities and is a complete and exclusive statement of the terms and conditions thereof and supersedes any and all prior and contemporaneous agreements and understandings, oral and written, in connection therewith. This Agreement may be changed or modified only upon written consent of the parties hereto.

H. *Execution in Counterparts*. This Agreement may be executed in counterparts, and each executed counterpart shall constitute one agreement binding on the parties notwithstanding that both parties are not signatories to the original or the same counterpart.

I. *Third Party Beneficiaries*. Nothing in this Agreement shall be construed to confer any rights upon any party not a signatory to this Agreement.

J. *Joint Preparation*. This Agreement shall be deemed to have been prepared jointly by the parties, and the usual rule that the provisions of a document are to be construed against the drafter shall not apply.

[Signatures on following page]

SIGNATURE PAGE FOR
JOINT USE AGREEMENT
(Aquatic Facilities)

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of this ____ day of _____, 2026.

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

_____
Elodia Ortega-Lampkin
Superintendent

CITY OF WOODLAND

_____
Ken Hiatt
City Manager

APPROVED AS TO FORM:

_____
Ethan Walsh
City Attorney

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AQUATICS FACILITIES USE AGREEMENT BETWEEN THE CITY OF WOODLAND AND WOODLAND JOINT UNIFIED SCHOOL DISTRICT

WHEREAS, the City of Woodland owns and operates the Charles Brooks Community Swim Center and the new Woodland Aquatics Center; and

WHEREAS, Woodland Joint Unified School District (WJUSD) uses City-owned recreational facilities for their student athletic programs; and

WHEREAS, Woodland High School and Pioneer High School have used the Charles Brooks Community Swim Center for their swimming and water polo programs; and

WHEREAS, the City of Woodland recently completed the construction of a new aquatics center, the Woodland Aquatics Center; and

WHEREAS, the City and WJUSD would like to formalize an aquatics facilities use agreement that outlines the use of the City's two aquatics facilities by student athletes and summer school students through the adoption of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The City Council authorizes the City Manager to execute the Aquatics Facilities Use Agreement between the City of Woodland and the Woodland Joint Unified School District for use of the Charles Brooks Community Swim Center and the Woodland Aquatics Center.

SECTION 2. A copy of the Agreement is available and on file in the City Clerk's office and is incorporated herein by reference and made a part of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 7thth day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

Marrissa Kersey, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 7, 2026
ITEM #:	F.8
SUBJECT:	Approval of an Employment Agreement for a Retired Annuitant and Exception to the CalPERS 180-Day Wait Period

Recommendation for Action: Staff recommends the City Council adopt Resolution No. _____, approving an employment agreement and exception to the CalPERS 180-Day wait period for retired annuitant Heath Parsons.

Staff Contact:
Ryan L. Kinnan, Chief of Police, (530) 661-7813, ryan.kinnan@cityofwoodland.gov
Richard Perry, Management Analyst, (530) 661-5903, richard.perry@cityofwoodland.gov

Fiscal Impact:
Salary savings from the retirement of the previous lieutenant will be used to cover the cost for the retired annuitant. No additional budget is requested.

Discussion:
After 23 years of service with the City, Police Lieutenant Heath Parsons retired effective June 19, 2026. Lieutenant Parsons has worked in several assignments within the Police Department (PD), most recently as one of the two Patrol Lieutenants. The recent retirement of both patrol lieutenants has the potential to leave a substantial gap in the department's institutional knowledge if not supplemented with the education that Lieutenant Parsons has gathered over his 23-year career.

Upon his retirement, Lieutenant Parsons was in the middle of several ongoing projects. Some of them were ongoing and require additional reporting that will not occur until later in the year, and other projects are nearly closed out, but transitioning them now would create unnecessary delay in their implementation. The City has already filled both vacant Lieutenant positions with internal candidates, but Lieutenant Parsons' role is critical to successfully completing and/or transferring these projects and ongoing tasks to the new Lieutenants. As many projects are nearing completion, it is critical that Lieutenant Parsons either complete them or provide guidance on their status and transition.

The City is requesting that Lieutenant Parsons return to work as a retired annuitant to maintain continuity of operations during the training period for two new Lieutenants.

The California Public Employee Retirement System (CalPERS) has specific rules that public agencies must follow when allowing employees who have retired to return to work. Typically, once an employee retires from an agency, they are required to wait 180 days before they can return to work. However, there are rules (Gov. Code 7522.56 & 21224) that allow a contracting public agency to request a waiver of its 180-day waiting period for retired annuitants to perform work of limited duration, such as elimination of a backlog, special project work, or to perform work exceeding regular staff work.

This report seeks Council action on a resolution, as required by CalPERS, to allow the City to employ Heath Parsons as a retired annuitant for this specific purpose. Upon completion of the special projects, which include a POST management study, fleet analysis, and updates to the department's

training plan, the agreement with Heath Parsons will automatically terminate on the earlier of the completion of the projects, or July 12, 2027.

Conclusion:
Staff recommends the City Council adopt Resolution No. _____, approving an employment agreement and exception to the CalPERS 180-Day wait period for retired annuitant Heath Parsons.

Prepared by: Richard Perry, Management Analyst

Reviewed by: Ryan L. Kinnan, Chief of Police

Ken Hiatt
City Manager

Attachments:
1. H Parsons Temp Employment Agreement
2. Proposed Resolution_H Parsons Retired Annuitant Contract

AGREEMENT FOR TEMPORARY EMPLOYMENT

THIS AGREEMENT is between the CITY OF WOODLAND, State of California, a municipal corporation ("City"), and Heath Parsons, an individual ("Employee") (collectively, the "Parties") and is effective at 12:00 am on July 12, 2026.

Recitals

WHEREAS, as of 12:00 am on July 12, 2026, the City will have a need for assistance in the City of Woodland Police Department. The City needs assistance at the level of a Police Lieutenant to support the Patrol unit as the City trains two Police Lieutenant positions. Lt. Heath Parsons must assist in transitioning current projects to the new Police Lieutenants. Lt. Parsons is the subject-matter expert on these projects and can assist with transitioning some of them to the new Lieutenants and bringing them to completion.

WHEREAS, the City has an immediate need for an employee to temporarily assist the City of Woodland as a subject-matter expert on several open projects with the Police Department. Lieutenant Parsons has been working on several projects and can assist the City in completing them or transitioning them to a new Lieutenant. The City anticipates that this may take up to one (1) year; during this time, Lieutenant Parsons can continue to work on closing the projects and transitioning other cases to the new Police Lieutenant;

WHEREAS, Employee is competent and qualified to perform the services required by this Agreement, and City wishes to have Employee perform the Police Lieutenant duties on an interim basis as it relates to the appropriate open projects; and

WHEREAS, Employee's employment is authorized by Government Code section 21224, which permits the City to appoint a CalPERS retired annuitant to perform work of a limited duration, work exceeding regular staff work, and duties requiring specialized skills, such as a subject matter expert as the City continues to bring closure to open projects, or transition those projects to another employee:

NOW, THEREFORE, the parties do mutually agree as follows:

Agreement

1. Appointment and Scope of Services: Pursuant to this Agreement, Employee is appointed as a Police Lieutenant, and shall temporarily perform the functions of this position, which is a position involving highly specialized and critically-needed skills set forth in the attached job description, in the Woodland Municipal Code and as provided by law. Such employment is "at will," subject to the terms of this Agreement, and Employee shall perform said duties at the pleasure of and under the direct supervision of the Police Chief.

2. Compensation and Work Schedule:

   Rate of Pay: Employee shall be paid at the rate of $92.43 per hour. The City has confirmed that this rate is not less than the minimum, nor in excess of the maximum, paid by the City to other employees performing comparable duties (divided by 173.333 to equal an hourly rate) as listed on the City's publicly-available pay schedule and publicly-available

employment agreements. Payments will be made on regularly scheduled City payroll dates, and shall be subject to all applicable payroll taxes and withholdings. Such compensation shall be the sole compensation for Employee's services under this Agreement.

Work Schedule and 960-hour Limitation: Employee is expected to devote necessary time, within and outside normal business hours, to the business of the City. Pursuant to Government Code section 21224 and section 7522.56(d), however, Employee is allowed to work a maximum of 960 hours per fiscal year for all public employers that contract with CalPERS for retirement benefits. The City retains the right to designate, reduce, change, or amend the number of hours assigned to Employee consistent with the City's workload and other needs. If Employee's annual hours are approaching 960, then the City retains the right to summarily suspend Employee's duties under this Agreement and to reassign any scheduled hours, as needed, to ensure that Employee does not exceed the maximum hours allowed by this Agreement. Employee will be responsible for keeping track of the number of hours worked on a daily time sheet form provided by the City and submitting them at least every month.

The position is a temporary, hourly assignment which is generally not expected to exceed 40 hours per week. The City, through the Police Chief, will assign Employee hours to work. Due to the nature of the position, it is understood that the work day and work week hours may vary, however Employee shall not work overtime (i.e. in excess of 40 hours per week) without express permission from the Police Chief.

3. Employment Status:

A. Benefits: Other than the compensation described above in Section 2, Employee will receive no other benefits, incentives, compensation in lieu of benefits, or any other form of compensation. Employee understands and agrees that he is not, and will not be, eligible to receive any benefits from the City, including any City group plan for hospital, surgical, or medical insurance, any City retirement program, or any paid holidays, vacation, sick leave, or other leave, with or without pay, or any other job benefits available to an employee in the regular service of the City, except for Worker's Compensation Insurance coverage or similar benefits required by law.

B. No Membership in Bargaining Unit: Employee understands that he is not a member of any bargaining unit and is not covered by the terms of any Memorandum of Understanding with any represented or unrepresented group of City employees.

C. No Property Right in Employment: Employee understands and agrees that the terms of her employment are governed only by this Agreement and that no right of regular employment for any specific term is created by this Agreement. Employee further understands that he acquires no property interest in her employment by virtue of this agreement, that the employment is "at will" as defined by the laws of the State of California (meaning that he can be terminated at any time for any reason or for no reason), and that he is not entitled to any pre- or post-deprivation administrative hearing or other due process upon termination or any disciplinary action except as otherwise provided by law.

D. Employment of a Retiree: Employee understands that CalPERS retired annuitants may be employed by a CalPERS public agency employer, by temporary appointment to a position not to exceed 960 hours in any fiscal year for all such employers; either (1) during an emergency to prevent stoppage of public business or (2) because the retired employee has skills needed in performing the work of limited duration. As of the time of entering this Agreement, Employee represents that he is not performing services for any other CalPERS public agency employer. In the event Employee begins providing service to any other CalPERS public agency employer during the term of this Agreement, Employee must immediately notify the City of accepting such employment and disclose on a periodic basis (at a frequency determined by the City) the number of hours Employee is performing for that other public agency to ensure that the maximum number of hours is not exceeded.

4. Representation of Employee: Employee represents that he is properly trained and certified to perform the duties required of the position and this Agreement.

5. Effective Date and Term of Agreement: This Agreement shall be effective on July 12, 2026 ("Effective Date"), and unless terminated earlier, shall terminate automatically at midnight on **July 12, 2027, or when the work is completed, whichever is sooner**. Employment is temporary, at-will and may be terminated with or without cause and with or without notice at any time by the Employee or the City. Employee is not eligible for any severance payment or benefit relating to or arising out of the termination of this Agreement.

6. Non-Assignment of Agreement: This Agreement is intended to secure the individual services of the Employee and is not assignable or transferable by employee to any third party.

7. Governing Law/Venue: This Agreement shall be interpreted according to the laws of the State of California. Venue for any action or proceeding regarding this contract shall be in Yolo County.

8. Enforceability: If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

9. Conflict of Interest: Employee agrees that during the term of this Agreement, he will not maintain any financial interest or engage in any other contract employment, occupation, work, endeavor or association, whether compensated or not, that would in any way conflict with, or impair Employee's ability to perform the duties described in this Agreement. Any work performed for the City outside the terms of this Agreement must be approved in advance in writing by the Police Chief. Employee agrees to disclose whether he is performing work for any other CalPERS public agency employer as required by section 3.D. of this Agreement.

10. Entire Agreement and Modification: This Agreement constitutes the entire understanding of the parties hereto. This Agreement supersedes any previous contracts, agreements, negotiations or understandings, whether written or oral, between the parties. Employee shall be entitled to no other compensation or benefits than those specified herein, and

Employee acknowledges that no representation, inducements or promises not contained in this Agreement have been made to Employee to induce Employee to enter into this Agreement.

No changes, amendments, or alterations hereto shall be effective unless in writing and signed by both parties. Employee understands that no oral modification of this Agreement made by any officer, agent, or employee of the City is effective. Employee specifically acknowledges that in entering and executing this Agreement, he relies solely upon the provisions contained herein and no others.

11. Support Services and Equipment: Employee shall be provided office space and the equipment needed to perform her duties and sufficient to fulfill obligations under this Agreement, as determined by the Police Chief, at no cost to employee. Such equipment shall include a City-owned computer, typical office equipment. In accordance with Government Code Section 21224, personal use of such equipment is not permitted.

12. Reimbursement for Expenses: Employee shall be reimbursed by City in accordance with standard City travel policy (as well as federal and state law) for all authorized and necessary travel undertaken by Employee in performance of services pursuant to this Agreement. Employee shall document and claim said reimbursement for such travel in the manner and forms required by the City. Other than as specifically provided herein, Employee shall receive no other compensation or reimbursements for expenses incurred by him in performance of this Agreement.

13. Notices: All notices permitted or required under this Agreement shall be given to the respective parties by hand-delivery or by mail at the following address, or at such other address as the respective parties may provide in writing for this purpose, by deposit in the U.S. Mail, postage pre-paid, addressed as follows:

CITY:	City of Woodland 300 First Street Woodland, CA 95695 Attn: Police Chief	EMPLOYEE:	Heath Parsons On file with the City

14. Indemnification: In accordance with and subject to the limitations of the California Government Claims Act and California Labor Code, the City shall defend, save harmless and indemnify Employee against any tort, professional liability, claim or demand or other legal action, arising out of an alleged act or omission occurring in the performance of Employee's services as Police Officer, except that this provision shall not apply with respect to any intentional tort or crime committee by Employee, or any actions outside the course and scope of her employment as Police Officer.

15. No Presumption of Drafter: The Parties acknowledge and agree that the terms and provisions of this Agreement have been negotiated and discussed between the Parties, and this Agreement reflects their mutual agreement regarding the subject matter of this Agreement. Because of the nature of such negotiations and discussions, it would be

inappropriate to deem any Party to be the drafter of this Agreement and, therefore, no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter shall be applicable in interpreting or enforcing this Agreement.

16. Assistance of Counsel: Each party to this Agreement warrants to the other party that the party has either had the assistance of counsel in negotiation for, and preparation of, this Agreement or could have had such assistance and voluntarily declined to obtain such assistance.

Dated: _____ EMPLOYEE:

_____

Dated: _____ CITY:

_____
POLICE CHIEF

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE HIRING OF HEATH PARSONS AS A RETIRED ANNUITANT UNDER GOVERNMENT CODE 7522.56 & 21224

WHEREAS, in compliance with Government (Gov.) Code section 7522.56 & 21224 of the Public Employees' Retirement Law, the City of Woodland must provide CalPERS this certification resolution when hiring a retiree before 180 days has passed since their retirement date; and

WHEREAS, Heath Parsons, CalPERS 6671389091 retired from the City of Woodland in the position of Police Officer, effective June 19, 2026; and

WHEREAS, Gov. Code section 7522.56 requires that post-retirement employment commence no earlier than 180 days after the retirement date, which is January 3, 2027 without this certification resolution; and

WHEREAS, Gov. Code section 7522.56 provides that this exception to the 180-day wait period shall not apply if the retiree accepts any retirement-related incentive; and

WHEREAS, the City Council of Woodland, the City of Woodland, Police Department and Heath Parsons certify that Lieutenant Heath Parsons has not and will not receive a Golden Handshake or any other retirement-related incentive; and

WHEREAS, the City Council of the City of Woodland hereby appoints Heath Parsons as an extra help retired annuitant to perform the duties of a Police Lieutenant for the City of Woodland under Gov. Code section 21224 effective July 12, 2026; and

WHEREAS, the entire employment agreement, contract or appointment document between Heath Parsons and the City of Woodland has been reviewed by this body and is attached herein; and

WHEREAS, no matters, issues, terms or conditions related to this employment and appointment; and

WHEREAS, the employment shall be limited to 960 hours per fiscal year for all CalPERS employers; and

WHEREAS, the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties, divided by 173.333 to equal the hourly rate; and

WHEREAS, the maximum base salary for this position is $16,021.39 monthly and the hourly equivalent is $92.43, and the minimum base salary for this position is $11,386.11 monthly and the hourly equivalent is $65.69; and

WHEREAS, the hourly rate paid to Heath Parsons will be $92.43; and

WHEREAS, Heath Parsons has not and will not receive any other benefit, incentive, compensation in lieu of benefit or other form of compensation in addition to this hourly pay rate.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The City hereby certifies the nature of the employment of Heath Parsons as described herein and detailed in the attached employment agreement document.

SECTION 2. This appointment is necessary to fill the critically needed position of Police Lieutenant for the City of Woodland by July 12, 2026, because Heath Parsons has been working on completing a POST management study, a fleet analysis/audit, and finalizing updates to the departments training plan, and can assist the City in completing these projects and/or transitioning the projects to the department's two new Lieutenants.

SECTION 3. The City anticipates that this may take up to one (1) year, during this time Lieutenant Parsons can continue to work on finalizing any outstanding projects and transitioning other projects to the new Police Lieutenants.

SECTION 4. The City approves the hire of Heath Parsons as a retired annuitant under Government Code 21224.

SECTION 5. The City Manager on behalf of the City of Woodland is hereby authorized to take any and all actions necessary to implement the foregoing resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 7, 2026
ITEM #: F.9
SUBJECT: Final Acceptance and Notice of Completion of the Downtown Parking Lot Rehabilitation Project, CIP 24-09, and the First Street Parking Lot Rehabilitation Project, CIP 24-13.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, (1) accepting the Downtown Parking Lot Rehabilitation Project, CIP 24-09, and the First Street Parking Lot Rehabilitation Project, CIP 24-13, as complete and authorizing the City Clerk to file a Notice of Completion; (2) authorize the reallocation of $30,000 of unspent Measure F funding from the Downtown Parking Lot Rehabilitation Project, CIP 24-09, to the 2026 Road Maintenance Project, CIP 26-01; and (3) authorize the reallocation of $372,000 of unspent Measure F funding from the First Street Parking Lot Rehabilitation Project, CIP 24-13, to the 2026 Road Maintenance Project, CIP 26-01.

Staff Contact:
Sara Andreotti, Engineering Assistant, (530) 661-5951, sara.andreotti@cityofwoodland.gov

Fiscal Impact:
The projects were included in the Capital Improvement Program as CIP 24-09 and CIP 24-13, with a combined budget of $1,325,000. Funding for both projects was entirely from Measure F, with $575,000 allocated to CIP 24-09 and $750,000 allocated to CIP 24-13. The final total costs for the projects, including approved change orders, were $544,410 for CIP 24-09 and $377,181 for CIP 24-13. Both projects were within the authorized project budgets. The total combined project expenditure was $921,591. The recommended reallocation of $402,000 of unspent Measure F funds will support the construction phase of the 2026 Road Maintenance Project, CIP 26-01.

Background:
In November 2016, Woodland voters approved Measure F, extending the ½ cent supplemental sales tax for 12 years. A portion of Measure F revenue is designated for pavement rehabilitation projects supporting long-term infrastructure maintenance. Pavement rehabilitation restores damaged surfaces to improve safety, extend pavement life, and reduce long-term maintenance costs. Rehabilitation of City parking lots is necessary to improve ride quality and eliminate surface deficiencies that pose hazards to drivers, cyclists, and pedestrians.

Discussion:
CIP 24-09 and CIP 24-13 were combined into a single construction contract to reduce costs and minimize coordination challenges. The project included pavement rehabilitation at two downtown parking facilities:

- **Downtown Parking Lot** – behind Hotel Woodland, south of Main Street between Elm and College Streets
- **First Street Parking Lot** – across from City Hall, south of Court Street between First and Second Streets

Work also included updated striping, signage, and accessibility improvements consistent with current standards.

The City received bids on July 1, 2025, and awarded the construction contract to JB TC Ventures LLC (DBA JB Bostick Company) as the lowest responsible, responsive bidder. Construction management, inspection, and testing services were provided by Associated Engineering Consultants, Inc. (AEC). Construction is now complete, and the project is ready for acceptance.

During construction, a total of two change orders were executed on the project. The first was approved by Council in September 2025 to replace the originally specified proprietary seal coat treatment with milling and overlay in designated areas. This adjustment provided a more durable rehabilitation method, resulting in an improved finished product and extending the service life of the parking lots. The second change order was executed to address unforeseen conditions and final bid quantity adjustments. The combined total of both change orders was $169,571.

The final project cost breakdown is as follows:

	CIP 24-09	**CIP 24-13**
Design/Project Management	**$ 128,232**	**$ 134,232**
Construction		
Construction Contract	$ 239,636	$ 136,935
Change Orders	$ 107,909	$ 61,662
Construction Management/Inspection	$ 68,632	$ 44,351
Total Construction	**$ 416,178**	**$ 242,949**
Total Project Costs	**$ 544,410**	**$ 377,181**
Total Project Budget	**$ 575,000**	**$ 750,000**
Remaining Budget	**$ 30,590**	**$ 372,818**

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, (1) accepting the Downtown Parking Lot Rehabilitation Project, CIP 24-09, and the First Street Parking Lot Rehabilitation Project, CIP 24-13, as complete and authorizing the City Clerk to file a Notice of Completion; (2) authorize the reallocation of $30,000 of unspent Measure F funding from the Downtown Parking Lot Rehabilitation Project, CIP 24-09, to the 2026 Road Maintenance Project, CIP 26-01; and (3) authorize the reallocation of $372,000 of unspent Measure F funding from the First Street Parking Lot Rehabilitation Project, CIP 24-13, to the 2026 Road Maintenance Project, CIP 26-01.

Prepared by: Sara Andreotti, Engineering Assistant

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

Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution_CIP 24-09, 24-13

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ACCEPTING THE DOWNTOWN PARKING LOT REHABILITATION PROJECT, CIP 24-09, AND THE FIRST STREET PARKING LOT REHABILITATION PROJECT, CIP 24-13, CONSTRUCTION CONTRACTS AS COMPLETE AND AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION, REALLOCATING $30,000 OF MEASURE F FUNDING FROM CIP 24-09 TO THE 2026 ROAD MAINTENANCE PROJECT (CIP 26-01), AND REALLOCATING $372,000 OF MEASURE F FUNDING FROM CIP 24-13 TO THE 2026 ROAD MAINTENANCE PROJECT (CIP 26-01)

WHEREAS, the City of Woodland has funding in the Capital Budget for the Downtown Parking Lot Rehabilitation Project, CIP 24-09, and the First Street Parking Lot Rehabilitation Project, CIP 24-13 (the "Project"); and

WHEREAS, the City Council approved the plans and specifications and authorized bid advertisement on May 13, 2025; and

WHEREAS, the City Council awarded the construction contract to JB Bostick Company. as determined by their base bid amount of $ 376,572 on July 15, 2025; and

WHEREAS, construction began on August 25, 2025, and is now complete; and

WHEREAS, the City Council wishes to reallocate $30,000 of unspent Measure F Funds from the Downtown Parking Lot Rehabilitation Project, CIP 24-09, to the 2026 Road Maintenance Project, CIP 26-01; and

WHEREAS, the City Council wishes to reallocate $372,000 of unspent Measure F funding from the First Street Parking Lot Rehabilitation Project, CIP 24-13, to the 2026 Road Maintenance Project, CIP 26-01.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1: The City Council hereby accepts Downtown Parking Lot Rehabilitation Project, CIP 24-09, and the First Street Parking Lot Rehabilitation Project, CIP 24-13, as complete.

SECTION 2: The City Council hereby authorizes the City Clerk to file a Notice of Completion for the Downtown Parking Lot Rehabilitation Project, CIP 24-09, and the First Street Parking Lot Rehabilitation Project, CIP 24-13.

SECTION 3: The City Council hereby authorizes the reallocation of $30,000 of unspent Measure F funding from the Downtown Parking Lot Rehabilitation Project, CIP 24-09, to the 2026 Road Maintenance Project, CIP 26-01.

SECTION 4: The City Council hereby authorizes the reallocation of $372,000 of unspent Measure F funding from the First Street Parking Lot Rehabilitation Project, CIP 24-13, to the 2026 Road Maintenance Project, CIP 26-01.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 7, 2026
ITEM #: F.10
SUBJECT: Authorize a Sole Source Contract with Aqua-Metrics for the Purchase of Replacement Sensus SmartPoint Radio Transceivers and Water Meters

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a sole source contract with Aqua-Metric for FY 2026-27 for the purchase of replacement Sensus SmartPoint Radio Transceivers, water meters, and associated equipment in an amount not to exceed $400,000.

Staff Contact:
Corey Paulson, Water Systems Administrator, (530) 661-5897, corey.paulson@cityofwoodland.gov

Fiscal Impact:
This contract provides pricing certainty for water meters, SmartPoint radio transceivers, and associated hardware used in the Water Division's meter replacement program. Funding for these purchases is included in the FY 2026-27 Water Division budget. Although the contract establishes a not to exceed amount of $400,000, actual purchases may be less depending on operational needs and available staff resources.

Background:
In 2004, the California Legislature passed Assembly Bill 2572, requiring all water suppliers to install water meters on customer connections and bill customers based on measured water consumption.

The City of Woodland selected the Sensus metering system and currently has approximately 18,500 meters in service. The system consists of both the water meter and the associated data collection network. As part of its ongoing replacement program, staff is replacing older mechanical positive displacement meters that utilize nutating disc technology with Sensus iPERL meters. The iPERL meter uses advanced magnetic measurement technology and includes a 20-year accuracy warranty.

Meter readings are transmitted through SmartPoint radio transceivers, which collect and communicate consumption data through a network of collectors to the City's Finance Department for billing purposes.

Discussion:
Water Distribution staff routinely test meters and replace failed meters and system components as needed. In addition to these reactive replacements, staff has implemented a proactive meter replacement program. Mechanical meters tend to under register water consumption as they age, and many of Woodland's approximately 18,500 meters are approaching the end of their service life.

To ensure accurate measurement and cost recovery for water service, City staff has expanded its proactive replacement efforts and must purchase additional meters, SmartPoint radio transceivers, and associated equipment.

The City's existing advanced metering infrastructure utilizes proprietary Sensus hardware and software. Compatibility with the existing system requires the use of Sensus SmartPoint radio

transceivers, meters, and related components. Purchasing equipment from another manufacturer would require replacement of significant portions of the City's metering infrastructure and would result in substantial additional costs.

Aqua-Metric is the authorized regional distributor for Sensus products and is the only vendor capable of supplying equipment fully compatible with the City's existing metering system. Accordingly, staff recommends a sole source procurement.

Woodland Municipal Code Section 3.32.140 provides that the City Manager may waive competitive bidding when, among other circumstances, (1) there is no competitive market, (2) the purpose of competitive bidding is otherwise accomplished, or (3) the purchase is otherwise authorized by law. The City Manager has determined that these circumstances apply because the required equipment is proprietary and available only through the authorized distributor. Staff recommends that the City Council ratify the City Manager's determination and approve the sole source purchase from Aqua-Metric.

California courts have recognized exceptions to competitive bidding requirements when soliciting competitive bids would be futile, unavailing, or would not produce a competitive advantage. (Graydon v. Pasadena Redevelopment Agency (1980) 104 Cal.App.3d 631.)

Conclusion:
Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a sole source contract with Aqua-Metric for FY 2026-27 for the purchase of replacement Sensus SmartPoint Radio Transceivers, water meters, and associated equipment in an amount not to exceed $400,000.

Prepared by: Corey Paulson, Water Systems Administrator

Reviewed by: Craig Locke, Public Works Director

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution_Aqua-Metric Sole Source
2. FY26 AquaMetric Goods Contract FINAL

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A SOLE SOURCE CONTRACT WITH AQUA-METRIC FOR THE PURCHASE OF REPLACEMENT SENSUS SMARTPOINT RADIO TRANSCEIVERS AND WATER METERS

WHEREAS, the City of Woodland ("City") implemented the Sensus metering and data collection system as part of its citywide water meter installation program approximately twenty years ago; and

WHEREAS, the City of Woodland Water Department routinely replaces failed meters and associated components due to equipment failures and the aging of existing infrastructure; and

WHEREAS, the City of Woodland Water Department has also implemented a proactive meter replacement program to ensure accurate measurement of water consumption and billing; and

WHEREAS, because the annual cost of these proprietary components exceeds the City's purchasing threshold, a contract is required in accordance with City purchasing procedures; and

WHEREAS, an annual contract provides pricing certainty for these components and allows the City of Woodland Water Department to more accurately budget for its operations; and

WHEREAS, Woodland Municipal Code section 3.32.140 provides that the City Manager may approve the waiver of competitive bidding when, inter alia, (1) there is no competitive market, (2) the purpose of competitive bidding is otherwise accomplished, or (3) when otherwise authorized by law (the "Exceptions"); and

WHEREAS, the City's existing advanced metering infrastructure utilizes proprietary Sensus hardware and software, and compatibility with the existing system requires the use of Sensus SmartPoint Radio Transceivers, water meters, and associated equipment; and

WHEREAS, Aqua-Metric is the authorized regional distributor for Sensus products and is the only vendor capable of supplying equipment fully compatible with the City's existing metering system; and

WHEREAS, the City Manager has determined that the waiver of competitive bidding for Sensus SmartPoint Radio Transceivers, water meters, and associated equipment supplied by Aqua-Metric for the measurement and billing of potable water delivered to City accounts is in the best interests of the City and its administrative operations based on the foregoing facts and authorized by applicable law and the Woodland Municipal Code as set forth above and below; and

WHEREAS, California case law excuses compliance with competitive bidding requirements in exceptional circumstances such as where requests for competitive bids would be futile, unavailing, or would not produce any advantage (Graydon v. Pasadena Redevelopment Agency (1980) 104 Cal.App.3d 631); and

WHEREAS, California case law specifically excuses compliance with competitive bidding requirements when necessary to match other products in use that are only available from a single source (Hodgman v. City of San Diego (1942) 53 Cal.App.2d 610); and

WHEREAS, this authorization shall be for FY 2026-27 and is in a not-to-exceed amount of $400,000.00; and

WHEREAS, funding for these purchases has been previously approved in the FY 2026-27 budget, and no additional funds are being requested.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The above recitals are true and correct and adopted herein by this reference.

SECTION 2. The City Council hereby approves and adopts the City Manager's determination with respect to the sole-source purchase of Sensus SmartPoint Radio Transceivers, water meters, and associated equipment from Aqua-Metric for the measurement and billing of potable water delivered to City accounts in a not-to-exceed amount of $400,000.00, to wit, that the procurement is necessary to match other products in use that are only available from a single source, and further, the cost of the components purchased annually from a single supplier requires a contract to conform with city purchasing procedure, an annual contract locks in pricing for these components allowing the City of Woodland Water Department to more accurately budget for its activities, and that therefore the factual Exceptions are met.

SECTION 3. The City Council hereby authorizes the City Manager to execute an FY 2026-27 sole source contract with Aqua-Metric, in an amount not to exceed $400,000.00, for the purchase of replacement Sensus SmartPoint Radio Transceivers, water meters, and associated equipment.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 7th day of July 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

CITY OF WOODLAND
GOODS PURCHASE AGREEMENT

This Goods Purchase Agreement ("Agreement") is entered into this XX day of July, 2026 (the "Effective Date"), by and between the City of Woodland, a municipal corporation organized and operating under the laws of the State of California with its principal place of business at a municipal corporation organized under the laws of the State of California with its principal place of business at 655 N. Pioneer Avenue, Woodland, CA 95776 ("City"), and Aqua-Metric, a California corporation, having its principal location at 4050 Flat Rock Drive, Riverside, CA 92505 ("Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

Section 1. DEFINITIONS.

A. "Goods" means all machinery, equipment, supplies, items, parts, materials, labor or other services, including design, engineering and installation services, provided by Contractor as specified in Exhibit "A," attached hereto and incorporated herein by reference.

B. "Delivery Date(s)" means that date or dates upon which the Goods is to be delivered to City, ready for approval, testing and/or use as specified in Exhibit "B."

Section 2. TERM.

This Agreement shall begin on the Effective Date and continue for a period of one (1) year unless terminated earlier by a Party hereto in accordance with Section 18 hereunder.

Section 3. Contractor Terms of Sale.

INTENTIONALLY DELETED

Section 4. MATERIALS AND WORKMANSHIP.

When Exhibit "A" specifies machinery, equipment or material by manufacturer, model or trade name, no substitution will be made without City's written approval. Machinery, equipment or material installed in the Goods without the approval required by this Section 4 will be deemed to be defective material for purposes of Section 6. Where machinery, equipment or materials are referred to in Exhibit "A" as equal to any particular standard, City will decide the question of equality. When requested by City, Contractor will furnish City with the name of the manufacturer, the performance capabilities and other pertinent information necessary to properly determine the quality and suitability of any machines, equipment and material to be incorporated in the Goods. Material samples will be submitted at City's request.

Section 5. INSPECTIONS AND TESTS.

City shall have the right to inspect and/or test the Goods prior to acceptance. If upon inspection or testing the Goods or any portion thereof are found to be nonconforming,

unsatisfactory, defective, of inferior quality or workmanship, or fail to meet any requirements or specifications contained in Exhibit "A," then without prejudice to any other rights or remedies, City may reject the Goods or exercise any of its rights under Section 6.C. The inspection, failure to make inspection, acceptance of goods, or payment for goods shall not impair City's right to reject nonconforming goods, irrespective of City's failure to notify Contractor of a rejection of nonconforming goods or revocation of acceptance thereof or to specify with particularity any defect in nonconforming goods after rejection or acceptance thereof.

Section 6. <u>WARRANTY.</u>

A. Contractor warrants that the Goods will be of merchantable quality and free from defects in design, engineering, material, and workmanship for a period of one (1) year, or such longer period as provided by a manufacturer's warranty. Notwithstanding anything to the contrary herein, all product warranties, including claims thereof, shall be limited to the terms and conditions contained within the manufacturer's warranty provisions (i.e. *Xylem General Limited Warranty* and *Sensus G-500 Limited Warranty*) Contractor further warrants that any services provided in connection with the Goods will be performed in a professional and workmanlike manner and in accordance with the highest industry standards.

B. Contractor further warrants that all machinery, equipment, or process included in the Goods will meet the performance requirements and specifications specified in Exhibit "A" and shall be fit for the purpose intended. City's inspection, testing, approval, or acceptance of any such machinery, equipment, or process will not relieve Contractor of its obligations under this Section 6.

C. For any breach of the warranties contained in Section 6, Contractor will, immediately after receiving notice from City, at the option of City, and at Contractor's own expense and without cost to City:

1. Repair the defective Goods;

2. Replace the defective Goods with conforming Goods, F.O.B. City's plant, office or other location of City where the Goods was originally performed or delivered.

If City selects repair or replacement, Contractor will repair or replace other items of the Goods which may have been damaged by such defects or the repairing of the same, and in accordance with the manufacturer's warranty provisions.

D. Contractor also warrants that the Goods is free and clear of all liens and encumbrances whatsoever, that Contractor has a good and marketable title to same, and that Contractor owns or has a valid license for all of the proprietary technology and intellectual property incorporated within the Goods. Contractor agrees to indemnify, defend, and hold City harmless against any and all third party claims resulting from the breach or inaccuracy of any of the foregoing warranties.

E. In the event of a breach by Contractor of its obligations under this Section 6, City will not be limited to the remedies set forth in this Section 6, but will have all the rights and remedies permitted by applicable law, including without limitation, all of the rights and remedies afforded to

City under the California Commercial Code.

Section 7. PRICES.

Unless expressly provided otherwise, all prices and fees specified in Exhibit "C," attached hereto and incorporated herein by reference, are based upon current market conditions, including the prevailing costs of labor, equipment, fuel, materials, and supplies at the time of contract execution. The City acknowledges the potential for significant economic volatility beyond the reasonable control of Contractor, including but not limited to government embargoes or trade restrictions, extraordinary inflation or hyperinflation, global supply chain disruptions, commodity shortages, or acts of government affecting pricing or availability of materials or labor furnished under this Agreement. In recognition of the potential for fluctuation in Contractor's cost for the Goods provided hereto this Agreement, a price adjustment request may be submitted in writing by Contractor to the City upon Contractor's receipt of such price adjustment imposed by Contractor's suppliers. Contractor's submitted price adjustment will be made in writing in accordance and submitted to the City timely. Such adjustment shall only be permitted in the manner and subject to the terms and conditions set forth in Exhibit "C".

All Goods will be shipped Freight on Board (FOB) Destination Prepaid and Added. Contractor shall ship all Goods on prepaid ground transportation. Expedited shipments, such as next day or second day, will be at the City's expense unless otherwise agreed upon by Contractor. All applicable shipping and handling charges will be included with the final invoice to the Contractor. Single Sensus product orders exceeding $80,000 will be shipped FOB Freight Allowed unless otherwise specified and agreed upon in writing. Freight allowance is only applicable to single orders shipped complete. Partial shipments must be specified in writing at the time of order placement. Contractor reserves the right to refuse freight allowance and/or bill partial freight costs on final invoice.

No extra charges of any kind will be allowed unless specifically agreed to in writing by City's authorized representative. The total contract price shall include

(i) all federal, state and local sales, use, excise, privilege, payroll, occupational and other taxes applicable to the Goods furnished to City hereunder; and (ii) all charges for packing, freight and transportation to destination.

Section 8. CHANGES.

City, at any time, by a written order, and without notice to any surety, may make changes in the Goods, including but not limited to, City's requirements and specifications. If such changes affect the cost of the Goods or time required for its performance, an equitable adjustment will be made in the price or time for performance or both. Any change in the price necessitated by such change will be agreed upon between City and Contractor and such change will be authorized by a change order document signed by City and accepted by Contractor.

Section 9. PAYMENTS.

A. Terms of payment, are net thirty (30) days, after receipt of invoice. Payment of invoices

shall not constitute acceptance of Goods. Contractor may charge a late fee of 1.5%, or up to the maximum permitted by law, of the invoice total per month for payments not made in accordance with this section. Such late fee shall not apply to payments withheld by the City in the event: (a) there is a bona fide dispute between the City and Contractor concerning the Goods, delivered, or services performed, that causes the payment to be late; or (b) the invoice is not delivered to the City in accordance with Agreement.

B. Payments otherwise due may be withheld by City on account of defective Goods not remedied, liens or other claims filed, reasonable evidence indicating probable filing of liens or other claims, failure of Contractor to make payments properly to its subcontractors or for material or labor, the failure of Contractor to perform any of its other obligations under the Agreement, or to protect City against any liability arising out of Contractor's failure to pay or discharge taxes or other obligations. If the causes for which payment is withheld are removed, the withheld payments will be made promptly. If the said causes are not removed within a reasonable period after written notice, City may remove them at Contractor's expense.

Section 10. SCHEDULE FOR DELIVERY.

A. The time of Contractor's performance is of the essence for this Agreement. The Goods will be delivered in accordance with the schedule set forth in Exhibit "B." Contractor must immediately notify City in writing any time delivery is behind schedule or may not be completed on schedule.

B. In the event that the Goods is part of a larger project or projects that require the coordination of multiple contractors or suppliers, then Contractor will fully cooperate in scheduling the delivery so that City can maximize the efficient completion of such project(s).

Section 11. TAXES.

A. Except where otherwise provided, all prices are exclusive of federal taxes, state taxes, municipal taxes, tariffs, duties, and other government-imposed fees (collectively the "Taxes and Fees") related to the procurement, installation, and delivery of the Goods. The City shall be liable for all Taxes and Fees imposed upon the Goods purchased under this Agreement. Taxes and Fees will be added to each applicable invoice and are the responsibility of the City. If the City is exempt from certain tax(es), such as sales tax, the City is required to provide all applicable tax exemption documentation at the time of purchase. Any changes in Taxes and Fees during this Agreement may result in adjustments to the final invoice accordingly.

B. Contractor agrees to timely pay all sales and use tax (including any value added or gross receipts tax imposed similar to a sales and use tax) imposed by any federal, state or local taxing authority on the ultimate purchase price of the Goods provided under this Agreement.

C. Contractor will withhold, and require its subcontractors, where applicable, to withhold all required taxes and contributions of any federal, state or local taxing authority which is measured by wages, salaries or other remuneration of its employees or the employees of its subcontractors. Contractor will deposit, or cause to be deposited, in a timely manner with the appropriate taxing

authorities all amounts required to be withheld.

D. In addition, all taxes assessed by any taxing jurisdiction based on Contractor property used or consumed in the provision of the Goods such as and including ad valorem, use, personal property and inventory taxes will be the responsibility of Contractor.

E. Contractor will, upon written request, submit to City written evidence of any filings or payments of all taxes required to be paid by Contractor hereunder.

Section 12. INDEPENDENT CONTRACTOR.

Contractor enters into this Agreement as an independent contractor and not as an employee of City. Contractor shall have no power or authority by this Agreement to bind City in any respect. Nothing in this Agreement shall be construed to be inconsistent with this relationship or status. All employees, agents, contractors or subcontractors hired or retained by the Contractor are employees, agents, contractors or subcontractors of the Contractor and not of City. City shall not be obligated in any way to pay any wage claims or other claims made against Contractor by any such employees, agents, contractors or subcontractors or any other person resulting from performance of this Agreement.

Section 13. SUBCONTRACTS.

Unless otherwise specified, Contractor must obtain City's written permission before subcontracting any portion of the Goods. Except for the insurance requirements in Section 16, all subcontracts and orders for the purchase or rental of supplies, materials or equipment, or any other part of the Goods, will require that the subcontractor be bound by and subject to all of the terms and conditions of the Agreement. No subcontract or order will relieve Contractor from its obligations to City, including, but not limited to Contractor's insurance and indemnification obligations. No subcontract or order will bind City.

Section 14. TITLE AND RISK OF LOSS.

Unless otherwise agreed, City will have title to, and risk of loss of, all completed and partially completed portions of the Goods upon delivery, as well as materials delivered to and stored on City property which are intended to become a part of the Goods. However, Contractor will be liable for any loss or damage to the Goods and/or the materials caused by Contractor or its subcontractors, their agents or employees, and Contractor will replace or repair said Goods or materials at its own cost to the complete satisfaction of City. Notwithstanding the foregoing, in the event that the City has paid Contractor for all or a portion of the Goods which remains in the possession of Contractor, then City shall have title to, and the right to take possession of, such Goods at any time following payment therefor. Risk of loss for any Goods which remains in the possession of Contractor shall remain with Contractor until such Goods has been delivered or City has taken possession thereof. Contractor will have risk of loss or damage to Contractor's property used in the construction of the Goods but which does not become a part of the Goods.

Section 15. INDEMNIFICATION.

A. Contractor shall defend, indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged acts, omissions, negligence or willful misconduct of Contractor, its officials, officers, employees, agents, subcontractors and subconsultants arising out of or in connection with the Goods or the performance of this Agreement, including without limitation the payment of all consequential damages and attorneys' fees and other related costs and expenses except such loss or damage which was caused by the sole negligence or willful misconduct of the City.

B. Contractor's defense obligation for any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against the City, its officials, officers, employees, agents, or volunteers shall be at Contractor's own cost, expense, and risk. Contractor shall pay and satisfy any judgment, award, or decree that may be rendered against City or its officials, officers, employees, agents, or volunteers, in any such suit, action, or other legal proceeding. Contractor shall reimburse City and its officials, officers, employees, agents, and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

C. LIMITATION OF LIABILITY. WHERE PERMITTED BY LAW NEITHER PARTY'S AGGREGATE LIABILITY IN ANY AND ALL FIRST PARTY CAUSES OF ACTION (meaning causes of action that do not arise out of, relate to, or incident to damages incurred by persons not party to this Agreement) ARISING UNDER, OUT OF OR IN RELATION TO THIS AGREEMENT, ITS NEGOTIATION, PERFORMANCE, BREACH OR TERMINATION (COLLECTIVELY "CAUSES OF ACTION") SHALL EXCEED COMPENSATION AGREED TO BE PAID BY THE CITY TO THE CONTRACTOR UNDER THIS AGREEMENT. WHERE PERMITTED BY LAW, THIS LIMITATION OF LIABILITY SHALL APPLY REGARDLESS OF THE LEGAL THEORY UNDER WHICH THE CLAIM IS BROUGHT, INCLUDING BUT NOT LIMITED TO BREACH OF CONTRACT, WARRANTY, NEGLIGENCE, STRICT LIABILITY, OR ANY OTHER LEGAL OR EQUITABLE THEORY.

AS A SEPARATE AND INDEPENDENT LIMITATION ON LIABILITY, WHERE PERMITTED BY LAW EITHER PARTY'S LIABILITY SHALL BE LIMITED TO DIRECT DAMAGES. WHERE PERMITTED BY LAW, NEITHER PARTY SHALL BE LIABLE FOR: (I) ANY INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES; NOR (II) ANY REVENUE OR PROFITS (INCLUDING BY WAY OF ILLUSTRATION AND NOT BY LIMITATION THOSE LOST BY THE CITY OR ITS AFFILIATES FROM ANY END USER IRRESPECTIVE OF WHETHER SUCH LOST REVENUE OR PROFITS IS CATEGORIZED AS DIRECT DAMAGES OR OTHERWISE, INCLUDING REVENUE LOST FROM THIRD PARTIES, PERSONS, OR ENTITIES, SUCH AS BILLS FOR ELECTRICITY, LIGHTING, GAS, OR WATER CONSUMPTION); NOR (III) ANY IN/OUT COSTS; NOR (IV) CLAIMS MADE BY A THIRD PARTY; NOR (V) MANUAL METER READ COSTS AND EXPENSES. "IN/OUT COSTS" MEANS ANY COSTS AND EXPENSES INCURRED BY THE CITY IN TRANSPORTING GOODS BETWEEN ITS WAREHOUSE AND ITS END USER'S PREMISES AND ANY COSTS AND EXPENSES INCURRED BY THE CITY IN INSTALLING, UNINSTALLING AND REMOVING GOODS. "END USER" MEANS ANY

END USER OF ELECTRICITY/WATER/GAS THAT PAYS THE CITY FOR THE CONSUMPTION OF ELECTRICITY/WATER/GAS, AS APPLICABLE.

The limitations on liability set forth in this Agreement are fundamental inducements to the Contractor and City entering into this Agreement. They apply unconditionally and in all respects, and shall be interpreted as broadly as possible to afford each Party the maximum protection permitted under law. Where permitted by law, no Cause of Action may be instituted by Customer against the Contractor, or by Contractor against City, more than six (6) months after the Cause of Action first accrued. In the calculation of any damages in any Cause of Action, no damages incurred more than six (6) months prior to the filing of the Cause of Action shall be recoverable.

D. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, its officials, officers, employees, agents or volunteers.

Section 16. INSURANCE.

A. General. Contractor shall take out and maintain:

1. Commercial General Liability Insurance, of at least $1,000,000 per occurrence/ $2,000,000 aggregate for bodily injury, personal injury and property damage, at least as broad as Insurance Services Office Commercial General Liability most recent Occurrence Form CG 00 01;

2. Automobile Liability Insurance for bodily injury and property damage including coverage for owned, non-owned and hired vehicles, of at least $1,000,000 per accident for bodily injury and property damage, at least as broad as most recent Insurance Services Office Form Number CA 00 01 covering automobile liability, Code 1 (any auto);

3. Workers' Compensation in compliance with applicable statutory requirements and Employer's Liability Coverage of at least $1,000,000 per occurrence; and

B. Additional Insured; Primary; Waiver of Subrogation; No Limitation on Coverage. The policies required under this Section shall give City, its officials, officers, employees, agents or volunteers additional insured status. Such policies shall contain a provision stating that Contractor's policy is primary insurance and that any insurance, self-insurance or other coverage maintained by the City or any additional insureds shall not be called upon to contribute to any loss, and shall contain or be endorsed with a waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers. The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Requirements of specific coverage or limits contained in this section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance. Any available coverage shall be provided to the parties required to be named as additional insured pursuant to this Agreement.

C. Insurance Carrier. All insurance required under this Section is to be placed with insurers with a current A.M. Best's rating no less than A-:VII, licensed to do business in California, and

satisfactory to the City.

D. Evidence of Insurance. Contractor shall furnish City with original certificates of insurance and endorsements effecting coverage required by the Agreement. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms supplied or approved by the City. All certificates and endorsements must be received and approved by the City before delivery commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

E. Subcontractors. All subcontractors shall meet the requirements of this Section before commencing work. In addition, Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

F. Freight. Contractor shall ensure that third party shippers contracted by Contractor have adequate insurance coverage for the shipped Goods.

Section 17. LIENS.

A. Contractor, subcontractors and suppliers will not make, file or maintain a mechanic's or other lien or claim of any kind or character against the Goods, for or on account of any labor, materials, fixtures, tools, machinery, equipment, or any other things furnished, or any other work done or performance given under, arising out of, or in any manner connected with the Agreement (such liens or claims referred to as "Claims"); and Contractor, subcontractor and suppliers expressly waive and relinquish any and all rights which they now have, or may subsequently acquire, to file or maintain any Claim and Contractor, subcontractor and suppliers agree that this provision waiving the right of Claims will be an independent covenant.

B. Contractor will save and hold City harmless from and against any and all Claims that may be filed by a subcontractor, supplier or any other person or entity affiliated or hired by Contractor and Contractor will, at its own expense, defend any and all actions based upon such Claims and will pay all charges of attorneys and all costs and other expenses arising from such Claims.

Section 18. TERMINATION OF AGREEMENT.

A. Default. In the event a Party hereto breaches this Agreement and such breach is not cured during the Cure Period (defined below), if applicable, the non-breaching Party may terminate this Agreement by providing no less than thirty (30) business days' prior written notice of termination (the "Termination Period") to the other Party.

"Cure Period" means a period a of thirty (30) days after receipt by a breaching Party of written notice from the non-breaching Party that this Agreement has been breached; provided, however, no Cure Period shall be permitted if a Party to this Agreement is found to have already breached this Agreement three (3) times.

B. Breach. Subject to the terms herein, either party may terminate this Agreement for

breach of duty, obligation or warranty upon exhaustion of all remedies set forth herein. In the event of such termination, all Work shall be suspended as provided in the termination instruction. Client shall pay Aqua-Metric pursuant to the terms herein for all Goods and services rendered prior to and through the effective date set forth in the notice of termination.

C. City may, for its own convenience, terminate Contractor's right to proceed with the delivery of any portion or all of the Goods by thirty (30) calendar days' written notice to Contractor. Such termination will be effective in the manner specified in such notice, will be without prejudice to any claims which City may have against Contractor, and will not affect the obligations and duties of Contractor under the Agreement with respect to portions of the Goods not terminated.

D. On receipt of notice under Section 16.C, Contractor will, with respect to the portion of the Goods terminated, unless the notice states otherwise,

1. Immediately discontinue such portion of the Goods and the placing of orders for materials, facilities, and supplies in connection with the Goods,

2. Unless otherwise directed by City, make every reasonable effort to procure cancellation of all existing orders or contracts upon terms satisfactory to City; and

3. Deliver only such portions of the Goods which City deems necessary to preserve and protect those portions of the Goods already in progress and to protect material, plant and equipment at the Goods site or in transit to the Goods site.

E. Upon termination pursuant to Section 16.C, Contractor will be paid for any portion of the Goods already delivered, including material and services for which it has made firm contracts which are not canceled, it being understood that City will be entitled to such material and services.

Section 19. MISCELLANEOUS PROVISIONS.

A. Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address or at such other address as the respective parties may provide in writing for this purpose:

CITY:	CONTRACTOR:
City of Woodland	Aqua-Metric
655 N. Pioneer Avenue Woodland, CA	4050 Flat Rock Drive
95776	Riverside, CA 92505
Attn: Corey Paulson, Public Works	Attn: Tommy Thirkettle

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party

at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

B. Assignment or Transfer. Contractor shall not assign or transfer any interest in this Agreement whether by assignment or novation, without the prior written consent of the City, which will not be unreasonably withheld. Provided, however, that claims for money due or to become due Contractor from the City under this Agreement may be assigned to a financial institution or to a trustee in bankruptcy, without such approval. Notice of any assignment or transfer, whether voluntary or involuntary, shall be furnished promptly to the City.

C. Successors and Assigns. This Agreement shall be binding on the successors and assigns of the Parties.

D. Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

E. Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel or otherwise.

F. Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Yolo County.

G. Interpretation. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party.

H. No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

I. Authority to Enter Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right and authority to make this Agreement and bind each respective Party.

J. Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

K. Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

L. City's Right to Employ Other Contractors. City reserves its right to employ other contractors in connection with the Goods.

M. Entire Agreement. This Agreement constitutes the entire agreement between the Parties relative to the Goods specified herein. There are no understandings, agreements, conditions, representations, warranties or promises with respect to this Agreement, except those contained in

or referred to in the writing.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR GOODS PURCHASE AGREEMENT

BETWEEN THE CITY OF WOODLAND

AND AQUA-METRIC

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

CITY OF WOODLAND
Approved By:

_____
Ken Hiatt, City Manager

_____
Date

Attested By:

_____
Marissa Kersey, City Clerk

Aqua-Metric

_____
Signature

_____
Name

_____
Title

_____
Date

EXHIBIT "A"
GOODS SPECIFICATIONS

Contractor shall furnish to City goods as designated by the City on an as-ordered basis upon receipt of a written order from the City (each, a "Purchase Order"), for the following Goods and such other goods ordered by the City:

[PRICE LIST STARTS ON FOLLOWING PAGE]

Aqua Metric

Aqua-Metric Sales Company

Utility/Municipality Customer Price List

6/30/2026

1) Meters are sold without couplings or flanges/flange kits.
2) Regular stock items are subject to a 25% restocking fee if returned. Special order items are 50%.
3) Shipping allowed on orders over $80,000.
4) All meter orders must specify how the register needs to be programmed (USG/CF and Increment.)
5) Including our AMSC Product ID will streamline the order process and limit confusion and errors.
6) For a complete listing of AMSC Terms of Sale, visit our website at www.aqua-metric.com

Product Line	Description	Customer Price	Product ID
ally Smart Electromagnetic Meter with Remote Management Valve			
ally	5/8" x 3/4" ally TR/PL	$454.00	ALLY20TR
ally	3/4S" ally TR/PL	$454.00	ALLY30TR
ally	3/4" ally TR/PL	$498.00	ALLY40TR
ally	1" ally TR/PL	$523.00	ALLY50TR
Cordonel Ultrasonic C&I Meters - Coming FY 2023			
Cordonel	1-1/2" Cordonel TR/PL (Turbo LL)	$2,298.15	CORDONELT11-2
Cordonel	2" Cordonel TR/PL (Turbo LL)	$2,439.30	CORDONELT2
Cordonel	3" Cordonel TR/PL (Turbo LL)	$3,368.83	CORDONELT3
Cordonel	4" Cordonel TR/PL (Turbo LL)	$5,300.05	CORDONELT4
Cordonel	6" Cordonel TR/PL (Turbo LL)	$7,975.01	CORDONELT6
Cordonel	2" Cordonel TR/PL (Short)	$2,407.75	CORDONEL2SL
Cordonel	4" Cordonel TR/PL (Short)	$5,268.49	CORDONEL4SL
Cordonel	6" Cordonel TR/PL (Short)	$7,943.44	CORDONEL6SL
Cordonel	8" Cordonel TR/PL (Short)	$13,730.16	CORDONEL8SL
Cordonel	2" Cordonel TR/PL (Compound LL)	$2,439.30	CORDONELC2
Cordonel	3" Cordonel TR/PL (Compound LL)	$3,368.83	CORDONELC3
Cordonel	4" Cordonel TR/PL (Compound LL)	$5,300.05	CORDONELC4
Cordonel	6" Cordonel TR/PL (Compound LL)	$7,975.01	CORDONELC6
iPERL+ Smart Electromagnetic Meter (Composite Residential & Fire Service)			
iPERLC	5/8" iPERL TR/PL	$179.00	I10TR
iPERLC	5/8" X 3/4" iPERL TR/PL	$179.00	I20TR
iPERLC	3/4" Short iPerl TR/PL	$179.00	I30TR
iPERLC	3/4" iPERL TR/PL	$207.00	I40TR
iPERLC	1" iPERL TR/PL	$281.00	I50TR
iPERLC	5/8"X3/4" iPERL TR/PL RECLAIM	$203.00	I20TRRC
iPERLC	1" iPERL TR/PL RECLAIM	$296.00	I50TRRC
iPERLC	5/8"X3/4" iPERL NICOR	$204.00	I20NICOR
iPERLC	3/4" SL iPERL 5' NICOR	$204.00	I30NICOR
iPERLC	3/4" L IPERL 5' NICOR	$249.00	I40NICOR
iPERLC	1" iPERL 5' NICOR	$307.00	I50NICOR
iPERLC	3/4" SL iPERL TR FIRESERVICE	$232.00	I30TRFS

1060 National Drive, #5
Sacramento, CA 95834
(916) 668-4656
www.aqua-metric.com

Product Line	Description	Customer Price	Product ID
iPERLC	3/4" L iPERL TR FIRE SERVICE	$255.00	I40TRFS
iPERLC	1" iPERL FIRESERVICE TR/PL	$326.00	I50TRFS
iPERLC	3/4" SL iPERL 5' NICOR FIRE	$258.00	I30NICORFS
iPERLC	3/4" IPERL FIRE 5' NICOR	$281.00	I40NICORFS
iPERLC	1" IPERL FIRE 5' NICOR	$352.00	I50NICORFS
iPERLC	3/4" SL iPERL ITRON	$205.00	I30ITRON
iPERLC	3/4" L iPERL ITRON	$233.00	I40ITRON
iPERLC	1" iPERL ITRON	$308.00	I50ITRON
iPERL Smart Electromagnetic Meter (Brass Residential & Fire Service)			
iPERLB	5/8" iPERL TR/PL	$199.00	I10TRMB
iPERLB	5/8" X 3/4" iPERL TR/PL	$204.00	I20TRMB
iPERLB	3/4" Short iPerl TR/PL	$204.00	I30TRMB
iPERLB	3/4" iPERL TR/PL	$222.00	I40TRMB
iPERLB	1" iPERL TR/PL	$319.00	I50TRMB
iPERLB	5/8"X3/4" iPERL TR/PL RECLAIM	$229.00	I20TRRC
iPERLB	1" iPERL TR/PL RECLAIM	$334.00	I50TRRC
iPERLB	5/8"X3/4" iPERL NICOR	$229.00	I20NICORMB
iPERLB	3/4" SL iPERL 5' NICOR	$229.00	I30NICORMB
iPERLB	3/4" L IPERL 5' NICOR	$264.00	I40NICORMB
iPERLB	1" iPERL 5' NICOR	$345.00	I50NICOR
iPERLB	3/4" SL iPERL TR FIRESERVICE	$258.00	I30TRMBFIRE
iPERLB	3/4" L iPERL TR FIRE SERVICE	$270.00	I40TRFS
iPERLB	1" iPERL FIRESERVICE TR/PL	$365.00	I50TRMBFIRE
iPERLB	3/4" SL iPERL 5' NICOR FIRE	$284.00	I30NICORMBFIRE
iPERLB	3/4" IPERL FIRE 5' NICOR	$296.00	I40NICORMBFIRE
iPERLB	1" IPERL FIRE 5' NICOR	$391.00	I50NICORFS
iPERLB	3/4" SL iPERL ITRON	$230.00	I30TRMBITRON
iPERLB	3/4" L iPERL ITRON	$248.00	I40ITRON
iPERLB	1" iPERL ITRON	$346.00	I50ITRON
OMNI R2 Residential Meter (Floating Ball Technology) W/Test Port			
OMNIR2T	1 1/2" OMNI R2 TRPL W/Test Port	$802.00	OMNIR11-2
OMNIR2T	2"OMNI R2 TRPL W/Test Port	$1,114.00	OMNIR2
OMNIR2T	2" OMNI R2 (10" LL) TRPL No Test Port (WHILE SUPPLIES LAST)	$1,083.00	OMNIR2SL
OMNIR2T	1 1/2" OMNI R2 RECLAIM W/Test Port	$824.00	OMNIR11-2RC
OMNIR2T	2"OMNI R2 RECLAIM W/Test Port	$1,141.00	OMNIR2RC
OMNIR2T	1 1/2 " OMNI R2 NICOR W/Test Port	$852.00	OMNIR11-2NICOR
OMNIR2T	2" OMNI R2 NICOR W/Test Port	$1,173.00	OMNIR2NICOR
OMNIR2T	1 1/2 " OMNI R2 NICOR RECLAIM W/Test Port	$880.00	NONSTOCK
OMNIR2T	2" OMNI R2 NICOR RECLAIM W/Test Port	$1,200.00	OMNIR2NICORRC
OMNIR2T	1 1/2 " OMNI R2 ITRON W/Test Port	$857.00	OMNIR11-2ITRON
OMNIR2T	2" OMNI R2 ITRON W/Test Port	$1,177.00	OMNIR2ITRON
OMNIR2T	1 1/2 " OMNI R2 ITRON RECLAIM W/Test Port	$884.00	OMNIR11-2ITRON

Product Line	Description	Customer Price	Product ID
OMNIR2T	2" OMNI R2 ITRON RECLAIM W/Test Port	$1,204.00	OMNIR2ITRONRC
OMNIR2T	2" OMNI R2 SL ITRON RECLAIM	$1,134.00	OMNIR2SLITRONRC
OMNIR2T	1 1/2" OMNI R2 MMP	$689.00	OMNIR11-2MMP
OMNIR2T	2" OMNI R2 MMP	$733.00	OMNIR2MMP
OMNI R2 Residential Meter (Floating Ball Technology) No Test Port			
OMNIR2NTP	1 1/2" OMNI R2	$795.00	OMNIR11-2
OMNIR2NTP	2"OMNI R2	$1,106.00	OMNIR2
OMNIR2NTP	2" OMNI R2 (10" LL) (WHILE SUPPLIES LAST)	$1,083.00	OMNIR2SL
OMNIR2NTP	1 1/2" OMNI R2 RECLAIM	$815.00	OMNIR11-2RC
OMNIR2NTP	2"OMNI R2 RECLAIM	$1,133.00	OMNIR2RC
OMNIR2NTP	1 1/2 " OMNI R2 NICOR	$844.00	OMNIR11-2NICOR
OMNIR2NTP	2" OMNI R2 NICOR	$1,164.00	OMNIR2NICOR
OMNIR2NTP	1 1/2 " OMNI R2 NICOR RECLAIM	$871.00	NONSTOCK
OMNIR2NTP	2" OMNI R2 NICOR RECLAIM	$1,192.00	OMNIR2NICORRC
OMNIR2NTP	1 1/2 " OMNI R2 ITRON	$848.00	OMNIR11-2ITRON
OMNIR2NTP	2" OMNI R2 ITRON	$1,169.00	OMNIR2ITRON
OMNIR2NTP	1 1/2 " OMNI R2 ITRON RECLAIM	$876.00	OMNIR11-2ITRON
OMNIR2NTP	2" OMNI R2 ITRON RECLAIM	$1,196.00	OMNIR2ITRONRC
OMNIR2NTP	2" OMNI R2 SL ITRON RECLAIM	$1,134.00	OMNIR2SLITRONRC
OMNIR2NTP	1 1/2" OMNI R2 MMP TRPL	$689.00	OMNIR11-2MMP
OMNIR2NTP	2" OMNI R2 MMP TRPL	$733.00	OMNIR2MMP
OMNI T2 Turbo C&I Meter (Floating Ball Technology)			
OMNIT2	1 1/2" OMNI T2	$1,365.00	OMNIT11-2
OMNIT2	2" OMNI T2	$1,600.00	OMNIT2
OMNIT2	2" OMNI T2 SL	$1,531.00	OMNIT2SL
OMNIT2	3" OMNI T2	$1,964.00	OMNIT3
OMNIT2	4" OMNI T2	$3,691.00	OMNIT4
OMNIT2	6" OMNI T2	$6,539.00	OMNIT6
OMNIT2	8" OMNI T2	$12,091.00	OMNIT8
OMNIT2	10" OMNI T2	$15,724.00	OMNIT10
OMNIT2	2" OMNI T2 (COMPOUND LL)	$1,600.00	OMNIT2C2BODY
OMNIT2	3" OMNI T2 (COMPOUND LL)	$1,964.00	OMNIT3C2BODY
OMNIT2	4" OMNI T2 (COMPOUND LL)	$3,697.00	OMNIT4C2BODY
OMNIT2	6" OMNI T2 (COMPOUND LL)	$6,539.00	OMNIT6C2BODY
OMNIT2	1 1/2" OMNI T2 RECLAIM	$1,391.00	OMNIT11-2RC
OMNIT2	2" OMNI T2 RECLAIM	$1,625.00	OMNIT2RC
OMNIT2	2" OMNI T2 SL RECLAIM	$1,547.00	NONSTOCK
OMNIT2	3" OMNI T2 RECLAIM	$1,989.00	OMNIT3RC
OMNIT2	4" OMNI T2 RECLAIM	$3,717.00	OMNIT4RC
OMNIT2	6" OMNI T2 RECLAIM	$6,564.00	OMNIT6RC
OMNIT2	8" OMNI T2 RECLAIM	$12,117.00	NONSTOCK
OMNIT2	10" OMNI T2 RECLAIM	$15,749.00	NONSTOCK
OMNIT2	1 1/2" OMNI T2 NICOR	$1,278.00	OMNIT11-2NICOR
OMNIT2	2" OMNI T2 NICOR	$1,513.00	OMNIT2NICOR

Product Line	Description	Customer Price	Product ID
OMNIT2	2" OMNI T2 SL NICOR	$1,445.00	NONSTOCK
OMNIT2	3" OMNI T2 NICOR	$1,877.00	OMNIT3NICOR
OMNIT2	4" OMNI T2 NICOR	$3,604.00	OMNIT4NICOR
OMNIT2	6" OMNI T2 NICOR	$6,452.00	OMNIT6NICOR
OMNIT2	8" OMNI T2 NICOR	$12,004.00	OMNIT8NICOR
OMNIT2	10" OMNI T2 NICOR	$15,637.00	OMNIT10NICOR
OMNIT2	1 1/2" OMNI T2 ITRON	$1,284.00	OMNIT11-2ITRON
OMNIT2	2" OMNI T2 ITRON	$1,518.00	OMNIT2ITRON
OMNIT2	2" OMNI T2 SL ITRON	$1,451.00	NONSTOCK
OMNIT2	3" OMNI T2 ITRON	$1,882.00	OMNIT3ITRON
OMNIT2	4" OMNI T2 ITRON	$3,609.00	OMNIT4ITRON
OMNIT2	6" OMNI T2 ITRON	$6,457.00	OMNIT6ITRON
OMNIT2	8" OMNI T2 ITRON	$12,009.00	OMNIT8ITRON
OMNIT2	10" OMNI T2 ITRON	$15,642.00	OMNIT10ITRON
OMNIT2	1 1/2" OMNI T2 ITRON RECLAIM	$1,309.00	OMNIT11-2ITRONRC
OMNIT2	2" OMNI T2 ITRON RECLAIM	$1,544.00	OMNIT2ITRONRC
OMNIT2	3" OMNI T2 ITRON RECLAIM	$1,908.00	OMNIT3ITRONRC
OMNIT2	4" OMNI T2 ITRON RECLAIM	$3,635.00	OMNIT4ITRONRC
OMNIT2	1 1/2" OMNI T2 MMP TRPL	$1,028.00	OMNIT11-2MMP
OMNIT2	2" OMNI T2 MMP TRPL	$1,028.00	OMNIT2MMP
OMNIT2	3" OMNI T2 MMP TRPL	$1,450.00	OMNIT3MMP
OMNIT2	4" OMNI T2 MMP TRPL	$1,450.00	OMNIT4MMP
OMNIT2	6" OMNI T2 MMP TRPL	$2,579.00	OMNIT6MMP
OMNIT2	8" OMNI T2 MMP TRPL	$3,773.00	OMNIT8MMP
OMNIT2	10" OMNI T2 MMP TRPL	$3,773.00	OMNIT10MMP
OMNIT2	1 1/2" OMNI T2 MMP ITRON	$947.00	OMNIT11-2MMPITRON
OMNIT2	2" OMNI T2 MMP ITRON	$947.00	OMNIT2MMPITRON
OMNIT2	3" OMNI T2 MMP ITRON	$1,369.00	OMNIT3MMPITRON
OMNIT2	4" OMNI T2 MMP ITRON	$1,369.00	OMNIT4MMPITRON
OMNIT2	6" OMNI T2 MMP ITRON	$2,498.00	OMNIT6MMPITRON
OMNIT2	8" OMNI T2 MMP ITRON	$3,691.00	OMNIT8MMPITRON
OMNIT2	10" OMNI T2 MMP ITRON	$3,691.00	OMNIT10MMPITRON
OMNI C2 Compound C&I Meter (Floating Ball Technology)			
OMNIC2	1 1/2" OMNI C2	$1,824.00	OMNIC11-2
OMNIC2	2" OMNI C2	$2,083.00	OMNIC2
OMNIC2	3" OMNI C2	$2,609.00	OMNIC3
OMNIC2	4" OMNI C2	$4,439.00	OMNIC4
OMNIC2	6" OMNI C2	$7,576.00	OMNIC6
OMNIC2	8" OMNI C2	$13,489.00	OMNIC8
OMNIC2	10" OMNI C2	$17,395.00	OMNIC10
OMNIC2	2" OMNI C2 TURBO LL	$2,083.00	OMNIC2T2BODY
OMNIC2	3" OMNI C2 TURBO LL	$2,605.00	OMNIC3T2BODY
OMNIC2	4" OMNI C2 TURBO LL	$4,433.00	OMNIC4T2BODY
OMNIC2	6" OMNI C2 TURBO LL	$7,567.00	OMNIC6T2BODY
OMNIC2	1 1/2" OMNI C2 RECLAIM	$1,849.00	OMNIC11-2RC

Product Line	Description	Customer Price	Product ID
OMNIC2	2" OMNI C2 RECLAIM	$2,107.00	OMNIC2RC
OMNIC2	3" OMNI C2 RECLAIM	$2,633.00	OMNIC3RC
OMNIC2	4" OMNI C2 RECLAIM	$4,463.00	OMNIC4RC
OMNIC2	6" OMNI C2 RECLAIM	$7,600.00	OMNIC6RC
OMNIC2	8" OMNI C2 RECLAIM	$13,513.00	OMNIC8RC
OMNIC2	10" OMNI C2 RECLAIM	$17,419.00	OMNIC10RC
OMNIC2	1 1/2" OMNI C2 NICOR	$1,743.00	OMNIC11-2NICOR
OMNIC2	2" OMNI C2 NICOR	$2,002.00	OMNIC2NICOR
OMNIC2	3" OMNI C2 NICOR	$2,527.00	OMNIC3NICOR
OMNIC2	4" OMNI C2 NICOR	$4,357.00	OMNIC4NICOR
OMNIC2	6" OMNI C2 NICOR	$7,494.00	OMNIC6NICOR
OMNIC2	8" OMNI C2 NICOR	$13,406.00	OMNIC8NICOR
OMNIC2	10" OMNI C2 NICOR	$17,312.00	OMNIC10NICOR
OMNIC2	1 1/2" OMNI C2 ITRON	$1,748.00	OMNIC11-2ITRON
OMNIC2	2" OMNI C2 ITRON	$2,007.00	OMNIC2ITRON
OMNIC2	3" OMNI C2 ITRON	$2,532.00	OMNIC3ITRON
OMNIC2	4" OMNI C2 ITRON	$4,362.00	OMNIC4ITRON
OMNIC2	6" OMNI C2 ITRON	$7,499.00	OMNIC6ITRON
OMNIC2	8" OMNI C2 ITRON	$13,411.00	OMNIC8ITRON
OMNIC2	10" OMNI C2 ITRON	$17,317.00	OMNIC10ITRON
OMNIC2	1 1/2" OMNI C2 MMP	$1,351.00	OMNIC11-2MMP
OMNIC2	2" OMNI C2 MMP	$1,351.00	OMNIC2MMP
OMNIC2	3" OMNI C2 MMP	$1,905.00	OMNIC3MMP
OMNIC2	4" OMNI C2 MMP	$1,905.00	OMNIC4MMP
OMNIC2	6" OMNI C2 MMP	$3,537.00	OMNIC6MMP
OMNIC2	8" OMNI C2 MMP	$4,313.00	OMNIC8MMP
OMNIC2	10" OMNI C2 MMP	$4,313.00	OMNIC10MMP
OMNIC2	1 1/2" OMNI C2 MMP ITRON	$1,274.00	OMNIC11-2MMPITRON
OMNIC2	2" OMNI C2 MMP ITRON	$1,274.00	OMNIC2MMPITRON
OMNIC2	3" OMNI C2 MMP ITRON	$1,828.00	OMNIC3MMPITRON
OMNIC2	4" OMNI C2 MMP ITRON	$1,828.00	OMNIC4MMPITRON
OMNIC2	6" OMNI C2 MMP ITRON	$3,460.00	OMNIC6MMPITRON
OMNIC2	8" OMNI C2 MMP ITRON	$4,237.00	OMNIC8MMPITRON
OMNIC2	10" OMNI C2 MMP ITRON	$4,237.00	NONSTOCK
OMNI F2 Compound C&I Meter (Floating Ball Technology)			
OMNIF2	4" OMNI F2 TR/PL	$10,133.00	OMNIF4
OMNIF2	6" OMNI F2 TR/PL	$13,464.00	OMNIF6
OMNIF2	8" OMNI F2 TR/PL	$21,253.00	OMNIF8
OMNIF2	10" OMNI F2 TR/PL	$28,632.00	OMNIF10
OMNIF2	4" OMNI F2 ITRON	$10,049.00	OMNIF4ITRON
OMNIF2	6" OMNI F2 ITRON	$13,380.00	OMNIF6ITRON
OMNIF2	8" OMNI F2 ITRON	$21,169.00	OMNIF8ITRON
OMNIF2	10" OMNI F2 ITRON	$28,548.00	OMNIF10ITRON
OMNIF2	4" OMNI F2 MMP	$2,056.00	OMNIF-M4MMP
OMNIF2	6" OMNI F2 MMP	$3,824.00	OMNIF-M6MMP

Product Line	Description	Customer Price	Product ID
OMNIF2	8" OMNI F2 MMP	$4,368.00	OMNIF-M8MMP
OMNIF2	10" OMNI F2 MMP	$4,368.00	OMNIF-M10MMP
OMNI H2 Hydrant Meter (Floating Ball Technology)			
OMNIH2	3" OMNI H2 (STD CPL) 20' TR/PL	$2,321.00	OMNIH3
OMNIH2	3" OMNI H2 (STD CPL) 20' TR/PL RECLAIM	$2,349.00	OMNIH3
OMNIH2	3" OMNI H2 (STD CPL) 25' NICOR	$2,371.00	OMNIH3NICOR
OMNIH2	3" OMNI H2 (STD CPL) 25' NICOR RECLAIM	$2,399.00	OMNIH3NICORRC
OMNIH2	3" OMNI H2 MMP TR/PL	$1,393.00	OMNIH3MMP
OMNIH2	3" OMNI H2 MMP NICOR	$1,443.00	OMNIH3MMPNICOR
OMNIH2	OMNI H2 SUPPORT BRACKET (ADD-ON)	$552.00	OMNIH3SUPPORT
SRII Positive Displacement Water Meter with Electronic Register+ (WHILE SUPPLIES LAST)			
SRII	5/8" SRII TR/PL	$173.00	S102TR
SRII	5/8" X 3/4" SRII TR/PL	$173.00	S202TR
SRII	3/4" SL SRII TR/PL	$213.00	S302TR
SRII	3/4" SRII TR/PL	$213.00	S402TR
SRII	1" SRII TR/PL	$291.00	S502TR
SRII	3/4" SL SRII TR/PL RECLAIM	$246.00	NONSTOCK
SRII	3/4" SRII TR/PL RECLAIM	$246.00	S402TRRC
SRII	1" SRII TR/PL RECLAIM	$326.00	S502TRRC
SRII	5/8" X 3/4" SRII NICOR	$191.00	S202NICOR
SRII	3/4" SL SRII NICOR	$230.00	S302NICOR
SRII	3/4" SRII NICOR	$230.00	S402NICOR
SRII	1" SRII NICOR	$309.00	S502NICOR
SRII	5/8 X 3/4" SRII ITRON	$199.00	S202ITRON
SRII	3/4" SL SRII ITRON	$238.00	S302ITRON
SRII	3/4" SRII ITRON	$238.00	S402ITRON
SRII	1" SRII ITRON	$318.00	S502ITRON
SRII	5/8" SRII MEASURING CHAMBER	$97.00	S202MC
SRII	3/4" SRII MEASURING CHAMBER	$186.00	S302MC
SRII	1" SRII MEASURING CHAMBER	$218.00	S502MC
Sensus Residential and C&I Meter Registers			
REGISTER	5/8" E-Register+	$92.00	S202RTR
REGISTER	3/4" E-Register+	$92.00	S302RTR
REGISTER	1" E-Register+	$92.00	S502RTR
REGISTER	5/8" E-Register+ Nicor	$102.00	S202RNICOR
REGISTER	3/4" E-Register+ Nicor	$102.00	S302RNICOR
REGISTER	1" E-Register+ Nicor	$102.00	S502RNICOR
REGISTER	5/8" E-Register+ Itron	$112.00	S202RITRON
REGISTER	3/4" E-Register+ Itron	$112.00	S302RITRON
REGISTER	1" E-Register+ Itron	$112.00	S502RITRON
REGISTER	OMNI+ R2 REGISTER	$493.00	OMNIRRTR2
REGISTER	OMNI+ R2 REGISTER RECLAIM	$521.00	OMNIRTCTP2RC
REGISTER	OMNI+ T2/C2/F2 REGISTER	$706.00	OMNI(C/T/F)RTR(Size)
REGISTER	OMNI+ H2 REGISTER	$596.00	OMNIHRTR

Product Line	Description	Customer Price	Product ID
REGISTER	OMNI+ T2/C2 RECLAIM REGISTER	$754.00	NONSTOCK
REGISTER	OMNI+ T2/C2/F2 REGISTER NICOR	$661.00	OMNI(C/T/F)RNICOR
REGISTER	OMNI+ T2/C2/F2 REGISTER ITRON	$684.00	OMNI(C/T/F)RITRON
Sensus FlexNet Radio Transmitters			
SMARTPOINT	520M Single Port T/C	$187.00	MXU520MSP
SMARTPOINT	520M Dual Port T/C	$272.00	MXU520MDP
SMARTPOINT	510M Single Port	$187.00	MXU510MSP
SMARTPOINT	512M Single Port Wired PLS	$183.00	MXU512MSPWIRED
SMARTPOINT	522M Dual Port(TC Port & Itron Port)	$212.00	MXU522MSPTRPL
SMARTPOINT	525M Single Port	$214.00	MXU525MSP
Miscellaneous Electronic Devices & Batteries			
MISC	KEMP MEEK VL9 MDU	$186.00	MDU
MISC	COMMAND LINK II	$1,094.00	COMMANDLINK
MISC	COMMAND LINK WALL MOUNT CHARGER	$169.00	COMMANDLINKWALL
MISC	COMMANDLINK CAR CHARGER	$185.00	NONSTOCK
MISC	MICRO TRANSCEIVER USB	$441.00	MICROTRANSCEIVE
MISC	FL 7501-GB HANDHELD W/GPS	$10,387.00	FL6501GB
MISC	FL 7502-GB RF HANDHELD W/GPS	$16,424.00	FL6502GB
MISC	FL6001 ETHERNET DOCK	$1,145.00	FL6001
MISC	FL6500 LI-ION BATTERY PACK	$445.00	FL6500BATTERY
MISC	FIELD LOGIC COMMUNICATOR TOOL	$385.00	OMNITOOL
MISC	AG 6590 AUTO GUN RF	$3,564.00	AG6590
MISC	AG 6590 AUTOGUN EXT 90 DEGREES	$448.00	AG6590EXT
MISC	4090 Autogun Sensor	$222.00	AR4090SENSOR
MISC	TouchReader Plus Visual Display (3096)	$685.00	3096MR
MISC	Juniper Cedar CT8X2 Ruggedized Tablet	$2,240.00	CEDARTABLET
MISC	SENSUS DRIVE SOCKET	$29.00	SDS
MISC	3/4" Meter Thread Chaser	$86.00	CHASER30
MISC	1" Meter Thread Chaser	$128.00	CHASER50
Residential Meter Couplings			
COUPLING	3/4" Brass Coupling & Washer	$39.00	CPL
COUPLING	1" Brass Coupling & Washer	$48.00	CPL1
Meter Flanges and Flange Kits			
FLANGE	1.5" Flange	$62.00	FLG11-2
FLANGE	1.5" Flange Kit (W/Gasket)	$68.00	FLG11-2KIT
FLANGE	2" Flange	$72.00	FLG2
FLANGE	2" Flange Kit (W/Gasket)	$78.00	FLG2KIT
Meter Gaskets, Seals and O-Rings			
GASKET	3/4" Gasket	$3.00	GASR3-4B
GASKET	1" Gasket	$4.00	GASR1B
GASKET	1 1/2" Drop In Flange Gasket	$4.00	GAS11-2
GASKET	2" Drop In Flange Gasket	$5.00	GAS2
GASKET	1.5 - 2" OMNI CHAMBER SEAL GASKET	$10.00	OMNI2ILL15
GASKET	3 - 4" OMNI CHAMBER SEAL GASKET	$12.00	OMNI4ILL15

Product Line	Description	Customer Price	Product ID
GASKET	6" OMNI CHAMBER SEAL GASKET	$16.00	OMNI6ILL15
GASKET	8 " OMNI CHAMBER SEAL GASKET	$82.00	OMNI8ILL15
GASKET	1.5 - 2" OMNI CHAMBER COVER O-RING	$11.00	OMNI2ILL12
GASKET	3 - 4" OMNI CHAMBER COVER O-RING	$13.00	OMNI4ILL12
GASKET	6" OMNI CHAMBER COVER O-RING	$15.00	OMNI6ILL12
GASKET	8 - 10" OMNI CHAMBER COVER GASKET	$25.00	OMNI10ILL12
AMI/AMR Parts and Cable Assemblies			
PARTS	520M HOUSING COMPLETE (85M)	$52.00	MXU520MILL85M
PARTS	MXU PIT LID HOUSING ASSY (85B)	$36.00	MXU520MILL85B
PARTS	520M TRPL ADAPTER (85C)	$1.00	MXU520MILL85C
PARTS	520M BOOT (85D)	$6.00	MXU520MILL85D
PARTS	520M PIT LOCKING NUT (85E)	$8.00	MXU520MILL85E
PARTS	520M BOOT LOCKING CLIP (85F)	$4.00	MXU520MILL85F
PARTS	520M ISO SLEEVE (85G)	$3.00	MXU520MILL85G
PARTS	TR/PL HOUSING ASSY-S	$28.00	TR/PLH
PARTS	TR/PL SENSOR W/6' WIRE, IPERL 2-WIRE	$38.00	ITP6
PARTS	TR/PL SENSOR W/6' WIRE	$26.00	TP6
PARTS	SENSOR ASSY NICOR TO TR/PL 18"	$43.00	TPNICOR18
PARTS	SENSOR ASSY ITRON TO TR/PL 1'	$43.00	NONSTOCK
PARTS	SENSOR ASSY NICOR TO TR/PL 5'	$57.00	TPNICOR
PARTS	SENSOR ASSY ITRON TO TR/PL 5'	$57.00	TPITRON
PARTS	TAMPER RESISTANT SCREW	$2.00	TPS
PARTS	4" OMNI T2/C2 STRAINER SCREEN	$99.00	NONSTOCK
PARTS	OMNI H2 COUPLING SWIVEL	$912.00	OMNIH2ILL31
PARTS	6' TR/PL CABLE (3-WIRE) EHAT	$96.00	NONSTOCK
PARTS	20' TR/PL CABLE (3-WIRE) EHAT	$103.00	NONSTOCK
PARTS	ITRON CONNECTOR WITH 25' CABLE EHAT	$168.00	OMNICABLEITRON25
PARTS	20' NICOR AMR CABLE (MALE	$156.00	NONSTOCK
PARTS	20' TR/PL CABLE (3-WIRE) & 20' PULSE CABLE EHAT	$134.00	NONSTOCK
PARTS	ITRON CONNECTOR WITH 25' CABLE & 20' PULSE CABLE EHAT	$199.00	NONSTOCK
PARTS	20' NICOR AMR CABLE (MALE CONNECTOR) & 20' PULSE CABLE EHAT	$187.00	NONSTOCK
PARTS	6' TR/PL CABLE (3-WIRE) & 20' PULSE CABLE EHAT	$127.00	NONSTOCK
Wire and Accessories			
WIRE	1000 Foot Roll	$333.24	WIRE

EXHIBIT "B"
DELIVERY SCHEDULE

Contractor shall deliver goods reflected within a Purchase Order to the City 1) within eight (8) weeks of receipt of the Purchase Order for "in-stock" Goods or 2) as soon as reasonably able and in accordance with the manufacturer's lead times for delivery of certain Goods purchased by the City. The City shall be responsible for requesting delivery schedule(s) when submitting its Purchase Order and Contractor shall provide estimated delivery schedule(s) based upon the Goods and quantities ordered.

Contractor shall not be held liable for delay in fulfilling or failure to fulfill its obligations under this Agreement, if such delay or failure is caused by events beyond its reasonable control, including, without limitation, natural calamity, acts of God, terrorist events, pandemic, epidemic, strikes, lockouts or labor disruption, wars, riots or embargo, global supply chain shortage(s), commodity shortage(s), government embargoes or trade restrictions, extraordinary inflation or hyperinflation, acts of government affecting pricing or availability of materials, or any other circumstance or cause beyond Contractor's reasonable control.

EXHIBIT "C"
FEE SCHEDULE

See Exhibit 'A'

For goods the price of which is not specified in the table in Exhibit A, the pricing shall be equal to the most favorable pricing the Contractor provides to any person.

The pricing set forth in Exhibit A is guaranteed by Sensus through December 31, 2026. After December 31, 2026, Contractor may request a price adjustment in accordance with the Economic Price Adjustment provisions below.

Where Contractor reasonably experiences escalation in costs of materials and equipment, inclusive of tariffs, due to factors beyond Contractor's reasonable control, Contractor may, with the prior written approval of the City, adjust such prices prospectively to reflect such increases in the form of an Economic Price Adjustment in the same manner and subject to the same limitations as 48 CFR § 52.216-4 except that the 3% threshold set forth therein shall be 1.5%.

The collective sum of all Purchase Orders shall not exceed $400,000.

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 7, 2026
ITEM #: F.11
SUBJECT: Final Acceptance and Notice of Completion for 2025 Road Maintenance Project, CIP 25-02

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, (1) accepting the 2025 Road Maintenance Project, CIP 25-02, as complete and authorizing the City Clerk to file a Notice of Completion; and (2) Authorize the reallocation of $515,000 of unspent Measure F funding from the 2025 Road Maintenance Project, CIP 25-02, to t budget for the 2027 Road Maintenance Project, CIP 27-01.

Staff Contact:
Diana Ayón, Senior Associate Civil Engineer, (530) 661-5967, diana.ayon@cityofwoodland.gov

Fiscal Impact:
The project is identified in the current Capital Budget as CIP 25-02 with a total budget of $2,025,584. The project funding consists of $564,054 in Measure E funding, $1,416,205 in Measure F funding, and $45,325 in Water Enterprise Funds to fund improvements associated with water utility conflicts. This project funding is consistent with the currently approved Capital Budget and the Measure E and F Spending Plan.

The actual cost to complete the project was $1,510,781, representing 75% of the total budget. The recommended reallocation of $515,000 of unspent funds will support the construction phase of the 2027 Road Maintenance Project, CIP 27-01.

There is no impact to the General Fund.

Background:
In November 2016, Woodland voters approved Measure F, which extended the ½ cent supplemental sales tax (previously Measure E). The 12-year approval of Measure F, a General Tax, includes funding for general city services including pavement maintenance. Funds from Measure E and F were utilized to complete this project. Staff maintains a pavement management program that tracks pavement conditions and aims to address pavement maintenance on local streets with the Measure E and F funds.

This project performed pavement maintenance and improvements on the following corridors:

- Third St (Main St to Gibson Road) – 2” Grind & Overlay
- Third St (Main St to Gibson Road) – ADA Improvements
- Granada Drive (Viento Lane to Second St) – ADA Improvements
- Hays and Second St Intersection – ADA Improvements

Discussion:
City Council authorized the bid advertisement for the project on December 17, 2024. The project was awarded to the contractor, JV Lucas Paving, Inc., on February 4, 2025, via Resolution No. 8445. Construction is now complete, and the project is ready for acceptance.

Two change orders were executed during the course of the project with a net positive change in the contract amount of $9,192. These change orders were executed to account for unforeseen site conditions and adjustments in bid quantities. These change orders represent 0.8% of the original contract value, which is below the approved 15% contingency amount.

The final project cost breakdown is as follows:

Design/Project Management	**$184,851**
Construction	
Construction Contract	$1,108,408
Change Orders	$9,192
Construction Management/Inspection	$208,330
Total Construction	**$1,325,930**
Total Project Costs	**$1,510,781**
Total Project Budget	**$2,025,584**
Remaining Budget	**$515,750**

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, (1) accepting the 2025 Road Maintenance Project, CIP 25-02, as complete and authorizing the City Clerk to file a Notice of Completion; and (2) Authorize the reallocation of $515,000 of unspent Measure F funding from the 2025 Road Maintenance Project, CIP 25-02, to the budget for the 2027 Road Maintenance Project, CIP 27-01.

Prepared by: Diana Ayón, Senior Associate Civil Engineer

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

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution_CIP 25-02

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE 2025 ROAD MAINTENANCE PROJECT (CIP 25-02) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION, AND REALLOCATING $515,000 OF MEASURE F FUNDING FROM CIP 25-02 TO THE 2027 ROAD MAINTENANCE PROJECT (CIP 27-01)

WHEREAS, the 2025 Road Maintenance Project (CIP 25-02) is fully funded in the Capital Budget for $2,025,584.09; and

WHEREAS, the City Council authorized staff to bid the 2025 Road Maintenance Project, CIP 25-02 on December 17, 2024; and

WHEREAS, the City Council on February 4, 2025, authorized the City Manager to award and execute a construction contract with JV Lucas Paving, Inc.; and

WHEREAS, construction began on March 21, 2025, and is now complete; and

WHEREAS, the City Council wishes to reallocate $515,000.00 of unspent Measure F Funds from the 2025 Road Maintenance Project, CIP 25-02, to the budget for the 2027 Road Maintenance Project, CIP 27-01.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The City Council hereby accepts 2025 Road Maintenance Project, CIP 25-02, as complete.

SECTION 2. The City Council hereby authorizes the City Clerk to file a Notice of Completion for the 2025 Road Maintenance Project, CIP 25-02.

SECTION 3. The City Council hereby authorizes the reallocation of $515,000.00 of unspent Measure F funding from the 2025 Road Maintenance Project, CIP 25-02, to the budget for the 2027 Road Maintenance Project, CIP 27-01.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 7, 2026
ITEM #: F.12
SUBJECT: Resolutions of Intent to Levy Annual Assessments for Lighting and Landscaping Districts

Recommendation for Action: Staff recommend the City Council adopt fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____, to 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and 3) Call for a Public Hearing on July 21, 2026.

Staff Contact:
Karie Farnham, Financial Services Manager, (530)661-5846, karie.farnham@cityofwoodland.gov

Fiscal Impact:
If approved, the Lighting and Landscaping (L&L) Districts would generate a total of $5,454,016 in revenues to cover anticipated costs of operations. The proposed levy for each District for fiscal year (FY) 2026/27 is as follows:

District	Zoning	Maximum Levy	FY2026/27 Proposed Levy	FY2025/26 Actual Levy	Difference	Total Assessment
Gateway						
	Commercial per Acre	$ 4,531.17	$ 4,290.57	$ 4,003.40	$ 287.17	$ 221,136
Gibson Ranch		$ 392.89	$ 392.88	$ 382.59	$ 10.29	$ 875,303
North Park		$ 215.40	$ 215.40	$ 215.40	$ -	$ 26,710
Spring Lake						$ 4,284,891
	Single Family Residential R3	$ 1,715.51	$ 1,547.71	$ 1,356.82	$ 190.89	
	Single Family Residential R4	$ 1,475.41	$ 1,363.36	$ 1,189.16	$ 174.20	
	Single Family Residential R5	$ 1,331.36	$ 1,252.75	$ 1,088.57	$ 164.18	
	Single Family Residential R8	$ 1,115.27	$ 1,086.84	$ 937.65	$ 149.19	
	Single Family Residential R15	$ 729.38	$ 740.35	$ 629.91	$ 110.44	
	Single Family Residential R20	$ 681.36	n/a	n/a	n/a	
	Single Family Residential R25	$ 652.55	$ 681.36	$ 576.26	$ 105.10	
	Neighborhood Commercial per Acre	$ 17,686.00	$ 12,786.77	$ 11,680.03	$ 1,106.74	
Streng Pond		$ 79.10	$ 79.10	$ 79.10	$ -	$ 14,436
West Wood		$ 830.04	$ 860.02	$ 809.78	$ 50.24	$ 31,541
					Total	$ 5,454,016

Ideally, revenues generated by the assessments within each District would cover the total budgeted expenditures for FY2026/27. However, there are some Districts that will not generate enough revenue to cover costs and will utilize either available reserves, or will require a subsidy from the General Fund.

Background:

The City of Woodland has Lighting and Landscaping Districts ("L&L" or "Districts") within various areas of the City that were formed to provide a funding source for maintenance of certain improvements located within or adjacent to the Districts. State regulations require City Council action on an annual basis to allow assessment of the annual levy for each District. The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefited properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, and recreational improvements; as well as maintenance and servicing of these improvements. In accordance with the Act, the City formed the Gateway, Gibson Ranch, North Park, Spring Lake, Streng Pong, and West Wood L&L Districts.

A map detailing the District boundaries and the various items maintained within each District is attached to the staff report, and a brief description of each District is as follows:

- Gateway L&L: Located in the southeast portion of the City, generally bounded to the north by Interstate 5, to the west by County Road 102, to the south by Bronze Star Drive and generally to the east by the City boundaries. The District was formed in 2008, includes only commercial properties and is currently being assessed less than the maximum allowable assessment. This District formation report included an annual CPI escalator, which will continue to be applied each year, as applicable.
- Gibson Ranch L&L: Located in the southeast portion of the City, generally south of Interstate 5, west of County Road 102 and east of County Road 101. The District was formed in 1995 and reached the maximum allowable assessment in 2005. The language in the L&L District formation documents permits annual increases by a CPI factor, which will continue to be included each year, as applicable.
- North Park L&L: Located in the northeast portion of the City, generally north of Kentucky Avenue, west of North West Street and east of County Road 98. The District was formed in 1993 and reached the maximum allowable assessment of $215.40 per single-family home in 1997; there are no provisions for future CPI adjustments and any rate increases would require a property owner ballot proceeding. Because the rates do not increase to cover increasing costs of maintenance, a lower level of service is provided for this District.
- Spring Lake L&L: All property within Spring Lake Specific Plan boundaries, which is located in the southeast portion of the City, generally bounded to the north by Gibson Road, to the east by County Road 102, to the south by County Road 25A, and generally to the west by County Road 101. There is a portion of the District immediately north of the extension of County Road 24A that extends west of State Highway 113. The District was formed in 2005 and, because Spring Lake is not fully built-out, the District is currently being assessed below the maximum assessment amount. This District formation report included an annual CPI escalator, which can continue indefinitely, as applicable.
- Streng Pond L&L: Located in the southwest portion of the City, generally north of Gibson Road, west of Cottonwood Street and east of County Road 98. The District was formed in 1985 and reached the maximum allowable assessment of $79.10 per single-family home in 1995; there are no provisions for future CPI increases. The City attempted a property owner ballot proceeding in 1998 to increase the assessment to cover rising costs within the District. However, the effort was unsuccessful. Because the rates do not increase to cover the rising costs of maintenance, a general fund contribution of $32,016 is budgeted to cover the operating shortfall, and a lower level of service is provided to this District.
- West Wood L&L: Located in the northeast portion of the City, generally to the north of Kentucky Avenue, south of Quail Drive, east of Dove Drive and west of Mallard Drive. The District was formed in 2004. The City is proposing that the district be assessed at the maximum allowable rate. The City will use the maximum assessed allowable rate to meet the

budgeted maintenance and service costs for the district. This District allows for annual inflationary adjustments, which are included as applicable.

Discussion:
An annual Engineer's Report is required for each District, which describes the District boundaries and the proposed improvements to be assessed to the property owners located within the District. The Report also shows a calculation of a Maximum Assessment and a Proposed Assessment. The Maximum Assessment is equal to the initial assessment determined at District formation, adjusted each year for inflation (if applicable); the Maximum Assessment is calculated independent of the District's annual budget and proposed annual assessment. The Proposed Assessment is calculated based on the City's operating budget and estimation of maintenance operations required for the fiscal year. The District Engineer's Reports are attached for the Council's review.

The proposed assessment increase for the Gibson Ranch District is due to normal ongoing operations. The proposed assessment is 100% of the maximum allowable assessment. Despite the assessment at the maximum allowable level, the calculated revenues from the assessment will be less than budgeted expenditures by $210,285 which will come from fund balance/reserves, and will deplete the reserves to about $68,658. Future assessments will likely require subsidies from the General Fund, or changes to service levels may be required.

The proposed assessment for the North Park District is 100% of the maximum allowable assessment, and this District does not have an annual inflation factor built into the allowable assessments. The budget for FY26/27 will require a General Fund Contribution of about $43,300 or an adjustment in the level of services and maintenance.

The Spring Lake L&L annual operating budget is projected to decrease by $53,600, or 10%. This decreased budget is largely due to an approved one-time funded Electrical Efficiency Replacement Project which increased the previous year's budget. During FY25/26, in an effort to reduce overall rate increases, the approved Spring Lake L&L assessment was reduced by the utilization of $440,000 of reserve balances. Staff have proposed to utilize $200,000 in available District reserves to reduce the overall rate impact on residents within the District. Using these reserves, the annual rate increase varies from 14% to 18% for FY2026/27. Use of reserves will delay the impact of overall adjustments necessary for the rates to cover ongoing operations, but these adjustments will eventually be fully assessed in future years.

The proposed assessment for the Streng Pond District is100% of the maximum allowable assessment, and this District does not have an annual inflation factor built into the allowable assessments. The Streng Pond Assessment District receives a $33,556 General Fund contribution to make up for the funding deficiency in the District; this is likely to grow in future years or adjustments to levels of service and maintenance will be required.

State regulations require a two-part process to complete the annual levy. The first part of the process requires the Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing. A public hearing is required to complete the levy process. This public hearing is scheduled for July 21, 2026. Following the public hearing, Council may direct changes to the Engineer's Reports or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion:
Staff recommend the City Council adopt fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____, to 1) Initiate Proceedings for the Annual Levy and Collection of Assessments;

2) Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and 3) Call for a Public Hearing on July 21, 2026.

Prepared by: Karie Farnham, Financial Services Manager

Ken Hiatt
City Manager

Attachments:

1. FY2627 Woodland Gibson Engineer's Report_IM
2. FY2627 Woodland North Park Engineer's Report_IM
3. FY2627 Woodland Streng Pond Engineer's Report_IM
4. FY2627 Woodland West Wood Engineer's Report_IM
5. Woodland_Spring-Lake-L&L_Engineers-Report_FY2026-27_2026-06-29
6. Woodland_Gateway-L&L_Engineers-Report_FY2026-27_2026-06-29
7. Proposed_Spring-Lake-Intent-Mtn-L&L_Resolution-Setting-Public-Hearing_FY2026-27_2026_06-11
8. Proposed_ FY2627 Woodland-Gibson-Resolution of Intention
9. Proposed_FY2627 Woodland-Gibson-Resolution Preliminarly Approving ER
10. Proposed_FY2627 Woodland-NorthPark-Resolution of Intention
11. Proposed_FY2627 Woodland-NorthPark-Resolution Preliminary Approving ER
12. Proposed_FY2627 Woodland-StrengPond-Resolution of Intention
13. Proposed_FY2627 Woodland-StrengPond-Resolution Preliminary Approving ER
14. Proposed_FY2627 Woodland-West Wood Unit No. 1-Resolution of Intention
15. Proposed_FY2627 Woodland-West Wood Unit No. 1-Resolution Preliminary Approving ER
16. Proposed_Gateway-Intent-Mtng-L&L_Resolution Setting the Public Hearing_FY2026-27
17. Proposed_Gateway-Intent-Mtng-L&L_Resolution-Preliminarly Approving ER_FY2026-27_2026
18. Proposed_Gateway-Intent-Mtng-L&L-Resolution of Intention
19. Proposed_Spring-Lake-Intent-Mtg-L&L-Resolution of Intention

City of Woodland

Gibson Ranch
Landscaping and Lighting District

Engineer's Annual Levy Report
Fiscal Year 2026/2027

Intent Meeting: July 7, 2026
Public Hearing: July 21, 2026

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ENGINEER'S REPORT AFFIDAVIT

Gibson Ranch Landscaping and Lighting District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Woodland

By: _____

Chonney Gano
Project Manager, District Administration Services

By: _____

Tyrone Peter
P. E. # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Woodland ("City") annually levies and collects special assessments in order to maintain the improvements within the Gibson Ranch Landscaping and Lighting District ("District"). The District was formed in 1995 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act").

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historical and estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established apportionment.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessment Number by the County of Yolo Assessor's Office. The County of Yolo Auditor/Controller uses Assessment Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2026/2027 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2026/2027.

B. COMPLIANCE WITH CURRENT LEGISLATION

Pursuant to the 1972 Act, the City Council annually conducts a public hearing to accept property owner and public comments and testimony, to review the Engineer's Report and approve the annual assessments to be levied on the County tax roll for the fiscal year. All assessments contained in this Report and to be approved by the City Council have been prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitutional Article XIIID (hereafter referred to as "Article XIIID") (Proposition 218).

The City has reviewed the provisions of Article XIIID and has made the following findings and determinations:

Pursuant to Article XIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the improvements and the annual assessment for maintaining the District improvements were part of the original conditions of development and approved by the original property owner (developer). As such, pursuant to Article XIIID Section 5 (b), the existing assessments were approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (Assessment Rates including the Annual Maximum Assessment Cap Formula so approved) are identified as exempt from the procedural requirements of Article XIIID Section 4.

The provisions of Article XIIID do not alter the non-conflicting provisions of the 1972 Act. As such, the Method of Apportionment described in this Report utilizes commonly accepted assessment engineering practices consistent with the 1972 Act and the provisions of Article XIIID. The proposed assessments for the current fiscal year are less than the adjusted maximum assessment rate previously approved and adopted for the District. The application of this adjusted maximum assessment rate for the various land uses within the District is described in more detail in Section III. D. of this report. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of Article XIIID, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIIID Section 4.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The District is located in the southeast portion of the City generally:

- South of Interstate 5; and,
- West of County Road 102; and,
- East of County Road 101.

The District consists of all parcels located in the subdivisions known as Gibson Ranch.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscape and lighting improvements, and associated appurtenances that benefit parcels within the District. The assessable parcels receive benefit from 7.6 acres of parks and recreation facilities throughout the District; sound walls; 50 arterial and collector street lights; 83 neighborhood street lights; entry way and parkway landscaping, arterial and collector street landscaping; street trees and all appurtenant facilities associated with those improvements. The District through annual assessments budgeted and reviewed each fiscal year funds the continued maintenance of these improvements.

The improvements may include, but are not limited to ground cover, turf, shrubs, trees, gardens, irrigation and drainage systems, play areas and play equipment, picnic areas, park facilities, street lighting facilities, electrical systems, sound walls and associated appurtenances. The services provided include all necessary operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition including all labor, maintenance materials and equipment, utilities, and administration costs associated with the improvements and the District.

All assessable parcels identified as being within the District share in both the costs and the benefits of the improvements. The costs associated with the improvements are equitably spread among benefiting parcels within the District. Only parcels that receive special benefit from the improvements are assessed, and each parcel is assessed in proportion to the estimated benefit received. The funds collected are dispersed and used for only the services and operation provided by the District.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements that include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

California Constitution

The costs to operate and maintain the District improvements are identified and allocated to properties within the District based on special benefit. The improvements provided and for which properties are to be assessed are identified as local landscaping and lighting improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of those properties. The District assessments and method of apportionment are based on the premise that these improvements would otherwise not have been required without the development or planned development of those parcels.

Article XIIID Section 2 (d) defines District as follows:

> *"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";*

Article XIIID Section 2 (i) defines Special Benefit as follows:

> *"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."*

Article XIIID Section 4 (a) defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report have been reviewed, identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit."

California Constitution Article XIIID Assessment Exemption

In accordance with the California Constitution Article XIIID Section 5, certain assessments existing on the effective date of Article XIIID (July 1, 1997), shall be exempt from the procedures and approval process set forth in Section 4 of Article XIIID of the Constitution. Prior to levying the District assessments for Fiscal Year 1997/1998, the City carefully reviewed the District improvements and the corresponding assessments and determined that the assessments being levied and collected annually for this District were part of the original conditions of development and approved by the developer (a 100% landowner petition). Therefore, the City determined that the existing District assessments shall be exempt from the procedures and approval process set forth in Section 4 of Article XIIID pursuant to Section 5 (b):

"Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4."

As such, the existing assessment rates including the annual maximum assessment cap formula for this District that was previously approved and in place prior to the July 1, 1997 effective date of Article XIIID and are exempt from the procedural and approval process set forth in Article XIIID Section 4 until such time that the assessment is increased above the adjusted annual maximum assessment rates for the existing parcels. It has also been determined that the properties within the District are proportionally assessed

for only improvements that provide a special benefit to those properties and therefore the assessments meet the substantive requirements of Article XIIID. Properties which may be annexed to the District in the future, if any, would be subject to a new assessment and such assessments must comply with the procedural and approval process set forth in Article XIIID Section 4.

B. BENEFIT ANALYSIS

The local improvements provided by this District and for which properties will be assessed have been identified as necessary, desired and/or required for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City's General Plan.

Special Benefits

Landscaping Special Benefits

The ongoing maintenance of the local landscaped areas within the District provides aesthetic benefits to the properties within the District providing a more pleasant environment to walk, drive, live, and work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of the properties within the District. These improvements are an integral part of the physical environment associated with the parcels in the District and while some of these improvements may in part be visible to properties outside the District and/or occasionally accessed by the general public as is the case with the landscaped areas within parks, collectively if these improvements are not properly maintained, it is the parcels within the District that would be aesthetically burdened. Additionally, the local street landscaping serves as a pleasant aesthetic amenity that enhances the approach to the parcels and in many cases, serves as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the District. Likewise, the landscaped areas in this District may include or incorporate various landscaped parks, green spaces, slopes, or trails that provide visually pleasing open space areas that serve as an extension of the physical attributes of the parcels assessed, such as their front or rear yards and provide a greater opportunity for recreation. As a result, the maintenance of these landscape improvements provides particular and distinct benefits to the properties and developments within the District.

Park Special Benefits

Parks and related amenities provide properties within the District the special benefit of nearby access to recreational facilities and spaces which are too specialized and/or large to be maintained within the individual properties and would be cost prohibitive to include within individual property development, including:

- Exercise facilities/space such as sports complexes, parkland areas and trails not typically found on individual parcels.
- Substantial outdoor areas increase the available recreational space and outdoor facilities, (picnic areas, playground equipment, open turf areas, sports fields and full-size courts, etc.), that are typically limited to individual parcels.
- Facilities (activity centers, parks) available for large gatherings, meetings and community events that could otherwise not be accommodated by the individual properties.

These facilities expand the use of each property within the District by providing these properties with access to desirable recreational facilities beyond those that can conveniently be included on a home or businesses lot. The common-use development of these facilities through the District frees property owners from the burden of having to provide extensive privately-owned recreation facilities or having property that lacks access to such facilities. The availability and proximity of the facilities is a distinct special benefit to the assessed parcels because the assessed parcels, unlike parcels outside the District are within the immediate service area of the facilities and can easily use the facilities as a substitute for (and enhancement of) recreational facilities that would otherwise need to be provided on the parcel (or simply foregone). Because each assessed parcel is in close proximity to the improvements and facilities, these park and recreation improvements are like an extension of the front and back lawns of the parcels. They are not remote, but available for frequent and everyday use with minimal travel.

Street Lighting Special Benefits

Likewise, street lighting in the District is primarily useful for illuminating the streets that provide access to the properties in the District as well as the sidewalks and parking lanes associated with those properties. While it is recognized that street lights and traffic signals serve in part to enhance traffic safety, installation and construction of street lights are for the most part, required by the development of properties and these improvements provide three main special benefits to those properties: (i) property security benefit, (ii) pedestrian safety benefit, and (iii) parkway/roadway access benefit. Furthermore, because traffic circulation in the City is largely the result of local traffic to and from these properties by the property owners and guests, it is reasonable to assume that these properties derive a particular and distinct benefit from the local street lights that support the safe access to the properties

and essentially all pedestrians and parking vehicles in the lit areas will, after dark, be directly associated with the assessed properties. As a result, the maintenance of the local street lighting improvements is a particular and distinct benefit to the properties and developments within the District.

Collectively these landscaping and lighting improvements and related assessments enhance the security, overall use, presentation and marketability of the properties, and ensure the long-term cost-efficiency of services that are obtained through the City provided maintenance (economy of scale), and regulatory restrictions on future cost increases.

The annual assessments outlined in this Report are based on the estimated costs to provide necessary services, operation, administration, and maintenance required to ensure the satisfactory condition and quality of each improvement.

The special benefits associated with the parks and landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.

- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. ASSESSMENT METHODOLOGY

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method, which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used within the District should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the costs based on estimated special benefit to each parcel.

The cost to provide maintenance and services of the improvements within the District are fairly and equitably distributed among each assessable parcel based upon the estimated special benefit received by each parcel.

Equivalent Dwelling Units - To equitably spread special benefit to each parcel, it is necessary to establish a relationship between the various types of properties within the District and the improvements that benefit those properties. Each parcel within the District is assigned an Equivalent Dwelling Unit ("EDU") factor that reflects its land use, size and development or, development potential. Parcels that receive special benefit from the various District improvements are proportionately assessed for the cost of those improvements based on their calculated EDU. The EDU method of assessment for this District uses the Single Family Residential parcel as the basic unit of assessment. A Single Family Residential parcel equals one (1) EDU. Every other land-use is assigned an EDU factor based on an assessment formula that equates the property's specific land-use and relative special benefits compared to the Single Family Residential parcel.

The EDU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefits to each parcel from the improvements is apportioned as a function of land-use type, size, and development. The following table provides a listing of land use types, the EDU factors applied to that land use and the multiplying factor used to calculate each parcel's individual EDU for each improvement provided in the District.

LAND USES AND EQUIVALENT DWELLING UNITS

Land Use	Park and Recreation Facilities	Arterial and Collector Landscaping Facilities	Arterial and Collector Lighting Facilities	Neighborhood Street Lighting	Multiplier
Single Family Residential	1.000	1.000	1.000	1.000	Units
Multi-Family Residential	0.670	N/A	0.700	N/A	Units
Commercial/Institution	2.070	N/A	15.250	N/A	Acreage
Single Family Vacant	0.500	0.500	0.500	N/A	Per Planned Unit
Multi-Family Vacant	0.330	N/A	0.350	N/A	Per Planned Unit
Commercial Vacant	1.040	N/A	7.625	N/A	Acreage

EDU Application by Land Use

Single Family Residential - This land use type is charged 1.0 EDU per Unit, for all improvements within the District. This is the base value that all other land use types are compared and weighted against (i.e. EDU).

Multi-Family Residential - This land use type is charged 0.670 EDU per Unit, for Park and Recreation Facilities, and 0.700 EDU per Unit for Arterial and Collector Street Lighting Facilities. Multi-Family Residential parcels are not assessed for Arterial and Collector Street Landscaping Facilities, Neighborhood Street Lighting and Neighborhood Street Trees.

Commercial/Institution - This land use type is charged at 2.07 EDU per acre for Park and Recreation Facilities; and 15.250 EDU per acre for Arterial and Collector Street Lighting Facilities. Commercial/Institution parcels are not assessed for Arterial and Collector Street Landscaping Facilities, Neighborhood Street Lighting and Neighborhood Street Trees.

Single Family Vacant - This land use type is charged at 0.5 EDU per Planned Unit for Park and Recreation Facilities; Arterial and Collector Street Lighting Facilities; and Arterial and Collector Street Landscaping Facilities. Single Family Vacant parcels are not assessed for Neighborhood Street Lighting and Neighborhood Street Trees.

Multi-Family Vacant - This land use type is charged at 0.33 EDU per Planned Unit for Park and Recreation Facilities; and 0.35 EDU per Planned Unit for Arterial and Collector Street Lighting Facilities. Multi-Family Vacant parcels are not assessed for Arterial and Collector Street Landscaping Facilities, Neighborhood Street Lighting and Neighborhood Street Trees.

Commercial Vacant - This land use type is charged 1.04 EDU per Acre for Park and Recreation Facilities; and 7.625 EDU per Acre for Arterial and Collector Street Lighting Facilities. Commercial Vacant parcels are not assessed for Arterial and Collector Street Landscaping Facilities, Neighborhood Street Lighting and Neighborhood Street Trees.

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require certain noticing and meeting requirements by law. Legislative changes of the Brown Act in 1993/1994 changed the definition of the term “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the implementing legislation for Proposition 218).

When the District was formed in 1995, an Assessment Range Formula was adopted as part of the annual assessments and is applied to all future assessments within the District. The purpose of establishing an Assessment Range Formula is to provide for reasonable increase and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. The following describes the Assessment Range Formula:

The maximum amount of assessment per parcel in 1995 that could be levied in any fiscal year in compliance with the notice requirements of the State of California Government Code Section 54954.6, Subsection (a) is calculated using the formula indicated below. These maximum amounts are increased in the formula by an inflation factor using the Engineering News Record (ENR) Common Labor Cost Index (CCI) within the Construction Cost (CC) beginning at the year of adoption of 1995.

Annual Maximum Assessment Cap Formula

If,

1) prior to June 30, 2005 (assumed build out); or
2) a notice of the annual hearing that contains those items described in Government Code Section 54954.6 (c) (2) is mailed to all owners of property within the assessment district at least 45 days prior to the hearing;

Then, the maximum amount shall be:

((Starting Assessment Fiscal Year 1995/1996) + (Annual Increase Factor x Number of Years since 1995)) x (Engineering News Record Common Labor Cost Index Inflation Factor (CC Jan. - Year/CC Jan. - 95))

Otherwise,

the maximum amount shall be the assessment amount in the prior year.

A further explanation of the annual Assessment District budgeting process and Annual Maximum Assessment Cap Formula, which was part of the City’s staff report to the City Council at the public hearing on January 3, 1995, during which the City Council adopted the amended Engineering Report, which included Appendix D. Annual Maximum Assessment Cap formula in Appendix D is summarized below.

The Annual Maximum Assessment Cap Formula has two components:

(1) A fixed "Planned Scope Increase" factor to account for the phase-in, over a projected 10-year period of public facilities being maintained by the District. This factor allows for the orderly and known increases that are expected to occur between formation of the District and the year 2005 (build out). The Maximum Assessments due to this factor are shown in Table A below.

(2) A variable "Cost of Services" factor to account for changes (up or down) in the costs of goods and services. This factor allows the District to continue to provide the same scope of services, despite normal changes in labor rates, utility rates, and the cost of equipment and materials required by the District. This factor continues for the duration of the District, but note that it allows for increases and decreases in the cost of goods and services, not just cumulative increases.

Beginning Fiscal Year 2006/2007 and each fiscal year thereafter, the Maximum Assessment Rate will be recalculated and a new Maximum Assessment Rate established for the fiscal year utilizing the 2nd component of the Assessment Range Formula described above (2). The Maximum Assessment Rate shall be increased based on Engineering News Record Labor Cost Inflation Factor from January of the prior year to January of the current year. The Maximum Assessments rate due to this factor is shown in Table B below.

Table A

The following table reflects the Maximum Assessment Cap Formula used through Fiscal Year 2005/2006 in accordance with Table A of the Amended Engineer's Report for the District.

MAXIMUM ASSESSMENT CAP FOR FISCAL YEAR 2005/06 BASED ON ANNUAL INCREASE FACTOR

Land Use Category	Starting Assessment Fiscal Year 1995/1996	Annual Increase Factor	Number of Years Since 1995/1996	Inflation Adjustment Factor [1]	Maximum Assessment for Fiscal Year 2005/2006
Single Family Residential	$110.50 per recorded map lot	$6.46	11	34.28%	$235.12

[1] Engineering News Record Common Labor Index Inflation Factor (CCI Jan. - Year/CCI Jan. - 1995)

Table B

The following table reflects the history of Maximum Assessment Cap formula used for Fiscal Year 2006/2007 through Fiscal Year 2026/2027.

MAXIMUM ASSESSMENT CAP FOR FISCAL YEAR 2006/2007 THROUGH 2026/2027 BASED ON INFLATION FACTOR

Fiscal Year	Month	Year	CC [1]	Change from Prior CC	Increase/Decrease Percentage	Maximum Assessment
2005/06	Jan	2005	8,229.62	N/A	N/A	$235.12
2006/07	Jan	2006	8,468.45	2.902%	2.902%	$241.94
2007/08	Jan	2007	9,100.68	7.466%	7.466%	$260.01
2008/09	Jan	2008	9,133.56	0.361%	0.360%	$260.95
2009/10	Jan	2009	9,769.42	6.962%	6.960%	$279.11
2010/11	Jan	2010	9,720.42	-0.502%	-0.502%	$277.71
2011/12	Jan	2011	10,116.29	4.073%	4.073%	$289.02
2012/13	Jan	2012	10,207.79	0.904%	0.904%	$291.64
2013/14	Jan	2013	10,360.84	1.499%	1.499%	$296.01
2014/15	Jan	2014	10,896.34	5.168%	5.168%	$311.31
2015/16	Jan	2015	11,173.16	2.540%	2.540%	$319.22
2016/17	Jan	2016	11,153.41	-0.177%	-0.177%	$318.65
2017/18	Jan	2017	11,609.44	4.088%	4.089%	$331.68
2018/19	Jan	2018	22,993.00	2.569%	2.569%	$340.21
2019/20	Jan	2019	23,531.38	2.342%	2.342%	$348.17
2020/21	Jan	2020	23,917.29	1.640%	1.640%	$353.87
2021/22	Jan	2021	24,037.06	0.501%	0.501%	$355.64
2022/23	Jan	2022	24,365.52	1.366%	1.366%	$360.50
2023/24	Jan	2023	24,634.46	1.104%	1.104%	$364.48
2024/25	Jan	2024	25,080.22	1.809%	1.809%	$371.08
2025/26	Jan	2025	25,858.16	3.1018%	3.102%	$382.59
2026/27	Jan	2026	26,554.74	2.6938%	2.694%	$392.89

[1] Index through 2017/18 based on ENR Construction Cost Index, adjusted to ENR Common Labor Index starting in 2018/19.

The Levy per EDU, or Rate, applied to each parcel is the result of dividing the total Balance to Levy, by the sum of the EDU's applicable to each improvement provided by the District for the fiscal year. This Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount. The following formulas are used to calculate the assessment for each parcel:

Total Balance to Levy / Total EDU = Levy per EDU

Parcel EDU x Levy per EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

The following is a brief description of the costs associated with the improvements and services funded through the District.

DIRECT COSTS:

Maintenance Costs/Labor — Includes all regularly scheduled labor and general maintenance cost including all wages, salaries, benefits and contract services required to properly maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

Utilities — The furnishing of water and electricity required for the operation and maintenance of the improvements and facilities.

Equipment and Supplies — Includes all, materials, supplies, (e.g. pipe, fertilizer, insecticides, fuel, cleaning material etc.), and equipment, (e.g. communication, small tools, rentals, machinery etc.), required to operate, maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

Repairs/Miscellaneous Expenses — This item includes repairs to the improvements and facilities that are not included in the yearly maintenance costs. This may include repair of damaged amenities due to vandalism, storms, etc. Also included, may be planned upgrades or replacements of the improvements and equipment that provide a direct benefit to the District.

ADMINISTRATION COSTS:

District Administration — May include all or a portion of the administrative and professional service costs associated with the coordination of District services and operations including response to public concerns and education and procedures associated with the levy and collection of assessments. This budget item also includes the costs of contracting with professionals to provide administrative, legal or engineering services specific to the District.

County Administration Fee — This is the cost to the District for the County to collect assessments on the property tax bills.

LEVY BREAKDOWN:

Reserve Collection / (Contribution) — The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a),* provides for a District Reserve Fund. This Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through December 10th or when the County provides the City with the first installment of assessments collected from the property tax bills (typically January or February). Negative amounts shown for this budget item represent transfers

from the Reserve Fund that reduces the Balance to Levy. Maintaining a fully funded Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and also provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

General Fund Replenishment / (Contribution) — This item represents repayments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/ (Contribution) line item, this item directly impacts the Reserve Fund Balances either positively or negatively.

Repayments are shown as a positive number and represent additional money being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years and Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, all available Reserve Funds are exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount is still outstanding. A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advance funds to the District as a temporary loan to meet the proposed expenditures. Generally, all available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

Balance to Levy — This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of Total Direct and Administration Costs, the Reserve Collection/ (Contribution), Replenishment/ (Contribution), and Other Revenue Sources.

DISTRICT STATISTICS:

Total Number of Parcels — The total number of parcels within the District.

Total Parcels Levied — The total number of parcels within the District that are assessed. Non-assessable lots or parcels include properties that have been determined to receive no special benefits from the improvements and may include land principally encumbered by public or other right-of-way's or easements, common areas, and/or parcels that have restricted use or development potential.

Total Equivalent Dwelling Units — The typical single-family residential parcel is assigned one (1.0) EDU. Every other land-use or property type is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land-use), and size of the property, as compared to typical single-family residential parcel.

Levy per EDU — This amount represents the assessment rate being applied to each parcel. The Levy per EDU is the result of dividing the total Balance to Levy, by the sum of the Total EDU to be assessed.

RESERVE INFORMATION:

Operating Reserve Balance — The Operating Reserve Balance eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. The Reserve Balance allows the District to retain sufficient funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through January or February (when the County provides the City with the first installment of assessments collected from the property tax bills). Additional funds may be collected each year to ensure adequate operating funds are available or the funds may be used to reduce the Balance to Levy. Using reserve amounts in this way allows the Levy rate to remain fairly constant, although District costs may fluctuate. The Previous Reserve Balance reflects the projected funds available at the beginning of the current fiscal year (based on the projected revenues and expenses from the prior fiscal year). The Estimated Ending Reserve Balance reflects the projected funds that are anticipated at the end of the current fiscal year (assuming all revenues and expenditures occur as budgeted).

B. DISTRICT BUDGET FISCAL YEAR 2026/2027

BUDGET ITEMS	Park and Recreational Facilities	Arterial and Collector Street Landscaping	Arterial and Collector Street Street Lighting	Neighborhood Street Lighting	TOTAL DISTRICT
DIRECT COSTS					
Maintenance Costs/Labor	$421,357.34	$74,357.18	$19,622.87	$45,786.70	$561,124.09
Utilities	275,930.16	30,658.91	11,662.50	27,212.50	345,464.07
Equipment & Supplies	18,247.50	2,027.50	1,770.00	4,130.00	26,175.00
Repairs/Miscellaneous Expenses	72,199.80	8,022.20	6,542.70	15,266.30	102,031.00
Direct Costs (Subtotal)	**$787,734.81**	**$115,065.79**	**$39,598.07**	**$92,395.50**	**$1,034,794.16**
ADMINISTRATION COSTS					
District Administration	$17,661.60	$1,962.40	$0.00	$0.00	$19,624.00
County Administration Fee	1,683.90	187.10	30.00	70.00	1,971.00
Administration Costs (Subtotal)	**$19,345.50**	**$2,149.50**	**$30.00**	**$70.00**	**$21,595.00**
LEVY BREAKDOWN					
Total Direct and Admin. Costs	$807,080.31	$117,215.29	$39,628.07	$92,465.50	$1,056,389.16
Reserve Collection/(Contribution)	0.00	0.00	27,238.52	22,315.24	49,553.75
General Fund Replenishment/(Contribution)	(193,656.85)	(36,983.57)	0.00	0.00	(230,640.41)
Balance to Levy	**$613,423.46**	**$80,231.72**	**$66,866.59**	**$114,780.74**	**$875,302.50**
DISTRICT STATISTICS					
Total Number of Parcels	1,971	1,955	1,971	1,955	
Total Parcels Levied	1,967	1,951	1,967	1,951	
Total Equivalent Dwelling Units	2,291.25	1,951.00	2,653.17	1,951.00	
Levy Per EDU[1][2]	**$267.72**	**$41.12**	**$25.20**	**$58.83**	**$392.88**
Prior Year Levy Per EDU	$260.70	$40.05	$24.54	$57.29	$382.58
Maximum Assessment Per EDU	**$267.73**	**$41.12**	**$25.20**	**$58.83**	**$392.89**
Prior Year Maximum Assessment Per EDU	$260.72	$40.05	$24.54	$57.29	$382.59
Percent (%) change in Max Rate	2.69%	2.69%	2.69%	2.69%	2.69%
RESERVE INFORMATION					
Beginning Operating Reserve Balance	($5,781.59)	($839.68)	($283.88)	($662.38)	($7,567.53)
Reserve Fund Collection/(Contribution)	0.00	0.00	27,238.52	22,315.24	49,553.75
Ending Operating Reserve Balance	**($5,781.59)**	**($839.68)**	**$26,954.64**	**$21,652.86**	**$41,986.22**

[1] Levy per EDU shown above is based on Fiscal Year 2026/2027 budget.

[2] Totals may not foot due to rounding, the County of Yolo requires an even penny.

Note: This District's maximum rate has been increased by Engineering News Record Common Labor Index Inflation Factor.

Please reference page 12 through page 14 of this report for more detailed information.

C. SUMMARY OF REVENUE APPLIED FOR FISCAL YEAR 2026/2027

Based on the Budget for Fiscal Year 2026/2027 and the established Method of Apportionment, the following table provides a summary of the assessment revenues generated by each of the various land uses within the District.

Land Use	Park and Recreational Facilities	Arterial and Collector Street Landscaping	Arterial and Collector Street Lighting	Neighborhood Street Lighting	Total Revenue [1]
Single Family Residential	522,326.69	80,231.71	49,169.58	114,780.74	766,508.73
Multi-Family Residential	76,415.90	0.00	7,515.60	0.00	83,931.50
Commercial/Institution	14,680.86	0.00	10,181.41	0.00	24,862.27
Commercial Vacant	0.00	0.00	0.00	0.00	0.00
Total	**$613,423.46**	**$80,231.71**	**$66,866.59**	**$114,780.74**	**$875,302.50**

[1] Totals may not foot due to rounding.

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

An Assessment District Diagram has been prepared for the District in the format required by the 1972 Act, and is on file with the City Clerk, and by reference is made part of this Report. The Assessment Diagram is available for inspection at the Office of the City Clerk, during normal business hours.

APPENDIX B - 2026/2027 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared.

Non-assessable lots or parcels include land principally encumbered by public or utility rights-of-way and common areas. These parcels will not be assessed.

A listing of parcels assessed within the District, along with the proposed assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2026/2027 Preliminary Assessment Roll."

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-490-001-000	2 ARELLANO CT	1.0	$392.89	$392.88
027-490-002-000	6 ARELLANO CT	1.0	392.89	392.88
027-490-003-000	10 ARELLANO CT	1.0	392.89	392.88
027-490-004-000	14 ARELLANO CT	1.0	392.89	392.88
027-490-005-000	18 ARELLANO CT	1.0	392.89	392.88
027-490-006-000	22 ARELLANO CT	1.0	392.89	392.88
027-490-007-000	26 ARELLANO CT	1.0	392.89	392.88
027-490-008-000	939 FARNHAM AVE	1.0	392.89	392.88
027-490-009-000	935 FARNHAM AVE	1.0	392.89	392.88
027-490-010-000	931 FARNHAM AVE	1.0	392.89	392.88
027-490-011-000	927 FARNHAM AVE	1.0	392.89	392.88
027-490-012-000	1928 MAXWELL AVE	1.0	392.89	392.88
027-490-013-000	1932 MAXWELL AVE	1.0	392.89	392.88
027-490-014-000	1936 MAXWELL AVE	1.0	392.89	392.88
027-490-015-000	1940 MAXWELL AVE	1.0	392.89	392.88
027-490-016-000	1944 MAXWELL AVE	1.0	392.89	392.88
027-490-017-000	1948 MAXWELL AVE	1.0	392.89	392.88
027-490-018-000	1952 MAXWELL AVE	1.0	392.89	392.88
027-490-019-000	1956 MAXWELL AVE	1.0	392.89	392.88
027-490-020-000	900 BURNS WAY	1.0	392.89	392.88
027-490-021-000	904 BURNS WAY	1.0	392.89	392.88
027-490-022-000	908 BURNS WAY	1.0	392.89	392.88
027-490-023-000	912 BURNS WAY	1.0	392.89	392.88
027-490-024-000	916 BURNS WAY	1.0	392.89	392.88
027-490-025-000	920 BURNS WAY	1.0	392.89	392.88
027-490-026-000	1969 WITHAM DR	1.0	392.89	392.88
027-490-028-000	1947 MAXWELL AVE	1.0	392.89	392.88
027-490-029-000	1943 MAXWELL AVE	1.0	392.89	392.88
027-490-030-000	1939 MAXWELL AVE	1.0	392.89	392.88
027-490-031-000	1935 MAXWELL AVE	1.0	392.89	392.88
027-490-036-000	1973 WITHAM DR	1.0	392.89	392.88
027-490-037-000	1977 WITHAM DR	1.0	392.89	392.88
027-490-038-000	1981 WITHAM DR	1.0	392.89	392.88
027-490-039-000	1985 WITHAM DR	1.0	392.89	392.88
027-490-040-000	1989 WITHAM DR	1.0	392.89	392.88
027-490-041-000	1993 WITHAM DR	1.0	392.89	392.88
027-490-042-000	931 WITHAM DR	1.0	392.89	392.88
027-490-044-000	1967 SCHLOTZ CT	1.0	392.89	392.88
027-490-045-000	1971 SCHLOTZ CT	1.0	392.89	392.88
027-490-046-000	1975 SCHLOTZ CT	1.0	392.89	392.88
027-490-047-000	1979 SCHLOTZ CT	1.0	392.89	392.88
027-490-048-000	1983 SCHLOTZ CT	1.0	392.89	392.88
027-490-049-000	1987 SCHLOTZ CT	1.0	392.89	392.88
027-490-050-000	1991 SCHLOTZ CT	1.0	392.89	392.88
027-490-051-000	1995 SCHLOTZ CT	1.0	392.89	392.88
027-490-052-000	1996 SCHLOTZ CT	1.0	392.89	392.88
027-490-053-000	1992 SCHLOTZ CT	1.0	392.89	392.88
027-490-054-000	1988 SCHLOTZ CT	1.0	392.89	392.88
027-490-055-000	1984 SCHLOTZ CT	1.0	392.89	392.88
027-490-056-000	1980 SCHLOTZ CT	1.0	392.89	392.88
027-490-057-000	1976 SCHLOTZ CT	1.0	392.89	392.88
027-490-058-000	1972 SCHLOTZ CT	1.0	392.89	392.88
027-490-059-000	1968 SCHLOTZ CT	1.0	392.89	392.88
027-500-001-000	30 ROMAN CT	1.0	392.89	392.88
027-500-002-000	26 ROMAN CT	1.0	392.89	392.88
027-500-003-000	22 ROMAN CT	1.0	392.89	392.88
027-500-004-000	18 ROMAN CT	1.0	392.89	392.88
027-500-005-000	14 ROMAN CT	1.0	392.89	392.88
027-500-006-000	10 ROMAN CT	1.0	392.89	392.88
027-500-007-000	6 ROMAN CT	1.0	392.89	392.88
027-500-008-000	932 FARNHAM AVE	1.0	392.89	392.88
027-500-009-000	936 FARNHAM AVE	1.0	392.89	392.88
027-500-010-000	50 ROMAN CT	1.0	392.89	392.88
027-500-011-000	46 ROMAN CT	1.0	392.89	392.88
027-500-012-000	42 ROMAN CT	1.0	392.89	392.88
027-500-013-000	38 ROMAN CT	1.0	392.89	392.88
027-500-014-000	34 ROMAN CT	1.0	392.89	392.88
027-500-015-000	960 FARNHAM AVE	1.0	392.89	392.88
027-500-016-000	956 FARNHAM AVE	1.0	392.89	392.88
027-500-017-000	952 FARNHAM AVE	1.0	392.89	392.88
027-500-018-000	948 FARNHAM AVE	1.0	392.89	392.88

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-500-019-000	54 ROMAN CT	1.0	392.89	392.88
027-500-020-000	1936 WITHAM DR	1.0	392.89	392.88
027-500-021-000	1940 WITHAM DR	1.0	392.89	392.88
027-500-022-000	1944 WITHAM DR	1.0	392.89	392.88
027-500-023-000	1948 WITHAM DR	1.0	392.89	392.88
027-500-024-000	1952 WITHAM DR	1.0	392.89	392.88
027-500-025-000	1956 WITHAM DR	1.0	392.89	392.88
027-500-026-000	1960 WITHAM DR	1.0	392.89	392.88
027-500-027-000	1964 WITHAM DR	1.0	392.89	392.88
027-500-028-000	1968 WITHAM DR	1.0	392.89	392.88
027-500-029-000	1972 WITHAM DR	1.0	392.89	392.88
027-500-030-000	1973 HACKETT DR	1.0	392.89	392.88
027-500-031-000	1969 HACKETT DR	1.0	392.89	392.88
027-500-032-000	1965 HACKETT DR	1.0	392.89	392.88
027-500-033-000	1961 HACKETT DR	1.0	392.89	392.88
027-500-034-000	1957 HACKETT DR	1.0	392.89	392.88
027-500-035-000	1953 HACKETT DR	1.0	392.89	392.88
027-500-036-000	1949 HACKETT DR	1.0	392.89	392.88
027-500-037-000	1945 HACKETT DR	1.0	392.89	392.88
027-500-038-000	1941 HACKETT DR	1.0	392.89	392.88
027-500-039-000	1972 HACKETT DR	1.0	392.89	392.88
027-500-040-000	1968 HACKETT DR	1.0	392.89	392.88
027-500-041-000	1964 HACKETT DR	1.0	392.89	392.88
027-500-042-000	1960 HACKETT DR	1.0	392.89	392.88
027-500-043-000	1956 HACKETT DR	1.0	392.89	392.88
027-500-044-000	1952 HACKETT DR	1.0	392.89	392.88
027-500-045-000	1948 HACKETT DR	1.0	392.89	392.88
027-500-046-000	1944 HACKETT DR	1.0	392.89	392.88
027-500-047-000	1947 HOWARD DR	1.0	392.89	392.88
027-500-048-000	971 FARNHAM AVE	1.0	392.89	392.88
027-500-049-000	975 FARNHAM AVE	1.0	392.89	392.88
027-500-050-000	979 FARNHAM AVE	1.0	392.89	392.88
027-500-051-000	983 FARNHAM AVE	1.0	392.89	392.88
027-500-052-000	987 FARNHAM AVE	1.0	392.89	392.88
027-500-053-000	991 FARNHAM AVE	1.0	392.89	392.88
027-500-054-000	995 FARNHAM AVE	1.0	392.89	392.88
027-500-056-000	1976 WITHAM DR	1.0	392.89	392.88
027-500-057-000	1980 WITHAM DR	1.0	392.89	392.88
027-500-058-000	1984 WITHAM DR	1.0	392.89	392.88
027-500-059-000	1988 WITHAM DR	1.0	392.89	392.88
027-500-060-000	1989 HACKETT DR	1.0	392.89	392.88
027-500-061-000	1985 HACKETT DR	1.0	392.89	392.88
027-500-062-000	1981 HACKETT DR	1.0	392.89	392.88
027-500-063-000	1977 HACKETT DR	1.0	392.89	392.88
027-500-064-000	1976 HACKETT DR	1.0	392.89	392.88
027-500-065-000	1980 HACKETT DR	1.0	392.89	392.88
027-500-066-000	1984 HACKETT DR	1.0	392.89	392.88
027-500-067-000	1988 HACKETT DR	1.0	392.89	392.88
027-500-068-000	951 WITHAM DR	1.0	392.89	392.88
027-500-069-000	947 WITHAM DR	1.0	392.89	392.88
027-500-070-000	943 WITHAM DR	1.0	392.89	392.88
027-500-071-000	939 WITHAM DR	1.0	392.89	392.88
027-500-072-000	935 WITHAM DR	1.0	392.89	392.88
027-500-073-000	999 FARNHAM AVE	1.0	392.89	392.88
027-511-001-000	979 HUSTON CIR	1.0	392.89	392.88
027-511-002-000	983 HUSTON CIR	1.0	392.89	392.88
027-511-003-000	987 HUSTON CIR	1.0	392.89	392.88
027-511-004-000	991 HUSTON CIR	1.0	392.89	392.88
027-511-005-000	995 HUSTON CIR	1.0	392.89	392.88
027-511-006-000	999 HUSTON CIR	1.0	392.89	392.88
027-511-007-000	1003 HUSTON CIR	1.0	392.89	392.88
027-511-008-000	1007 HUSTON CIR	1.0	392.89	392.88
027-511-009-000	1011 HUSTON CIR	1.0	392.89	392.88
027-511-010-000	1015 HUSTON CIR	1.0	392.89	392.88
027-511-011-000	1019 HUSTON CIR	1.0	392.89	392.88
027-511-012-000	1023 HUSTON CIR	1.0	392.89	392.88
027-511-013-000	1027 HUSTON CIR	1.0	392.89	392.88
027-511-014-000	1031 HUSTON CIR	1.0	392.89	392.88
027-511-015-000	1035 HUSTON CIR	1.0	392.89	392.88
027-511-016-000	1039 HUSTON CIR	1.0	392.89	392.88
027-511-017-000	1992 HUSTON CIR	1.0	392.89	392.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-511-018-000	1988 HUSTON CIR	1.0	392.89	392.88
027-511-019-000	1984 HUSTON CIR	1.0	392.89	392.88
027-511-020-000	1980 HUSTON CIR	1.0	392.89	392.88
027-511-021-000	1976 HUSTON CIR	1.0	392.89	392.88
027-511-022-000	1972 HUSTON CIR	1.0	392.89	392.88
027-511-025-000	1960 MORRIS CIR	1.0	392.89	392.88
027-511-026-000	1956 MORRIS CIR	1.0	392.89	392.88
027-511-027-000	1964 MORRIS CIR	1.0	392.89	392.88
027-511-029-000	1968 HUSTON CIR	1.0	392.89	392.88
027-512-001-000	996 HUSTON CIR	1.0	392.89	392.88
027-512-002-000	992 HUSTON CIR	1.0	392.89	392.88
027-512-003-000	988 HUSTON CIR	1.0	392.89	392.88
027-512-004-000	984 HUSTON CIR	1.0	392.89	392.88
027-512-005-000	980 HUSTON CIR	1.0	392.89	392.88
027-512-006-000	976 HUSTON CIR	1.0	392.89	392.88
027-512-007-000	972 HUSTON CIR	1.0	392.89	392.88
027-512-008-000	968 HUSTON CIR	1.0	392.89	392.88
027-512-009-000	1959 STEPHENS LN	1.0	392.89	392.88
027-512-010-000	1963 STEPHENS LN	1.0	392.89	392.88
027-512-011-000	1967 STEPHENS LN	1.0	392.89	392.88
027-512-012-000	1971 STEPHENS LN	1.0	392.89	392.88
027-512-013-000	1975 STEPHENS LN	1.0	392.89	392.88
027-512-014-000	1979 STEPHENS LN	1.0	392.89	392.88
027-512-015-000	1983 STEPHENS LN	1.0	392.89	392.88
027-512-016-000	1987 STEPHENS LN	1.0	392.89	392.88
027-513-001-000	1988 STEPHENS LN	1.0	392.89	392.88
027-513-002-000	1984 STEPHENS LN	1.0	392.89	392.88
027-513-003-000	1980 STEPHENS LN	1.0	392.89	392.88
027-513-004-000	1976 STEPHENS LN	1.0	392.89	392.88
027-513-005-000	1972 STEPHENS LN	1.0	392.89	392.88
027-513-006-000	1968 STEPHENS LN	1.0	392.89	392.88
027-513-007-000	1967 HUSTON CIR	1.0	392.89	392.88
027-513-008-000	1971 HUSTON CIR	1.0	392.89	392.88
027-513-009-000	1975 HUSTON CIR	1.0	392.89	392.88
027-513-010-000	1979 HUSTON CIR	1.0	392.89	392.88
027-513-011-000	1983 HUSTON CIR	1.0	392.89	392.88
027-513-012-000	1987 HUSTON CIR	1.0	392.89	392.88
027-514-001-000	963 HUSTON CIR	1.0	392.89	392.88
027-514-002-000	967 HUSTON CIR	1.0	392.89	392.88
027-514-003-000	971 HUSTON CIR	1.0	392.89	392.88
027-515-003-000	1004 FARNHAM AVE	1.0	392.89	392.88
027-515-004-000	1008 FARNHAM AVE	1.0	392.89	392.88
027-515-005-000	1012 FARNHAM AVE	1.0	392.89	392.88
027-515-006-000	1016 FARNHAM AVE	1.0	392.89	392.88
027-515-007-000	1020 FARNHAM AVE	1.0	392.89	392.88
027-515-008-000	1024 FARNHAM AVE	1.0	392.89	392.88
027-515-009-000	1028 FARNHAM AVE	1.0	392.89	392.88
027-515-010-000	1032 FARNHAM AVE	1.0	392.89	392.88
027-515-011-000	1036 FARNHAM AVE	1.0	392.89	392.88
027-515-012-000	1040 FARNHAM AVE	1.0	392.89	392.88
027-520-095-000	1975 MAXWELL AVE	40.95	23,051.60	23,051.60
027-530-001-000	944 CAMPBELL CIR	1.0	392.89	392.88
027-530-002-000	940 CAMPBELL CIR	1.0	392.89	392.88
027-530-003-000	936 CAMPBELL CIR	1.0	392.89	392.88
027-530-004-000	932 CAMPBELL CIR	1.0	392.89	392.88
027-530-005-000	928 CAMPBELL CIR	1.0	392.89	392.88
027-530-006-000	924 CAMPBELL CIR	1.0	392.89	392.88
027-530-007-000	920 CAMPBELL CIR	1.0	392.89	392.88
027-530-008-000	916 CAMPBELL CIR	1.0	392.89	392.88
027-530-009-000	912 CAMPBELL CIR	1.0	392.89	392.88
027-530-010-000	1080 BARNES CIR	1.0	392.89	392.88
027-530-011-000	1076 BARNES CIR	1.0	392.89	392.88
027-530-012-000	1072 BARNES CIR	1.0	392.89	392.88
027-530-013-000	1068 BARNES CIR	1.0	392.89	392.88
027-530-014-000	1064 BARNES CIR	1.0	392.89	392.88
027-530-015-000	1060 BARNES CIR	1.0	392.89	392.88
027-530-016-000	1056 BARNES CIR	1.0	392.89	392.88
027-530-017-000	1052 BARNES CIR	1.0	392.89	392.88
027-530-018-000	1048 BARNES CIR	1.0	392.89	392.88
027-530-019-000	1044 BARNES CIR	1.0	392.89	392.88
027-530-020-000	1040 BARNES CIR	1.0	392.89	392.88

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-530-021-000	1036 BARNES CIR	1.0	392.89	392.88
027-530-022-000	1032 BARNES CIR	1.0	392.89	392.88
027-530-023-000	1028 BARNES CIR	1.0	392.89	392.88
027-530-024-000	1024 BARNES CIR	1.0	392.89	392.88
027-530-025-000	1020 BARNES CIR	1.0	392.89	392.88
027-530-026-000	1016 BARNES CIR	1.0	392.89	392.88
027-530-027-000	1012 BARNES CIR	1.0	392.89	392.88
027-530-028-000	1008 BARNES CIR	1.0	392.89	392.88
027-530-029-000	1004 BARNES CIR	1.0	392.89	392.88
027-530-030-000	1000 BARNES CIR	1.0	392.89	392.88
027-530-031-000	996 CAMPBELL CIR	1.0	392.89	392.88
027-530-032-000	992 CAMPBELL CIR	1.0	392.89	392.88
027-530-033-000	988 CAMPBELL CIR	1.0	392.89	392.88
027-530-034-000	984 CAMPBELL CIR	1.0	392.89	392.88
027-530-035-000	980 CAMPBELL CIR	1.0	392.89	392.88
027-530-036-000	976 CAMPBELL CIR	1.0	392.89	392.88
027-530-037-000	972 CAMPBELL CIR	1.0	392.89	392.88
027-530-038-000	968 CAMPBELL CIR	1.0	392.89	392.88
027-530-039-000	964 CAMPBELL CIR	1.0	392.89	392.88
027-530-040-000	960 CAMPBELL CIR	1.0	392.89	392.88
027-530-041-000	956 CAMPBELL CIR	1.0	392.89	392.88
027-530-042-000	952 CAMPBELL CIR	1.0	392.89	392.88
027-530-043-000	948 CAMPBELL CIR	1.0	392.89	392.88
027-530-044-000	939 CAMPBELL CIR	1.0	392.89	392.88
027-530-045-000	935 CAMPBELL CIR	1.0	392.89	392.88
027-530-046-000	931 CAMPBELL CIR	1.0	392.89	392.88
027-530-047-000	927 CAMPBELL CIR	1.0	392.89	392.88
027-530-048-000	923 CAMPBELL CIR	1.0	392.89	392.88
027-530-049-000	919 CAMPBELL CIR	1.0	392.89	392.88
027-530-050-000	915 CAMPBELL CIR	1.0	392.89	392.88
027-530-051-000	1077 BARNES CIR	1.0	392.89	392.88
027-530-052-000	1073 BARNES CIR	1.0	392.89	392.88
027-530-053-000	1069 BARNES CIR	1.0	392.89	392.88
027-530-054-000	1065 BARNES CIR	1.0	392.89	392.88
027-530-055-000	1061 BARNES CIR	1.0	392.89	392.88
027-530-056-000	1057 BARNES CIR	1.0	392.89	392.88
027-530-057-000	1053 BARNES CIR	1.0	392.89	392.88
027-530-058-000	1025 BARNES CIR	1.0	392.89	392.88
027-530-059-000	1021 BARNES CIR	1.0	392.89	392.88
027-530-060-000	1017 BARNES CIR	1.0	392.89	392.88
027-530-061-000	1013 BARNES CIR	1.0	392.89	392.88
027-530-062-000	1009 BARNES CIR	1.0	392.89	392.88
027-530-063-000	1005 BARNES CIR	1.0	392.89	392.88
027-530-064-000	1001 BARNES CIR	1.0	392.89	392.88
027-530-065-000	995 CAMPBELL CIR	1.0	392.89	392.88
027-530-066-000	991 CAMPBELL CIR	1.0	392.89	392.88
027-530-067-000	987 CAMPBELL CIR	1.0	392.89	392.88
027-530-068-000	983 CAMPBELL CIR	1.0	392.89	392.88
027-530-069-000	979 CAMPBELL CIR	1.0	392.89	392.88
027-530-070-000	975 CAMPBELL CIR	1.0	392.89	392.88
027-530-071-000	971 CAMPBELL CIR	1.0	392.89	392.88
027-540-001-000	985 BOURN DR	1.0	392.89	392.88
027-540-002-000	979 BOURN DR	1.0	392.89	392.88
027-540-003-000	973 BOURN DR	1.0	392.89	392.88
027-540-004-000	967 BOURN DR	1.0	392.89	392.88
027-540-005-000	961 BOURN DR	1.0	392.89	392.88
027-540-006-000	955 BOURN DR	1.0	392.89	392.88
027-540-007-000	949 BOURN DR	1.0	392.89	392.88
027-540-008-000	943 BOURN DR	1.0	392.89	392.88
027-540-009-000	937 BOURN DR	1.0	392.89	392.88
027-540-010-000	960 DUNCAN CIR	1.0	392.89	392.88
027-540-011-000	956 DUNCAN CIR	1.0	392.89	392.88
027-540-012-000	952 DUNCAN CIR	1.0	392.89	392.88
027-540-013-000	948 DUNCAN CIR	1.0	392.89	392.88
027-540-014-000	944 DUNCAN CIR	1.0	392.89	392.88
027-540-015-000	940 DUNCAN CIR	1.0	392.89	392.88
027-540-016-000	936 DUNCAN CIR	1.0	392.89	392.88
027-540-017-000	932 DUNCAN CIR	1.0	392.89	392.88
027-540-018-000	928 DUNCAN CIR	1.0	392.89	392.88
027-540-019-000	924 DUNCAN CIR	1.0	392.89	392.88
027-540-020-000	920 DUNCAN CIR	1.0	392.89	392.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-540-021-000	916 DUNCAN CIR	1.0	392.89	392.88
027-540-022-000	912 DUNCAN CIR	1.0	392.89	392.88
027-540-023-000	908 DUNCAN CIR	1.0	392.89	392.88
027-540-024-000	904 DUNCAN CIR	1.0	392.89	392.88
027-540-025-000	900 DUNCAN CIR	1.0	392.89	392.88
027-540-026-000	896 DUNCAN CIR	1.0	392.89	392.88
027-540-027-000	892 DUNCAN CIR	1.0	392.89	392.88
027-540-028-000	888 DUNCAN CIR	1.0	392.89	392.88
027-540-029-000	1665 BRENNEN DR	1.0	392.89	392.88
027-540-030-000	884 DUNCAN CIR	1.0	392.89	392.88
027-540-031-000	4 MAST CT	1.0	392.89	392.88
027-540-032-000	8 MAST CT	1.0	392.89	392.88
027-540-033-000	12 MAST CT	1.0	392.89	392.88
027-540-034-000	20 LUCERO PL	1.0	392.89	392.88
027-540-035-000	24 LUCERO PL	1.0	392.89	392.88
027-540-036-000	28 LUCERO PL	1.0	392.89	392.88
027-540-037-000	32 LUCERO PL	1.0	392.89	392.88
027-540-038-000	996 DUNCAN CIR	1.0	392.89	392.88
027-540-039-000	992 DUNCAN CIR	1.0	392.89	392.88
027-540-040-000	988 DUNCAN CIR	1.0	392.89	392.88
027-540-041-000	984 DUNCAN CIR	1.0	392.89	392.88
027-540-042-000	980 DUNCAN CIR	1.0	392.89	392.88
027-540-043-000	976 DUNCAN CIR	1.0	392.89	392.88
027-540-044-000	972 DUNCAN CIR	1.0	392.89	392.88
027-540-045-000	968 DUNCAN CIR	1.0	392.89	392.88
027-540-046-000	964 DUNCAN CIR	1.0	392.89	392.88
027-540-047-000	951 DUNCAN CIR	1.0	392.89	392.88
027-540-048-000	967 DUNCAN CIR	1.0	392.89	392.88
027-540-049-000	947 DUNCAN CIR	1.0	392.89	392.88
027-540-050-000	943 DUNCAN CIR	1.0	392.89	392.88
027-540-051-000	939 DUNCAN CIR	1.0	392.89	392.88
027-540-052-000	935 DUNCAN CIR	1.0	392.89	392.88
027-540-053-000	931 DUNCAN CIR	1.0	392.89	392.88
027-540-054-000	925 DUNCAN CIR	1.0	392.89	392.88
027-540-055-000	907 DUNCAN CIR	1.0	392.89	392.88
027-540-056-000	903 DUNCAN CIR	1.0	392.89	392.88
027-540-057-000	1655 SANTONI LN	1.0	392.89	392.88
027-540-058-000	1647 SANTONI LN	1.0	392.89	392.88
027-540-059-000	1643 SANTONI LN	1.0	392.89	392.88
027-540-060-000	1639 SANTONI LN	1.0	392.89	392.88
027-540-061-000	1635 SANTONI LN	1.0	392.89	392.88
027-540-062-000	1631 SANTONI LN	1.0	392.89	392.88
027-540-063-000	971 DUNCAN CIR	1.0	392.89	392.88
027-540-064-000	1627 SANTONI LN	1.0	392.89	392.88
027-540-065-000	1628 SANTONI LN	1.0	392.89	392.88
027-540-066-000	989 DUNCAN CIR	1.0	392.89	392.88
027-540-067-000	1632 SANTONI LN	1.0	392.89	392.88
027-540-068-000	1636 SANTONI LN	1.0	392.89	392.88
027-540-069-000	1640 SANTONI LN	1.0	392.89	392.88
027-540-070-000	1644 SANTONI LN	1.0	392.89	392.88
027-540-071-000	1648 SANTONI LN	1.0	392.89	392.88
027-540-072-000	1656 SANTONI LN	1.0	392.89	392.88
027-540-073-000	887 DUNCAN CIR	1.0	392.89	392.88
027-550-001-000	1112 POWERS CIR	1.0	392.89	392.88
027-550-002-000	1108 POWERS CIR	1.0	392.89	392.88
027-550-003-000	1104 POWERS CIR	1.0	392.89	392.88
027-550-004-000	1100 POWERS CIR	1.0	392.89	392.88
027-550-005-000	1096 POWERS CIR	1.0	392.89	392.88
027-550-006-000	1092 POWERS CIR	1.0	392.89	392.88
027-550-007-000	1088 POWERS CIR	1.0	392.89	392.88
027-550-008-000	1084 POWERS CIR	1.0	392.89	392.88
027-550-009-000	1080 POWERS CIR	1.0	392.89	392.88
027-550-010-000	1076 POWERS CIR	1.0	392.89	392.88
027-550-011-000	1072 POWERS CIR	1.0	392.89	392.88
027-550-012-000	1068 POWERS CIR	1.0	392.89	392.88
027-550-013-000	1064 POWERS CIR	1.0	392.89	392.88
027-550-014-000	1060 POWERS CIR	1.0	392.89	392.88
027-550-015-000	1056 POWERS CIR	1.0	392.89	392.88
027-550-016-000	1052 POWERS CIR	1.0	392.89	392.88
027-550-017-000	1048 POWERS CIR	1.0	392.89	392.88
027-550-018-000	1044 POWERS CIR	1.0	392.89	392.88

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-550-019-000	1040 POWERS CIR	1.0	392.89	392.88
027-550-020-000	1036 POWERS CIR	1.0	392.89	392.88
027-550-021-000	1051 BOURN DR	1.0	392.89	392.88
027-550-022-000	1045 BOURN DR	1.0	392.89	392.88
027-550-023-000	1039 BOURN DR	1.0	392.89	392.88
027-550-024-000	1033 BOURN DR	1.0	392.89	392.88
027-550-025-000	1027 BOURN DR	1.0	392.89	392.88
027-550-026-000	1021 BOURN DR	1.0	392.89	392.88
027-550-027-000	1608 AMMONS ST	1.0	392.89	392.88
027-550-028-000	1015 BOURN DR	1.0	392.89	392.88
027-550-029-000	1003 BOURN DR	1.0	392.89	392.88
027-550-030-000	1607 AMMONS ST	1.0	392.89	392.88
027-550-031-000	997 BOURN DR	1.0	392.89	392.88
027-550-032-000	991 BOURN DR	1.0	392.89	392.88
027-550-033-000	1000 DUNCAN CIR	1.0	392.89	392.88
027-550-034-000	1004 DUNCAN CIR	1.0	392.89	392.88
027-550-035-000	1008 DUNCAN CIR	1.0	392.89	392.88
027-550-036-000	1612 AMMONS ST	1.0	392.89	392.88
027-550-037-000	1016 POWERS CIR	1.0	392.89	392.88
027-550-038-000	1020 POWERS CIR	1.0	392.89	392.88
027-550-039-000	1024 POWERS CIR	1.0	392.89	392.88
027-550-040-000	1028 POWERS CIR	1.0	392.89	392.88
027-550-041-000	1032 POWERS CIR	1.0	392.89	392.88
027-550-042-000	1029 POWERS CIR	1.0	392.89	392.88
027-550-043-000	1025 POWERS CIR	1.0	392.89	392.88
027-550-044-000	1021 POWERS CIR	1.0	392.89	392.88
027-550-045-000	1017 POWERS CIR	1.0	392.89	392.88
027-550-046-000	1013 POWERS CIR	1.0	392.89	392.88
027-550-047-000	1009 DUNCAN CIR	1.0	392.89	392.88
027-550-048-000	4 LUCERO PL	1.0	392.89	392.88
027-550-049-000	8 LUCERO PL	1.0	392.89	392.88
027-550-050-000	12 LUCERO PL	1.0	392.89	392.88
027-550-051-000	16 LUCERO PL	1.0	392.89	392.88
027-550-052-000	16 MAST CT	1.0	392.89	392.88
027-550-053-000	20 MAST CT	1.0	392.89	392.88
027-550-054-000	24 MAST CT	1.0	392.89	392.88
027-550-055-000	28 MAST CT	1.0	392.89	392.88
027-550-056-000	1103 POWERS CIR	1.0	392.89	392.88
027-550-057-000	1099 POWERS CIR	1.0	392.89	392.88
027-550-058-000	1095 POWERS CIR	1.0	392.89	392.88
027-550-059-000	1091 POWERS CIR	1.0	392.89	392.88
027-550-060-000	1087 POWERS CIR	1.0	392.89	392.88
027-550-061-000	1069 POWERS CIR	1.0	392.89	392.88
027-550-062-000	4 BAIRD CT	1.0	392.89	392.88
027-550-063-000	8 BAIRD CT	1.0	392.89	392.88
027-550-064-000	12 BAIRD CT	1.0	392.89	392.88
027-550-065-000	16 BAIRD CT	1.0	392.89	392.88
027-550-066-000	20 BAIRD CT	1.0	392.89	392.88
027-550-067-000	24 BAIRD CT	1.0	392.89	392.88
027-550-068-000	28 BAIRD CT	1.0	392.89	392.88
027-550-069-000	32 BAIRD CT	1.0	392.89	392.88
027-550-070-000	36 BAIRD CT	1.0	392.89	392.88
027-550-071-000	40 BAIRD CT	1.0	392.89	392.88
027-550-072-000	1045 POWERS CIR	1.0	392.89	392.88
027-550-073-000	1049 POWERS CIR	1.0	392.89	392.88
027-570-001-000	850 PIONEER AVE	73.96	4,551.98	4,551.98
027-570-002-000	825 LAUGENOUR CT	1.0	392.89	392.88
027-570-003-000	829 LAUGENOUR CT	1.0	392.89	392.88
027-570-004-000	833 LAUGENOUR CT	1.0	392.89	392.88
027-570-005-000	837 LAUGENOUR CT	1.0	392.89	392.88
027-570-006-000	841 LAUGENOUR CT	1.0	392.89	392.88
027-570-007-000	845 LAUGENOUR CT	1.0	392.89	392.88
027-570-008-000	849 LAUGENOUR CT	1.0	392.89	392.88
027-570-009-000	853 LAUGENOUR CT	1.0	392.89	392.88
027-570-010-000	857 LAUGENOUR CT	1.0	392.89	392.88
027-570-011-000	861 LAUGENOUR CT	1.0	392.89	392.88
027-570-012-000	860 LAUGENOUR CT	1.0	392.89	392.88
027-570-013-000	856 LAUGENOUR CT	1.0	392.89	392.88
027-570-014-000	852 LAUGENOUR CT	1.0	392.89	392.88
027-570-015-000	848 LAUGENOUR CT	1.0	392.89	392.88
027-570-016-000	840 LAUGENOUR CT	1.0	392.89	392.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-570-017-000	836 LAUGENOUR CT	1.0	392.89	392.88
027-570-018-000	832 LAUGENOUR CT	1.0	392.89	392.88
027-570-019-000	828 LAUGENOUR CT	1.0	392.89	392.88
027-570-020-000	824 LAUGENOUR CT	1.0	392.89	392.88
027-570-021-000	1632 GILLETTE DR	1.0	392.89	392.88
027-570-022-000	1628 GILLETTE DR	1.0	392.89	392.88
027-570-023-000	1624 GILLETTE DR	1.0	392.89	392.88
027-570-024-000	1620 GILLETTE DR	1.0	392.89	392.88
027-570-025-000	1621 CRAFT DR	1.0	392.89	392.88
027-570-026-000	1625 CRAFT DR	1.0	392.89	392.88
027-570-027-000	1629 CRAFT DR	1.0	392.89	392.88
027-570-028-000	1633 CRAFT DR	1.0	392.89	392.88
027-570-029-000	1637 CRAFT DR	1.0	392.89	392.88
027-570-030-000	1641 CRAFT DR	1.0	392.89	392.88
027-570-031-000	1645 CRAFT DR	1.0	392.89	392.88
027-570-032-000	1649 CRAFT DR	1.0	392.89	392.88
027-570-033-000	1653 CRAFT DR	1.0	392.89	392.88
027-570-034-000	1657 CRAFT DR	1.0	392.89	392.88
027-570-035-000	1658 CRAFT DR	1.0	392.89	392.88
027-570-036-000	1654 CRAFT DR	1.0	392.89	392.88
027-570-037-000	1650 CRAFT DR	1.0	392.89	392.88
027-570-038-000	1632 CRAFT DR	1.0	392.89	392.88
027-570-039-000	1628 CRAFT DR	1.0	392.89	392.88
027-570-040-000	1624 CRAFT DR	1.0	392.89	392.88
027-570-041-000	1620 CRAFT DR	1.0	392.89	392.88
027-570-042-000	871 PRATHER CT	1.0	392.89	392.88
027-570-043-000	879 PRATHER CT	1.0	392.89	392.88
027-570-044-000	887 PRATHER CT	1.0	392.89	392.88
027-570-045-000	888 PRATHER CT	1.0	392.89	392.88
027-570-046-000	880 PRATHER CT	1.0	392.89	392.88
027-570-047-000	872 PRATHER CT	1.0	392.89	392.88
027-570-048-000	864 PRATHER CT	1.0	392.89	392.88
027-570-049-000	856 PRATHER CT	1.0	392.89	392.88
027-570-050-000	848 PRATHER CT	1.0	392.89	392.88
027-570-051-000	840 PRATHER CT	1.0	392.89	392.88
027-570-052-000	832 PRATHER CT	1.0	392.89	392.88
027-570-053-000	824 PRATHER CT	1.0	392.89	392.88
027-570-054-000	825 BOURN DR	1.0	392.89	392.88
027-570-055-000	833 BOURN DR	1.0	392.89	392.88
027-570-056-000	841 BOURN DR	1.0	392.89	392.88
027-570-057-000	849 BOURN DR	1.0	392.89	392.88
027-570-058-000	857 BOURN DR	1.0	392.89	392.88
027-570-059-000	865 BOURN DR	1.0	392.89	392.88
027-570-060-000	873 BOURN DR	1.0	392.89	392.88
027-570-061-000	881 BOURN DR	1.0	392.89	392.88
027-570-062-000	889 BOURN DR	1.0	392.89	392.88
027-570-063-000	897 BOURN DR	1.0	392.89	392.88
027-580-001-000	46 DARBY CT	1.0	392.89	392.88
027-580-002-000	42 DARBY CT	1.0	392.89	392.88
027-580-003-000	38 DARBY CT	1.0	392.89	392.88
027-580-004-000	34 DARBY CT	1.0	392.89	392.88
027-580-005-000	30 DARBY CT	1.0	392.89	392.88
027-580-006-000	26 DARBY CT	1.0	392.89	392.88
027-580-007-000	22 DARBY CT	1.0	392.89	392.88
027-580-008-000	18 DARBY CT	1.0	392.89	392.88
027-580-009-000	14 DARBY CT	1.0	392.89	392.88
027-580-010-000	10 DARBY CT	1.0	392.89	392.88
027-580-011-000	6 DARBY CT	1.0	392.89	392.88
027-580-012-000	2 DARBY CT	1.0	392.89	392.88
027-580-014-000	901 CRANSTON DR	1.0	392.89	392.88
027-580-015-000	905 CRANSTON DR	1.0	392.89	392.88
027-580-016-000	909 CRANSTON DR	1.0	392.89	392.88
027-580-017-000	913 CRANSTON DR	1.0	392.89	392.88
027-580-018-000	917 CRANSTON DR	1.0	392.89	392.88
027-581-001-000	1884 OLVERA DR	1.0	392.89	392.88
027-581-002-000	900 CRANSTON DR	1.0	392.89	392.88
027-581-003-000	902 CRANSTON DR	1.0	392.89	392.88
027-581-004-000	1880 OLVERA DR	1.0	392.89	392.88
027-581-005-000	1876 OLVERA DR	1.0	392.89	392.88
027-581-006-000	908 CRANSTON DR	1.0	392.89	392.88
027-581-007-000	912 CRANSTON DR	1.0	392.89	392.88

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-581-008-000	1872 OLVERA DR	1.0	392.89	392.88
027-581-009-000	1868 OLVERA DR	1.0	392.89	392.88
027-581-010-000	916 CRANSTON DR	1.0	392.89	392.88
027-581-011-000	1864 OLVERA DR	1.0	392.89	392.88
027-581-012-000	920 CRANSTON DR	1.0	392.89	392.88
027-581-013-000	1860 OLVERA DR	1.0	392.89	392.88
027-581-014-000	1856 OLVERA DR	1.0	392.89	392.88
027-581-015-000	1852 OLVERA DR	1.0	392.89	392.88
027-581-016-000	1848 OLVERA DR	1.0	392.89	392.88
027-581-017-000	1844 OLVERA DR	1.0	392.89	392.88
027-581-018-000	1840 OLVERA DR	1.0	392.89	392.88
027-581-019-000	16 OLVERA CT	1.0	392.89	392.88
027-581-020-000	12 OLVERA CT	1.0	392.89	392.88
027-581-021-000	8 OLVERA CT	1.0	392.89	392.88
027-581-022-000	1832 OLVERA DR	1.0	392.89	392.88
027-581-023-000	1828 OLVERA DR	1.0	392.89	392.88
027-581-024-000	1824 OLVERA DR	1.0	392.89	392.88
027-581-025-000	1812 OLVERA DR	1.0	392.89	392.88
027-581-026-000	835 WALKER ST	1.0	392.89	392.88
027-582-001-000	1883 OLVERA DR	1.0	392.89	392.88
027-582-002-000	1879 OLVERA DR	1.0	392.89	392.88
027-582-003-000	1875 OLVERA DR	1.0	392.89	392.88
027-582-004-000	1871 OLVERA DR	1.0	392.89	392.88
027-582-005-000	1867 OLVERA DR	1.0	392.89	392.88
027-582-006-000	1863 OLVERA DR	1.0	392.89	392.88
027-582-007-000	1855 OLVERA DR	1.0	392.89	392.88
027-582-008-000	1851 OLVERA DR	1.0	392.89	392.88
027-582-009-000	1843 OLVERA DR	1.0	392.89	392.88
027-582-010-000	1839 OLVERA DR	1.0	392.89	392.88
027-582-011-000	1835 OLVERA DR	1.0	392.89	392.88
027-582-012-000	1831 OLVERA DR	1.0	392.89	392.88
027-582-013-000	1827 OLVERA DR	1.0	392.89	392.88
027-582-014-000	1823 OLVERA DR	1.0	392.89	392.88
027-582-015-000	1819 OLVERA DR	1.0	392.89	392.88
027-582-016-000	1815 OLVERA DR	1.0	392.89	392.88
027-582-017-000	1811 OLVERA DR	1.0	392.89	392.88
027-582-018-000	1807 OLVERA DR	1.0	392.89	392.88
027-590-001-000	1848 E GUM AVE	1.0	392.89	392.88
027-590-002-000	1844 E GUM AVE	1.0	392.89	392.88
027-590-003-000	1840 E GUM AVE	1.0	392.89	392.88
027-590-004-000	1836 E GUM AVE	1.0	392.89	392.88
027-590-005-000	1832 E GUM AVE	1.0	392.89	392.88
027-590-006-000	1828 E GUM AVE	1.0	392.89	392.88
027-590-007-000	1824 E GUM AVE	1.0	392.89	392.88
027-590-008-000	1820 E GUM AVE	1.0	392.89	392.88
027-590-009-000	1816 E GUM AVE	1.0	392.89	392.88
027-590-010-000	1812 E GUM AVE	1.0	392.89	392.88
027-590-011-000	1808 E GUM AVE	1.0	392.89	392.88
027-590-012-000	1804 E GUM AVE	1.0	392.89	392.88
027-590-013-000	1800 E GUM AVE	1.0	392.89	392.88
027-590-014-000	50 COLLINS PL	1.0	392.89	392.88
027-590-015-000	46 COLLINS PL	1.0	392.89	392.88
027-590-016-000	42 COLLINS PL	1.0	392.89	392.88
027-590-017-000	38 COLLINS PL	1.0	392.89	392.88
027-590-018-000	34 COLLINS PL	1.0	392.89	392.88
027-590-019-000	30 COLLINS PL	1.0	392.89	392.88
027-590-020-000	22 EATON CT	1.0	392.89	392.88
027-590-021-000	18 EATON CT	1.0	392.89	392.88
027-590-022-000	14 EATON CT	1.0	392.89	392.88
027-590-023-000	10 EATON CT	1.0	392.89	392.88
027-590-024-000	6 EATON CT	1.0	392.89	392.88
027-590-025-000	2 EATON CT	1.0	392.89	392.88
027-590-026-000	46 EATON CT	1.0	392.89	392.88
027-590-027-000	42 EATON CT	1.0	392.89	392.88
027-590-028-000	38 EATON CT	1.0	392.89	392.88
027-590-029-000	34 EATON CT	1.0	392.89	392.88
027-590-030-000	30 EATON CT	1.0	392.89	392.88
027-590-031-000	26 EATON CT	1.0	392.89	392.88
027-590-032-000	26 COLLINS PL	1.0	392.89	392.88
027-590-033-000	22 COLLINS PL	1.0	392.89	392.88
027-590-034-000	18 COLLINS PL	1.0	392.89	392.88

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-590-035-000	14 COLLINS PL	1.0	392.89	392.88
027-590-036-000	10 COLLINS PL	1.0	392.89	392.88
027-590-037-000	6 COLLINS PL	1.0	392.89	392.88
027-590-038-000	2 COLLINS PL	1.0	392.89	392.88
027-590-039-000	30 CLARK CT	1.0	392.89	392.88
027-590-040-000	26 CLARK CT	1.0	392.89	392.88
027-590-041-000	22 CLARK CT	1.0	392.89	392.88
027-590-042-000	18 CLARK CT	1.0	392.89	392.88
027-590-043-000	14 CLARK CT	1.0	392.89	392.88
027-590-044-000	10 CLARK CT	1.0	392.89	392.88
027-590-045-000	6 CLARK CT	1.0	392.89	392.88
027-590-046-000	2 CLARK CT	1.0	392.89	392.88
027-590-047-000	70 CLARK CT	1.0	392.89	392.88
027-590-048-000	66 CLARK CT	1.0	392.89	392.88
027-590-049-000	62 CLARK CT	1.0	392.89	392.88
027-590-050-000	58 CLARK CT	1.0	392.89	392.88
027-590-051-000	54 CLARK CT	1.0	392.89	392.88
027-590-052-000	50 CLARK CT	1.0	392.89	392.88
027-590-053-000	46 CLARK CT	1.0	392.89	392.88
027-590-054-000	42 CLARK CT	1.0	392.89	392.88
027-590-055-000	38 CLARK CT	1.0	392.89	392.88
027-590-056-000	34 CLARK CT	1.0	392.89	392.88
027-600-001-000	1096 LEAKE CIR	1.0	392.89	392.88
027-600-002-000	1092 LEAKE CIR	1.0	392.89	392.88
027-600-003-000	1088 LEAKE CIR	1.0	392.89	392.88
027-600-004-000	1084 LEAKE CIR	1.0	392.89	392.88
027-600-005-000	1080 LEAKE CIR	1.0	392.89	392.88
027-600-006-000	1076 LEAKE CIR	1.0	392.89	392.88
027-600-007-000	1072 LEAKE CIR	1.0	392.89	392.88
027-600-008-000	1068 LEAKE CIR	1.0	392.89	392.88
027-600-009-000	1064 LEAKE CIR	1.0	392.89	392.88
027-600-010-000	1060 LEAKE CIR	1.0	392.89	392.88
027-600-011-000	1056 LEAKE CIR	1.0	392.89	392.88
027-600-012-000	1052 LEAKE CIR	1.0	392.89	392.88
027-600-013-000	1048 LEAKE CIR	1.0	392.89	392.88
027-600-014-000	1044 LEAKE CIR	1.0	392.89	392.88
027-600-015-000	1040 LEAKE CIR	1.0	392.89	392.88
027-600-016-000	1036 LEAKE CIR	1.0	392.89	392.88
027-600-017-000	1032 LEAKE CIR	1.0	392.89	392.88
027-600-018-000	1028 LEAKE CIR	1.0	392.89	392.88
027-600-019-000	1024 LEAKE CIR	1.0	392.89	392.88
027-600-020-000	1020 LEAKE CIR	1.0	392.89	392.88
027-600-021-000	1016 LEAKE CIR	1.0	392.89	392.88
027-600-022-000	1012 LEAKE CIR	1.0	392.89	392.88
027-600-023-000	1008 LEAKE CIR	1.0	392.89	392.88
027-600-024-000	1004 LEAKE CIR	1.0	392.89	392.88
027-600-026-000	1001 LEAKE CIR	1.0	392.89	392.88
027-600-027-000	1005 LEAKE CIR	1.0	392.89	392.88
027-600-028-000	1009 LEAKE CIR	1.0	392.89	392.88
027-600-029-000	1011 LEAKE CIR	1.0	392.89	392.88
027-600-030-000	1015 LEAKE CIR	1.0	392.89	392.88
027-600-031-000	1019 LEAKE CIR	1.0	392.89	392.88
027-600-032-000	1023 LEAKE CIR	1.0	392.89	392.88
027-600-033-000	1024 GUERRERO LN	1.0	392.89	392.88
027-600-034-000	1020 GUERRERO LN	1.0	392.89	392.88
027-600-035-000	1016 GUERRERO LN	1.0	392.89	392.88
027-600-036-000	1012 GUERRERO LN	1.0	392.89	392.88
027-600-037-000	1008 GUERRERO LN	1.0	392.89	392.88
027-600-038-000	1004 GUERRERO LN	1.0	392.89	392.88
027-600-039-000	1000 GUERRERO LN	1.0	392.89	392.88
027-600-040-000	1001 GUERRERO LN	1.0	392.89	392.88
027-600-041-000	1005 GUERRERO LN	1.0	392.89	392.88
027-600-042-000	1009 GUERRERO LN	1.0	392.89	392.88
027-600-043-000	1013 GUERRERO LN	1.0	392.89	392.88
027-600-044-000	1017 GUERRERO LN	1.0	392.89	392.88
027-600-045-000	1021 GUERRERO LN	1.0	392.89	392.88
027-600-046-000	1025 GUERRERO LN	1.0	392.89	392.88
027-600-047-000	1071 LEAKE CIR	1.0	392.89	392.88
027-600-048-000	1075 LEAKE CIR	1.0	392.89	392.88
027-600-049-000	1079 LEAKE CIR	1.0	392.89	392.88
027-600-050-000	1083 LEAKE CIR	1.0	392.89	392.88

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-600-051-000	1087 LEAKE CIR	1.0	392.89	392.88
027-600-052-000	1091 LEAKE CIR	1.0	392.89	392.88
027-600-053-000	1095 LEAKE CIR	1.0	392.89	392.88
027-600-054-000	1000 LEAKE CIR	1.0	392.89	392.88
027-621-001-000	800 WALKER ST	1.0	392.89	392.88
027-621-002-000	802 WALKER ST	1.0	392.89	392.88
027-621-003-000	806 WALKER ST	1.0	392.89	392.88
027-621-004-000	810 WALKER ST	1.0	392.89	392.88
027-621-005-000	814 WALKER ST	1.0	392.89	392.88
027-621-006-000	818 WALKER ST	1.0	392.89	392.88
027-621-007-000	820 WALKER ST	1.0	392.89	392.88
027-621-008-000	824 WALKER ST	1.0	392.89	392.88
027-621-009-000	828 WALKER ST	1.0	392.89	392.88
027-621-010-000	830 WALKER ST	1.0	392.89	392.88
027-621-011-000	834 WALKER ST	1.0	392.89	392.88
027-621-012-000	838 WALKER ST	1.0	392.89	392.88
027-621-013-000	803 WALLACE DR	1.0	392.89	392.88
027-621-014-000	815 WALLACE DR	1.0	392.89	392.88
027-621-015-000	827 WALLACE DR	1.0	392.89	392.88
027-621-016-000	839 WALLACE DR	1.0	392.89	392.88
027-621-017-000	851 WALLACE DR	1.0	392.89	392.88
027-621-018-000	863 WALLACE DR	1.0	392.89	392.88
027-621-019-000	875 WALLACE DR	1.0	392.89	392.88
027-621-020-000	879 WALLACE DR	1.0	392.89	392.88
027-621-021-000	883 WALLACE DR	1.0	392.89	392.88
027-621-022-000	887 WALLACE DR	1.0	392.89	392.88
027-621-023-000	891 WALLACE DR	1.0	392.89	392.88
027-621-024-000	895 WALLACE DR	1.0	392.89	392.88
027-621-025-000	899 WALLACE DR	1.0	392.89	392.88
027-621-026-000	903 WALLACE DR	1.0	392.89	392.88
027-621-027-000	907 WALLACE DR	1.0	392.89	392.88
027-621-028-000	911 WALLACE DR	1.0	392.89	392.88
027-621-029-000	915 WALLACE DR	1.0	392.89	392.88
027-621-030-000	919 WALLACE DR	1.0	392.89	392.88
027-621-031-000	923 WALLACE DR	1.0	392.89	392.88
027-621-032-000	927 WALLACE DR	1.0	392.89	392.88
027-622-001-000	990 GARCIA DR	1.0	392.89	392.88
027-622-002-000	898 WALLACE DR	1.0	392.89	392.88
027-622-003-000	906 WALLACE DR	1.0	392.89	392.88
027-622-004-000	910 WALLACE DR	1.0	392.89	392.88
027-622-006-000	980 GARCIA DR	1.0	392.89	392.88
027-622-007-000	931 LUSK DR	1.0	392.89	392.88
027-622-008-000	937 LUSK DR	1.0	392.89	392.88
027-622-009-000	965 LUSK DR	1.0	392.89	392.88
027-622-010-000	973 LUSK DR	1.0	392.89	392.88
027-622-011-000	977 LUSK DR	1.0	392.89	392.88
027-622-012-000	985 LUSK DR	1.0	392.89	392.88
027-623-001-000	920 WALLACE DR	1.0	392.89	392.88
027-623-003-000	956 GARCIA DR	1.0	392.89	392.88
027-623-004-000	952 GARCIA DR	1.0	392.89	392.88
027-623-005-000	948 GARCIA DR	1.0	392.89	392.88
027-623-006-000	944 GARCIA DR	1.0	392.89	392.88
027-623-007-000	940 GARCIA DR	1.0	392.89	392.88
027-623-008-000	936 GARCIA DR	1.0	392.89	392.88
027-623-009-000	932 GARCIA DR	1.0	392.89	392.88
027-623-010-000	928 GARCIA DR	1.0	392.89	392.88
027-623-011-000	924 GARCIA DR	1.0	392.89	392.88
027-623-012-000	920 GARCIA DR	1.0	392.89	392.88
027-623-013-000	916 GARCIA DR	1.0	392.89	392.88
027-623-014-000	912 GARCIA DR	1.0	392.89	392.88
027-623-015-000	908 GARCIA DR	1.0	392.89	392.88
027-623-016-000	904 GARCIA DR	1.0	392.89	392.88
027-623-017-000	900 GARCIA DR	1.0	392.89	392.88
027-623-018-000	960 GARCIA DR	1.0	392.89	392.88
027-623-019-000	966 GARCIA DR	1.0	392.89	392.88
027-623-020-000	976 GARCIA DR	1.0	392.89	392.88
027-623-021-000	928 LUSK DR	1.0	392.89	392.88
027-623-022-000	934 LUSK DR	1.0	392.89	392.88
027-623-023-000	938 LUSK DR	1.0	392.89	392.88
027-623-024-000	946 LUSK DR	1.0	392.89	392.88
027-623-025-000	950 LUSK DR	1.0	392.89	392.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-623-026-000	956 LUSK DR	1.0	392.89	392.88
027-623-027-000	960 LUSK DR	1.0	392.89	392.88
027-623-028-000	968 LUSK DR	1.0	392.89	392.88
027-623-029-000	974 LUSK DR	1.0	392.89	392.88
027-623-030-000	978 LUSK DR	1.0	392.89	392.88
027-623-031-000	986 LUSK DR	1.0	392.89	392.88
027-624-001-000	901 GARCIA DR	1.0	392.89	392.88
027-624-002-000	905 GARCIA DR	1.0	392.89	392.88
027-624-003-000	909 GARCIA DR	1.0	392.89	392.88
027-624-004-000	913 GARCIA DR	1.0	392.89	392.88
027-624-005-000	917 GARCIA DR	1.0	392.89	392.88
027-624-006-000	916 ROSS DR	1.0	392.89	392.88
027-624-007-000	912 ROSS DR	1.0	392.89	392.88
027-624-008-000	908 ROSS DR	1.0	392.89	392.88
027-624-009-000	904 ROSS DR	1.0	392.89	392.88
027-624-010-000	900 ROSS DR	1.0	392.89	392.88
027-625-001-000	901 ROSS DR	1.0	392.89	392.88
027-625-002-000	905 ROSS DR	1.0	392.89	392.88
027-625-003-000	909 ROSS DR	1.0	392.89	392.88
027-625-004-000	913 ROSS DR	1.0	392.89	392.88
027-625-005-000	917 ROSS DR	1.0	392.89	392.88
027-625-007-000	888 WALLACE DR	1.0	392.89	392.88
027-625-008-000	876 WALLACE DR	1.0	392.89	392.88
027-625-009-000	864 WALLACE DR	1.0	392.89	392.88
027-625-010-000	852 WALLACE DR	1.0	392.89	392.88
027-625-011-000	840 WALLACE DR	1.0	392.89	392.88
027-625-012-000	828 WALLACE DR	1.0	392.89	392.88
027-625-013-000	816 WALLACE DR	1.0	392.89	392.88
027-625-014-000	1768 E GUM AVE	1.0	392.89	392.88
027-625-015-000	36 JOYCE CT	1.0	392.89	392.88
027-625-016-000	32 JOYCE CT	1.0	392.89	392.88
027-625-017-000	28 JOYCE CT	1.0	392.89	392.88
027-625-018-000	24 JOYCE CT	1.0	392.89	392.88
027-625-019-000	20 JOYCE CT	1.0	392.89	392.88
027-625-020-000	16 JOYCE CT	1.0	392.89	392.88
027-625-021-000	12 JOYCE CT	1.0	392.89	392.88
027-625-022-000	8 JOYCE CT	1.0	392.89	392.88
027-625-023-000	4 JOYCE CT	1.0	392.89	392.88
027-625-024-000	959 GARCIA DR	1.0	392.89	392.88
027-625-025-000	963 GARCIA DR	1.0	392.89	392.88
027-625-026-000	967 GARCIA DR	1.0	392.89	392.88
027-625-027-000	971 GARCIA DR	1.0	392.89	392.88
027-625-028-000	975 GARCIA DR	1.0	392.89	392.88
027-625-029-000	981 GARCIA DR	1.0	392.89	392.88
027-625-030-000	989 GARCIA DR	1.0	392.89	392.88
027-631-001-000	1988 FISHER LN	1.0	392.89	392.88
027-631-002-000	1984 FISHER LN	1.0	392.89	392.88
027-631-003-000	1980 FISHER LN	1.0	392.89	392.88
027-631-004-000	1976 FISHER LN	1.0	392.89	392.88
027-631-005-000	987 NELSON WAY	1.0	392.89	392.88
027-631-006-000	991 NELSON WAY	1.0	392.89	392.88
027-631-007-000	995 NELSON WAY	1.0	392.89	392.88
027-631-008-000	994 HOPPIN CT	1.0	392.89	392.88
027-631-009-000	990 HOPPIN CT	1.0	392.89	392.88
027-631-010-000	986 HOPPIN CT	1.0	392.89	392.88
027-631-011-000	955 WITHAM DR	1.0	392.89	392.88
027-631-012-000	959 WITHAM DR	1.0	392.89	392.88
027-631-013-000	963 WITHAM DR	1.0	392.89	392.88
027-631-014-000	967 WITHAM DR	1.0	392.89	392.88
027-631-015-000	971 WITHAM DR	1.0	392.89	392.88
027-631-016-000	975 WITHAM DR	1.0	392.89	392.88
027-631-017-000	979 WITHAM DR	1.0	392.89	392.88
027-631-018-000	983 HOPPIN CT	1.0	392.89	392.88
027-631-019-000	987 HOPPIN CT	1.0	392.89	392.88
027-631-020-000	991 HOPPIN CT	1.0	392.89	392.88
027-631-021-000	995 HOPPIN CT	1.0	392.89	392.88
027-632-001-000	964 NELSON WAY	1.0	392.89	392.88
027-632-002-000	968 NELSON WAY	1.0	392.89	392.88
027-632-003-000	972 NELSON WAY	1.0	392.89	392.88
027-632-004-000	976 NELSON WAY	1.0	392.89	392.88
027-632-005-000	980 NELSON WAY	1.0	392.89	392.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-632-006-000	984 NELSON WAY	1.0	392.89	392.88
027-632-007-000	988 NELSON WAY	1.0	392.89	392.88
027-632-009-000	992 NELSON WAY	1.0	392.89	392.88
027-633-001-000	1983 HOWARD DR	1.0	392.89	392.88
027-633-002-000	1979 HOWARD DR	1.0	392.89	392.88
027-633-003-000	1975 HOWARD DR	1.0	392.89	392.88
027-633-004-000	1971 HOWARD DR	1.0	392.89	392.88
027-633-005-000	1967 HOWARD DR	1.0	392.89	392.88
027-633-006-000	1963 HOWARD DR	1.0	392.89	392.88
027-633-007-000	1959 HOWARD DR	1.0	392.89	392.88
027-633-008-000	1955 HOWARD DR	1.0	392.89	392.88
027-633-009-000	1951 HOWARD DR	1.0	392.89	392.88
027-634-001-000	1988 HOWARD DR	1.0	392.89	392.88
027-634-002-000	1984 HOWARD DR	1.0	392.89	392.88
027-634-003-000	1980 HOWARD DR	1.0	392.89	392.88
027-634-004-000	1976 HOWARD DR	1.0	392.89	392.88
027-634-005-000	1972 HOWARD DR	1.0	392.89	392.88
027-634-006-000	1968 HOWARD DR	1.0	392.89	392.88
027-634-007-000	1971 FISHER LN	1.0	392.89	392.88
027-634-008-000	1975 FISHER LN	1.0	392.89	392.88
027-634-009-000	1979 FISHER LN	1.0	392.89	392.88
027-634-010-000	1983 FISHER LN	1.0	392.89	392.88
027-634-011-000	1987 FISHER LN	1.0	392.89	392.88
027-640-002-000	1923 MAXWELL AVE	1.0	392.89	392.88
027-640-003-000	904 BROWNING CIR	1.0	392.89	392.88
027-640-004-000	900 BROWNING CIR	1.0	392.89	392.88
027-640-005-000	896 BROWNING CIR	1.0	392.89	392.88
027-640-006-000	892 BROWNING CIR	1.0	392.89	392.88
027-640-007-000	888 BROWNING CIR	1.0	392.89	392.88
027-640-008-000	884 BROWNING CIR	1.0	392.89	392.88
027-640-009-000	880 BROWNING CIR	1.0	392.89	392.88
027-640-010-000	876 BROWNING CIR	1.0	392.89	392.88
027-640-011-000	872 BROWNING CIR	1.0	392.89	392.88
027-640-012-000	868 BROWNING CIR	1.0	392.89	392.88
027-640-013-000	864 BROWNING CIR	1.0	392.89	392.88
027-640-014-000	860 BROWNING CIR	1.0	392.89	392.88
027-640-015-000	856 BROWNING CIR	1.0	392.89	392.88
027-640-016-000	852 BROWNING CIR	1.0	392.89	392.88
027-640-017-000	848 BROWNING CIR	1.0	392.89	392.88
027-640-018-000	844 BROWNING CIR	1.0	392.89	392.88
027-640-019-000	840 BROWNING CIR	1.0	392.89	392.88
027-640-020-000	876 KINCHELOE DR	1.0	392.89	392.88
027-640-021-000	845 BROWNING CIR	1.0	392.89	392.88
027-640-022-000	849 BROWNING CIR	1.0	392.89	392.88
027-640-023-000	853 BROWNING CIR	1.0	392.89	392.88
027-640-024-000	857 BROWNING CIR	1.0	392.89	392.88
027-640-025-000	30 MULCAHY CT	1.0	392.89	392.88
027-640-026-000	26 MULCAHY CT	1.0	392.89	392.88
027-640-027-000	22 MULCAHY CT	1.0	392.89	392.88
027-640-028-000	18 MULCAHY CT	1.0	392.89	392.88
027-640-029-000	14 MULCAHY CT	1.0	392.89	392.88
027-640-030-000	10 MULCAHY CT	1.0	392.89	392.88
027-640-031-000	6 MULCAHY CT	1.0	392.89	392.88
027-640-032-000	2 MULCAHY CT	1.0	392.89	392.88
027-640-033-000	891 BROWNING CIR	1.0	392.89	392.88
027-640-034-000	895 BROWNING CIR	1.0	392.89	392.88
027-640-035-000	899 BROWNING CIR	1.0	392.89	392.88
027-640-036-000	1951 MAXWELL AVE	1.0	392.89	392.88
027-640-037-000	888 KINCHELOE DR	1.0	392.89	392.88
027-640-038-000	884 KINCHELOE DR	1.0	392.89	392.88
027-640-039-000	880 KINCHELOE DR	1.0	392.89	392.88
027-640-041-000	829 DINSDALE CIR	1.0	392.89	392.88
027-640-042-000	833 DINSDALE CIR	1.0	392.89	392.88
027-640-043-000	837 DINSDALE CIR	1.0	392.89	392.88
027-640-044-000	841 DINSDALE CIR	1.0	392.89	392.88
027-640-045-000	845 DINSDALE CIR	1.0	392.89	392.88
027-640-046-000	849 DINSDALE CIR	1.0	392.89	392.88
027-640-047-000	853 DINSDALE CIR	1.0	392.89	392.88
027-640-048-000	857 DINSDALE CIR	1.0	392.89	392.88
027-640-049-000	861 DINSDALE CIR	1.0	392.89	392.88
027-640-050-000	865 DINSDALE CIR	1.0	392.89	392.88

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-640-051-000	869 DINSDALE CIR	1.0	392.89	392.88
027-640-052-000	873 DINSDALE CIR	1.0	392.89	392.88
027-640-053-000	877 DINSDALE CIR	1.0	392.89	392.88
027-640-054-000	881 DINSDALE CIR	1.0	392.89	392.88
027-640-055-000	885 DINSDALE CIR	1.0	392.89	392.88
027-640-056-000	889 DINSDALE CIR	1.0	392.89	392.88
027-640-057-000	893 DINSDALE CIR	1.0	392.89	392.88
027-640-058-000	897 DINSDALE CIR	1.0	392.89	392.88
027-640-059-000	903 FARNHAM AVE	1.0	392.89	392.88
027-640-060-000	907 FARNHAM AVE	1.0	392.89	392.88
027-640-061-000	911 FARNHAM AVE	1.0	392.89	392.88
027-640-062-000	915 FARNHAM AVE	1.0	392.89	392.88
027-640-063-000	856 DINSDALE CIR	1.0	392.89	392.88
027-640-064-000	850 DINSDALE CIR	1.0	392.89	392.88
027-640-065-000	844 DINSDALE CIR	1.0	392.89	392.88
027-640-066-000	871 FARNHAM AVE	1.0	392.89	392.88
027-640-067-000	875 FARNHAM AVE	1.0	392.89	392.88
027-640-068-000	879 FARNHAM AVE	1.0	392.89	392.88
027-640-069-000	883 FARNHAM AVE	1.0	392.89	392.88
027-640-070-000	887 FARNHAM AVE	1.0	392.89	392.88
027-640-071-000	891 FARNHAM AVE	1.0	392.89	392.88
027-640-072-000	895 FARNHAM AVE	1.0	392.89	392.88
027-640-073-000	884 DINSDALE CIR	1.0	392.89	392.88
027-640-074-000	878 DINSDALE CIR	1.0	392.89	392.88
027-651-001-000	1000 MORRIS CIR	1.0	392.89	392.88
027-651-002-000	1004 MORRIS CIR	1.0	392.89	392.88
027-651-003-000	1008 MORRIS CIR	1.0	392.89	392.88
027-651-004-000	1012 MORRIS CIR	1.0	392.89	392.88
027-651-005-000	1016 MORRIS CIR	1.0	392.89	392.88
027-651-006-000	1020 MORRIS CIR	1.0	392.89	392.88
027-651-007-000	1024 MORRIS CIR	1.0	392.89	392.88
027-651-008-000	1028 MORRIS CIR	1.0	392.89	392.88
027-651-009-000	1032 MORRIS CIR	1.0	392.89	392.88
027-651-010-000	1916 MORRIS CIR	1.0	392.89	392.88
027-651-011-000	1920 MORRIS CIR	1.0	392.89	392.88
027-651-012-000	1924 MORRIS CIR	1.0	392.89	392.88
027-651-013-000	1928 MORRIS CIR	1.0	392.89	392.88
027-651-014-000	1932 MORRIS CIR	1.0	392.89	392.88
027-651-015-000	1936 MORRIS CIR	1.0	392.89	392.88
027-651-016-000	1940 MORRIS CIR	1.0	392.89	392.88
027-651-017-000	1944 MORRIS CIR	1.0	392.89	392.88
027-651-018-000	1948 MORRIS CIR	1.0	392.89	392.88
027-651-019-000	1952 MORRIS CIR	1.0	392.89	392.88
027-652-001-000	1001 MORRIS CIR	1.0	392.89	392.88
027-652-002-000	1000 FREDERICKS ST	1.0	392.89	392.88
027-652-003-000	1004 FREDERICKS ST	1.0	392.89	392.88
027-652-004-000	1005 MORRIS CIR	1.0	392.89	392.88
027-652-005-000	1009 MORRIS CIR	1.0	392.89	392.88
027-652-006-000	1008 FREDERICKS ST	1.0	392.89	392.88
027-652-007-000	1012 FREDERICKS ST	1.0	392.89	392.88
027-652-008-000	1013 MORRIS CIR	1.0	392.89	392.88
027-652-009-000	1017 MORRIS CIR	1.0	392.89	392.88
027-652-010-000	1016 FREDERICKS ST	1.0	392.89	392.88
027-652-011-000	1020 FREDERICKS ST	1.0	392.89	392.88
027-652-012-000	1021 MORRIS CIR	1.0	392.89	392.88
027-652-013-000	1025 MORRIS CIR	1.0	392.89	392.88
027-652-014-000	1024 FREDERICKS ST	1.0	392.89	392.88
027-652-015-000	1028 FREDERICKS ST	1.0	392.89	392.88
027-652-016-000	1029 MORRIS CIR	1.0	392.89	392.88
027-653-001-000	1944 BRANIGAN AVE	1.0	392.89	392.88
027-653-002-000	1940 BRANIGAN AVE	1.0	392.89	392.88
027-653-003-000	1936 BRANIGAN AVE	1.0	392.89	392.88
027-653-004-000	1932 BRANIGAN AVE	1.0	392.89	392.88
027-653-005-000	1005 FREDERICKS ST	1.0	392.89	392.88
027-653-006-000	30 FREDERICKS CT	1.0	392.89	392.88
027-653-007-000	26 FREDERICKS CT	1.0	392.89	392.88
027-653-008-000	22 FREDERICKS CT	1.0	392.89	392.88
027-653-009-000	18 FREDERICKS CT	1.0	392.89	392.88
027-653-010-000	14 FREDERICKS CT	1.0	392.89	392.88
027-653-011-000	10 FREDERICKS CT	1.0	392.89	392.88
027-653-012-000	6 FREDERICKS CT	1.0	392.89	392.88

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-653-013-000	1019 FREDERICKS ST	1.0	392.89	392.88
027-653-014-000	1023 FREDERICKS ST	1.0	392.89	392.88
027-653-015-000	1027 FREDERICKS ST	1.0	392.89	392.88
027-653-016-000	1939 MORRIS CIR	1.0	392.89	392.88
027-653-017-000	1943 MORRIS CIR	1.0	392.89	392.88
027-653-018-000	1947 MORRIS CIR	1.0	392.89	392.88
027-653-019-000	1951 MORRIS CIR	1.0	392.89	392.88
027-661-001-000	931 ANDERSON CIR	1.0	392.89	392.88
027-661-002-000	927 ANDERSON CIR	1.0	392.89	392.88
027-661-003-000	923 ANDERSON CIR	1.0	392.89	392.88
027-661-004-000	919 ANDERSON CIR	1.0	392.89	392.88
027-661-005-000	915 ANDERSON CIR	1.0	392.89	392.88
027-661-006-000	913 ANDERSON CIR	1.0	392.89	392.88
027-661-007-000	909 ANDERSON CIR	1.0	392.89	392.88
027-661-008-000	905 ANDERSON CIR	1.0	392.89	392.88
027-661-009-000	901 ANDERSON CIR	1.0	392.89	392.88
027-661-010-000	967 ANDERSON CIR	1.0	392.89	392.88
027-661-011-000	971 ANDERSON CIR	1.0	392.89	392.88
027-661-012-000	975 ANDERSON CIR	1.0	392.89	392.88
027-661-013-000	979 ANDERSON CIR	1.0	392.89	392.88
027-661-014-000	983 ANDERSON CIR	1.0	392.89	392.88
027-661-015-000	987 ANDERSON CIR	1.0	392.89	392.88
027-661-016-000	991 ANDERSON CIR	1.0	392.89	392.88
027-661-017-000	993 ANDERSON CIR	1.0	392.89	392.88
027-661-018-000	997 ANDERSON CIR	1.0	392.89	392.88
027-662-001-000	1789 LOSOYA DR	1.0	392.89	392.88
027-662-002-000	1785 LOSOYA DR	1.0	392.89	392.88
027-662-003-000	1781 LOSOYA DR	1.0	392.89	392.88
027-662-004-000	1777 LOSOYA DR	1.0	392.89	392.88
027-662-005-000	1773 LOSOYA DR	1.0	392.89	392.88
027-662-006-000	1769 LOSOYA DR	1.0	392.89	392.88
027-662-007-000	1765 LOSOYA DR	1.0	392.89	392.88
027-662-008-000	1761 LOSOYA DR	1.0	392.89	392.88
027-662-009-000	1757 LOSOYA DR	1.0	392.89	392.88
027-662-010-000	958 LOSOYA DR	1.0	392.89	392.88
027-662-011-000	962 LOSOYA DR	1.0	392.89	392.88
027-662-012-000	966 LOSOYA DR	1.0	392.89	392.88
027-662-013-000	970 LOSOYA DR	1.0	392.89	392.88
027-662-014-000	974 LOSOYA DR	1.0	392.89	392.88
027-662-015-000	978 LOSOYA DR	1.0	392.89	392.88
027-662-016-000	982 LOSOYA DR	1.0	392.89	392.88
027-662-017-000	986 LOSOYA DR	1.0	392.89	392.88
027-662-018-000	990 LOSOYA DR	1.0	392.89	392.88
027-662-019-000	994 LOSOYA DR	1.0	392.89	392.88
027-662-020-000	998 LOSOYA DR	1.0	392.89	392.88
027-662-021-000	900 ANDERSON CIR	1.0	392.89	392.88
027-662-022-000	904 ANDERSON CIR	1.0	392.89	392.88
027-662-023-000	908 ANDERSON CIR	1.0	392.89	392.88
027-662-024-000	912 ANDERSON CIR	1.0	392.89	392.88
027-662-025-000	914 ANDERSON CIR	1.0	392.89	392.88
027-662-026-000	918 ANDERSON CIR	1.0	392.89	392.88
027-662-027-000	922 ANDERSON CIR	1.0	392.89	392.88
027-662-028-000	926 ANDERSON CIR	1.0	392.89	392.88
027-662-029-000	930 ANDERSON CIR	1.0	392.89	392.88
027-662-030-000	932 ANDERSON CIR	1.0	392.89	392.88
027-662-031-000	936 ANDERSON CIR	1.0	392.89	392.88
027-662-032-000	940 ANDERSON CIR	1.0	392.89	392.88
027-662-033-000	942 ANDERSON CIR	1.0	392.89	392.88
027-662-034-000	946 ANDERSON CIR	1.0	392.89	392.88
027-662-035-000	950 ANDERSON CIR	1.0	392.89	392.88
027-662-036-000	954 ANDERSON CIR	1.0	392.89	392.88
027-662-037-000	958 ANDERSON CIR	1.0	392.89	392.88
027-662-038-000	960 ANDERSON CIR	1.0	392.89	392.88
027-662-039-000	964 ANDERSON CIR	1.0	392.89	392.88
027-662-040-000	968 ANDERSON CIR	1.0	392.89	392.88
027-662-041-000	972 ANDERSON CIR	1.0	392.89	392.88
027-662-042-000	976 ANDERSON CIR	1.0	392.89	392.88
027-662-043-000	980 ANDERSON CIR	1.0	392.89	392.88
027-662-044-000	984 ANDERSON CIR	1.0	392.89	392.88
027-662-045-000	988 ANDERSON CIR	1.0	392.89	392.88
027-662-046-000	992 ANDERSON CIR	1.0	392.89	392.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-662-047-000	994 ANDERSON CIR	1.0	392.89	392.88
027-662-048-000	998 ANDERSON CIR	1.0	392.89	392.88
027-663-001-000	966 HUNTER LN	1.0	392.89	392.88
027-663-002-000	970 HUNTER LN	1.0	392.89	392.88
027-663-003-000	974 HUNTER LN	1.0	392.89	392.88
027-663-004-000	978 HUNTER LN	1.0	392.89	392.88
027-663-005-000	982 HUNTER LN	1.0	392.89	392.88
027-663-006-000	986 HUNTER LN	1.0	392.89	392.88
027-663-007-000	990 HUNTER LN	1.0	392.89	392.88
027-663-008-000	994 HUNTER LN	1.0	392.89	392.88
027-663-009-000	998 HUNTER LN	1.0	392.89	392.88
027-663-010-000	965 LOSOYA DR	1.0	392.89	392.88
027-663-011-000	969 LOSOYA DR	1.0	392.89	392.88
027-663-012-000	973 LOSOYA DR	1.0	392.89	392.88
027-663-013-000	977 LOSOYA DR	1.0	392.89	392.88
027-663-014-000	981 LOSOYA DR	1.0	392.89	392.88
027-663-015-000	985 LOSOYA DR	1.0	392.89	392.88
027-663-016-000	989 LOSOYA DR	1.0	392.89	392.88
027-663-017-000	993 LOSOYA DR	1.0	392.89	392.88
027-663-018-000	997 LOSOYA DR	1.0	392.89	392.88
027-664-001-000	965 HUNTER LN	1.0	392.89	392.88
027-664-002-000	969 HUNTER LN	1.0	392.89	392.88
027-664-003-000	973 HUNTER LN	1.0	392.89	392.88
027-664-004-000	977 HUNTER LN	1.0	392.89	392.88
027-664-005-000	981 HUNTER LN	1.0	392.89	392.88
027-664-006-000	985 HUNTER LN	1.0	392.89	392.88
027-664-007-000	989 HUNTER LN	1.0	392.89	392.88
027-664-008-000	993 HUNTER LN	1.0	392.89	392.88
027-664-009-000	997 HUNTER LN	1.0	392.89	392.88
027-670-001-000	1793 LOSOYA DR	1.0	392.89	392.88
027-670-002-000	974 WALLACE DR	1.0	392.89	392.88
027-670-003-000	978 WALLACE DR	1.0	392.89	392.88
027-670-004-000	982 WALLACE DR	1.0	392.89	392.88
027-670-005-000	986 WALLACE DR	1.0	392.89	392.88
027-670-006-000	990 WALLACE DR	1.0	392.89	392.88
027-670-007-000	994 WALLACE DR	1.0	392.89	392.88
027-670-008-000	998 WALLACE DR	1.0	392.89	392.88
027-670-009-000	997 WALLACE DR	1.0	392.89	392.88
027-670-010-000	995 WALLACE DR	1.0	392.89	392.88
027-670-011-000	991 WALLACE DR	1.0	392.89	392.88
027-670-012-000	987 WALLACE DR	1.0	392.89	392.88
027-670-013-000	983 WALLACE DR	1.0	392.89	392.88
027-670-014-000	979 WALLACE DR	1.0	392.89	392.88
027-670-015-000	1802 LOSOYA DR	1.0	392.89	392.88
027-670-016-000	1801 LOSOYA DR	1.0	392.89	392.88
027-670-017-000	1805 LOSOYA DR	1.0	392.89	392.88
027-670-018-000	1809 LOSOYA DR	1.0	392.89	392.88
027-670-019-000	1815 LOSOYA DR	1.0	392.89	392.88
027-670-020-000	1821 LOSOYA DR	1.0	392.89	392.88
027-670-021-000	1827 LOSOYA DR	1.0	392.89	392.88
027-670-022-000	1830 LOSOYA DR	1.0	392.89	392.88
027-670-023-000	1826 LOSOYA DR	1.0	392.89	392.88
027-670-024-000	1822 LOSOYA DR	1.0	392.89	392.88
027-670-025-000	1818 LOSOYA DR	1.0	392.89	392.88
027-670-026-000	1814 LOSOYA DR	1.0	392.89	392.88
027-670-027-000	1810 LOSOYA DR	1.0	392.89	392.88
027-670-028-000	1806 LOSOYA DR	1.0	392.89	392.88
027-670-029-000	26 HILLER CT	1.0	392.89	392.88
027-670-030-000	30 HILLER CT	1.0	392.89	392.88
027-670-031-000	34 HILLER CT	1.0	392.89	392.88
027-670-032-000	38 HILLER CT	1.0	392.89	392.88
027-670-033-000	42 HILLER CT	1.0	392.89	392.88
027-670-034-000	22 HILLER CT	1.0	392.89	392.88
027-670-035-000	18 HILLER CT	1.0	392.89	392.88
027-670-036-000	14 HILLER CT	1.0	392.89	392.88
027-670-037-000	10 HILLER CT	1.0	392.89	392.88
027-670-038-000	6 HILLER CT	1.0	392.89	392.88
027-670-039-000	2 HILLER CT	1.0	392.89	392.88
027-670-040-000	54 EPPERSON CT	1.0	392.89	392.88
027-670-041-000	50 EPPERSON CT	1.0	392.89	392.88
027-670-042-000	46 EPPERSON CT	1.0	392.89	392.88

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-670-043-000	42 EPPERSON CT	1.0	392.89	392.88
027-670-044-000	38 EPPERSON CT	1.0	392.89	392.88
027-670-045-000	34 EPPERSON CT	1.0	392.89	392.88
027-670-046-000	30 EPPERSON CT	1.0	392.89	392.88
027-670-047-000	26 EPPERSON CT	1.0	392.89	392.88
027-670-048-000	22 EPPERSON CT	1.0	392.89	392.88
027-670-049-000	18 EPPERSON CT	1.0	392.89	392.88
027-670-050-000	14 EPPERSON CT	1.0	392.89	392.88
027-670-051-000	10 EPPERSON CT	1.0	392.89	392.88
027-670-052-000	6 EPPERSON CT	1.0	392.89	392.88
027-670-053-000	2 EPPERSON CT	1.0	392.89	392.88
027-681-001-000	840 WALKER ST	1.0	392.89	392.88
027-681-002-000	844 WALKER ST	1.0	392.89	392.88
027-681-003-000	2 TADLOCK PL	1.0	392.89	392.88
027-681-004-000	6 TADLOCK PL	1.0	392.89	392.88
027-681-005-000	10 TADLOCK PL	1.0	392.89	392.88
027-681-006-000	14 TADLOCK PL	1.0	392.89	392.88
027-681-007-000	18 TADLOCK PL	1.0	392.89	392.88
027-681-008-000	1831 LOSOYA DR	1.0	392.89	392.88
027-682-001-000	839 WALKER ST	1.0	392.89	392.88
027-682-002-000	843 WALKER ST	1.0	392.89	392.88
027-682-003-000	847 WALKER ST	1.0	392.89	392.88
027-682-004-000	851 WALKER ST	1.0	392.89	392.88
027-682-005-000	855 WALKER ST	1.0	392.89	392.88
027-682-006-000	859 WALKER ST	1.0	392.89	392.88
027-682-007-000	14 REIFF PL	1.0	392.89	392.88
027-682-008-000	10 REIFF PL	1.0	392.89	392.88
027-682-009-000	14 HILDEBRAND CT	1.0	392.89	392.88
027-682-010-000	10 HILDEBRAND CT	1.0	392.89	392.88
027-682-011-000	6 HILDEBRAND CT	1.0	392.89	392.88
027-682-012-000	924 CRANSTON DR	1.0	392.89	392.88
027-682-013-000	928 CRANSTON DR	1.0	392.89	392.88
027-682-014-000	932 CRANSTON DR	1.0	392.89	392.88
027-682-015-000	940 CRANSTON DR	1.0	392.89	392.88
027-682-016-000	944 CRANSTON DR	1.0	392.89	392.88
027-682-017-000	883 WALKER ST	1.0	392.89	392.88
027-682-018-000	879 WALKER ST	1.0	392.89	392.88
027-682-019-000	875 WALKER ST	1.0	392.89	392.88
027-682-020-000	871 WALKER ST	1.0	392.89	392.88
027-682-021-000	2 REIFF PL	1.0	392.89	392.88
027-682-022-000	6 REIFF PL	1.0	392.89	392.88
027-682-023-000	18 HILDEBRAND CT	1.0	392.89	392.88
027-682-024-000	22 HILDEBRAND CT	1.0	392.89	392.88
027-682-025-000	26 HILDEBRAND CT	1.0	392.89	392.88
027-683-001-000	927 CRANSTON DR	1.0	392.89	392.88
027-683-002-000	931 CRANSTON DR	1.0	392.89	392.88
027-683-003-000	935 CRANSTON DR	1.0	392.89	392.88
027-683-004-000	939 CRANSTON DR	1.0	392.89	392.88
027-683-005-000	943 CRANSTON DR	1.0	392.89	392.88
027-683-006-000	891 WALKER PL	1.0	392.89	392.88
027-683-007-000	895 WALKER PL	1.0	392.89	392.88
027-683-008-000	899 WALKER PL	1.0	392.89	392.88
027-683-009-000	903 WALKER PL	1.0	392.89	392.88
027-683-010-000	907 WALKER PL	1.0	392.89	392.88
027-684-001-000	1834 LOSOYA DR	1.0	392.89	392.88
027-684-002-000	868 WALKER ST	1.0	392.89	392.88
027-684-003-000	872 WALKER ST	1.0	392.89	392.88
027-684-004-000	876 WALKER ST	1.0	392.89	392.88
027-684-005-000	6 BARTH CT	1.0	392.89	392.88
027-684-006-000	10 BARTH CT	1.0	392.89	392.88
027-684-007-000	14 BARTH CT	1.0	392.89	392.88
027-684-008-000	18 BARTH CT	1.0	392.89	392.88
027-684-009-000	22 BARTH CT	1.0	392.89	392.88
027-684-010-000	26 BARTH CT	1.0	392.89	392.88
027-684-011-000	30 BARTH CT	1.0	392.89	392.88
027-684-012-000	34 BARTH CT	1.0	392.89	392.88
027-684-013-000	33 BARTH CT	1.0	392.89	392.88
027-684-014-000	29 BARTH CT	1.0	392.89	392.88
027-684-015-000	25 BARTH CT	1.0	392.89	392.88
027-684-016-000	21 BARTH CT	1.0	392.89	392.88
027-684-017-000	17 BARTH CT	1.0	392.89	392.88

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027-684-018-000	13 BARTH CT	1.0	392.89	392.88
027-684-019-000	9 BARTH CT	1.0	392.89	392.88
027-684-020-000	5 BARTH CT	1.0	392.89	392.88
027-684-021-000	1 BARTH CT	1.0	392.89	392.88
027-690-001-000	776 LAUGENOUR DR	1.0	392.89	392.88
027-690-002-000	1628 SILBERSTEIN PL	1.0	392.89	392.88
027-690-003-000	1622 SILBERSTEIN PL	1.0	392.89	392.88
027-690-004-000	1616 SILBERSTEIN PL	1.0	392.89	392.88
027-690-005-000	1612 SILBERSTEIN PL	1.0	392.89	392.88
027-690-006-000	1608 SILBERSTEIN PL	1.0	392.89	392.88
027-690-007-000	1604 SILBERSTEIN PL	1.0	392.89	392.88
027-690-008-000	1600 SILBERSTEIN PL	1.0	392.89	392.88
027-690-009-000	1603 SILBERSTEIN PL	1.0	392.89	392.88
027-690-010-000	1607 SILBERSTEIN PL	1.0	392.89	392.88
027-690-011-000	1611 SILBERSTEIN PL	1.0	392.89	392.88
027-690-012-000	1617 SILBERSTEIN PL	1.0	392.89	392.88
027-690-013-000	1623 SILBERSTEIN PL	1.0	392.89	392.88
027-690-014-000	1629 SILBERSTEIN PL	1.0	392.89	392.88
027-690-015-000	1633 SILBERSTEIN PL	1.0	392.89	392.88
027-690-016-000	780 LAUGENOUR DR	1.0	392.89	392.88
027-690-017-000	1635 GILLETTE DR	1.0	392.89	392.88
027-690-018-000	1631 GILLETTE DR	1.0	392.89	392.88
027-690-019-000	1625 GILLETTE DR	1.0	392.89	392.88
027-690-020-000	1619 GILLETTE DR	1.0	392.89	392.88
027-690-021-000	1615 GILLETTE DR	1.0	392.89	392.88
027-690-022-000	1609 GILLETTE DR	1.0	392.89	392.88
027-690-023-000	1605 GILLETTE DR	1.0	392.89	392.88
027-690-024-000	1601 GILLETTE DR	1.0	392.89	392.88
027-690-026-000	777 LAUGENOUR DR	1.0	392.89	392.88
027-690-027-000	781 LAUGENOUR DR	1.0	392.89	392.88
027-690-028-000	785 LAUGENOUR DR	1.0	392.89	392.88
027-690-029-000	789 LAUGENOUR DR	1.0	392.89	392.88
027-690-030-000	793 LAUGENOUR DR	1.0	392.89	392.88
027-690-031-000	797 LAUGENOUR DR	1.0	392.89	392.88
027-690-032-000	771 BOURN DR	1.0	392.89	392.88
027-690-033-000	767 BOURN DR	0.5	392.89	392.88
027-690-034-000	763 BOURN DR	0.5	392.89	392.88
027-690-035-000	759 BOURN DR	1.0	392.89	392.88
027-690-036-000	755 BOURN DR	1.0	392.89	392.88
027-690-037-000	751 BOURN DR	1.0	392.89	392.88
027-690-038-000	747 BOURN DR	1.0	392.89	392.88
027-690-039-000	743 BOURN DR	1.0	392.89	392.88
027-690-040-000	739 BOURN DR	1.0	392.89	392.88
027-690-042-000	1614 FARNHAM AVE	1.0	392.89	392.88
027-690-043-000	1618 FARNHAM AVE	1.0	392.89	392.88
027-690-044-000	1622 FARNHAM AVE	1.0	392.89	392.88
027-690-045-000	1626 FARNHAM AVE	1.0	392.89	392.88
027-690-046-000	1630 FARNHAM AVE	1.0	392.89	392.88
027-690-047-000	1634 FARNHAM AVE	1.0	392.89	392.88
027-690-048-000	768 LAUGENOUR DR	1.0	392.89	392.88
027-690-049-000	772 LAUGENOUR DR	1.0	392.89	392.88
027-690-050-000	773 LAUGENOUR DR	1.0	392.89	392.88
027-690-051-000	769 LAUGENOUR DR	1.0	392.89	392.88
027-690-052-000	765 LAUGENOUR DR	1.0	392.89	392.88
027-701-001-000	1601 LAUGENOUR DR	1.0	392.89	392.88
027-701-002-000	1605 LAUGENOUR DR	1.0	392.89	392.88
027-701-003-000	1609 LAUGENOUR DR	1.0	392.89	392.88
027-701-004-000	1613 LAUGENOUR DR	1.0	392.89	392.88
027-701-005-000	1619 LAUGENOUR DR	1.0	392.89	392.88
027-701-006-000	605 LAUGENOUR DR	1.0	392.89	392.88
027-701-007-000	611 LAUGENOUR DR	1.0	392.89	392.88
027-701-008-000	617 LAUGENOUR DR	1.0	392.89	392.88
027-701-009-000	623 LAUGENOUR DR	1.0	392.89	392.88
027-701-010-000	629 LAUGENOUR DR	1.0	392.89	392.88
027-701-011-000	635 LAUGENOUR DR	1.0	392.89	392.88
027-701-012-000	641 LAUGENOUR DR	1.0	392.89	392.88
027-701-013-000	647 LAUGENOUR DR	1.0	392.89	392.88
027-701-014-000	653 LAUGENOUR DR	1.0	392.89	392.88
027-701-015-000	659 LAUGENOUR DR	1.0	392.89	392.88
027-701-016-000	665 LAUGENOUR DR	1.0	392.89	392.88
027-701-017-000	671 LAUGENOUR DR	1.0	392.89	392.88

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027-701-018-000	677 LAUGENOUR DR	1.0	392.89	392.88
027-701-019-000	1643 FARNHAM AVE	1.0	392.89	392.88
027-701-020-000	1647 FARNHAM AVE	1.0	392.89	392.88
027-701-021-000	1651 FARNHAM AVE	1.0	392.89	392.88
027-701-022-000	1655 FARNHAM AVE	1.0	392.89	392.88
027-702-001-000	601 BOURN DR	1.0	392.89	392.88
027-702-002-000	613 BOURN DR	1.0	392.89	392.88
027-702-003-000	625 BOURN DR	1.0	392.89	392.88
027-702-004-000	637 BOURN DR	1.0	392.89	392.88
027-702-005-000	649 BOURN DR	1.0	392.89	392.88
027-702-006-000	661 BOURN DR	1.0	392.89	392.88
027-702-007-000	673 BOURN DR	1.0	392.89	392.88
027-702-008-000	685 BOURN DR	1.0	392.89	392.88
027-702-009-000	697 BOURN DR	1.0	392.89	392.88
027-702-010-000	709 BOURN DR	1.0	392.89	392.88
027-702-011-000	721 BOURN DR	1.0	392.89	392.88
027-702-013-000	684 WOODARD DR	1.0	392.89	392.88
027-702-014-000	676 WOODARD DR	1.0	392.89	392.88
027-702-015-000	668 WOODARD DR	1.0	392.89	392.88
027-702-016-000	660 WOODARD DR	1.0	392.89	392.88
027-702-017-000	652 WOODARD DR	1.0	392.89	392.88
027-702-018-000	644 WOODARD DR	1.0	392.89	392.88
027-702-019-000	636 WOODARD DR	1.0	392.89	392.88
027-702-020-000	628 WOODARD DR	1.0	392.89	392.88
027-702-021-000	620 WOODARD DR	1.0	392.89	392.88
027-702-022-000	1610 LAUGENOUR DR	1.0	392.89	392.88
027-702-023-000	1618 LAUGENOUR DR	1.0	392.89	392.88
027-703-001-000	672 LAUGENOUR DR	1.0	392.89	392.88
027-703-002-000	680 LAUGENOUR DR	1.0	392.89	392.88
027-703-003-000	688 LAUGENOUR DR	1.0	392.89	392.88
027-703-004-000	1631 FARNHAM AVE	1.0	392.89	392.88
027-703-005-000	1627 FARNHAM AVE	1.0	392.89	392.88
027-703-006-000	1623 FARNHAM AVE	1.0	392.89	392.88
027-703-007-000	1619 FARNHAM AVE	1.0	392.89	392.88
027-703-008-000	1615 FARNHAM AVE	1.0	392.89	392.88
027-703-009-000	667 WOODARD DR	1.0	392.89	392.88
027-703-010-000	659 WOODARD DR	1.0	392.89	392.88
027-703-011-000	651 WOODARD DR	1.0	392.89	392.88
027-703-012-000	643 WOODARD DR	1.0	392.89	392.88
027-703-013-000	635 WOODARD DR	1.0	392.89	392.88
027-703-014-000	622 LAUGENOUR DR	1.0	392.89	392.88
027-703-015-000	626 LAUGENOUR DR	1.0	392.89	392.88
027-703-016-000	632 LAUGENOUR DR	1.0	392.89	392.88
027-703-017-000	638 LAUGENOUR DR	1.0	392.89	392.88
027-703-018-000	8 GWINN CT	1.0	392.89	392.88
027-703-019-000	6 GWINN CT	1.0	392.89	392.88
027-703-020-000	4 GWINN CT	1.0	392.89	392.88
027-703-021-000	2 GWINN CT	1.0	392.89	392.88
027-711-001-000	761 HATCHER DR	1.0	392.89	392.88
027-711-002-000	765 HATCHER DR	1.0	392.89	392.88
027-711-003-000	769 HATCHER DR	1.0	392.89	392.88
027-711-004-000	773 HATCHER DR	1.0	392.89	392.88
027-711-005-000	777 HATCHER DR	1.0	392.89	392.88
027-711-006-000	3 HAZEMAN CT	1.0	392.89	392.88
027-711-007-000	5 HAZEMAN CT	1.0	392.89	392.88
027-711-008-000	7 HAZEMAN CT	1.0	392.89	392.88
027-711-010-000	10 HAZEMAN CT	1.0	392.89	392.88
027-711-011-000	8 HAZEMAN CT	1.0	392.89	392.88
027-711-012-000	6 HAZEMAN CT	1.0	392.89	392.88
027-711-013-000	4 HAZEMAN CT	1.0	392.89	392.88
027-711-014-000	2 HAZEMAN CT	1.0	392.89	392.88
027-711-015-000	781 HATCHER DR	1.0	392.89	392.88
027-711-016-000	785 HATCHER DR	1.0	392.89	392.88
027-711-017-000	789 HATCHER DR	1.0	392.89	392.88
027-711-018-000	1649 HATCHER DR	1.0	392.89	392.88
027-711-019-000	1653 HATCHER DR	1.0	392.89	392.88
027-711-020-000	1657 HATCHER DR	1.0	392.89	392.88
027-711-021-000	1661 HATCHER DR	1.0	392.89	392.88
027-711-022-000	1665 HATCHER DR	1.0	392.89	392.88
027-711-023-000	1671 HATCHER DR	1.0	392.89	392.88
027-712-001-000	762 HATCHER DR	1.0	392.89	392.88

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027-712-002-000	766 HATCHER DR	1.0	392.89	392.88
027-712-003-000	770 HATCHER DR	1.0	392.89	392.88
027-712-004-000	774 HATCHER DR	1.0	392.89	392.88
027-712-005-000	778 HATCHER DR	1.0	392.89	392.88
027-712-006-000	782 HATCHER DR	1.0	392.89	392.88
027-712-007-000	786 HATCHER DR	1.0	392.89	392.88
027-712-008-000	790 HATCHER DR	1.0	392.89	392.88
027-712-009-000	794 HATCHER DR	1.0	392.89	392.88
027-712-010-000	1636 HATCHER DR	1.0	392.89	392.88
027-712-011-000	1640 HATCHER DR	1.0	392.89	392.88
027-712-012-000	1644 HATCHER DR	1.0	392.89	392.88
027-712-013-000	1648 HATCHER DR	1.0	392.89	392.88
027-712-014-000	1652 HATCHER DR	1.0	392.89	392.88
027-712-015-000	1656 HATCHER DR	1.0	392.89	392.88
027-712-016-000	1660 HATCHER DR	1.0	392.89	392.88
027-712-017-000	1664 HATCHER DR	1.0	392.89	392.88
027-712-018-000	1668 HATCHER DR	1.0	392.89	392.88
027-712-019-000	1672 HATCHER DR	1.0	392.89	392.88
027-721-001-000	852 ATWELL CIR	1.0	392.89	392.88
027-721-002-000	850 ATWELL CIR	1.0	392.89	392.88
027-721-003-000	848 ATWELL CIR	1.0	392.89	392.88
027-721-004-000	846 ATWELL CIR	1.0	392.89	392.88
027-721-005-000	844 ATWELL CIR	1.0	392.89	392.88
027-721-006-000	842 ATWELL CIR	1.0	392.89	392.88
027-721-007-000	840 ATWELL CIR	1.0	392.89	392.88
027-721-008-000	838 ATWELL CIR	1.0	392.89	392.88
027-721-009-000	836 ATWELL CIR	1.0	392.89	392.88
027-721-010-000	834 ATWELL CIR	1.0	392.89	392.88
027-721-011-000	832 ATWELL CIR	1.0	392.89	392.88
027-721-012-000	830 ATWELL CIR	1.0	392.89	392.88
027-721-013-000	828 ATWELL CIR	1.0	392.89	392.88
027-721-014-000	826 ATWELL CIR	1.0	392.89	392.88
027-721-015-000	824 ATWELL CIR	1.0	392.89	392.88
027-721-016-000	822 ATWELL CIR	1.0	392.89	392.88
027-721-017-000	820 ATWELL CIR	1.0	392.89	392.88
027-721-018-000	818 ATWELL CIR	1.0	392.89	392.88
027-721-019-000	816 ATWELL CIR	1.0	392.89	392.88
027-721-020-000	814 ATWELL CIR	1.0	392.89	392.88
027-721-021-000	812 ATWELL CIR	1.0	392.89	392.88
027-721-022-000	810 ATWELL CIR	1.0	392.89	392.88
027-721-023-000	808 ATWELL CIR	1.0	392.89	392.88
027-721-024-000	806 ATWELL CIR	1.0	392.89	392.88
027-721-025-000	804 ATWELL CIR	1.0	392.89	392.88
027-721-026-000	802 ATWELL CIR	1.0	392.89	392.88
027-721-027-000	800 ATWELL CIR	1.0	392.89	392.88
027-722-001-000	801 ATWELL CIR	1.0	392.89	392.88
027-722-002-000	803 ATWELL CIR	1.0	392.89	392.88
027-722-003-000	805 ATWELL CIR	1.0	392.89	392.88
027-722-004-000	807 ATWELL CIR	1.0	392.89	392.88
027-722-005-000	809 ATWELL CIR	1.0	392.89	392.88
027-722-006-000	811 ATWELL CIR	1.0	392.89	392.88
027-722-007-000	813 ATWELL CIR	1.0	392.89	392.88
027-722-008-000	815 ATWELL CIR	1.0	392.89	392.88
027-722-009-000	817 ATWELL CIR	1.0	392.89	392.88
027-722-010-000	837 ATWELL CIR	1.0	392.89	392.88
027-722-011-000	839 ATWELL CIR	1.0	392.89	392.88
027-722-012-000	841 ATWELL CIR	1.0	392.89	392.88
027-722-013-000	843 ATWELL CIR	1.0	392.89	392.88
027-722-014-000	845 ATWELL CIR	1.0	392.89	392.88
027-722-015-000	847 ATWELL CIR	1.0	392.89	392.88
027-722-016-000	849 ATWELL CIR	1.0	392.89	392.88
027-722-017-000	851 ATWELL CIR	1.0	392.89	392.88
027-722-018-000	853 ATWELL CIR	1.0	392.89	392.88
027-731-001-000	1802 ELSTON CIR	1.0	392.89	392.88
027-731-002-000	1806 ELSTON CIR	1.0	392.89	392.88
027-731-003-000	1810 ELSTON CIR	1.0	392.89	392.88
027-731-004-000	1814 ELSTON CIR	1.0	392.89	392.88
027-731-005-000	1818 ELSTON CIR	1.0	392.89	392.88
027-731-006-000	1822 ELSTON CIR	1.0	392.89	392.88
027-731-007-000	1826 ELSTON CIR	1.0	392.89	392.88
027-731-008-000	1813 GABLE DR	1.0	392.89	392.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-731-009-000	1809 GABLE DR	1.0	392.89	392.88
027-731-010-000	1805 GABLE DR	1.0	392.89	392.88
027-731-011-000	1801 GABLE DR	1.0	392.89	392.88
027-731-012-000	1817 HOMESTEAD WAY	1.0	392.89	392.88
027-731-013-000	1813 HOMESTEAD WAY	1.0	392.89	392.88
027-731-014-000	1809 HOMESTEAD WAY	1.0	392.89	392.88
027-731-015-000	1805 HOMESTEAD WAY	1.0	392.89	392.88
027-731-016-000	1801 HOMESTEAD WAY	1.0	392.89	392.88
027-732-001-000	1734 ELSTON CIR	1.0	392.89	392.88
027-732-002-000	1738 ELSTON CIR	1.0	392.89	392.88
027-732-003-000	1742 ELSTON CIR	1.0	392.89	392.88
027-732-004-000	1746 ELSTON CIR	1.0	392.89	392.88
027-732-005-000	1750 ELSTON CIR	1.0	392.89	392.88
027-732-006-000	1754 ELSTON CIR	1.0	392.89	392.88
027-732-007-000	1758 ELSTON CIR	1.0	392.89	392.88
027-732-008-000	1762 ELSTON CIR	1.0	392.89	392.88
027-732-009-000	1766 ELSTON CIR	1.0	392.89	392.88
027-732-010-000	1770 ELSTON CIR	1.0	392.89	392.88
027-732-011-000	1774 ELSTON CIR	1.0	392.89	392.88
027-732-012-000	1775 HOMESTEAD WAY	1.0	392.89	392.88
027-732-013-000	1771 HOMESTEAD WAY	1.0	392.89	392.88
027-732-014-000	1767 HOMESTEAD WAY	1.0	392.89	392.88
027-732-015-000	1763 HOMESTEAD WAY	1.0	392.89	392.88
027-732-016-000	1759 HOMESTEAD WAY	1.0	392.89	392.88
027-732-017-000	1755 HOMESTEAD WAY	1.0	392.89	392.88
027-732-018-000	1751 HOMESTEAD WAY	1.0	392.89	392.88
027-732-019-000	1747 HOMESTEAD WAY	1.0	392.89	392.88
027-732-020-000	759 MERRITT CIR	1.0	392.89	392.88
027-733-001-000	754 MERRITT CIR	1.0	392.89	392.88
027-733-002-000	758 MERRITT CIR	1.0	392.89	392.88
027-733-003-000	762 MERRITT CIR	1.0	392.89	392.88
027-733-004-000	766 MERRITT CIR	1.0	392.89	392.88
027-733-005-000	770 MERRITT CIR	1.0	392.89	392.88
027-733-006-000	774 MERRITT CIR	1.0	392.89	392.88
027-733-007-000	778 MERRITT CIR	1.0	392.89	392.88
027-733-008-000	782 MERRITT CIR	1.0	392.89	392.88
027-733-009-000	786 MERRITT CIR	1.0	392.89	392.88
027-733-010-000	790 MERRITT CIR	1.0	392.89	392.88
027-733-011-000	794 MERRITT CIR	1.0	392.89	392.88
027-733-012-000	798 MERRITT CIR	1.0	392.89	392.88
027-733-013-000	799 ELSTON CIR	1.0	392.89	392.88
027-733-014-000	795 ELSTON CIR	1.0	392.89	392.88
027-733-015-000	791 ELSTON CIR	1.0	392.89	392.88
027-733-016-000	787 ELSTON CIR	1.0	392.89	392.88
027-733-017-000	783 ELSTON CIR	1.0	392.89	392.88
027-733-018-000	779 ELSTON CIR	1.0	392.89	392.88
027-733-019-000	775 ELSTON CIR	1.0	392.89	392.88
027-733-020-000	771 ELSTON CIR	1.0	392.89	392.88
027-733-021-000	767 ELSTON CIR	1.0	392.89	392.88
027-733-022-000	763 ELSTON CIR	1.0	392.89	392.88
027-733-023-000	759 ELSTON CIR	1.0	392.89	392.88
027-734-001-000	796 ELSTON CIR	1.0	392.89	392.88
027-734-002-000	792 ELSTON CIR	1.0	392.89	392.88
027-734-003-000	788 ELSTON CIR	1.0	392.89	392.88
027-734-004-000	784 ELSTON CIR	1.0	392.89	392.88
027-734-005-000	780 ELSTON CIR	1.0	392.89	392.88
027-734-006-000	776 ELSTON CIR	1.0	392.89	392.88
027-734-007-000	772 ELSTON CIR	1.0	392.89	392.88
027-734-008-000	768 ELSTON CIR	1.0	392.89	392.88
027-734-009-000	764 ELSTON CIR	1.0	392.89	392.88
027-735-001-000	1726 MERRITT CIR	1.0	392.89	392.88
027-735-002-000	1722 MERRITT CIR	1.0	392.89	392.88
027-735-003-000	1718 MERRITT CIR	1.0	392.89	392.88
027-735-004-000	1714 MERRITT CIR	1.0	392.89	392.88
027-735-005-000	1710 MERRITT CIR	1.0	392.89	392.88
027-735-006-000	1706 MERRITT CIR	1.0	392.89	392.88
027-735-007-000	1702 MERRITT CIR	1.0	392.89	392.88
027-741-001-000	1799 FARNHAM AVE	1.0	392.89	392.88
027-741-002-000	1801 FARNHAM AVE	1.0	392.89	392.88
027-741-003-000	1805 FARNHAM AVE	1.0	392.89	392.88
027-741-004-000	1809 FARNHAM AVE	1.0	392.89	392.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-741-005-000	1813 FARNHAM AVE	1.0	392.89	392.88
027-741-006-000	1817 FARNHAM AVE	1.0	392.89	392.88
027-741-007-000	1821 FARNHAM AVE	1.0	392.89	392.88
027-741-008-000	1825 FARNHAM AVE	1.0	392.89	392.88
027-741-011-000	1829 FARNHAM AVE	1.0	392.89	392.88
027-742-001-000	1796 FARNHAM AVE	1.0	392.89	392.88
027-742-002-000	1785 ELSTON CIR	1.0	392.89	392.88
027-743-001-000	1800 FARNHAM AVE	1.0	392.89	392.88
027-743-002-000	1804 FARNHAM AVE	1.0	392.89	392.88
027-743-003-000	1808 FARNHAM AVE	1.0	392.89	392.88
027-743-004-000	1812 FARNHAM AVE	1.0	392.89	392.88
027-743-005-000	1816 FARNHAM AVE	1.0	392.89	392.88
027-743-006-000	1820 FARNHAM AVE	1.0	392.89	392.88
027-743-007-000	1824 FARNHAM AVE	1.0	392.89	392.88
027-743-008-000	1828 FARNHAM AVE	1.0	392.89	392.88
027-743-009-000	1832 FARNHAM AVE	1.0	392.89	392.88
027-743-010-000	1836 FARNHAM AVE	1.0	392.89	392.88
027-743-011-000	1840 FARNHAM AVE	1.0	392.89	392.88
027-743-012-000	1844 FARNHAM AVE	1.0	392.89	392.88
027-743-013-000	1837 ELSTON CIR	1.0	392.89	392.88
027-743-014-000	1833 ELSTON CIR	1.0	392.89	392.88
027-743-015-000	1829 ELSTON CIR	1.0	392.89	392.88
027-743-016-000	1825 ELSTON CIR	1.0	392.89	392.88
027-743-017-000	1821 ELSTON CIR	1.0	392.89	392.88
027-743-018-000	1817 ELSTON CIR	1.0	392.89	392.88
027-743-019-000	1813 ELSTON CIR	1.0	392.89	392.88
027-743-020-000	1809 ELSTON CIR	1.0	392.89	392.88
027-743-021-000	1805 ELSTON CIR	1.0	392.89	392.88
027-743-022-000	1801 ELSTON CIR	1.0	392.89	392.88
027-744-001-000	1802 GABLE DR	1.0	392.89	392.88
027-744-002-000	1806 GABLE DR	1.0	392.89	392.88
027-744-003-000	1810 GABLE DR	1.0	392.89	392.88
027-744-004-000	1814 GABLE DR	1.0	392.89	392.88
027-744-005-000	1818 GABLE DR	1.0	392.89	392.88
027-744-006-000	1822 GABLE DR	1.0	392.89	392.88
027-744-007-000	1826 GABLE DR	1.0	392.89	392.88
027-744-008-000	1830 GABLE DR	1.0	392.89	392.88
027-744-009-000	1834 GABLE DR	1.0	392.89	392.88
027-751-001-000	1747 LEE DR	1.0	392.89	392.88
027-751-002-000	1749 LEE DR	1.0	392.89	392.88
027-751-003-000	1751 LEE DR	1.0	392.89	392.88
027-751-004-000	1753 LEE DR	1.0	392.89	392.88
027-751-005-000	1755 LEE DR	1.0	392.89	392.88
027-751-006-000	1757 LEE DR	1.0	392.89	392.88
027-751-007-000	1759 LEE DR	1.0	392.89	392.88
027-751-008-000	1761 FARNHAM AVE	1.0	392.89	392.88
027-751-009-000	1765 FARNHAM AVE	1.0	392.89	392.88
027-751-010-000	1769 FARNHAM AVE	1.0	392.89	392.88
027-751-011-000	1773 FARNHAM AVE	1.0	392.89	392.88
027-751-012-000	1777 FARNHAM AVE	1.0	392.89	392.88
027-751-013-000	1781 FARNHAM AVE	1.0	392.89	392.88
027-751-014-000	1785 FARNHAM AVE	1.0	392.89	392.88
027-751-015-000	1789 FARNHAM AVE	1.0	392.89	392.88
027-751-016-000	1793 FARNHAM AVE	1.0	392.89	392.88
027-751-017-000	1797 FARNHAM AVE	1.0	392.89	392.88
027-752-001-000	1740 FARNHAM AVE	1.0	392.89	392.88
027-752-002-000	1744 FARNHAM AVE	1.0	392.89	392.88
027-752-003-000	1748 FARNHAM AVE	1.0	392.89	392.88
027-752-004-000	1752 FARNHAM AVE	1.0	392.89	392.88
027-752-005-000	1756 FARNHAM AVE	1.0	392.89	392.88
027-752-006-000	1760 FARNHAM AVE	1.0	392.89	392.88
027-752-007-000	1764 FARNHAM AVE	1.0	392.89	392.88
027-752-008-000	1768 FARNHAM AVE	1.0	392.89	392.88
027-752-009-000	1772 FARNHAM AVE	1.0	392.89	392.88
027-752-010-000	1776 FARNHAM AVE	1.0	392.89	392.88
027-752-011-000	1780 FARNHAM AVE	1.0	392.89	392.88
027-752-012-000	1784 FARNHAM AVE	1.0	392.89	392.88
027-752-013-000	1788 FARNHAM AVE	1.0	392.89	392.88
027-752-014-000	1792 FARNHAM AVE	1.0	392.89	392.88
027-752-015-000	1781 ELSTON CIR	1.0	392.89	392.88
027-752-016-000	1777 ELSTON CIR	1.0	392.89	392.88

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-752-017-000	1773 ELSTON CIR	1.0	392.89	392.88
027-752-018-000	1769 ELSTON CIR	1.0	392.89	392.88
027-752-019-000	1765 ELSTON CIR	1.0	392.89	392.88
027-752-020-000	1761 ELSTON CIR	1.0	392.89	392.88
027-752-021-000	1757 ELSTON CIR	1.0	392.89	392.88
027-752-022-000	1753 ELSTON CIR	1.0	392.89	392.88
027-752-023-000	1749 ELSTON CIR	1.0	392.89	392.88
027-752-024-000	1745 ELSTON CIR	1.0	392.89	392.88
027-752-025-000	1741 ELSTON CIR	1.0	392.89	392.88
027-752-026-000	1737 ELSTON CIR	1.0	392.89	392.88
027-761-001-000	1745 LEE DR	1.0	392.89	392.88
027-761-002-000	1741 LEE DR	1.0	392.89	392.88
027-761-003-000	1737 LEE DR	1.0	392.89	392.88
027-761-004-000	1733 LEE DR	1.0	392.89	392.88
027-761-005-000	1729 LEE DR	1.0	392.89	392.88
027-761-006-000	1725 LEE DR	1.0	392.89	392.88
027-761-007-000	1721 LEE DR	1.0	392.89	392.88
027-761-008-000	1717 LEE DR	1.0	392.89	392.88
027-761-009-000	1713 LEE CT	1.0	392.89	392.88
027-761-010-000	1709 LEE CT	1.0	392.89	392.88
027-761-011-000	1705 LEE CT	1.0	392.89	392.88
027-761-012-000	1703 LEE CT	1.0	392.89	392.88
027-761-013-000	1701 LEE CT	1.0	392.89	392.88
027-761-015-000	1706 LEE CT	1.0	392.89	392.88
027-761-016-000	1710 LEE CT	1.0	392.89	392.88
027-761-017-000	1714 LEE CT	1.0	392.89	392.88
027-761-018-000	603 EAKLE LN	1.0	392.89	392.88
027-761-019-000	607 EAKLE LN	1.0	392.89	392.88
027-761-020-000	1715 FARNHAM AVE	1.0	392.89	392.88
027-761-021-000	1711 FARNHAM AVE	1.0	392.89	392.88
027-761-022-000	1707 FARNHAM AVE	1.0	392.89	392.88
027-761-023-000	1703 FARNHAM AVE	1.0	392.89	392.88
027-762-001-000	1726 LEE DR	1.0	392.89	392.88
027-762-002-000	1730 LEE DR	1.0	392.89	392.88
027-762-003-000	1734 LEE DR	1.0	392.89	392.88
027-762-004-000	1738 LEE DR	1.0	392.89	392.88
027-762-005-000	1742 LEE DR	1.0	392.89	392.88
027-762-006-000	1746 LEE DR	1.0	392.89	392.88
027-762-007-000	1748 LEE DR	1.0	392.89	392.88
027-762-008-000	1752 LEE DR	1.0	392.89	392.88
027-762-009-000	1751 FARNHAM AVE	1.0	392.89	392.88
027-762-010-000	1747 FARNHAM AVE	1.0	392.89	392.88
027-762-011-000	1743 FARNHAM AVE	1.0	392.89	392.88
027-762-012-000	1739 FARNHAM AVE	1.0	392.89	392.88
027-762-013-000	1735 FARNHAM AVE	1.0	392.89	392.88
027-762-014-000	1731 FARNHAM AVE	1.0	392.89	392.88
027-762-015-000	1727 FARNHAM AVE	1.0	392.89	392.88
027-762-016-000	1723 FARNHAM AVE	1.0	392.89	392.88
027-763-001-000	1704 FARNHAM AVE	1.0	392.89	392.88
027-763-002-000	1708 FARNHAM AVE	1.0	392.89	392.88
027-763-003-000	1712 FARNHAM AVE	1.0	392.89	392.88
027-763-004-000	1716 FARNHAM AVE	1.0	392.89	392.88
027-763-005-000	1720 FARNHAM AVE	1.0	392.89	392.88
027-763-006-000	1724 FARNHAM AVE	1.0	392.89	392.88
027-763-007-000	1728 FARNHAM AVE	1.0	392.89	392.88
027-763-008-000	1732 FARNHAM AVE	1.0	392.89	392.88
027-763-009-000	1736 FARNHAM AVE	1.0	392.89	392.88
027-763-010-000	1733 ELSTON CIR	1.0	392.89	392.88
027-763-011-000	1729 ELSTON CIR	1.0	392.89	392.88
027-763-012-000	1725 ELSTON CIR	1.0	392.89	392.88
027-763-013-000	1721 ELSTON CIR	1.0	392.89	392.88
027-763-014-000	1717 ELSTON CIR	1.0	392.89	392.88
027-763-015-000	1713 ELSTON CIR	1.0	392.89	392.88
027-763-016-000	1709 ELSTON CIR	1.0	392.89	392.88
027-763-017-000	1705 ELSTON CIR	1.0	392.89	392.88
027-763-018-000	760 ELSTON CIR	1.0	392.89	392.88
027-771-001-000	1953 HECKE DR	1.0	392.89	392.88
027-771-002-000	1957 HECKE DR	1.0	392.89	392.88
027-771-003-000	1961 HECKE DR	1.0	392.89	392.88
027-771-004-000	1965 HECKE DR	1.0	392.89	392.88
027-771-005-000	1969 HECKE DR	1.0	392.89	392.88

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-771-006-000	1973 HECKE DR	1.0	392.89	392.88
027-771-007-000	1977 HECKE DR	1.0	392.89	392.88
027-771-008-000	1981 HECKE DR	1.0	392.89	392.88
027-771-010-000	1985 HECKE DR	1.0	392.89	392.88
027-771-011-000	1989 HECKE DR	1.0	392.89	392.88
027-771-012-000	1993 HECKE DR	1.0	392.89	392.88
027-771-013-000	1997 HECKE DR	1.0	392.89	392.88
027-772-001-000	1954 HECKE DR	1.0	392.89	392.88
027-772-002-000	1958 HECKE DR	1.0	392.89	392.88
027-772-003-000	1962 HECKE DR	1.0	392.89	392.88
027-772-004-000	1966 HECKE DR	1.0	392.89	392.88
027-772-005-000	1970 HECKE DR	1.0	392.89	392.88
027-772-006-000	1972 HECKE DR	1.0	392.89	392.88
027-772-007-000	1971 HERSHEY DR	1.0	392.89	392.88
027-772-008-000	1967 HERSHEY DR	1.0	392.89	392.88
027-772-009-000	1963 HERSHEY DR	1.0	392.89	392.88
027-772-010-000	1959 HERSHEY DR	1.0	392.89	392.88
027-772-011-000	1955 HERSHEY DR	1.0	392.89	392.88
027-772-012-000	1951 HERSHEY DR	1.0	392.89	392.88
027-773-001-000	1952 HERSHEY DR	1.0	392.89	392.88
027-773-002-000	1956 HERSHEY DR	1.0	392.89	392.88
027-773-003-000	1960 HERSHEY DR	1.0	392.89	392.88
027-773-004-000	1964 HERSHEY DR	1.0	392.89	392.88
027-773-005-000	1968 HERSHEY DR	1.0	392.89	392.88
027-773-006-000	1972 HERSHEY DR	1.0	392.89	392.88
027-773-007-000	1976 HERSHEY DR	1.0	392.89	392.88
027-773-008-000	1980 HERSHEY DR	1.0	392.89	392.88
027-773-009-000	1984 HERSHEY DR	1.0	392.89	392.88
027-773-010-000	1988 HERSHEY DR	1.0	392.89	392.88
027-781-001-000	1801 HARDY DR	1.0	392.89	392.88
027-781-002-000	1805 HARDY DR	1.0	392.89	392.88
027-781-003-000	1809 HARDY DR	1.0	392.89	392.88
027-781-004-000	1813 HARDY DR	1.0	392.89	392.88
027-781-005-000	1817 HARDY DR	1.0	392.89	392.88
027-781-006-000	1821 HARDY DR	1.0	392.89	392.88
027-781-007-000	1825 HARDY DR	1.0	392.89	392.88
027-781-008-000	1829 HARDY DR	1.0	392.89	392.88
027-781-009-000	1833 HARDY DR	1.0	392.89	392.88
027-782-001-000	1802 HARDY DR	1.0	392.89	392.88
027-782-002-000	1806 HARDY DR	1.0	392.89	392.88
027-782-003-000	1810 HARDY DR	1.0	392.89	392.88
027-782-004-000	1814 HARDY DR	1.0	392.89	392.88
027-782-005-000	1818 HARDY DR	1.0	392.89	392.88
027-782-006-000	1822 HARDY DR	1.0	392.89	392.88
027-782-007-000	1826 HARDY DR	1.0	392.89	392.88
027-782-008-000	1830 HARDY DR	1.0	392.89	392.88
027-782-009-000	1834 HARDY DR	1.0	392.89	392.88
027-782-010-000	1833 LOWE DR	1.0	392.89	392.88
027-782-011-000	1829 LOWE DR	1.0	392.89	392.88
027-782-012-000	1825 LOWE DR	1.0	392.89	392.88
027-782-013-000	1821 LOWE DR	1.0	392.89	392.88
027-782-014-000	1817 LOWE DR	1.0	392.89	392.88
027-782-015-000	1813 LOWE DR	1.0	392.89	392.88
027-782-016-000	1809 LOWE DR	1.0	392.89	392.88
027-782-017-000	1805 LOWE DR	1.0	392.89	392.88
027-782-018-000	1801 LOWE DR	1.0	392.89	392.88
027-783-001-000	1802 LOWE DR	1.0	392.89	392.88
027-783-002-000	1806 LOWE DR	1.0	392.89	392.88
027-783-003-000	1810 LOWE DR	1.0	392.89	392.88
027-783-004-000	1814 LOWE DR	1.0	392.89	392.88
027-783-005-000	1818 LOWE DR	1.0	392.89	392.88
027-783-006-000	1822 LOWE DR	1.0	392.89	392.88
027-783-007-000	1826 LOWE DR	1.0	392.89	392.88
027-783-008-000	1830 LOWE DR	1.0	392.89	392.88
027-783-009-000	1834 LOWE DR	1.0	392.89	392.88
027-783-010-000	1833 E GUM AVE	0.5	392.89	392.88
027-783-011-000	1829 E GUM AVE	0.5	392.89	392.88
027-783-012-000	1825 E GUM AVE	0.5	392.89	392.88
027-783-013-000	1821 E GUM AVE	0.5	392.89	392.88
027-783-014-000	1817 E GUM AVE	1.0	392.89	392.88
027-783-015-000	1813 E GUM AVE	1.0	392.89	392.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-783-016-000	1809 E GUM AVE	1.0	392.89	392.88
027-783-017-000	1805 E GUM AVE	1.0	392.89	392.88
027-783-018-000	1801 E GUM AVE	0.5	392.89	392.88
027-784-001-000	1948 HERSHEY DR	0.5	392.89	392.88
027-784-002-000	1944 HERSHEY DR	0.5	392.89	392.88
027-784-003-000	1940 HERSHEY DR	1.0	392.89	392.88
027-784-004-000	1936 HERSHEY DR	1.0	392.89	392.88
027-784-005-000	1932 HERSHEY DR	1.0	392.89	392.88
027-784-006-000	1928 HERSHEY DR	1.0	392.89	392.88
027-784-007-000	1924 HERSHEY DR	1.0	392.89	392.88
027-784-008-000	1920 HERSHEY DR	1.0	392.89	392.88
027-784-009-000	1916 HERSHEY DR	1.0	392.89	392.88
027-784-010-000	1912 HERSHEY DR	1.0	392.89	392.88
027-784-011-000	1908 HERSHEY DR	1.0	392.89	392.88
027-784-012-000	1904 HERSHEY DR	1.0	392.89	392.88
027-784-013-000	1900 HERSHEY DR	1.0	392.89	392.88
027-784-014-000	1896 HERSHEY DR	1.0	392.89	392.88
027-784-015-000	1892 HERSHEY DR	1.0	392.89	392.88
027-784-016-000	1888 HERSHEY DR	1.0	392.89	392.88
027-784-017-000	1884 HERSHEY DR	1.0	392.89	392.88
027-784-018-000	725 FARNHAM AVE	1.0	392.89	392.88
027-784-019-000	729 FARNHAM AVE	1.0	392.89	392.88
027-784-020-000	733 FARNHAM AVE	1.0	392.89	392.88
027-784-021-000	737 FARNHAM AVE	1.0	392.89	392.88
027-784-022-000	741 FARNHAM AVE	1.0	392.89	392.88
027-784-023-000	745 FARNHAM AVE	1.0	392.89	392.88
027-784-024-000	749 FARNHAM AVE	1.0	392.89	392.88
027-784-025-000	753 FARNHAM AVE	1.0	392.89	392.88
027-784-026-000	757 FARNHAM AVE	1.0	392.89	392.88
027-784-027-000	761 FARNHAM AVE	1.0	392.89	392.88
027-785-001-000	1950 HECKE DR	1.0	392.89	392.88
027-785-002-000	1946 HECKE DR	1.0	392.89	392.88
027-785-003-000	1942 HECKE DR	1.0	392.89	392.88
027-785-004-000	1938 HECKE DR	1.0	392.89	392.88
027-785-005-000	1934 HECKE DR	1.0	392.89	392.88
027-785-006-000	1930 HECKE DR	1.0	392.89	392.88
027-785-007-000	1919 HERSHEY DR	1.0	392.89	392.88
027-785-008-000	1923 HERSHEY DR	1.0	392.89	392.88
027-785-009-000	1927 HERSHEY DR	1.0	392.89	392.88
027-785-010-000	1931 HERSHEY DR	1.0	392.89	392.88
027-785-011-000	1935 HERSHEY DR	1.0	392.89	392.88
027-785-012-000	1939 HERSHEY DR	1.0	392.89	392.88
027-785-013-000	1943 HERSHEY DR	1.0	392.89	392.88
027-785-014-000	1947 HERSHEY DR	1.0	392.89	392.88
027-791-001-000	645 BLOWERS DR	1.0	392.89	392.88
027-791-002-000	643 BLOWERS DR	1.0	392.89	392.88
027-791-003-000	641 BLOWERS DR	1.0	392.89	392.88
027-791-004-000	637 BLOWERS DR	1.0	392.89	392.88
027-791-005-000	633 BLOWERS DR	1.0	392.89	392.88
027-791-006-000	629 BLOWERS DR	1.0	392.89	392.88
027-791-007-000	625 BLOWERS DR	1.0	392.89	392.88
027-791-008-000	621 BLOWERS DR	1.0	392.89	392.88
027-791-009-000	617 BLOWERS DR	1.0	392.89	392.88
027-791-010-000	613 BLOWERS DR	1.0	392.89	392.88
027-791-011-000	609 BLOWERS DR	1.0	392.89	392.88
027-791-012-000	605 BLOWERS DR	1.0	392.89	392.88
027-791-013-000	601 BLOWERS DR	1.0	392.89	392.88
027-791-014-000	1899 BLOWERS DR	1.0	392.89	392.88
027-791-015-000	1895 BLOWERS DR	1.0	392.89	392.88
027-791-016-000	1891 BLOWERS DR	1.0	392.89	392.88
027-791-017-000	1887 BLOWERS DR	1.0	392.89	392.88
027-791-018-000	1883 BLOWERS DR	1.0	392.89	392.88
027-791-019-000	1879 BLOWERS DR	1.0	392.89	392.88
027-791-020-000	1875 BLOWERS DR	1.0	392.89	392.88
027-791-021-000	1871 BLOWERS DR	1.0	392.89	392.88
027-791-022-000	1867 BLOWERS DR	1.0	392.89	392.88
027-791-023-000	1863 BLOWERS DR	1.0	392.89	392.88
027-791-024-000	1859 BLOWERS DR	0.5	392.89	392.88
027-791-025-000	1855 BLOWERS DR	0.5	392.89	392.88
027-791-026-000	1851 BLOWERS DR	0.5	392.89	392.88
027-791-027-000	1847 BLOWERS DR	0.5	392.89	392.88

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-791-028-000	1843 BLOWERS DR	0.5	392.89	392.88
027-791-029-000	1839 BLOWERS DR	0.5	392.89	392.88
027-791-030-000	1835 BLOWERS DR	0.5	392.89	392.88
027-791-031-000	1831 BLOWERS DR	0.5	392.89	392.88
027-791-032-000	1827 BLOWERS DR	0.5	392.89	392.88
027-791-033-000	1823 BLOWERS DR	0.5	392.89	392.88
027-791-034-000	1819 BLOWERS DR	0.5	392.89	392.88
027-792-001-000	1870 HARDY DR	1.0	392.89	392.88
027-792-002-000	1917 HECKE DR	1.0	392.89	392.88
027-792-003-000	1921 HECKE DR	1.0	392.89	392.88
027-792-004-000	1925 HECKE DR	1.0	392.89	392.88
027-792-005-000	1929 HECKE DR	1.0	392.89	392.88
027-792-006-000	1933 HECKE DR	1.0	392.89	392.88
027-792-007-000	1937 HECKE DR	1.0	392.89	392.88
027-792-008-000	1894 HARDY DR	1.0	392.89	392.88
027-792-009-000	1890 HARDY DR	1.0	392.89	392.88
027-792-010-000	1886 HARDY DR	1.0	392.89	392.88
027-792-011-000	1882 HARDY DR	1.0	392.89	392.88
027-792-012-000	1878 HARDY DR	1.0	392.89	392.88
027-792-013-000	1874 HARDY DR	1.0	392.89	392.88
027-793-003-000	1841 HARDY DR	1.0	392.89	392.88
027-793-004-000	1845 HARDY DR	1.0	392.89	392.88
027-793-005-000	1849 HARDY DR	1.0	392.89	392.88
027-793-006-000	1853 HARDY DR	1.0	392.89	392.88
027-793-007-000	1857 HARDY DR	1.0	392.89	392.88
027-793-008-000	1861 HARDY DR	1.0	392.89	392.88
027-793-009-000	1865 HARDY DR	1.0	392.89	392.88
027-793-010-000	1869 HARDY DR	1.0	392.89	392.88
027-793-011-000	1873 HARDY DR	1.0	392.89	392.88
027-793-012-000	1877 HARDY DR	1.0	392.89	392.88
027-793-013-000	1881 HARDY DR	1.0	392.89	392.88
027-793-014-000	1885 HARDY DR	1.0	392.89	392.88
027-793-015-000	1889 HARDY DR	1.0	392.89	392.88
027-793-016-000	1893 HARDY DR	1.0	392.89	392.88
027-793-017-000	1896 GABLE DR	1.0	392.89	392.88
027-793-018-000	1892 GABLE DR	1.0	392.89	392.88
027-793-019-000	1888 GABLE DR	1.0	392.89	392.88
027-793-020-000	1884 GABLE DR	1.0	392.89	392.88
027-793-021-000	1880 GABLE DR	1.0	392.89	392.88
027-793-022-000	1876 GABLE DR	1.0	392.89	392.88
027-793-023-000	1872 GABLE DR	1.0	392.89	392.88
027-793-024-000	1868 GABLE DR	1.0	392.89	392.88
027-793-025-000	1864 GABLE DR	1.0	392.89	392.88
027-793-026-000	1860 GABLE DR	1.0	392.89	392.88
027-793-027-000	1856 GABLE DR	1.0	392.89	392.88
027-793-028-000	1852 GABLE DR	1.0	392.89	392.88
027-793-029-000	1848 GABLE DR	1.0	392.89	392.88
027-793-030-000	1844 GABLE DR	1.0	392.89	392.88
027-793-031-000	1840 GABLE DR	1.0	392.89	392.88
027-794-001-000	1828 BLOWERS DR	1.0	392.89	392.88
027-794-002-000	1832 BLOWERS DR	1.0	392.89	392.88
027-794-003-000	1836 BLOWERS DR	1.0	392.89	392.88
027-794-004-000	1840 BLOWERS DR	1.0	392.89	392.88
027-794-005-000	1844 BLOWERS DR	1.0	392.89	392.88
027-794-006-000	1848 BLOWERS DR	1.0	392.89	392.88
027-794-007-000	1852 BLOWERS DR	1.0	392.89	392.88
027-794-008-000	1856 BLOWERS DR	1.0	392.89	392.88
027-794-009-000	1860 BLOWERS DR	1.0	392.89	392.88
027-794-010-000	1864 BLOWERS DR	1.0	392.89	392.88
027-794-011-000	1868 BLOWERS DR	1.0	392.89	392.88
027-794-012-000	1872 BLOWERS DR	1.0	392.89	392.88
027-794-013-000	1876 BLOWERS DR	1.0	392.89	392.88
027-794-014-000	1880 BLOWERS DR	1.0	392.89	392.88
027-794-015-000	1884 BLOWERS DR	1.0	392.89	392.88
027-794-016-000	1888 BLOWERS DR	1.0	392.89	392.88
027-794-017-000	1892 BLOWERS DR	1.0	392.89	392.88
027-794-018-000	1896 BLOWERS DR	1.0	392.89	392.88
027-794-019-000	1899 GABLE DR	1.0	392.89	392.88
027-794-020-000	1895 GABLE DR	1.0	392.89	392.88
027-794-021-000	1891 GABLE DR	1.0	392.89	392.88
027-794-022-000	1887 GABLE DR	1.0	392.89	392.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-794-023-000	1883 GABLE DR	1.0	392.89	392.88
027-794-024-000	1879 GABLE DR	1.0	392.89	392.88
027-794-025-000	1875 GABLE DR	1.0	392.89	392.88
027-794-026-000	1871 GABLE DR	1.0	392.89	392.88
027-794-027-000	1867 GABLE DR	1.0	392.89	392.88
027-794-028-000	1863 GABLE DR	1.0	392.89	392.88
027-794-029-000	1859 GABLE DR	1.0	392.89	392.88
027-794-030-000	1855 GABLE DR	1.0	392.89	392.88
027-794-031-000	1851 GABLE DR	1.0	392.89	392.88
027-794-032-000	1847 GABLE DR	1.0	392.89	392.88
027-794-033-000	1843 GABLE DR	1.0	392.89	392.88
027-794-034-000	1843 FARNHAM AVE	1.0	392.89	392.88
027-794-035-000	1837 FARNHAM AVE	1.0	392.89	392.88
027-800-001-000	1849 E GIBSON RD		459.89	459.88
027-800-002-000	1837 E GIBSON RD		2,412.08	2,412.08
027-800-003-000	1813 E GIBSON RD		891.62	891.62
027-800-004-000	1801 E GIBSON RD		1,051.17	1,051.16
027-800-005-000	1897 E GIBSON RD		685.14	685.14
027-800-006-000	1885 E GIBSON RD		5,274.66	5,274.66
027-800-007-000	1861 E GIBSON RD		1,032.40	1,032.40
027-810-001-000	1950 VALLEJO CT	1.0	392.89	392.88
027-810-002-000	1954 VALLEJO CT	1.0	392.89	392.88
027-810-003-000	1968 MILLER CT	1.0	392.89	392.88
027-810-004-000	1972 MILLER CT	1.0	392.89	392.88
027-810-005-000	1971 GREGORY CT	1.0	392.89	392.88
027-810-006-000	1967 GREGORY CT	1.0	392.89	392.88
027-810-007-000	1963 GREGORY CT	1.0	392.89	392.88
027-810-008-000	1953 GREGORY CT	1.0	392.89	392.88
027-810-009-000	1949 GREGORY CT	1.0	392.89	392.88
027-810-010-000	1950 GREGORY CT	1.0	392.89	392.88
027-810-011-000	1954 GREGORY CT	1.0	392.89	392.88
027-810-012-000	1964 GREGORY CT	1.0	392.89	392.88
027-810-013-000	1968 GREGORY CT	1.0	392.89	392.88
027-810-014-000	1972 GREGORY CT	1.0	392.89	392.88
027-810-015-000	1971 OCHOA CT	1.0	392.89	392.88
027-810-016-000	1967 OCHOA CT	1.0	392.89	392.88
027-810-017-000	1963 OCHOA CT	1.0	392.89	392.88
027-810-018-000	1953 OCHOA CT	1.0	392.89	392.88
027-810-019-000	1949 OCHOA CT	1.0	392.89	392.88
027-810-020-000	1950 OCHOA CT	1.0	392.89	392.88
027-810-021-000	1954 OCHOA CT	1.0	392.89	392.88
027-810-022-000	1964 OCHOA CT	1.0	392.89	392.88
027-810-023-000	1968 OCHOA CT	1.0	392.89	392.88
027-810-024-000	1972 OCHOA CT	1.0	392.89	392.88
027-820-002-000	1950 HAWKINS CT	1.0	392.89	392.88
027-820-003-000	1954 HAWKINS CT	1.0	392.89	392.88
027-820-004-000	1958 HAWKINS CT	1.0	392.89	392.88
027-820-005-000	1968 HAWKINS CT	1.0	392.89	392.88
027-820-006-000	1974 HAWKINS CT	1.0	392.89	392.88
027-820-007-000	1978 HAWKINS CT	1.0	392.89	392.88
027-820-008-000	648 AZEVEDO CT	1.0	392.89	392.88
027-820-009-000	647 AZEVEDO CT	1.0	392.89	392.88
027-820-010-000	642 RICO CT	1.0	392.89	392.88
027-820-011-000	1992 STONEHAVEN LP	1.0	392.89	392.88
027-820-012-000	1996 STONEHAVEN LP	1.0	392.89	392.88
027-820-013-000	738 STONEHAVEN LP	1.0	392.89	392.88
027-820-014-000	742 STONEHAVEN LP	1.0	392.89	392.88
027-820-015-000	746 STONEHAVEN LP	1.0	392.89	392.88
027-820-017-000	755 STONEHAVEN LP	1.0	392.89	392.88
027-820-018-000	751 STONEHAVEN LP	1.0	392.89	392.88
027-820-019-000	747 STONEHAVEN LP	1.0	392.89	392.88
027-820-020-000	748 STONEHAVEN LP	1.0	392.89	392.88
027-820-021-000	752 STONEHAVEN LP	1.0	392.89	392.88
027-820-022-000	756 STONEHAVEN LP	1.0	392.89	392.88
027-820-023-000	755 BREEN CT	1.0	392.89	392.88
027-820-024-000	751 BREEN CT	1.0	392.89	392.88
027-820-025-000	747 BREEN CT	1.0	392.89	392.88
027-820-026-000	748 BREEN CT	1.0	392.89	392.88
027-820-027-000	752 BREEN CT	1.0	392.89	392.88
027-820-028-000	756 BREEN CT	1.0	392.89	392.88
027-820-029-000	1971 MILLER CT	1.0	392.89	392.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-820-030-000	1967 MILLER CT	1.0	392.89	392.88
027-820-031-000	758 HALL CT	1.0	392.89	392.88
027-820-032-000	754 HALL CT	1.0	392.89	392.88
027-820-033-000	1957 VALLEJO CT	1.0	392.89	392.88
027-820-034-000	1953 VALLEJO CT	1.0	392.89	392.88
027-820-035-000	1949 VALLEJO CT	1.0	392.89	392.88
027-820-036-000	1950 VACA CT	1.0	392.89	392.88
027-820-037-000	1954 VACA CT	1.0	392.89	392.88
027-820-038-000	1958 VACA CT	1.0	392.89	392.88
027-820-039-000	1957 VACA CT	1.0	392.89	392.88
027-820-040-000	1953 VACA CT	1.0	392.89	392.88
027-820-041-000	1949 VACA CT	1.0	392.89	392.88
027-830-001-000	1948 COOK CT	1.0	392.89	392.88
027-830-002-000	1952 COOK CT	1.0	392.89	392.88
027-830-003-000	1956 COOK CT	1.0	392.89	392.88
027-830-004-000	1957 SAVALA CT	1.0	392.89	392.88
027-830-005-000	1953 SAVALA CT	1.0	392.89	392.88
027-830-006-000	1949 SAVALA CT	1.0	392.89	392.88
027-830-007-000	1948 SAVALA CT	1.0	392.89	392.88
027-830-008-000	1952 SAVALA CT	1.0	392.89	392.88
027-830-009-000	1956 SAVALA CT	1.0	392.89	392.88
027-830-010-000	1945 DAY CT	1.0	392.89	392.88
027-830-011-000	1949 HAWKINS CT	1.0	392.89	392.88
027-830-012-000	1953 HAWKINS CT	1.0	392.89	392.88
027-830-013-000	1957 HAWKINS CT	1.0	392.89	392.88
027-830-014-000	1967 HAWKINS CT	1.0	392.89	392.88
027-830-015-000	1971 HAWKINS CT	1.0	392.89	392.88
027-830-016-000	623 WATERMAN LN	1.0	392.89	392.88
027-830-017-000	1966 COOK CT	1.0	392.89	392.88
027-830-018-000	1970 COOK CT	1.0	392.89	392.88
027-830-019-000	1974 COOK CT	1.0	392.89	392.88
027-830-020-000	640 AZEVEDO CT	1.0	392.89	392.88
027-830-021-000	644 AZEVEDO CT	1.0	392.89	392.88
027-830-022-000	643 AZEVEDO CT	1.0	392.89	392.88
027-830-023-000	638 RICO CT	1.0	392.89	392.88
027-860-024-000	463 PIONEER AVE	5.95	732.07	732.06
027-860-025-000	475 PIONEER AVE	9.15	1,126.26	1,126.26
027-860-026-000	PIONEER AVE	20.89	1,285.81	1,285.80
027-860-027-000	521 PIONEER AVE	45.75	26,795.02	26,795.02
027-860-031-000	700 KINCHELOE CT		34,084.85	34,084.84
027-860-035-000	18440 CR 102	9.3	1,135.64	1,135.64
027-860-039-000	451 PIONEER AVE		4,223.48	4,223.48
027-871-001-000	1814 MEZGER DR	1.0	392.89	392.88
027-871-002-000	1818 MEZGER DR	1.0	392.89	392.88
027-871-003-000	1822 MEZGER DR	1.0	392.89	392.88
027-871-004-000	1826 MEZGER DR	1.0	392.89	392.88
027-871-005-000	1830 MEZGER DR	1.0	392.89	392.88
027-871-006-000	1834 MEZGER DR	1.0	392.89	392.88
027-871-007-000	1836 MEZGER DR	1.0	392.89	392.88
027-871-008-000	1840 MEZGER DR	1.0	392.89	392.88
027-871-009-000	1811 ROMINGER CT	1.0	392.89	392.88
027-871-010-000	1815 ROMINGER CT	1.0	392.89	392.88
027-871-011-000	1819 ROMINGER CT	1.0	392.89	392.88
027-871-012-000	1823 ROMINGER CT	1.0	392.89	392.88
027-871-013-000	1827 ROMINGER CT	1.0	392.89	392.88
027-871-014-000	1831 ROMINGER CT	1.0	392.89	392.88
027-871-015-000	1835 ROMINGER CT	1.0	392.89	392.88
027-871-017-000	1838 ROMINGER CT	1.0	392.89	392.88
027-871-018-000	1834 ROMINGER CT	1.0	392.89	392.88
027-871-019-000	1828 ROMINGER CT	1.0	392.89	392.88
027-871-020-000	1824 ROMINGER CT	1.0	392.89	392.88
027-871-021-000	1820 ROMINGER CT	1.0	392.89	392.88
027-871-022-000	1816 ROMINGER CT	1.0	392.89	392.88
027-871-023-000	1812 ROMINGER CT	1.0	392.89	392.88
027-871-024-000	1808 ROMINGER CT	1.0	392.89	392.88
027-871-025-000	1804 ROMINGER ST	1.0	392.89	392.88
027-871-026-000	1800 ROMINGER ST	1.0	392.89	392.88
027-871-028-000	1796 ROMINGER ST	1.0	392.89	392.88
027-871-029-000	1792 ROMINGER ST	1.0	392.89	392.88
027-871-030-000	1788 ROMINGER ST	1.0	392.89	392.88
027-871-031-000	1784 ROMINGER ST	1.0	392.89	392.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-871-032-000	1780 ROMINGER ST	1.0	392.89	392.88
027-871-033-000	1776 ROMINGER ST	1.0	392.89	392.88
027-871-034-000	1020 MEZGER DR	1.0	392.89	392.88
027-871-035-000	1016 MEZGER DR	1.0	392.89	392.88
027-871-036-000	1012 MEZGER DR	1.0	392.89	392.88
027-871-037-000	1008 MEZGER DR	1.0	392.89	392.88
027-871-038-000	1004 MEZGER DR	1.0	392.89	392.88
027-871-039-000	1000 MEZGER DR	1.0	392.89	392.88
027-871-040-000	1787 MEZGER DR	1.0	392.89	392.88
027-871-041-000	1791 MEZGER DR	1.0	392.89	392.88
027-871-042-000	1795 MEZGER DR	1.0	392.89	392.88
027-871-043-000	1799 MEZGER DR	1.0	392.89	392.88
027-871-044-000	1803 MEZGER DR	1.0	392.89	392.88
027-871-045-000	1807 MEZGER DR	1.0	392.89	392.88
027-871-046-000	1811 MEZGER DR	1.0	392.89	392.88
027-871-047-000	1796 BRANIGAN AVE	1.0	392.89	392.88
027-871-048-000	1792 BRANIGAN AVE	1.0	392.89	392.88
027-871-049-000	1788 BRANIGAN AVE	1.0	392.89	392.88
027-871-050-000	1784 BRANIGAN AVE	1.0	392.89	392.88
027-871-051-000	1780 BRANIGAN AVE	1.0	392.89	392.88
027-871-052-000	1776 BRANIGAN AVE	1.0	392.89	392.88
027-871-053-000	1772 BRANIGAN AVE	1.0	392.89	392.88
027-871-054-000	1768 BRANIGAN AVE	1.0	392.89	392.88
027-872-001-000	1816 BRANIGAN AVE	1.0	392.89	392.88
027-872-002-000	1820 BRANIGAN AVE	1.0	392.89	392.88
027-872-003-000	1824 BRANIGAN AVE	1.0	392.89	392.88
027-872-004-000	1828 BRANIGAN AVE	1.0	392.89	392.88
027-872-005-000	1832 BRANIGAN AVE	1.0	392.89	392.88
027-872-006-000	1836 BRANIGAN AVE	1.0	392.89	392.88
027-872-007-000	1842 BRANIGAN AVE	1.0	392.89	392.88
027-872-008-000	1841 MEZGER DR	1.0	392.89	392.88
027-872-009-000	1837 MEZGER DR	1.0	392.89	392.88
027-872-010-000	1833 MEZGER DR	1.0	392.89	392.88
027-872-011-000	1831 MEZGER DR	1.0	392.89	392.88
027-872-012-000	1827 MEZGER DR	1.0	392.89	392.88
027-872-013-000	1823 MEZGER DR	1.0	392.89	392.88
027-872-014-000	1819 MEZGER DR	1.0	392.89	392.88
027-872-015-000	1815 MEZGER DR	1.0	392.89	392.88
027-873-009-000	1810 MEZGER DR	1.0	392.89	392.88
027-873-010-000	1806 MEZGER DR	1.0	392.89	392.88
027-873-011-000	1802 MEZGER DR	1.0	392.89	392.88
027-873-012-000	1798 MEZGER DR	1.0	392.89	392.88
027-873-013-000	1794 MEZGER DR	1.0	392.89	392.88
027-873-014-000	1790 MEZGER DR	1.0	392.89	392.88
027-873-015-000	1787 ROMINGER ST	1.0	392.89	392.88
027-873-016-000	1791 ROMINGER ST	1.0	392.89	392.88
027-873-017-000	1795 ROMINGER ST	1.0	392.89	392.88
027-873-018-000	1799 ROMINGER ST	1.0	392.89	392.88
027-873-019-000	1803 ROMINGER ST	1.0	392.89	392.88
027-873-020-000	1807 ROMINGER ST	1.0	392.89	392.88
Totals:			**$875,322.06**	**$875,302.50**
Parcel Count:				**1,967**

City of Woodland

North Park
Lighting and Landscaping District

Engineer's Annual Levy Report
Fiscal Year 2026/2027

Intent Meeting: July 7, 2026
Public Hearing: July 21, 2026

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Temecula, California 92590
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ENGINEER'S REPORT AFFIDAVIT

North Park Lighting and Landscaping District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Woodland

By: _____

Chonney Gano
Project Manager, District Administration Services

By: _____

Tyrone Peter
P. E. # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Woodland ("City") annually levies and collects special assessments in order to maintain the improvements within the North Park Lighting and Landscaping District ("District"). The District was formed in 1993 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act").

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historical and estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include the expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established method of apportionment.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessment Number by the County of Yolo (the "County") Assessor's Office. The County Auditor/Controller uses Assessment Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2026/2027 pursuant to the Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for Fiscal Year 2026/2027.

B. COMPLIANCE WITH CURRENT LEGISLATION

Pursuant to the 1972 Act, the City Council annually conducts a public hearing to accept property owner and public comments and testimony, to review the Engineer's Report and approve the annual assessments to be levied on the County tax roll for the fiscal year. The assessments contained in this Report and to be approved by the City Council have been prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitutional Article XIIID (Proposition 218).

The City has reviewed the provisions of the California Constitutional Article XIIID ("Article XIIID") and has made the following findings and determinations:

Pursuant to Article XIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the improvements and the annual assessment for maintaining the District improvements were part of the original conditions of development and approved by the original property owner (developer). As such, pursuant to Article XIIID Section 5 (b) the existing assessments were approved by the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition) and therefore the pre-existing assessment amount (assessment rate) was exempt from the procedural requirements Article XIIID Section 4.

The provisions of the Article XIIID do not alter the non-conflicting provisions of the 1972 Act. As such, the Method of Apportionment described in this Report utilizes commonly accepted assessment engineering practices consistent with the 1972 Act and the provisions of the Article XIIID. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the maximum assessment rate is considered an increased assessment. Pursuant to the provisions of Article XIIID, any new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIIID Section 4. The pre-existing approved maximum assessment rate for the District is $215.40 per Equivalent Dwelling Unit ("EDU") and has not been increased since the passage of Proposition 218.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The District is located in the northwest portion of the City of Woodland, generally:

- North of West Kentucky Avenue; and,
- West of North West Street; and,
- East of County Road 98.

The District consists of the parcels located in the subdivisions known as North Park Unit No. 5A, Tract 3794; North Park Unit No. 5B, Tract 4147; and Woodland West, Tract 3714.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscape and lighting improvements, and associated appurtenances that benefit parcels within the District. The assessable parcels receive benefit from the maintenance and servicing of sound walls, backup landscaping and street lighting within the District; park lighting and equipment in Park Parcel A; landscaped park areas and perimeter fencing in Park Parcels A and B.

Specific improvements include ground cover, turf, shrubs, trees, gardens, play areas and play equipment, picnic areas, bike paths, park maintenance facilities, irrigation and drainage systems, graffiti removal, and associated appurtenances. The services provided include the necessary operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.

The assessable parcels identified as being within the District share in both the costs and the benefits of the improvements. The costs associated with the improvements are equitably spread among the benefiting parcels within the District. Only parcels that receive special benefit from the improvements are assessed, and each parcel is assessed in proportion to the benefit received. The funds collected are dispersed and used for only the services and operation provided by the District.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "Maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

D. SPECIFIC IMPROVEMENTS

The following table provides the location, improvements and services for the specific areas provided and maintained within the District.

SPECIFIC AREAS OF IMPROVEMENT

	Park Parcel A	Park Parcel B	Back Up Landscaping	Sound Walls	Interior Street
Description Location	1.4 acre park between Falcon Drive and Quail Drive	1.2 acre park at the Northwest corner of the intersection of North Ashley Ave. and Quail Drive	Along West Kentucky Avenue between County Road 98 and the Southwest corner of Park Parcel A	Along West Kentucky Avenue between County Road 98 and the Southwest corner of Park Parcel A	Throughout District
Improvements					
Landscaping	Turf, native grasses, trees, shrubs, ground cover, a garden, park maintenance facilities, irrigation and drainage system	Tree Shrubs, ground cover, irrigation and drainage system	Tree Shrubs, ground cover, irrigation and drainage system		Street Lighting
Lighting	Park lights				
Park Facilities	Play equipment, picnic area, bike path	Storm drain detention basin			
Fencing	Perimeter fencing	Perimeter fencing			
Services	All necessary maintenance and service to keep all improvements in a healthy, vigorous condition Irrigation System Repair Fencing Repair	All necessary maintenance and service to keep landscaping in a healthy, vigorous condition Irrigation System Repair Fencing Repair	All necessary maintenance and service to keep landscaping in a healthy, vigorous condition Irrigation System Repair	Graffiti removal on street side exterior surface	Electric Service Costs

/// METHOD OF APPORTIONMENT

A. LEGISLATIVE AUTHORITY AND PROVISIONS

1972 Act

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscaping and lighting improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

Section 22573 defines the net amount to be assessed as follows:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

California Constitution

The costs to operate and maintain the District improvements are identified and allocated to properties within the District based on special benefit. The improvements provided and for which properties are to be assessed are identified as local landscaping and lighting improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of those properties. The District assessments and method of apportionment are based on the premise that these improvements would otherwise not have been required without the development or planned development of those parcels.

Article XIII D Section 2(d) defines District as follows:

> *"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";*

Article XIII D Section 2(i) defines Special benefit as follows:

> *"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."*

Article XIII D Section 4a defines proportional special benefit assessments as follows:

> *"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report have been reviewed, identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit".

California Constitution Article XIIID Assessment Exemption

In accordance with Article XIIID Section 5, certain assessments existing on the effective date of Article XIIID (July 1, 1997), shall be exempt from the procedures and approval process set forth in Section 4 of Article XIIID of the California Constitution. Prior to levying the District assessments for Fiscal Year 1997/1998, the City carefully reviewed the District improvements and the corresponding assessments and determined that the assessments being levied and collected annually for this District were part of the original conditions of development and approved by the developer (a 100% landowner petition). Therefore, the City determined that the existing District assessments shall be exempt from the procedures and approval process set forth in Section 4 of Article XIIID pursuant to Section 5(b):

"Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4."

As such, the existing assessment rates including the annual maximum assessment cap formula for this District that was previously approved and in place prior to the July 1, 1997 effective date of Article XIIID and are exempt from the procedural and approval process set forth in Article XIIID Section 4 until such time that the assessment is increased above the adjusted annual maximum assessment rates for the existing parcels. It has also been

determined that the properties within the District are proportionally assessed for only improvements that provide a special benefit to those properties and therefore the assessments meet the substantive requirements of Article XIIID. Properties which may be annexed to the District in the future, if any, would be subject to a new assessment and such assessments must comply with the procedural and approval process set forth in Article XIIID Section 4.

B. BENEFIT ANALYSIS

The local improvements provided by this District and for which properties will be assessed have been identified as necessary, desired and/or required for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City's General Plan.

Special Benefits

Landscaping Special Benefits

The ongoing maintenance of the local landscaped areas within the District provides aesthetic benefits to the properties within the District providing a more pleasant environment to walk, drive, live, and work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of the properties within the District. These improvements are an integral part of the physical environment associated with the parcels in the District and while some of these improvements may in part be visible to properties outside the District and/or occasionally accessed by the general public as is the case with the landscaped areas within parks, collectively if these improvements are not properly maintained, it is the parcels within the District that would be aesthetically burdened. Additionally, the local street landscaping serves as a pleasant aesthetic amenity that enhances the approach to the parcels and in many cases, serve as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the District. Likewise, the landscaped areas in this District may include or incorporate various landscaped parks, green spaces, slopes, or trails that provide visually pleasing open space areas that serve as an extension of the physical attributes of the parcels assessed, such as their front or rear yards and provide a greater opportunity for recreation. As a result, the maintenance of these landscaped improvements provides particular and distinct benefits to the properties and developments within the District.

Park Special Benefits

Parks and related amenities provide properties within the District the special benefit of nearby access to recreational facilities and spaces which are too specialized and/or large to be maintained within the individual properties and would be cost prohibitive to include within individual property development, including:

- Exercise facilities/space such as sports complexes, parkland areas and trails not typically found on individual parcels.
- Substantial outdoor areas increase the available recreational space and outdoor facilities, (picnic areas, playground equipment, open turf areas, sports fields and full-size courts, etc.), that are typically limited on individual parcels.
- Facilities (activity centers, parks) available for large gatherings, meetings and community events that could otherwise not be accommodated by the individual properties.

These facilities expand the use of each property within the District by providing these properties with access to desirable recreational facilities beyond those that can conveniently be included on a home or businesses lot. The common-use development of these facilities through the District, frees property owners from the burden of having to provide extensive privately-owned recreation facilities or having a property that lacks access to such facilities. The availability and proximity of the facilities is a distinct special benefit to the assessed parcels because the assessed parcels, unlike parcels outside the District are within the immediate service area of the facilities and can easily use the facilities as a substitute for (and enhancement of) recreational facilities that would otherwise need to be provided on the parcel (or simply foregone). Because each assessed parcel is in close proximity to the improvements and facilities, these park and recreation improvements are like an extension of the front and back lawns of the parcels. They are not remote, but available for frequent and everyday use with minimal travel.

Street Lighting Special Benefits

Likewise, street lighting in the District is primarily useful for illuminating the streets that provide access to the properties in the District as well as the sidewalks and parking lanes associated with those properties. While it is recognized that street lights and traffic signals serve in part to enhance traffic safety, installation and construction of street lights are for the most part, required by the development of properties and these improvements provide three main special benefits to those properties: (i) property security benefit, (ii) pedestrian safety benefit, and (iii) parkway/roadway access benefit. Furthermore, because traffic circulation in the City is largely the result of local traffic to and from these properties by the property owners and guests, it is reasonable to assume that these properties derive a particular and distinct benefit from the local street lights that support the safe access to the properties and essentially all pedestrians and parking vehicles in the lit areas will, after

dark, be directly associated with the assessed properties. As a result, the maintenance of the local street lighting improvements is a particular and distinct benefit to the properties and developments within the District.

Collectively these landscaping and lighting improvements and related assessments enhance the security, overall use, presentation and marketability of the properties, and ensure the long-term cost-efficiency of services that is obtained through the City provided maintenance (economy of scale), and the regulatory restrictions on future cost increases.

The annual assessments outlined in this Report are based on the estimated costs to provide necessary services, operation, administration, and maintenance required to ensure the satisfactory condition and quality of each improvement.

The special benefits associated with the parks and landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.

- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. ASSESSMENT METHODOLOGY

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method, which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used within the District should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the costs based on estimated special benefit to each parcel.

It has been determined that assessed parcels in the District receive special benefit from the services and improvements provided by the District. The assessable parcels within the District are single family residential parcels and are considered to benefit equally from the improvements and are assigned one Equivalent Dwelling Unit (EDU). The levy amount is therefore spread evenly to each assessable parcel in the District, on a per parcel method.

Total Balance to Levy / Total EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

The following is a brief description of the costs associated with the improvements and services funded through the District.

DIRECT COSTS:

Maintenance Costs/Labor **—** Includes all regularly scheduled labor and general maintenance cost including all wages, salaries, benefits and contract services required to properly maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

Utilities **—** The furnishing of water and electricity required for the operation and maintenance of the improvements and facilities.

Equipment and Supplies **—** Includes all, materials, supplies, (e.g. pipe, fertilizer, insecticides, fuel, cleaning material etc.), and equipment, (e.g. communication, small tools, rentals, machinery etc.), required to operate, maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

Repairs and Miscellaneous Expenses **—** This item includes repairs to the improvements and facilities that are not included in the yearly maintenance costs. This may include repair of damaged amenities due to vandalism, storms, etc. Also included may be planned upgrades or replacements of the improvements and equipment that provide a direct benefit to the District.

ADMINISTRATION COSTS:

District Administration **—** May include all or a portion of the administrative and professional service costs associated with the coordination of District services and operations including response to public concerns and education and procedures associated with the levy and collection of assessments. This budget item also includes the costs of contracting with professionals to provide administrative, legal or engineering services specific to the District.

County Administration Fee **—** This is the cost to the District for the County to collect assessments on the property tax bills.

LEVY BREAKDOWN:

Total District and Admin. Costs — This is the combined costs of District Costs and Administration Costs.

Reserve Collection/(Contribution) — The 1972 Act pursuant to Chapter 1, *Article 4 Section 22569 (a),* provides for a District Reserve Fund. This Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through December 10th or when the County provides the City with the first installment of assessments collected from the property tax bills (typically January or February). Negative amounts shown for this budget item represent transfers from the Reserve Fund that reduces the Balance to Levy. Maintaining a fully funded Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and also provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

General Fund Replenishment/(Contribution) **—** This item represents Replenishments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/ (Contribution) line item, this item directly impacts the Reserve Fund Balances either positively or negatively.

Repayments are shown as a positive number and represent additional monies being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years and Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures, and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, the available Reserve Funds are exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount still outstanding.

A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advance funds to the District as a temporary loan to meet the proposed expenditures. Generally, the available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

Balance to Levy — This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of Total Direct and Administration Costs, the Reserve Collection/(Contribution), Replenishment/(Contribution), and Other Revenue Sources.

DISTRICT STATISTICS:

Total Number of Parcels — The total number of parcels within the District.

Total Parcels Levied — The total number of parcels within the District that are assessed. Non-assessable lots or parcels include properties that have been determined to receive no special benefits from the improvements, and may include land principally encumbered by public or other rights-of-way or easements, common areas, and/or parcels that have restricted use or development potential.

Total Equivalent Dwelling Units — The assessable parcels within the District are considered to benefit equally from the improvements and are assigned one Equivalent Dwelling Unit (EDU).

Levy per EDU — This amount represents the assessment rate being applied to each parcel. The Levy per EDU is the result of dividing the total Balance to Levy, by the sum of the Total Equivalent Dwelling Units to be assessed.

Maximum Assessment per EDU — This amount represents the maximum rate to each parcel's individual EDU.

RESERVE INFORMATION:

Operating Reserve Balance — The Operating Reserve Balance eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. The Operating Reserve Account allows the District to retain sufficient funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through January or February (when the County provides the City with the first installment of assessments collected from the property tax bills). Additional funds may be collected each year to ensure adequate operating funds are available or the funds may be used to reduce the Balance to Levy. Using reserve amounts in this way allows the Levy rate to remain fairly constant, although District costs may fluctuate. The Previous Operating Reserve Balance reflects the projected funds available at the beginning of the current fiscal year (based on the projected revenues and expenses from the prior fiscal year). The Estimated Ending Operating Reserve Balance reflects the projected funds that are anticipated at the end of the current fiscal year (assuming the revenues and expenditures occur as budgeted).

B. DISTRICT BUDGET FISCAL YEAR 2026/2027

BUDGET ITEMS	Total
DIRECT COSTS	
Maintenance Costs/Labor	$46,347.00
Utilities	17,738.80
Equipment & Supplies	992.00
Repairs/Miscellaneous Expenses	1,163.00
Direct Costs (Subtotal)	**$66,240.80**
ADMINISTRATION COSTS	
District Administration	$3,647.00
County Administration Fee	124.00
Administration Costs (Subtotal)	**$3,771.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$70,011.80
Reserve Collection/(Contribution)	0.00
General Fund Replenishment/(Contribution)	(43,302.20)
Balance to Levy	**$26,709.60**
DISTRICT STATISTICS	
Total Number of Parcels	124
Total Parcels Levied	124
Total Equivalent Dwelling Units	124
Levy Per EDU	**$215.40**
Maximum Assessment Per EDU	**$215.40**
Prior Year Maximum Assessment Per EDU	$215.40
RESERVE INFORMATION	
Operating Reserve Balance	($67,249.53)
Reserve Fund Collection/(Contribution)	0.00
Estimated Ending Reserve Balance	**($67,249.53)**

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

An Assessment District Diagram has been prepared for the District in the format required by the 1972 Act, and is on file with the City Clerk, and, by reference is made part of this Report. The Assessment Diagram is available for inspection at the Office of the City Clerk, during normal business hours.

APPENDIX B - 2026/2027 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared.

Non-assessable lots or parcels include land principally encumbered by public or utility rights-of-way and common areas. These parcels will not be assessed.

A listing of parcels assessed within the District, along with the assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2026/2027 Assessment Roll".

City of Woodland
North Park Lighting and Landscaping District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-470-002-000	320 QUAIL DR	1.0	$215.40	$215.40
027-470-003-000	324 QUAIL DR	1.0	215.40	215.40
027-470-004-000	328 QUAIL DR	1.0	215.40	215.40
027-470-005-000	332 QUAIL DR	1.0	215.40	215.40
027-470-007-000	331 QUAIL DR	1.0	215.40	215.40
027-470-008-000	332 REDWING DR	1.0	215.40	215.40
027-470-009-000	336 REDWING DR	1.0	215.40	215.40
027-470-010-000	340 REDWING DR	1.0	215.40	215.40
027-470-011-000	344 REDWING DR	1.0	215.40	215.40
027-470-012-000	348 REDWING DR	1.0	215.40	215.40
027-470-013-000	352 REDWING DR	1.0	215.40	215.40
027-470-014-000	356 REDWING DR	1.0	215.40	215.40
027-470-015-000	360 REDWING DR	1.0	215.40	215.40
027-470-016-000	364 REDWING DR	1.0	215.40	215.40
027-470-017-000	368 REDWING DR	1.0	215.40	215.40
027-470-018-000	372 REDWING DR	1.0	215.40	215.40
027-470-019-000	429 FALCON DR	1.0	215.40	215.40
027-470-020-000	425 FALCON DR	1.0	215.40	215.40
027-470-021-000	421 FALCON DR	1.0	215.40	215.40
027-470-022-000	367 REDWING DR	1.0	215.40	215.40
027-470-023-000	363 REDWING DR	1.0	215.40	215.40
027-470-024-000	359 REDWING DR	1.0	215.40	215.40
027-470-025-000	355 REDWING DR	1.0	215.40	215.40
027-470-026-000	351 REDWING DR	1.0	215.40	215.40
027-470-027-000	347 REDWING DR	1.0	215.40	215.40
027-470-028-000	343 REDWING DR	1.0	215.40	215.40
027-470-029-000	339 REDWING DR	1.0	215.40	215.40
027-470-030-000	335 REDWING DR	1.0	215.40	215.40
027-470-031-000	331 REDWING DR	1.0	215.40	215.40
027-470-032-000	327 REDWING DR	1.0	215.40	215.40
027-470-033-000	323 REDWING DR	1.0	215.40	215.40
027-470-034-000	319 REDWING DR	1.0	215.40	215.40
027-470-035-000	315 REDWING DR	1.0	215.40	215.40
027-470-037-000	416 FALCON DR	1.0	215.40	215.40
027-470-038-000	412 FALCON DR	1.0	215.40	215.40
027-470-039-000	408 FALCON DR	1.0	215.40	215.40
027-470-041-000	381 CARDINAL DR	1.0	215.40	215.40
027-470-042-000	385 CARDINAL DR	1.0	215.40	215.40
027-470-043-000	389 CARDINAL DR	1.0	215.40	215.40
027-470-044-000	390 CARDINAL DR	1.0	215.40	215.40
027-470-045-000	386 CARDINAL DR	1.0	215.40	215.40
027-470-046-000	382 CARDINAL DR	1.0	215.40	215.40
027-470-061-000	404 FALCON DR	1.0	215.40	215.40
027-480-001-000	336 QUAIL DR	1.0	215.40	215.40
027-480-002-000	340 QUAIL DR	1.0	215.40	215.40
027-480-003-000	344 QUAIL DR	1.0	215.40	215.40
027-480-004-000	348 QUAIL DR	1.0	215.40	215.40
027-480-005-000	352 QUAIL DR	1.0	215.40	215.40
027-480-006-000	360 QUAIL DR	1.0	215.40	215.40
027-480-007-000	364 QUAIL DR	1.0	215.40	215.40
027-480-008-000	368 QUAIL DR	1.0	215.40	215.40
027-480-009-000	372 QUAIL DR	1.0	215.40	215.40
027-480-010-000	376 QUAIL DR	1.0	215.40	215.40
027-480-011-000	380 QUAIL DR	1.0	215.40	215.40
027-480-012-000	384 QUAIL DR	1.0	215.40	215.40
027-480-013-000	388 QUAIL DR	1.0	215.40	215.40
027-480-014-000	392 QUAIL DR	1.0	215.40	215.40
027-480-015-000	396 QUAIL DR	1.0	215.40	215.40
027-480-016-000	451 ROBIN DR	1.0	215.40	215.40
027-480-017-000	447 ROBIN DR	1.0	215.40	215.40
027-480-018-000	443 ROBIN DR	1.0	215.40	215.40
027-480-019-000	439 ROBIN DR	1.0	215.40	215.40
027-480-020-000	435 ROBIN DR	1.0	215.40	215.40
027-480-021-000	431 ROBIN DR	1.0	215.40	215.40
027-480-022-000	427 ROBIN DR	1.0	215.40	215.40
027-480-023-000	423 ROBIN DR	1.0	215.40	215.40
027-480-024-000	419 ROBIN DR	1.0	215.40	215.40
027-480-025-000	415 ROBIN DR	1.0	215.40	215.40
027-480-026-000	411 ROBIN DR	1.0	215.40	215.40
027-480-028-000	397 CARDINAL DR	1.0	215.40	215.40
027-480-029-000	393 CARDINAL DR	1.0	215.40	215.40

City of Woodland
North Park Lighting and Landscaping District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-480-030-000	394 CARDINAL DR	1.0	215.40	215.40
027-480-031-000	420 ROBIN DR	1.0	215.40	215.40
027-480-032-000	424 ROBIN DR	1.0	215.40	215.40
027-480-033-000	428 ROBIN DR	1.0	215.40	215.40
027-480-034-000	432 ROBIN DR	1.0	215.40	215.40
027-480-035-000	436 ROBIN DR	1.0	215.40	215.40
027-480-036-000	391 QUAIL DR	1.0	215.40	215.40
027-480-037-000	387 QUAIL DR	1.0	215.40	215.40
027-480-038-000	383 QUAIL DR	1.0	215.40	215.40
027-480-039-000	379 QUAIL DR	1.0	215.40	215.40
027-480-040-000	375 QUAIL DR	1.0	215.40	215.40
027-480-041-000	371 QUAIL DR	1.0	215.40	215.40
027-480-042-000	367 QUAIL DR	1.0	215.40	215.40
027-480-043-000	363 QUAIL DR	1.0	215.40	215.40
027-480-044-000	359 QUAIL DR	1.0	215.40	215.40
027-480-045-000	355 QUAIL DR	1.0	215.40	215.40
027-480-046-000	351 QUAIL DR	1.0	215.40	215.40
027-480-047-000	347 QUAIL DR	1.0	215.40	215.40
027-480-048-000	343 QUAIL DR	1.0	215.40	215.40
027-480-049-000	339 QUAIL DR	1.0	215.40	215.40
027-480-050-000	335 QUAIL DR	1.0	215.40	215.40
027-560-001-000	426 HAWK DR	1.0	215.40	215.40
027-560-002-000	422 HAWK DR	1.0	215.40	215.40
027-560-003-000	418 HAWK DR	1.0	215.40	215.40
027-560-004-000	414 HAWK DR	1.0	215.40	215.40
027-560-005-000	410 HAWK DR	1.0	215.40	215.40
027-560-006-000	406 HAWK DR	1.0	215.40	215.40
027-560-007-000	405 DOVE DR	1.0	215.40	215.40
027-560-008-000	409 DOVE DR	1.0	215.40	215.40
027-560-009-000	413 DOVE DR	1.0	215.40	215.40
027-560-010-000	417 DOVE DR	1.0	215.40	215.40
027-560-011-000	421 DOVE DR	1.0	215.40	215.40
027-560-012-000	425 DOVE DR	1.0	215.40	215.40
027-560-018-000	284 QUAIL DR	1.0	215.40	215.40
027-560-019-000	288 QUAIL DR	1.0	215.40	215.40
027-560-020-000	292 QUAIL DR	1.0	215.40	215.40
027-560-021-000	296 QUAIL DR	1.0	215.40	215.40
027-560-022-000	425 HAWK DR	1.0	215.40	215.40
027-560-023-000	421 HAWK DR	1.0	215.40	215.40
027-560-024-000	417 HAWK DR	1.0	215.40	215.40
027-560-025-000	413 HAWK DR	1.0	215.40	215.40
027-560-026-000	409 HAWK DR	1.0	215.40	215.40
027-560-027-000	405 HAWK DR	1.0	215.40	215.40
027-560-028-000	401 HAWK DR	1.0	215.40	215.40
027-560-029-000	285 SWALLOW DR	1.0	215.40	215.40
027-560-030-000	281 SWALLOW DR	1.0	215.40	215.40
027-560-031-000	277 SWALLOW DR	1.0	215.40	215.40
027-560-032-000	273 SWALLOW DR	1.0	215.40	215.40
027-560-033-000	269 SWALLOW DR	1.0	215.40	215.40
027-560-039-000	280 QUAIL DR	1.0	215.40	215.40
027-560-040-000	276 QUAIL DR	1.0	215.40	215.40
027-560-041-000	272 QUAIL DR	1.0	215.40	215.40
027-560-042-000	268 QUAIL DR	1.0	215.40	215.40
Totals:		**124.0**	**$26,709.60**	**$26,709.60**
Parcel Count:				**124**

City of Woodland

Streng Pond
Landscaping Maintenance District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2026/2027

Intent Meeting: July 7, 2026
Public Hearing: July 21, 2026

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WILLDAN

ENGINEER'S REPORT AFFIDAVIT

Streng Pond Landscaping Maintenance District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Woodland

By: _____

Chonney Gano
Project Manager, District Administration Services

By: _____

Tyrone Peter
P. E. # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Woodland ("City") annually levies and collects special assessments in order to maintain the improvements within the Streng Pond Landscaping Maintenance District ("District"). The District was formed in 1985 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the "1972 Act").

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established method of apportionment.

The word "parcel" for the purposes of this Report, refers to an individual property assigned its own Assessment Number by the County of Yolo (the "County") Assessor's Office. The County Auditor/Controller uses Assessment Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2026/2027 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for Fiscal Year 2026/2027.

B. COMPLIANCE WITH CURRENT LEGISLATION

Pursuant to the 1972 Act, the City Council annually conducts a public hearing to accept property owner and public comments and testimony, to review the Engineer's Report and approve the annual assessments to be levied on the County tax roll for the fiscal year. All assessments contained in this Report and to be approved by the City Council have been prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitutional Article XIIID (Proposition 218).

The City has reviewed the provisions of the California Constitutional Article XIIID and has made the following findings and determinations:

Pursuant to Article XIIID Section 5 of the Constitution, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the improvements and the annual assessment for maintaining the District improvements were part of the original conditions of development and approved by the original property owner (developer). As such, pursuant to Article XIIID Section 5 (b) the existing assessments were approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition) and therefore the pre-existing assessment amount (assessment rate) was exempt from the procedural requirements Article XIIID Section 4.

The provisions of the California Constitutional Article XIIID do not alter the non-conflicting provisions of the Landscaping and Lighting Act of 1972. As such, the Method of Apportionment described in this Report utilizes commonly accepted assessment engineering practices consistent with the 1972 Act and the provisions of the California Constitution Article XIIID. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate of $79.10 previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of the California Constitution Article XIID, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIIID Section 4.

In 1998, the City conducted a property owner protest ballot proceeding for an increase in assessments, to cover rising costs within the District. Tabulation of the ballots revealed that over 50% of the returned weighted ballots opposed the increase in assessment, and therefore no increase was implemented.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The District is located in the southwest portion of the City of Woodland, generally:

- North of West Gibson Road; and,
- West of Cottonwood Street; and,
- East of County Road 98.

The District consists of all parcels located in the subdivisions known as Streng Park Unit No. 4, Tracts 3000, 3431, and 3457; and Streng Park Unit No. 5, Tract 3355.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscape improvements and associated appurtenances located within the park and 1.60 acre pond located on the north side of Gibson Road between Ashley Avenue and Columbia Drive.

The assessable parcels receive special benefit from the landscaping, irrigation and drainage systems of the park and 1.60 acre pond. Specific improvements include all ground cover, turf, shrubs, trees, and associated appurtenances. The services provided include all necessary operations, administration, and maintenance required to keep the above-mentioned improvements in a healthy, vigorous, and satisfactory condition.

The District through annual assessments budgeted and reviewed each fiscal year, funds the continued maintenance of these improvements. All assessable parcels identified as being within the District, share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread among all benefiting parcels within the District in proportion to the estimated benefit received. The funds collected are dispersed and used only for the operation and servicing of the District improvements.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.

- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;

- The costs of printing, advertising, and the publishing, posting and mailing of notices;

- Compensation payable to the County for collection of assessments;

- Compensation of any engineer or attorney employed to render services;

- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "Maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.

- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

D. DISTRICT BUDGET CHANGES

No new improvements have been added to the District and the cost to maintain the existing improvements are substantially the same as the previous fiscal year.

III. METHOD OF APPORTIONMENT

A. LEGISLATIVE AUTHORITY AND PROVISIONS

1972 Act

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscaping and lighting improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

Section 22573 defines the net amount to be assessed as follows:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

California Constitution

The costs to operate and maintain the District improvements are identified and allocated to properties within the District based on special benefit. The improvements provided and for which properties are to be assessed are identified as local landscaping and lighting improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of those properties. The District assessments and method of apportionment is based on the premise that these improvements would otherwise not have been required without the development or planned development of those parcels.

Article XIII D Section 2 (d) defines District as follows:

> *"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";*

Article XIII D Section 2 (i) defines Special benefit as follows:

> *"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."*

Article XIII D Section 4 (a) defines proportional special benefit assessments as follows:

> *"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been reviewed, identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit".

California Constitution Article XIIID Assessment Exemption

In accordance with the California Constitution Article XIIID Section 5, certain assessments existing on the effective date of Article XIIID (July 1, 1997), shall be exempt from the procedures and approval process set forth in Section 4 of Article XIIID of the Constitution. Prior to levying the District assessments for Fiscal Year 1997/1998, the City carefully reviewed the District improvements and the corresponding assessments and determined that the assessments being levied and collected annually for this District were part of the original conditions of development and approved by the developer (a 100% landowner petition). Therefore, the City determined that the existing District assessments shall be exempt from the procedures and approval process set forth in Section 4 of Article XIIID pursuant to Section 5 (b):

"Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4."

As such, the existing assessment rates including the annual maximum assessment cap formula for this District that was previously approved and in place prior to the July 1, 1997 effective date of Article XIIID and are exempt from the procedural and approval process set forth in Article XIIID Section 4 until such time that the assessment is increased above the adjusted annual maximum assessment rates for the existing parcels. It has also been

determined that the properties within the District are proportionally assessed for only improvements that provide a special benefit to those properties and therefore the assessments meet the substantive requirements of Article XIIID. Properties which may be annexed to the District in the future, if any, would be subject to a new assessment and such assessments must comply with the procedural and approval process set forth in Article XIIID Section 4.

B. BENEFIT ANALYSIS

The local improvements provided by this District and for which properties will be assessed have been identified as necessary, desired and/or required for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City's General Plan.

Special Benefits

Landscaping Special Benefits

The ongoing maintenance of the local landscaped areas within the District provide aesthetic benefits to the properties within the District providing a more pleasant environment to walk, drive, live, and work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of the properties within the District. These improvements are an integral part of the physical environment associated with the parcels in the District and while some of these improvements may in part be visible to properties outside the District and/or occasionally accessed by the general public as is the case with the landscaped areas within parks, collectively if these improvements are not properly maintained, it is the parcels within the District that would be aesthetically burdened. Additionally, the local street landscaping serves as a pleasant aesthetic amenity that enhances the approach to the parcels and in many cases, serve as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the District. Likewise, the landscaped areas in this District may include or incorporate various landscaped parks, green spaces, slopes, or trails that provide visually pleasing open space areas that serve as an extension of the physical attributes of the parcels assessed, such as their front or rear yards and provide a greater opportunity for recreation. As a result, the maintenance of these landscaped improvements provides particular and distinct benefits to the properties and developments within the District.

The annual assessments outlined in this Report are based on the estimated costs to provide all necessary service, operation, administration, and maintenance required each year to keep these improvements in a healthy, vigorous, and satisfactory condition.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. ASSESSMENT METHODOLOGY

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method, which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used within the District should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the costs based on estimated special benefit to each parcel.

This District utilizes an Equivalent Dwelling Unit (EDU) method of apportionment. The EDU method of apportionment uses the single-family residential parcel as the basic unit of assessment. The typical single-family residential parcel is assigned one (1.0) Equivalent Dwelling Unit. Every other land-use or property type is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land-use), and size of the property, as compared to typical single-family residential parcel.

The EDU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for calculating benefit in

districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land-use type, size and development. The following outlines the EDU applied to the various parcels and properties within this District.

- One hundred sixty-four (164) single-family residential parcels, each receiving full and equal special benefit from the improvements. These parcels are assigned an Equivalent Dwelling Unit of 1.0 EDU to reflect their special benefits.

- One (1) parcel, APN 065-310-081-000, within the District is identified as a duplex that consists of two residential units. This parcel is assigned an Equivalent Dwelling Unit of 2.0 EDU (one EDU for each unit), which reflects the parcel's proportionate special benefits as compared to the single-family residential parcel.

- One (1) parcel, APN 065-321-001-000, within the District is identified as a local church situated on a three-acre (3.0) lot. This parcel has been assigned an Equivalent Dwelling Unit of 5.5 EDU per acre for a total of 16.5 EDU.

The Total Equivalent Dwelling Unit (EDU) for the District in Fiscal Year 2026/2027 is 182.50 EDU.

The Levy per Equivalent Dwelling Unit, or Rate, applied to each parcel is the result of dividing the total Balance to Levy, by the sum of the District EDU's, for the fiscal year. This Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount.

The following formulas are used to calculate the assessment for each parcel:

Total Balance to Levy / Total EDU = Levy per EDU

Parcel EDU x Levy per EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

The following is a brief description of the costs associated with the improvements and services funded through the District.

DIRECT COSTS:

Maintenance Costs/Labor **—** Includes all regularly scheduled labor and general maintenance cost including all wages, salaries, benefits and contract services required to properly maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

Utilities **—** The furnishing of water and electricity required for the operation and maintenance of the improvements and facilities.

Equipment and Supplies **—** Includes all, materials, supplies, (e.g. pipe, fertilizer, insecticides, fuel, cleaning material etc.), and equipment, (e.g. communication, small tools, rentals, machinery etc.), required to operate, maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

Repairs and Miscellaneous Expenses **—** This item includes repairs to the improvements and facilities that are not included in the yearly maintenance costs. This may include repair of damaged amenities due to vandalism, storms, etc. Also included may be planned upgrades or replacements of the improvements and equipment that provide a direct benefit to the District.

ADMINISTRATION COSTS:

District Administration **—** May include all or a portion of the administrative and professional service costs associated with the coordination of District services and operations including response to public concerns and education and procedures associated with the levy and collection of assessments. This budget item also includes the costs of contracting with professionals to provide administrative, legal or engineering services specific to the District.

County Administration Fee **—** This is the cost to the District for the County to collect assessments on the property tax bills.

LEVY BREAKDOWN:

Total District and Administrative Costs **—** This is the combined costs of District Costs and Administrative costs.

Reserve Collection/ (Contribution) — The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a),* provides for a District Reserve Fund. This Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through December 10th or when the County provides the City with the first installment of assessments collected from the property tax bills (typically January or February). Negative amounts shown for this budget item represent transfers from the Reserve Fund that reduces the Balance to Levy. Maintaining a fully funded Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and also provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

General Fund Repayments/(Contribution) — This item represents repayments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/ (Contribution) line item, this item directly impacts the Reserve Fund Balances either positively or negatively.

Repayments are shown as a positive number and represent additional money being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years and Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures, and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, all available Reserve Funds are exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount is still outstanding. A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advance funds to the District as a temporary loan to meet the proposed expenditures. Generally, all available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

Balance to Levy — This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of Total Direct and Administration Costs, the Reserve Collection/ (Contribution), Replenishment/ (Contribution), and Other Revenue Sources.

DISTRICT STATISTICS:

Total Number of Parcels — The total number of parcels within the District.

Total Parcels Levied — The total number of parcels within the District that are assessed. Non-assessable lots or parcels include properties that have been determined to receive no special benefits from the improvements, and may include land principally encumbered by public or other rights-of-way or easements, common areas, and/or parcels that have restricted use or development potential.

Total Equivalent Dwelling Units — The typical single-family residential parcel is assigned one (1.0) Equivalent Dwelling Unit. Every other land-use or property type is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land-use), and size of the property, as compared to typical single-family residential parcel.

Levy per EDU — This amount represents the assessment rate being applied to each EDU. The Levy per EDU is the result of dividing the total Balance to Levy, by the sum of the Total Equivalent Dwelling Units to be assessed.

Maximum Assessment per EDU — This amount represents the maximum rate to each EDU.

RESERVE INFORMATION:

Operating Reserve Balance — The Operating Reserve Balance eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. The Reserve Balance allows the District to retain sufficient funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through January or February (when the County provides the City with the first installment of assessments collected from the property tax bills). Additional funds may be collected each year to ensure adequate operating funds are available or the funds may be used to reduce the Balance to Levy. Using reserve amounts in this way allows the Levy rate to remain fairly constant, although District costs may fluctuate. The Previous Reserve Balance reflects the projected funds available at the beginning of the current fiscal year (based on the projected revenues and expenses from the prior fiscal year). The Estimated Ending Reserve Balance reflects the projected funds that are anticipated at the end of the current fiscal year (assuming all revenues and expenditures occur as budgeted).

B. DISTRICT BUDGET FISCAL YEAR 2026/2027

BUDGET ITEMS	Total
DIRECT COSTS	
Maintenance Costs/Labor	$14,598.00
Utilities	22,902.86
Equipment & Supplies	405.00
Repairs/Miscellaneous Expenses	1,077.00
Direct Costs (Subtotal)	**$38,982.86**
ADMINISTRATION COSTS	
District Administration	$7,303.00
County Administration Fee	166.00
Administration Costs (Subtotal)	**$7,469.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$46,451.86
Reserve Collection/(Contribution)	(27,198.27)
General Fund Repayments/(Contribution)	(4,817.84)
Balance to Levy	**$14,435.75**
DISTRICT STATISTICS	
Total Number of Parcels	166
Total Parcels Levied	166
Total Equivalent Dwelling Units	183
Levy Per EDU	**$79.10**
Maximum Assessment Per EDU	**$79.10**
Prior Year Maximum Assessment Per EDU	**$79.10**
OPERATING RESERVE INFORMATION	
Previous Operating Reserve Balance	$27,198.27
Reserve Fund Collection/(Contribution)	(27,198.27)
Estimated Ending Operating Reserve Balance	**$0.00**

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

An Assessment District Diagram has been prepared for the District in the format required by the 1972 Act, and is on file with the City Clerk, and by reference is made part of this Report. The Assessment Diagram is available for inspection at the Office of the City Clerk, during normal business hours.

APPENDIX B - 2026/2027 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared.

Non-assessable lots or parcels include land principally encumbered by public or utility rights-of-way and common areas. These parcels will not be assessed.

A listing of parcels assessed within the District, along with the proposed assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2026/2027 Preliminary Assessment Roll".

City of Woodland
Streng Pond Landscaping Maintenance District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
065-270-029-000	1221 ASHLEY AVE	1.0	$79.10	$79.10
065-270-030-000	1231 ASHLEY AVE	1.0	79.10	79.10
065-270-031-000	786 IVIE PL	1.0	79.10	79.10
065-270-032-000	782 IVIE PL	1.0	79.10	79.10
065-270-033-000	778 IVIE PL	1.0	79.10	79.10
065-270-034-000	774 IVIE PL	1.0	79.10	79.10
065-270-035-000	770 IVIE PL	1.0	79.10	79.10
065-270-036-000	773 IVIE PL	1.0	79.10	79.10
065-270-037-000	779 IVIE PL	1.0	79.10	79.10
065-270-038-000	1245 ASHLEY AVE	1.0	79.10	79.10
065-270-039-000	787 IVIE PL	1.0	79.10	79.10
065-270-043-000	1301 ASHLEY AVE	1.0	79.10	79.10
065-270-044-000	774 FORDHAM PL	1.0	79.10	79.10
065-270-045-000	764 FORDHAM PL	1.0	79.10	79.10
065-270-047-000	771 FORDHAM PL	1.0	79.10	79.10
065-270-048-000	781 FORDHAM PL	1.0	79.10	79.10
065-310-002-000	849 NOTRE DAME DR	1.0	79.10	79.10
065-310-003-000	857 NOTRE DAME DR	1.0	79.10	79.10
065-310-004-000	865 NOTRE DAME DR	1.0	79.10	79.10
065-310-005-000	873 NOTRE DAME DR	1.0	79.10	79.10
065-310-006-000	881 NOTRE DAME DR	1.0	79.10	79.10
065-310-007-000	1231 COLUMBIA DR	1.0	79.10	79.10
065-310-011-000	915 NOTRE DAME DR	1.0	79.10	79.10
065-310-012-000	923 NOTRE DAME DR	1.0	79.10	79.10
065-310-013-000	927 NOTRE DAME DR	1.0	79.10	79.10
065-310-014-000	944 PURDUE DR	1.0	79.10	79.10
065-310-015-000	940 PURDUE DR	1.0	79.10	79.10
065-310-018-000	910 NOTRE DAME DR	1.0	79.10	79.10
065-310-019-000	904 NOTRE DAME DR	1.0	79.10	79.10
065-310-020-000	900 NOTRE DAME DR	1.0	79.10	79.10
065-310-021-000	888 NOTRE DAME DR	1.0	79.10	79.10
065-310-022-000	880 NOTRE DAME DR	1.0	79.10	79.10
065-310-023-000	872 NOTRE DAME DR	1.0	79.10	79.10
065-310-024-000	845 PURDUE DR	1.0	79.10	79.10
065-310-025-000	844 PURDUE DR	1.0	79.10	79.10
065-310-026-000	840 NOTRE DAME DR	1.0	79.10	79.10
065-310-031-000	901 NOTRE DAME DR	1.0	79.10	79.10
065-310-032-000	905 NOTRE DAME DR	1.0	79.10	79.10
065-310-033-000	909 NOTRE DAME DR	1.0	79.10	79.10
065-310-035-000	841 NOTRE DAME DR	1.0	79.10	79.10
065-310-036-000	936 PURDUE DR	1.0	79.10	79.10
065-310-037-000	932 PURDUE DR	1.0	79.10	79.10
065-310-038-000	928 PURDUE DR	1.0	79.10	79.10
065-310-039-000	924 PURDUE DR	1.0	79.10	79.10
065-310-040-000	918 PURDUE DR	1.0	79.10	79.10
065-310-041-000	912 PURDUE DR	1.0	79.10	79.10
065-310-042-000	902 PURDUE DR	1.0	79.10	79.10
065-310-043-000	890 PURDUE DR	1.0	79.10	79.10
065-310-044-000	882 PURDUE DR	1.0	79.10	79.10
065-310-045-000	874 PURDUE DR	1.0	79.10	79.10
065-310-046-000	870 PURDUE DR	1.0	79.10	79.10
065-310-047-000	862 PURDUE DR	1.0	79.10	79.10
065-310-048-000	858 PURDUE DR	1.0	79.10	79.10
065-310-049-000	854 PURDUE DR	1.0	79.10	79.10
065-310-050-000	861 PURDUE DR	1.0	79.10	79.10
065-310-051-000	869 PURDUE DR	1.0	79.10	79.10
065-310-052-000	873 PURDUE DR	1.0	79.10	79.10
065-310-053-000	879 PURDUE DR	1.0	79.10	79.10
065-310-054-000	887 PURDUE DR	1.0	79.10	79.10
065-310-055-000	901 PURDUE DR	1.0	79.10	79.10
065-310-056-000	907 PURDUE DR	1.0	79.10	79.10
065-310-057-000	913 PURDUE DR	1.0	79.10	79.10
065-310-059-000	923 PURDUE DR	1.0	79.10	79.10
065-310-061-000	829 RIDGEVIEW DR	1.0	79.10	79.10
065-310-062-000	4 RIDGEVIEW PL	1.0	79.10	79.10
065-310-063-000	3 RIDGEVIEW PL	1.0	79.10	79.10
065-310-064-000	2 RIDGEVIEW PL	1.0	79.10	79.10
065-310-065-000	811 RIDGEVIEW DR	1.0	79.10	79.10
065-310-066-000	805 RIDGEVIEW DR	1.0	79.10	79.10
065-310-067-000	801 RIDGEVIEW DR	1.0	79.10	79.10
065-310-068-000	1206 ASHLEY AVE	1.0	79.10	79.10
065-310-069-000	1210 ASHLEY AVE	1.0	79.10	79.10
065-310-071-000	830 NOTRE DAME DR	1.0	79.10	79.10

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
065-310-072-000	820 NOTRE DAME DR	1.0	79.10	79.10
065-310-073-000	814 NOTRE DAME DR	1.0	79.10	79.10
065-310-074-000	808 NOTRE DAME DR	1.0	79.10	79.10
065-310-075-000	802 NOTRE DAME DR	1.0	79.10	79.10
065-310-076-000	801 NOTRE DAME DR	1.0	79.10	79.10
065-310-077-000	807 NOTRE DAME DR	1.0	79.10	79.10
065-310-078-000	813 NOTRE DAME DR	1.0	79.10	79.10
065-310-079-000	819 NOTRE DAME DR	1.0	79.10	79.10
065-310-080-000	829 NOTRE DAME DR	1.0	79.10	79.10
065-310-081-000	916 NOTRE DAME DR	2.0	158.20	158.20
065-321-001-000	1324 COLUMBIA DR	16.5	1,305.14	1,305.14
065-321-023-000	901 TUFTS PL	1.0	79.10	79.10
065-321-024-000	905 TUFTS PL	1.0	79.10	79.10
065-321-025-000	909 TUFTS PL	1.0	79.10	79.10
065-321-026-000	913 TUFTS PL	1.0	79.10	79.10
065-321-027-000	917 TUFTS PL	1.0	79.10	79.10
065-321-028-000	921 TUFTS PL	1.0	79.10	79.10
065-321-029-000	925 TUFTS PL	1.0	79.10	79.10
065-321-030-000	929 TUFTS PL	1.0	79.10	79.10
065-321-031-000	933 TUFTS PL	1.0	79.10	79.10
065-321-032-000	932 TUFTS PL	1.0	79.10	79.10
065-321-033-000	928 TUFTS PL	1.0	79.10	79.10
065-321-034-000	924 TUFTS PL	1.0	79.10	79.10
065-321-035-000	920 TUFTS PL	1.0	79.10	79.10
065-321-036-000	914 TUFTS PL	1.0	79.10	79.10
065-321-037-000	910 TUFTS PL	1.0	79.10	79.10
065-321-038-000	906 TUFTS PL	1.0	79.10	79.10
065-321-039-000	900 TUFTS PL	1.0	79.10	79.10
065-322-013-000	1301 COLUMBIA DR	1.0	79.10	79.10
065-322-014-000	875 TUFTS CT	1.0	79.10	79.10
065-322-015-000	871 TUFTS CT	1.0	79.10	79.10
065-322-016-000	867 TUFTS CT	1.0	79.10	79.10
065-322-017-000	863 TUFTS CT	1.0	79.10	79.10
065-322-021-000	864 TUFTS CT	1.0	79.10	79.10
065-322-022-000	868 TUFTS CT	1.0	79.10	79.10
065-322-023-000	872 TUFTS CT	1.0	79.10	79.10
065-322-024-000	876 TUFTS CT	1.0	79.10	79.10
065-322-025-000	880 TUFTS CT	1.0	79.10	79.10
065-322-027-000	840 FORDHAM DR	1.0	79.10	79.10
065-322-028-000	844 FORDHAM DR	1.0	79.10	79.10
065-322-029-000	850 FORDHAM DR	1.0	79.10	79.10
065-322-030-000	856 FORDHAM DR	1.0	79.10	79.10
065-322-031-000	860 FORDHAM DR	1.0	79.10	79.10
065-322-032-000	864 FORDHAM DR	1.0	79.10	79.10
065-322-033-000	868 FORDHAM DR	1.0	79.10	79.10
065-322-034-000	874 FORDHAM DR	1.0	79.10	79.10
065-322-035-000	878 FORDHAM DR	1.0	79.10	79.10
065-322-036-000	859 TUFTS CT	1.0	79.10	79.10
065-322-038-000	856 TUFTS CT	1.0	79.10	79.10
065-322-040-000	860 TUFTS CT	1.0	79.10	79.10
065-322-045-000	830 COLBY CT	1.0	79.10	79.10
065-322-046-000	826 COLBY CT	1.0	79.10	79.10
065-310-058-000	919 PURDUE DR	1.0	79.10	79.10
065-322-047-000	822 COLBY CT	1.0	79.10	79.10
065-322-048-000	818 COLBY CT	1.0	79.10	79.10
065-322-049-000	814 COLBY CT	1.0	79.10	79.10
065-322-050-000	810 COLBY CT	1.0	79.10	79.10
065-322-051-000	806 COLBY CT	1.0	79.10	79.10
065-322-052-000	802 COLBY CT	1.0	79.10	79.10
065-322-053-000	801 COLBY CT	1.0	79.10	79.10
065-322-054-000	805 COLBY CT	1.0	79.10	79.10
065-322-055-000	809 COLBY CT	1.0	79.10	79.10
065-322-056-000	813 COLBY CT	1.0	79.10	79.10
065-322-057-000	817 COLBY CT	1.0	79.10	79.10
065-322-058-000	821 COLBY CT	1.0	79.10	79.10
065-322-059-000	825 COLBY CT	1.0	79.10	79.10
065-322-060-000	829 COLBY CT	1.0	79.10	79.10
065-322-061-000	832 FORDHAM DR	1.0	79.10	79.10
065-322-062-000	826 FORDHAM DR	1.0	79.10	79.10
065-322-063-000	822 FORDHAM DR	1.0	79.10	79.10
065-322-064-000	818 FORDHAM DR	1.0	79.10	79.10
065-322-065-000	814 FORDHAM DR	1.0	79.10	79.10
065-322-066-000	810 FORDHAM DR	1.0	79.10	79.10

City of Woodland
Streng Pond Landscaping Maintenance District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
065-322-067-000	806 FORDHAM DR	1.0	79.10	79.10
065-322-068-000	802 FORDHAM DR	1.0	79.10	79.10
065-323-016-000	875 FORDHAM DR	1.0	79.10	79.10
065-323-017-000	871 FORDHAM DR	1.0	79.10	79.10
065-323-018-000	867 FORDHAM DR	1.0	79.10	79.10
065-323-019-000	863 FORDHAM DR	1.0	79.10	79.10
065-323-020-000	859 FORDHAM DR	1.0	79.10	79.10
065-323-021-000	855 FORDHAM DR	1.0	79.10	79.10
065-323-022-000	851 FORDHAM DR	1.0	79.10	79.10
065-323-023-000	847 FORDHAM DR	1.0	79.10	79.10
065-323-024-000	843 FORDHAM DR	1.0	79.10	79.10
065-323-027-000	837 FORDHAM DR	1.0	79.10	79.10
065-323-028-000	833 FORDHAM DR	1.0	79.10	79.10
065-323-029-000	827 FORDHAM DR	1.0	79.10	79.10
065-323-030-000	821 FORDHAM DR	1.0	79.10	79.10
065-323-031-000	817 FORDHAM DR	1.0	79.10	79.10
065-323-032-000	811 FORDHAM DR	1.0	79.10	79.10
065-323-033-000	805 FORDHAM DR	1.0	79.10	79.10
065-323-034-000	801 FORDHAM DR	1.0	79.10	79.10
065-323-015-000	879 FORDHAM DR	1.0	79.10	79.10
Totals:		**182.5**	**$14,435.74**	**$14,435.74**
Parcel Count:				**166**

City of Woodland

West Wood Unit No. 1
Landscaping and Lighting District

Engineer's Annual Levy Report
Fiscal Year 2026/2027

Intent Meeting: July 7, 2026
Public Hearing: July 21, 2026

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ENGINEER'S REPORT AFFIDAVIT

West Wood Unit No. 1 Landscaping and Lighting District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Woodland

By: _____

Chonney Gano
Project Manager, District Administration Services

By: _____

Tyrone Peter
P. E. # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Woodland ("City") annually levies and collects special assessments in order to maintain the improvements within the West Wood Unit No. 1 Landscaping and Lighting District ("District"). The District was formed in 2004 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act").

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for Fiscal Year 2026/2027. The proposed assessments are based on the estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include the expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established method of apportionment.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessment Number by the County of Yolo (the "County") Assessor's Office. The County Auditor/Controller uses Assessment Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and review of Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the City Council may order the levy and collection of assessments for Fiscal Year 2026/2027 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2026/2027.

B. COMPLIANCE WITH CURRENT LEGISLATION

Pursuant to the 1972 Act, the City Council annually conducts a public hearing to accept property owner and public comments and testimony, to review the Report and approve the annual assessments to be levied on the County tax roll for the fiscal year. The assessments contained in this Report and to be approved by the City Council have been prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitutional Article XIIID ("Article XIIID") (Proposition 218).

In conjunction with the formation of the District, the City Council initiated and conducted property owner protest ballot proceedings for the District assessments in compliance with the substantive and procedural requirements of Article XIIID. At the conclusion of the Public Hearing on October 5, 2004 the property owner ballots returned were tabulated to determine if majority protest existed. The tabulation of the ballots indicated that majority protest did not exist and the property owners approved the special benefit assessment for maintaining the improvements within the District and assessment range formula connected therewith. The Assessment Range Formula is described in more detail within Section III (D) of this Report. Any increase to the assessment greater than the maximum assessment rate approved will require the City Council to once again conduct property owner protest ballot proceedings for the increase. The proposed assessment rate for Fiscal Year 2026/2027 is within the previously authorized maximum assessment rate adjusted annually by the Consumer Price Index ("CPI") (February to February) for All Urban Consumers, for the San Francisco-Oakland-San Hayward California factor and a property owner ballot proceeding is not required for the levy of the proposed assessments.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The District is located within the boundaries of the City of Woodland, generally bounded to the north by Quail Drive, to the south by W. Kentucky Avenue, to the west by Dove Drive and to the east by Mallard Drive.

The District consists of the lots, parcels and tracts of land located in Subdivision No. 4594 known as West Wood Unit, No. 1. The assessed parcels within the District consist of only single-family residential land use parcels.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensure the ongoing maintenance, operation and servicing of landscaping and other related improvements or appurtenant facilities, including irrigation systems, graffiti removal, park equipment, fencing, drainage devices, as well as street lighting and related improvements.

The improvements may include, but are not limited to, the removal, repair, replacement and appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the parkways, medians, slopes, park, drainage basins, and tract entry landscaping, as well as street lighting improvements benefiting the District's parcels.

The improvements and maintenance are funded entirely or partially through the District assessments generally include the following:

- The maintenance, operation, and servicing of landscape improvements located within the District.

- The maintenance, operation, and servicing of local street lighting facilities located along streets within the interior of the tract in close proximity, within approximately 90 feet, to certain lots and parcels which provide a direct special benefit to such lots or parcels; and
- The maintenance, operation and servicing of a storm drainage detention basin and appurtenant facilities which provide a direct special benefit to such lots or parcels; and
- The maintenance, operation, and servicing of the park and related equipment, to include equipment replacement; and
- The maintenance, operation, and servicing of the fencing and block walls, which provide a direct and special benefit to such lots or parcels; and
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned Improvements.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;

- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "Maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements that include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> "The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

In addition, Article XIIID requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Article XIIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district or District. The general enhancement of property value does not constitute a special benefit.

B. BENEFIT ANALYSIS

Each improvement, the associated costs and assessments within the District has been reviewed, identified and allocated based on the special benefit parcels receive from such improvements pursuant to the provisions of Article XIIID and the 1972 Act. The improvements associated with this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties, and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of maintenance and operation of the improvements are of direct and special benefit to the properties.

All the lots or parcels are established at the same time once the conditions regarding the improvements and the continued maintenance are met. As a result, each lot or parcel within the District receives a special and distinct benefit from the improvements and to the same degree.

Over time, the improvements continue to confer a particular and distinct special benefit upon the lots or parcels within the District because of the nature of the improvements. The proper maintenance of the improvements and appurtenant facilities reduces property related crimes, especially vandalism, against properties in the District. The above mentioned also contributes to a specific enhancement to each of the parcels within the District.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from the improvements. However, each individual improvement element has its own distinct benefits both specific and general. The special benefits associated with the improvements within this District are as follows:

SPECIAL BENEFIT

The special benefits associated with the landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements;
- Improved aesthetic appeal of properties providing a positive representation of the area;
- Enhanced adaptation of the urban environment within the natural environment from adequate green space, open space areas and landscaping;
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention;
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties;
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti; and,
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting located on interior streets within the District are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and streets;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;

- Reduced vandalism and other criminal act and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

GENERAL BENEFIT

In addition to the special benefits received by the parcels within the proposed District, there are the incidental general benefits conferred by the proposed improvements.

The general benefit to properties from landscaping, streetlight and drainage improvements is a benefit to the parcels within the City. The parcels share equally the cost of the maintenance of the improvements.

The total benefits are thus a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. Any portion of the total costs, which are associated with general benefits, will not be assessed to the parcels in the District, but will be paid from other City funds.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

C. ASSESSMENT METHODOLOGY

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcel based on the parcel's actual land use or proposed planned development and is reliant upon the special benefit received from the improvements planned within the District.

To identify and determine the special benefit to be received by each parcel, it is necessary to consider the entire scope of the District improvements as well as individual property development within the District. The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with Article XIIID Section 4 of the State Constitution, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based

upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

Equivalent Dwelling Units:

Continuing the basic criteria set during the formation of the original District, the single-family residential ("SFR") parcel has been selected as the basic unit for calculation of relative benefit. The single–family residential parcel is defined as receiving special benefit of one Equivalent Dwelling Unit ("EDU"). The EDU method is seen as the most appropriate and equitable for landscape and lighting districts, as the benefit to each parcel from the improvements are apportioned as a function of land-use.

EDU Application by Land Use:

Single-Family Residential (SFR) — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EDU per lot or parcel. This is the base value that the other land use types are compared and weighted against (i.e. Equivalent Dwelling Unit or EDU).

Although this District consists of only single-family units, the following classifications exist should there be any change in land use within the District.

Condominium — This land use is defined as a fully subdivided residential parcel that has more than one residential condo or town-home unit developed on the property.

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property.

Planned-Residential Development — This land use is defined as any property not fully subdivided with a specific number of proposed residential lots or dwelling units to be developed on the parcel.

Vacant Single-Family Residential — This land use is defined as property currently in the District for single-family detached residential development, but a tentative or final tract map has not been submitted and/or approved.

Vacant Multi-Family Residential — This land use is defined as property currently in District for multi-family residential development, but a tentative or final tract map has not been submitted and/or approved.

Vacant Nonresidential — This land use is defined as property currently in the District for nonresidential use, but not specifically identified as nonresidential property. This land use is assessed at 1.0 EDU per acre. Parcels less than 1 acre are assigned a minimum of 1.0 EDU. Parcels over 50 acres are assigned a maximum of 50 EDU.

Developed Nonresidential — This land use is defined as property developed for either commercial or industrial use. This land use type is assessed at 4.0 EDU per

gross acre. Parcels less than 0.25 acres are assigned a minimum of 1.0 EDU and there is no maximum acreage cap, as is the case with Vacant Nonresidential Property.

Recreational or Limited Nonresidential Use — This land use is defined as property used for recreational or nonresidential use that is not part of the improvements provided by the District. This land use classification may include, but is not limited to, golf courses, commercial parking lots or commercial properties where less than ten percent of the total acreage has been developed. This land use is assessed at 2.0 EDU per acre. Similar to Commercial properties, there is no maximum acreage cap for this land use, but parcels less than 0.5 acres are assigned a minimum 1.0 EDU.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EDU. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way including greenbelts and parkways; utility rights-of-way; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed; park properties and other publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Each parcel's EDU correlates the parcel's special benefit received as compared to the other parcels benefiting from the improvements.

The following formula is used to calculate each parcel's EDU (proportional benefit).

Parcel Type EDU x Acreage/Dwelling Units/Parcel/Lot = Parcel EDU

The total number of Equivalent Dwelling Units (EDUs) is the sum of the individual EDUs applied to parcels that receive a special benefit from the improvement. An assessment amount per EDU (Rate) for each improvement is established by taking the total cost of the improvement and dividing that amount by the total number of EDUs of the parcels benefiting from the improvement. This Rate is then applied back to each parcel's individual EDU to determine the parcel's proportionate benefit and assessment obligation for that improvement.

Total Balance to Levy / Total EDU = Levy per EDU

Levy per EDU x Parcel EDU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range

of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula or CPI factor is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

Commencing with Fiscal Year 2004/2005, and then each subsequent year, the maximum assessment rate is proposed to be increased based upon the CPI, as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The Engineer shall compute the percentage difference between the CPI for February of each year and the CPI for the previous February, and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

The Assessment Range Formula shall be applied to the future assessments within the District. Generally, if the proposed annual assessment (levy per EDU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually the CPI factor.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EDU less than or equal to this Maximum Assessment) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

The following is a brief description of the costs associated with the improvements and services funded through the District.

DIRECT COSTS:

Maintenance Costs/Labor — Includes the contracted labor, material and equipment required to properly maintain the landscaping, irrigation systems and drainage systems within the District. The improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District are determined by City Staff and are based on the proposed service level of the District.

Utilities — Includes utility costs for water required to irrigate landscaped areas and the utility costs for electricity required to run irrigation systems and lighting for the areas according to the proposed service level of the District.

Equipment and Supplies — Includes all, materials, supplies, (e.g. pipe, fertilizer, insecticides, fuel, cleaning material etc.), and equipment, (e.g. communication, small tools, rentals, machinery etc.), required to operate, maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

Repairs/Miscellaneous Expenses — Includes the replacement of any materials and equipment needed to maintain the District. Also includes repairs that are generally unforeseen and not normally included in the yearly maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, frost, etc. Also included may be planned upgrades that provide a direct benefit to the District. These upgrades could include replacing plant materials and/or renovation of irrigation or lighting systems.

ADMINISTRATION COSTS:

District Administration — The cost to the particular departments and staff of the City, for providing the coordination of District services and operations, response to public concerns and education, as well as procedures associated with the levy and collection of assessments. This item also includes the costs of contracting with professionals to provide any additional administrative, legal or engineering services specific to the District including any required notices, mailings or property owner protest ballot proceedings.

County Administration Fee — This is the actual cost to the District for the County to collect District assessments on the property tax bills. This charge is based on a flat rate per fund number.

LEVY BREAKDOWN:

Total District and Admin. Costs — This is the combined costs of District Costs and Administration Costs.

Reserve Collection/(Contribution) — The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a),* provides for a District Reserve Fund. The Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the fiscal year) through January when the County provides the City with the first installment of assessments collected from the property tax bills. Negative amounts shown for these budget items are transfers from the reserve fund that are used to reduce the Balance to Levy. The Reserve Fund eliminates the need for the City to transfer funds from non-District accounts.

General Fund Repayment/(Contribution) — This item represents repayments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/(Contribution) line item, this item directly impacts the Reserve Fund or Replenishment balance.

Repayments are shown as a positive number and represent additional monies being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years where Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures, and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, the available Reserve Funds are exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount still outstanding.

A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advance funds to the District as a temporary loan to meet the proposed expenditures. Generally, the available Reserve Funds must be exhausted before a temporary loan is

advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

Balance to Levy — This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of Total Direct and Administration Costs, the Reserve Collection/(Contribution), Replenishment/(Contribution), and Other Revenue Sources.

DISTRICT STATISTICS:

Total Number of Parcels — The total number of parcels within the District boundary.

Total Parcels Levied — The total number of parcels within the District that are assessed. Non-assessable lots or parcels may include parcels of land principally encumbered by public rights-of-way, easements, common areas, and/or parcels within the boundaries of the District that currently do not benefit from the improvements due possibly to development restrictions.

Total Equivalent Dwelling Units — The typical single-family residential parcel is assigned one (1.0) Equivalent Dwelling Unit. Every other land-use or property type is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land-use), and size of the property, as compared to typical single-family residential parcel.

Levy per EDU — This amount represents the rate being applied to each parcel's individual EDU. The Levy per Equivalent Dwelling Unit, is the result of dividing the total Balance to Levy, by the sum of the District EDUs, for the fiscal year.

Maximum Assessment per EDU — This amount represents the maximum rate to each parcel's individual EDU. The Maximum Assessment per Equivalent Dwelling Unit, is the result of multiplying prior year's maximum rate by CPI for February of each year as determined by the United States Department of Labor, Bureau of Labor Statistics.

OPERATING RESERVE INFORMATION:

Reserve Balance — The Reserve Balance eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. The Reserve Balance allows the District to retain sufficient funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through January or February (when the County provides the City with the first installment of assessments collected from the property tax bills). Additional funds may be collected each

year to ensure adequate operating funds are available or the funds may be used to reduce the Balance to Levy. Using reserve amounts in this way allows the Levy rate to remain fairly constant, although District costs may fluctuate. The Previous Reserve Balance reflects the projected funds available at the beginning of the current fiscal year (based on the projected revenues and expenses from the prior fiscal year). The Estimated Ending Reserve Balance reflects the projected funds that are anticipated at the end of the current fiscal year (assuming the revenues and expenditures occur as budgeted).

B. DISTRICT BUDGET FISCAL YEAR 2026/2027

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$17,388.00
Utilities	14,196.39
Equipment & Supplies	3,500.00
Repairs/Miscellaneous Expenses	998.00
Direct Costs (Subtotal)	**$36,082.39**
ADMINISTRATION COSTS	
District Administration	$3,046.00
County Administration Fee	38.00
Administration Costs (Subtotal)	**$3,084.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$39,166.39
Reserve Fund Collection (Contribution)	(7,624.94)
General Fund Repayment/(Contribution)	0.00
Balance to Levy	**$31,541.45**
Total Charge	**$31,540.76**
Difference (due rounding)	**($0.69)**
DISTRICT STATISTICS	
Total Number of Parcels	38
Total Parcels Levied	38
Total Equivalent Dwelling Units	38.00
Levy Per EDU	**$830.02**
Maximum Assessment Per EDU	**$830.0382**
Prior Year Maximum Assessment Per EDU	$809.7933
OPERATING RESERVE INFORMATION	
Operating Reserve Balance	$139,449.37
Reserve Fund Collection/(Contribution)	(7,624.94)
Ending Operating Reserve Balance	**$131,824.43**

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

An Assessment District Diagram has been prepared for the District in the format required by the 1972 Act, and is on file with the City Clerk, and by reference is made part of this Report. The Assessment Diagram is available for inspection at the Office of the City Clerk, during normal business hours.

APPENDIX B - 2026/2027 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared.

Non-assessable lots or parcels include land principally encumbered by public or utility rights-of-way and common areas. These parcels will not be assessed.

A listing of parcels assessed within the District, along with the proposed assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2026/2027 Preliminary Assessment Roll".

City of Woodland
West Wood Unit No. 1 Landscaping and Lighting District
Fiscal Year 2026/2027 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-560-046-000	248 QUAIL DR	1.0	$830.04	$830.02
027-560-047-000	252 QUAIL DR	1.0	830.04	830.02
027-560-048-000	256 QUAIL DR	1.0	830.04	830.02
027-560-049-000	260 QUAIL DR	1.0	830.04	830.02
027-560-050-000	264 QUAIL DR	1.0	830.04	830.02
027-560-051-000	269 QUAIL DR	1.0	830.04	830.02
027-560-052-000	265 QUAIL DR	1.0	830.04	830.02
027-560-053-000	261 QUAIL DR	1.0	830.04	830.02
027-560-054-000	257 QUAIL DR	1.0	830.04	830.02
027-560-055-000	253 QUAIL DR	1.0	830.04	830.02
027-560-056-000	249 QUAIL DR	1.0	830.04	830.02
027-560-057-000	245 QUAIL DR	1.0	830.04	830.02
027-560-058-000	244 PHEASANT CT	1.0	830.04	830.02
027-560-059-000	248 PHEASANT CT	1.0	830.04	830.02
027-560-060-000	252 PHEASANT CT	1.0	830.04	830.02
027-560-061-000	256 PHEASANT CT	1.0	830.04	830.02
027-560-062-000	260 PHEASANT CT	1.0	830.04	830.02
027-560-063-000	264 PHEASANT CT	1.0	830.04	830.02
027-560-064-000	268 PHEASANT CT	1.0	830.04	830.02
027-560-065-000	269 PHEASANT CT	1.0	830.04	830.02
027-560-066-000	265 PHEASANT CT	1.0	830.04	830.02
027-560-067-000	261 PHEASANT CT	1.0	830.04	830.02
027-560-068-000	257 PHEASANT CT	1.0	830.04	830.02
027-560-069-000	399 MALLARD DR	1.0	830.04	830.02
027-560-070-000	395 MALLARD DR	1.0	830.04	830.02
027-560-072-000	390 MALLARD DR	1.0	830.04	830.02
027-560-073-000	394 MALLARD DR	1.0	830.04	830.02
027-560-074-000	398 MALLARD DR	1.0	830.04	830.02
027-560-075-000	402 MALLARD DR	1.0	830.04	830.02
027-560-076-000	406 MALLARD DR	1.0	830.04	830.02
027-560-077-000	410 MALLARD DR	1.0	830.04	830.02
027-560-078-000	414 MALLARD DR	1.0	830.04	830.02
027-560-079-000	418 MALLARD DR	1.0	830.04	830.02
027-560-080-000	420 MALLARD DR	1.0	830.04	830.02
027-560-081-000	424 MALLARD DR	1.0	830.04	830.02
027-560-082-000	428 MALLARD DR	1.0	830.04	830.02
027-560-083-000	432 MALLARD DR	1.0	830.04	830.02
027-560-085-000	244 QUAIL DR	1.0	830.04	830.02
Totals:		**38.0**	**$31,541.45**	**$31,540.76**
Parcel Count:				**38**

CITY OF
WOODLAND
CALIFORNIA

City of Woodland
Spring Lake Landscaping and Lighting District

Engineer's Report
Fiscal Year 2026/2027

July 7, 2026

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I. Overview

A. Introduction

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Spring Lake Landscaping and Lighting District ("District") for Fiscal Year 2026/2027 which provides updated information regarding the budget and factors that affect the assessment amount. This District was formed in March 2005 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street lighting, traffic signals, drainage, neighborhood parks and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act") and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIIIC and XIIID* ("Proposition 218") desires to levy and collect annual assessments against lots and parcels within the District beginning in the fiscal year ("FY") commencing July 1, 2026 and ending June 30, 2027 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2026/2027 as set forth in this Engineer's Report, do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the FY 2026/2027 assessment rates.

B. Contents of Engineer's Report

This Engineer's Report ("Report") describes the District boundaries and the proposed improvements to be assessed to the property owners located within the district. The Report is made up of the following sections.

Section I. Overview – Provides a general introduction into the Report.

Section II. Plans and Specifications – Contains a general description of the improvements that are to be maintained and serviced by the District.

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the District including incidental costs and expenses.

Section IV. Method of Apportionment – Describes the basis in which costs have been apportioned to lots and parcels within the District, in proportion to the special benefit received by each lot and parcel.

Section V. Assessment Roll – The assessment roll identifies the maximum assessment to be levied to each lot or parcel within the District.

Section VI. Assessment Diagram – Displays a diagram of the District showing the exterior boundaries of the District.

Appendix – This section includes additional information, zoning maps and exhibits which were used to determine the budget and assessments for the different product types.

For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number by the Yolo County ("County") Assessor's Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing scheduled for July 21, 2026, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for FY 2026/2027.

II. Plans And Specification

A. General Description of the District

The proposed territory within the District consists of all lots, parcels and subdivisions of land located in the Spring Lake Specific Plan Area. The area originally contained thirty five (35) large un-subdivided parcels and when combined with recently subdivided parcels will result in approximately 3,966 residential units, four (4) commercial sites, six (6) school sites, four (4) neighborhood parks, one (1) mini park, and one (1) public fire station. The County of Yolo owns three (3) parcels in the specific plan area and there is one (1) existing Woodland Community College parcel and two (2) Woodland Joint Unified School District Parcels. Fourty final subdivision maps were approved in 2005 through early 2026 covering portions of the Spring Lake Area representing 3,314 single family lots and 369 apartment units. The assessments for all of the parcels within the District will be calculated based on 2026/2027 Budget and the method described in Section IV Method of Apportionment of this Report.

The Spring Lake Specific Plan Area is located in the southeast portion of the City generally bounded to the north by East Gibson Road, to the east by County Road 102, to the south by County Road 25A, and generally to the west by County Road 101. There is a portion of the Specific Plan Area immediately north of the extension of County Road 24A that extends west of State Highway 113.

B. Description of Improvements to be Maintained and Services

The proposed improvements to be maintained and services provided by the District are generally described as follows:

Landscaping and Appurtenant Improvements

Landscaping improvements (the "Landscaping Improvements") include but are not limited to landscaping, planting, ground cover, shrubbery, turf, trees, irrigation and drainage systems, ornamental lighting structures, playground equipment, play courts, public restrooms, masonry block walls and other fencing, entryway monuments and other appurtenant items located in right of ways, parkways, greenbelts, neighborhood parks and other easements dedicated to the City and located within the boundaries of the District.

This will include but is not limited to the following areas:

- Landscape parkways on the major arterial roadways of the project including Pioneer Avenue, Parkway Drive, Road 102, County Road 25A and East Gibson Road;
- Landscape parkways on the local and collector roads including Farmer's Central Road, Road 24C, Road 101, Matmor Road, Collector One, Collector Two, Collector Four, Collector "A" Street and Highway 113 buffer;
- Landscaping along the mixed use channel, the drainage channels and facilities, agricultural interceptors and the offsite regional ponds;
- Landscaping and park equipment provided in neighborhood park areas including Central Park, Park "A", Park "B", Park "C", Mini-Park, the Offsite Pond Park; and

- Graffiti removal, paint, wall and fence repairs along the block walls and fencing on portions of Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, County Road 25A, Farmer's Central Road, Highway 113, the drainage channels and facilities, the offsite regional ponds and the offsite Pond Park.

A more detailed listing of the overall landscape maintenance areas are included the appendix to this report along with the areas specifically budgeted for FY 2026/2027.

Street Lighting/Traffic Signals and Appurtenant Improvements

Street lighting improvements (the "Street Lighting Improvements") include but are not limited to poles, signs, fixtures, bulbs, conduit, conductors, equipment including posts and pedestals, metering devices and appurtenant facilities as required to provide lighting and traffic signals in public streets and sidewalk easements, parks and other easements dedicated to the City and located within the boundaries of the District.

This will include but is not limited to the following:

- Street lighting throughout the arterial, collector, and local roadways totaling approximately 1,715 lights located throughout the project; and
- Traffic signals and appurtenant facilities at eighteen (18) signalized intersections along Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, County Road 25A and Farmer's Central Road.

A more detailed listing of the street lighting/traffic signal maintenance areas are included the appendix to this report along with the areas specifically budgeted for FY 2026/2027.

The estimated annual cost to provide and maintain the improvements within the District shall be allocated to each property in proportion to the special benefits received.

C. Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the Landscaping Improvements and the Street Lighting Improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of Landscaping Improvements and the Street Lighting Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Landscaping Improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting, repair of fencing and painting of walls and fencing and other improvements to remove or cover graffiti. The Street Lighting Improvements shall be maintained to provide adequate illumination.

Servicing means the furnishing of water and electricity for the Landscaping Improvements including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the Street Lighting Improvements. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District.

III. Estimate of Costs

A. Estimate of Costs Table

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses. A more detailed accounting of the budget based on the Equivalent Benefit Unit (EBU) methodologies is included in Section IV.

TABLE 1
Fiscal Year 2026/2027 Estimated Costs

	ZONE DENSITY TYPE COSTS[1]	PRODUCT/FRONT FOOTAGE TYPE COSTS[2]	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	$275,692	$494,696	$770,388
Greenbelts & Parks	0	1,472,441	1,472,441
Tree Maintenance	349,370	154,586	503,956
Street Lights	616,914	173,233	790,147
Traffic Signals	83,212	582,485	665,697
Graffiti & Wall/Fence Repairs	25,828	28,218	54,046
Capital Items	0	0	0
DIRECT COSTS SUBTOTAL	**$1,351,016**	**$2,905,659**	**$4,256,675**
INCIDENTAL COSTS/EXPENSES			
City Administration	$0	210,216.00	$210,216
Consultant/County Administration	0	18,000	18,000
Reserve Fund/Contingency	0	0	0
OTHER COSTS SUBTOTAL	**$0**	**$228,216**	**$228,216**
ESTIMATED MAXIMUM ASSESSMENT	**$1,351,016**	**$3,133,875**	**$4,484,891**
LESS RESERVE CONTRIBUTION TO PROJECT[3]			**(200,000)**
ADJUSTED FY 2026/2027 ASSESSMENT			**$4,284,891**
Total Assessor Parcels FY 2026/2027			3,285
		Maximum Levy Amount Per EBU[4]	**Adjusted Fiscal Year 2026/2027 Levy Amount After Reserve Contribution**
Estimated Single Family Developed Residential R3 Per EBU		**1,715.51**	**$1,547.71**
Estimated Single Family Developed Residential R4 Per EBU		**1,475.41**	**$1,363.36**
Estimated Single Family Developed Residential R5 Per EBU		**$1,331.36**	**$1,252.75**
Estimated Single Family Developed Residential R8 Per EBU		**$1,115.27**	**$1,086.84**
Estimated Multi Family Developed Residential R15 Per EBU		**$729.38**	**$740.35**
Estimated Multi Family Developed Residential R20 Per EBU[5]		**$681.36**	**n/a**
Estimated Multi Family Developed Residential R25 Per EBU		**$652.55**	**$681.36**
Estimated Neighborhood Commercial Per Acre		**$17,686.00**	**$12,786.77**

1. See "Section IV. Method of Apportionment" for a detailed explanation of the two types of allocation methods.
2. Front Footage applies to the public owned (School Sites, Woodland Community College & Yolo County) properties only.
3. For FY 2026/2027 the City is utilizing Spring Lake LLD Reserve Funds in order to reduce the annual assessment increase for each property located within the boundaries of the CFD.
4. Includes an annual Engineering News Record Common Labor Cost Index rate increase (see section VID) for more information.
5. For FY 2026/2027 there are not any developed lots with this zoning. These parcels will be subject to the Developed/Undeverloped Rate of $249.40 per proposed unit.

B. Description of Cost Items

The following is a brief description of the costs of maintenance and services for the District included in the table above.

Direct Cost Items – This includes the costs of maintaining and servicing the landscaping, lighting and traffic signal improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the items that provide a direct benefit to the District.

The line items listed in this section are summarized into the following categories: Landscaping, Greenbelt and Parks, Trees, Street Lights, Traffic Signals, Walls and Fencing and Capital, all of which are included in a more detailed budget provided in the appendix section of this report.

Incidental Costs and Expenses – This includes the indirect costs not included above that are necessary to properly maintain the district on an annual basis.

- City Administration – This includes the cost or a portion of the costs to coordinate District services including responding to property owner inquiries relating the assessments and services and contracting with professionals to provide administration, legal, and engineering services to the District that are required on an annual basis. Additionally, this includes the City's administration cost of managing the Storm Drainage Conservation Habitat Preservation Management Plan contract that is required as a condition of development of the Spring Lake Specific Plan Area.
- Consultant/County Administration – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer's Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.
- Reserve Fund/Contingency – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July.

IV. Method of Apportionment

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

Section 22574 of the 1972 Act also allows the designation of zones of benefit within an assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements."

In addition, Article XIIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. Special Benefit Analysis

As determined in the formation Engineer's Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIIID, the Implementation Act, and the Streets and Highways Code Section 22573.

Proper maintenance and operation of landscaping, street trees and streetlights provides special benefit to adjacent properties by providing community character, security, safety and vitality. Below is a discussion of the special benefit that the parcels receive from each of the maintenance categories.

Landscaping Special Benefit

Trees, landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore provide a special benefit. Specifically they provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

- Street trees within the parkways and greenbelts provide special benefit to those properties directly adjacent to those tree-lined parkways and to those that drive along them to get to their property;
- Landscaping within the parkways provide special benefit to those developments that are directly adjacent to the public parkways and to those that drive through them to get to their property; and,
- Landscaping and play equipment within the park sites provide special benefit to those developments that are within the general vicinity of the parks.

Landscaping General Benefit

There are no general benefits associated with local parkway landscaping.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

Street Lights Special Benefit

The operation, maintenance and servicing of lighting and traffic signals along local streets, collector and arterial streets of a development provides the following special benefits:

- Improved security of lots and parcels within the development;
- Improved ingress and egress to properties;
- Improved nighttime visibility for the local access of emergency vehicles;
- Improved safety and traffic circulation to and from parcels; and
- Increased deterrence of crime and aid to police and emergency vehicles.

Street lights and signals located at arterials and local streets are considered 100% special benefit to the developments taking direct access at those intersections.

Street Lights General Benefit

There are no general benefits related to street lights, signals or appurtenant facilities.

C. Assessment Methodology

To establish the special benefit to the individual lots and parcels within the District an Equivalent Benefit Unit ("EBU") system is used. The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land use type, size and development.

Due to the variety and location of the maintenance requirements throughout the Spring Lake project area, two distinct methods of determining a lot or parcels EBU has been established depending on the specific maintenance item. The two methods are discussed below.

1. Zone Density Equivalent Benefit Units

Each parcel of land is assigned an EBU in proportion to the estimated special benefit the parcel receives relative to other parcels within the District. Maintenance costs under this method are allocated based on density for each of the residential projects located throughout the project. This is an effective way of allocating the special benefit to parcels where the maintenance items relate to acreage or lot size such as more dense local landscaping that occurs in some of the residential areas.

Maintenance costs related to the following are allocated utilizing this method:

- Landscaping and lighting along the local and collector roads including Farmer's Central Road, Road 24C, Road 101, Matmor Road, Collector One, Collector Two, Collector Four, Collector "A" Street and Highway 113 buffer; and
- Landscaping and lighting along the agricultural interceptors.

The single family detached residential (SFD) property with an R-5 Zoning has been selected as the basic unit for calculating assessments; therefore a SFD R-5 residential parcel equals one Equivalent Benefit Unit (EBU). All other residential zoned units are compared to the R-5 (5 units per acre divided by the zoning designation number of units per acre) to determine the zonings EBUs. Since typically 5 single family residential units could be constructing on one acre of land, commercial property is assigned 5.0 EBUs per acre of land.

TABLE 2
EBU Application By Land Use Zoning

Land Use	Zoning*	EBU/Parcel/ Acre/Unit
Single Family Detached Residential	**R-3**	**1.67 EBUs / Parcel**
Single Family Detached Residential	**R-4**	**1.25 EBUs / Parcel**
Single Family Detached Residential	**R-5**	**1.00 EBU / Parcel**
Single Family Detached Residential	**R-8**	**0.63 EBUs / Parcel**
Multi Family Detached Residential	**R-15**	**0.33 EBUs / Unit**
Multi Family Detached Residential	**R-20**	**0.25 EBUs / Unit**
Multi Family Detached Residential	**R-25**	**0.20 EBUs / Unit**
Neighborhood Commercial	**NC**	**5.00 EBUs / Acre**
Exempt	**EX**	**0.00 EBU / Parcel**

*** The above method for calculating the number of EBUs per parcel/unit will be used if additional single family or multi-family residential units not included in the above table are approved for development.**

Definitions and Formulas Related to Zoning EBU Method

Single-Family Detached Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map wherein the final map has been recorded with the County as of January 1 of the preceding fiscal year.

Multi-Family Detached Residential — This land use is defined as a residential parcel anticipated to have more than one residential unit that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Neighborhood Commercial — This land use is defined as a commercial parcel that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including greenbelts and parkways; utility right-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed; park properties, school

properties required as part of the development and other publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

2. Product Type Equivalent Benefit Units

Each parcel of land is assigned an EBU in proportion to the estimated special benefit the parcel receives relative to other parcels within the District. Maintenance costs under this method are allocated based on product types (single family residential, multi family residential or commercial) located throughout the project. This is an effective way of allocating the special benefit to parcels where the maintenance items relate to the traffic study and impact fee (drainage and parkway) methodologies that were developed for the Spring Lake Specific Plan Area.

Maintenance costs related to the following are allocated utilizing this method:

- Parkway landscaping and lighting on the major arterial roadways of the project including Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, and County Road 25A;
- Landscaping and lighting along the mixed use channel, subdivision trail corridor, greenbelts, gateway entries, Highway 113 buffer, drainage channels and facilities, and offsite regional ponds;
- Landscaping and lighting in the neighborhood park areas including Central Park, Park “A”, Park “B”, Park “C”, Mini-Park; and
- Graffiti removal, paint, fence and wall repairs along the block walls and fencing on portions of Pioneer Avenue, Parkway Drive, Road 102, and Highway 113.

The single family detached residential property has been selected as the basic unit for calculating assessments; therefore a SFD residential parcel equals one Equivalent Benefit Unit (EBU). The multi-family residential lots do not receive the same special benefit as single family lots and are therefore assigned less than 1 EBUs per units as determined in the Spring Lake Infrastructure Fee Nexus Study prepared by Economic & Planning Systems Inc., dated June 29, 2004 and shown below.

TABLE 3
EBU Application by Product

Land Use	Zoning	Traffic EBU/ Parcel or Acre	Drainage EBU/ Parcel/Acre/Unit	Park EBU/ Parcel/Acre/Unit
Single Family Residential	Not applicable	1.00 EBU / Parcel	1.00 EBU / Parcel	1.00 EBU / Parcel
Multi Family Residential	Not applicable	0.70 EBUs / Unit	0.39 EBUs / Unit	0.83 EBUs / Unit
Undeveloped Planned Single Family Residential Development	Not applicable	1.00 EBU / Unit	1.00 EBU / Parcel	1.00 EBU / Parcel
Undeveloped Planned Multi Family Residential Development	Not applicable	0.70 EBUs / Unit	0.39 EBUs / Unit	0.83 EBUs / Unit
Neighborhood Commercial	Not applicable	32.67 EBUs / Acre	18.97 EBUs / Acre	3.05 EBUs / Acre
Exempt	Not applicable	0.00 EBUs / Parcel	0.00 EBUs / Parcel	0.00 EBUs / Parcel

Definitions and Formulas Related to the Product Type EBU Method

Single-Family Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map wherein the final map has been recorded with the County as of January 1 of the preceding fiscal year.

Multi-Family Residential — This land use is defined as a residential parcel anticipated to have more than one residential unit that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Undeveloped Planned Single Family Residential Development — This land use is defined as any undeveloped property not fully subdivided with a specific number of proposed single family residential parcels/lots or dwelling units to be developed on the parcel. This land use type will only be assessed for the maintenance requirements associated with the major arterial roadways, channel improvements and incidental costs/expenses based on the anticipated number of units to be developed on the property as shown on the Specific Plan or proposed Tentative Map.

Undeveloped Planned Multi Family Residential Development — This land use is defined as any undeveloped property not fully subdivided with a specific number of proposed multi family residential parcels/lots or dwelling units to be developed on the parcel. This land use type will only be assessed for the maintenance requirements associated with the major arterial roadways, channel improvements and incidental costs/expenses based on the anticipated number of units to be developed on the property as shown on the Specific Plan or proposed Tentative Map.

Neighborhood Commercial — This land use is defined as a commercial parcel that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including greenbelts and parkways; utility right-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed; park properties, school properties required as part of the development and other publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

3. Front Footage Method for Public Owned Properties

Certain public owned properties within the District derive a special benefit from the landscaping and lighting improvements but to a lesser degree than residential or commercial properties. This includes the high school site, the Woodland Community College parcel and the County of Yolo property. Front footage of the landscaped areas and the development standards used outside of the Spring Lake Specific Plan were used to determine the public owned properties special benefit. Since these properties are not subject to the Spring Lake Specific Plan higher landscaping and lighting standard requirements, this is a reasonable method for allocating the maintenance costs that they are benefiting from.

4. Benefit Formula

The benefit formula is applied to each budget line item and then to the parcels within the District based on the preceding Equivalent Benefit Unit (EBU) tables. Each parcel's EBU correlates the parcel's special benefit received as compared to all other parcels benefiting from the improvements.

The following formula is used to calculate each parcel's EBU (proportional benefit) **for each of the type of improvement items that are applicable to a particular parcel based on its development status:**

Land Use Zoning EBU + Traffic EBU + Drainage EBU + Park EBU = Parcel Type EBU

Parcel Type EBU x Dwelling Units/Parcels/Lots = Parcel EBU

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

Maintenance Cost/ Total Number of EBUs = Levy per EBU

Levy per EBU x Parcel EBU = Maximum Parcel Levy Amount

5. Table of EBUs and Rate by Product Type

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

TABLE 4
SUMMARY OF EBUS AND ALLOCATION OF COSTS
PART 1 OF 2

Zoning	Land Use	Number of Projected Units/Acres	EBU Per Product Type (Traffic)	Total EBUs or Front Footage (Traffic)	EBU Per Product Type (Drainage)	Total EBUs or Front Footage (Drainage)	EBU Per Product Type (Parks)	Total EBUs or Front Footage (Parks)	Traffic (1) Arterial Roads (Pioneer, Parkway, Rd 102, E. Gibson, Rd 25A)	Drainage (2) Mixed Use Channel	(3) Other Administration Costs	(1)+(2)+(3)=(4) Base Costs Allocated To Developed & Undeveloped Property	Traffic (5) Developed Parcels Only (Highway 113 Buffer, Gateway Entries)	Drainage (6) Developed Parcels Only (Offsite Channels, Offsite Ponds)	Parks (7) Developed Parcels Only (Subdivision Trail Corridor, Greenbelts, Parks)	(5)+(6)+(7) = (8) Developed Parcel Costs Only	(4) + (8) = (9) Product Type Total Developed & Undeveloped Parcels
	Allocation Method		* * * PRODUCT TYPE * * *		* * * PRODUCT TYPE * * *		* * * PRODUCT TYPE * * *										
Main Project (East of Highway 113)																	
R-3	Single Family Residential	150	1.00	150.00	1.00	150.00	1.00	150.00	$46,323	$5,271	9,262	$60,857	$0	5,474	55,218	$60,691	$121,548
R-4	Single Family Residential	751	1.00	751.00	1.00	751.00	1.00	751.00	231,925	26,391	46,373	304,688	0	27,404	276,458	303,862	608,550
R-5	Single Family Residential	1,132	1.00	1,132.00	1.00	1,132.00	1.00	1,132.00	349,586	39,779	69,899	459,264	0	39,409	397,569	436,978	896,242
R-8	Single Family Residential	922	1.00	922.00	1.00	922.00	1.00	922.00	284,733	32,400	56,932	374,065	0	31,053	313,270	344,323	718,387
R-15	Multi-Family Residential	223	0.70	156.10	0.39	86.97	0.83	185.09	48,207	3,056	9,639	60,902	0	3,174	68,135	71,309	132,211
R-20	Multi-Family Residential	46	0.70	32.20	0.39	17.94	0.83	38.18	9,944	630	1,988	12,563	0	0	0	0	12,563
R-25	Multi-Family Residential	352	0.70	246.40	0.39	137.28	0.83	292.16	76,094	4,824	15,215	96,132	0	5,009	107,550	112,559	208,692
NC	Neighborhood Commercial	2.33	32.71	76.31	18.97	44.26	3.05	7.12	23,565	1,555	4,712	29,832	0	0	0	0	29,832
	Sub Total			**3,466.01**		**3,241.45**		**3,477.55**	**$1,070,376**	**$113,906**	**$214,020**	**$1,398,302**	**$0**	**$111,523**	**$1,218,199**	**$1,329,722**	**$2,728,025**
Project West of Highway 113																	
R-5A	Single Family Residential	162	1.00	162.00	1.00	162.00	1.00	162.00	$0	5,692.76	10,003.23	$15,696	$0	5,911.41	59,635.33	$65,547	$81,243
R-8A	Single Family Residential	0	1.00	-	1.00	-	1.00	-	0	0	0	$0	0	0	0	0	0
R-15A	Multi-Family Residential	97	0.70	67.90	0.39	37.83	0.83	80.51	0	1,329	4,193	$5,522	0	1,380	29,637	31,018	36,540
	Sub Total	**259**		**229.90**		**199.83**		**242.51**	**$0**	**$7,022**	**$14,196**	**$21,218**	**$0**	**$7,292**	**$89,273**	**$96,564**	**$117,783**
School & County Sites (Front Footage)																	
FF	High School	50.00	n/a	4,830.00	n/a	0	n/a	0	$0	$0	$0	$0	$0	$0	$0	0	$0
FF	Woodland Community College	120.50	n/a	4,106.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0
FF	Yolo County	31.00	n/a	3,627.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0
	Sub Total	**201.50**		**12,563.00**		**0**		**0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Total								**$1,070,376**	**$120,928**	**$228,216**	**$1,419,520**	**$0**	**$118,815**	**$1,307,472**	**$1,426,287**	**$2,845,807**

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

	Allocation Method	(X)	* * * ZONING TYPE * * * *		Zone Type (A)	Front Footage (B)	(A)+ (B) = (C)		(8)	(C) + (8) = (D)	(9)	(C) + (9) = (D)	(D) / (X) = (10)	(D) / (X) = (11)	(10)+(11)=(12)
Zoning	**Land Use**	**Number of Projected Units/Acres**	**EBU Per Zone Type**	**Total EBUs or Front Footage (Zone Type)**	**Developed Parcels Only (Farmers Central, Rd 24C, Rd 101, Matmor, Collector and Local Streets, Ag channels)**	**Developed Parcels Only School and Public Owned Sites**	**Zoning & Front Footage Total Costs (Developed Property)**		**(From Above Table) Product Type Total Developed Parcels Only**	**Total for All Developed Property**	**(From Above Table) Product Type Total Developed & Undeveloped Parcels**	**Total Cost for All Properties**	**Base Rate Per Unit/Acre for Either Developed or Undeveloped**	**Addt'l Rate per Unit/Acre for Developed Property Only**	**Total Rate per Unit/Acre for Developed Property**
Main Project (East of Highway 113)															
R-3	Single Family Residential	150	1.67	250.00	110,608.78	$0	$110,609	737	$60,691	$171,300	$121,548	$232,157	$405.71	$1,142.00	$1,547.71
R-4	Single Family Residential	751	1.25	938.75	415,336	0	415,336		303,862	719,198	608,550	1,023,886	405.71	957.65	1,363.36
R-5	Single Family Residential	1,080	1.00	1,080.00	477,830	0	477,830	442	436,978	914,808	896,242	1,374,072	405.71	847.04	1,252.75
R-8	Single Family Residential	851	0.63	531.88	235,320	0	235,320	277	344,323	579,643	718,387	953,708	405.71	681.13	1,086.84
R-15	Multi-Family Residential	223	0.33	74.33	32,888	0	32,888	147	71,309	104,196	132,211	165,099	273.10	467.25	740.35
R-20	Multi-Family Residential	0	0.25	-	0	0	0		0	0	12,563	12,563	273.10	0.00	273.10
R-25	Multi-Family Residential	352	0.20	70.40	31,147	0	31,147		112,559	143,707	208,692	239,839	273.10	408.26	681.36
NC	Neighborhood Commercial	0	5.00	-	0	0	0		0	0	29,832	29,832	12,786.77	0.00	12,786.77
	Sub Total	**3,407**		**2,945.36**	**$1,303,130**	**$0**	**$1,303,130**		**$1,329,722**	**$2,632,852**	**$2,728,025**	**$4,031,154**			
Project West of Highway 113															
R-5A	Single Family Residential	162	1.00	162.00	71,674.49	$0	$71,674		$65,547	$137,221	$81,243	$152,917	$96.89	$847.04	$943.93
R-8A	Single Family Residential	0	0.63	0.00	0	0	0		0	0	0	0	0.00	0.00	0.00
R-15A	Multi-Family Residential	97	0.33	32.33	14,305	0	14,305		31,018	45,323	36,540	50,845	56.93	467.25	524.18
	Sub Total	**259**		**194.33**	**$85,980**	**$0**	**$85,980**		**$96,564**	**$182,544**	**$117,783**	**$203,762**			
School & County Sites (Front Footage)															
FF	High School	50.00	n/a	4,830.00	$0	$19,049	$19,049		$0	$19,049	$0	$19,049	$0.00	$380.98	$380.98
FF	Woodland Community College	120.50	n/a	4,106.00	0	15,593	15,593		0	15,593	0	15,593	0.00	129.41	129.41
FF	Yolo County	31.00	n/a	3,627.00	0	15,332	15,332		0	15,332	0	15,332	0.00	494.57	494.57
	Sub Total	**201.50**		**12,563.00**	**$0**	**$49,974**	**$49,974**		**$0**	**$49,974**	**$0**	**$49,974**			
	Total				**$1,389,110**	**$49,974**	**$1,439,084**		**$1,426,287**	**$2,865,371**	**$2,845,807**	**$4,284,891**			

D. Assessment Range Formula

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

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2006/2007. Generally, if the proposed annual assessment (levy per EBU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the percentage increase in the Engineering News Record Common Labor Cost Index rate. Beginning in the second fiscal year (Fiscal Year 2006/2007) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EBU less than or equal to this Maximum Assessment) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may go up and down as compared to the previous year(s). The Maximum Assessment adjustment is designed to allow for the adjustment of the annual assessment for inflation in order to maintain the original purchasing power of the district budget. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The increase in the Engineering News Record Common Labor Cost Index from January 2025 to January 2026 is 1.027%.

V. Assessment Roll

The assessment roll is a listing of the proposed Assessment for Fiscal Year 2026/2027 apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District, along with the Maximum Assessment amounts, is on file with the City Clerk and incorporated into this report by reference.

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2026/2027 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
PARCELS NOT ON THE TAX ROLL - Government Owned			
042-580-020-000	Miscellaneous - Govt Owned	$19,048.94	$19,048.92
042-580-023-000	Miscellaneous - Govt Owned	2,060.73	2,060.72
042-580-024-000	Miscellaneous - Govt Owned	2,060.73	2,060.72
042-580-025-000	Miscellaneous - Govt Owned	2,967.44	2,967.44
042-580-026-000	Miscellaneous - Govt Owned	8,242.90	8,242.90
042-580-027-000	Miscellaneous - Govt Owned	15,593.49	15,593.48
6	**Sub Total**	**$49,974.22**	**$49,974.18**
PARCELS SUBMITTED ON THE COUNTY TAX ROLL (Sorted by APN)			
041-231-002-000	Single Family Resid/R5A	$943.93	$943.92
041-231-003-000	Single Family Resid/R5A	943.93	943.92
041-231-004-000	Single Family Resid/R5A	943.93	943.92
041-231-005-000	Single Family Resid/R5A	943.93	943.92
041-231-006-000	Single Family Resid/R5A	943.93	943.92
041-231-007-000	Single Family Resid/R5A	943.93	943.92
041-231-008-000	Single Family Resid/R5A	943.93	943.92
041-231-009-000	Single Family Resid/R5A	943.93	943.92
041-231-010-000	Single Family Resid/R5A	943.93	943.92
041-231-011-000	Single Family Resid/R5A	943.93	943.92
041-231-012-000	Single Family Resid/R5A	943.93	943.92
041-231-013-000	Single Family Resid/R5A	943.93	943.92
041-231-014-000	Single Family Resid/R5A	943.93	943.92
041-231-015-000	Single Family Resid/R5A	943.93	943.92
041-231-016-000	Single Family Resid/R5A	943.93	943.92
041-231-017-000	Single Family Resid/R5A	943.93	943.92
041-231-018-000	Single Family Resid/R5A	943.93	943.92
041-231-019-000	Single Family Resid/R5A	943.93	943.92
041-231-020-000	Single Family Resid/R5A	943.93	943.92
041-231-021-000	Single Family Resid/R5A	943.93	943.92
041-231-022-000	Single Family Resid/R5A	943.93	943.92
041-231-023-000	Single Family Resid/R5A	943.93	943.92
041-231-024-000	Single Family Resid/R5A	943.93	943.92
041-231-025-000	Single Family Resid/R5A	943.93	943.92
041-231-026-000	Single Family Resid/R5A	943.93	943.92
041-231-029-000	Single Family Resid/R5A	943.93	943.92
041-231-030-000	Single Family Resid/R5A	943.93	943.92
041-231-031-000	Single Family Resid/R5A	943.93	943.92
041-231-032-000	Single Family Resid/R5A	943.93	943.92
041-231-033-000	Single Family Resid/R5A	943.93	943.92
041-231-034-000	Single Family Resid/R5A	943.93	943.92
041-231-035-000	Single Family Resid/R5A	943.93	943.92
041-231-036-000	Single Family Resid/R5A	943.93	943.92
041-231-037-000	Single Family Resid/R5A	943.93	943.92
041-231-038-000	Single Family Resid/R5A	943.93	943.92
041-232-001-000	Single Family Resid/R5A	943.93	943.92
041-232-002-000	Single Family Resid/R5A	943.93	943.92

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2026/2027 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
041-232-003-000	Single Family Resid/R5A	943.93	943.92
041-232-004-000	Single Family Resid/R5A	943.93	943.92
041-232-005-000	Single Family Resid/R5A	943.93	943.92
041-232-006-000	Single Family Resid/R5A	943.93	943.92
041-232-007-000	Single Family Resid/R5A	943.93	943.92
041-232-008-000	Single Family Resid/R5A	943.93	943.92
041-232-009-000	Single Family Resid/R5A	943.93	943.92
041-232-010-000	Single Family Resid/R5A	943.93	943.92
041-232-011-000	Single Family Resid/R5A	943.93	943.92
041-232-012-000	Single Family Resid/R5A	943.93	943.92
041-232-013-000	Single Family Resid/R5A	943.93	943.92
041-232-014-000	Single Family Resid/R5A	943.93	943.92
041-232-015-000	Single Family Resid/R5A	943.93	943.92
041-232-016-000	Single Family Resid/R5A	943.93	943.92
041-232-017-000	Single Family Resid/R5A	943.93	943.92
041-232-019-000	Single Family Resid/R5A	943.93	943.92
041-232-020-000	Single Family Resid/R5A	943.93	943.92
041-232-021-000	Single Family Resid/R5A	943.93	943.92
041-232-022-000	Single Family Resid/R5A	943.93	943.92
041-232-023-000	Single Family Resid/R5A	943.93	943.92
041-232-024-000	Single Family Resid/R5A	943.93	943.92
041-232-025-000	Single Family Resid/R5A	943.93	943.92
041-232-026-000	Single Family Resid/R5A	943.93	943.92
041-232-027-000	Single Family Resid/R5A	943.93	943.92
041-233-002-000	Single Family Resid/R5A	943.93	943.92
041-233-003-000	Single Family Resid/R5A	943.93	943.92
041-233-004-000	Single Family Resid/R5A	943.93	943.92
041-233-005-000	Single Family Resid/R5A	943.93	943.92
041-233-006-000	Single Family Resid/R5A	943.93	943.92
041-233-007-000	Single Family Resid/R5A	943.93	943.92
041-233-008-000	Single Family Resid/R5A	943.93	943.92
041-233-009-000	Single Family Resid/R5A	943.93	943.92
041-233-010-000	Single Family Resid/R5A	943.93	943.92
041-233-011-000	Single Family Resid/R5A	943.93	943.92
041-233-012-000	Single Family Resid/R5A	943.93	943.92
041-233-013-000	Single Family Resid/R5A	943.93	943.92
041-233-014-000	Single Family Resid/R5A	943.93	943.92
041-233-015-000	Single Family Resid/R5A	943.93	943.92
041-233-016-000	Single Family Resid/R5A	943.93	943.92
041-233-017-000	Single Family Resid/R5A	943.93	943.92
041-233-018-000	Single Family Resid/R5A	943.93	943.92
041-233-019-000	Single Family Resid/R5A	943.93	943.92
041-233-020-000	Single Family Resid/R5A	943.93	943.92
041-233-021-000	Single Family Resid/R5A	943.93	943.92
041-233-022-000	Single Family Resid/R5A	943.93	943.92
041-233-023-000	Single Family Resid/R5A	943.93	943.92
041-233-024-000	Single Family Resid/R5A	943.93	943.92

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2026/2027 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
041-233-025-000	Single Family Resid/R5A	943.93	943.92
041-233-026-000	Single Family Resid/R5A	943.93	943.92
041-233-027-000	Single Family Resid/R5A	943.93	943.92
041-234-001-000	Single Family Resid/R15A	524.18	524.16
041-234-002-000	Single Family Resid/R15A	524.18	524.16
041-234-003-000	Single Family Resid/R15A	524.18	524.16
041-234-004-000	Single Family Resid/R15A	524.18	524.16
041-234-005-000	Single Family Resid/R15A	524.18	524.16
041-234-006-000	Single Family Resid/R15A	524.18	524.16
041-234-007-000	Single Family Resid/R15A	524.18	524.16
041-234-008-000	Single Family Resid/R15A	524.18	524.16
041-234-009-000	Single Family Resid/R15A	524.18	524.16
041-234-010-000	Single Family Resid/R15A	524.18	524.16
041-234-011-000	Single Family Resid/R15A	524.18	524.16
041-234-012-000	Single Family Resid/R15A	524.18	524.16
041-234-013-000	Single Family Resid/R15A	524.18	524.16
041-234-014-000	Single Family Resid/R15A	524.18	524.16
041-234-015-000	Single Family Resid/R15A	524.18	524.16
041-234-016-000	Single Family Resid/R15A	524.18	524.16
041-234-017-000	Single Family Resid/R15A	524.18	524.16
041-234-018-000	Single Family Resid/R15A	524.18	524.16
041-234-019-000	Single Family Resid/R15A	524.18	524.16
041-234-020-000	Single Family Resid/R15A	524.18	524.16
041-234-021-000	Single Family Resid/R15A	524.18	524.16
041-234-022-000	Single Family Resid/R15A	524.18	524.16
041-234-023-000	Single Family Resid/R15A	524.18	524.16
041-234-024-000	Single Family Resid/R15A	524.18	524.16
041-234-025-000	Single Family Resid/R15A	524.18	524.16
041-234-026-000	Single Family Resid/R15A	524.18	524.16
041-234-027-000	Single Family Resid/R15A	524.18	524.16
041-234-028-000	Single Family Resid/R15A	524.18	524.16
041-234-029-000	Single Family Resid/R15A	524.18	524.16
041-234-030-000	Single Family Resid/R15A	524.18	524.16
041-234-031-000	Single Family Resid/R15A	524.18	524.16
041-234-032-000	Single Family Resid/R15A	524.18	524.16
041-234-033-000	Single Family Resid/R15A	524.18	524.16
041-234-034-000	Single Family Resid/R15A	524.18	524.16
041-234-035-000	Single Family Resid/R15A	524.18	524.16
041-234-036-000	Single Family Resid/R15A	524.18	524.16
041-234-037-000	Single Family Resid/R15A	524.18	524.16
041-234-038-000	Single Family Resid/R15A	524.18	524.16
041-234-039-000	Single Family Resid/R15A	524.18	524.16
041-234-040-000	Single Family Resid/R15A	524.18	524.16
041-234-041-000	Single Family Resid/R15A	524.18	524.16
041-234-042-000	Single Family Resid/R15A	524.18	524.16
041-234-043-000	Single Family Resid/R15A	524.18	524.16
041-234-044-000	Single Family Resid/R15A	524.18	524.16

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2026/2027 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
041-234-045-000	Single Family Resid/R15A	524.18	524.16
041-234-046-000	Single Family Resid/R15A	524.18	524.16
041-234-047-000	Single Family Resid/R15A	524.18	524.16
041-234-048-000	Single Family Resid/R15A	524.18	524.16
041-234-049-000	Single Family Resid/R15A	524.18	524.16
041-234-050-000	Single Family Resid/R15A	524.18	524.16
041-241-003-000	Single Family Resid/R5A	943.93	943.92
041-241-004-000	Single Family Resid/R5A	943.93	943.92
041-241-005-000	Single Family Resid/R5A	943.93	943.92
041-241-006-000	Single Family Resid/R5A	943.93	943.92
041-241-007-000	Single Family Resid/R5A	943.93	943.92
041-241-008-000	Single Family Resid/R5A	943.93	943.92
041-241-009-000	Single Family Resid/R5A	943.93	943.92
041-241-010-000	Single Family Resid/R5A	943.93	943.92
041-241-011-000	Single Family Resid/R5A	943.93	943.92
041-241-012-000	Single Family Resid/R5A	943.93	943.92
041-241-013-000	Single Family Resid/R5A	943.93	943.92
041-241-014-000	Single Family Resid/R5A	943.93	943.92
041-241-015-000	Single Family Resid/R5A	943.93	943.92
041-241-016-000	Single Family Resid/R5A	943.93	943.92
041-241-017-000	Single Family Resid/R5A	943.93	943.92
041-241-018-000	Single Family Resid/R5A	943.93	943.92
041-242-002-000	Single Family Resid/R5A	943.93	943.92
041-242-003-000	Single Family Resid/R5A	943.93	943.92
041-242-004-000	Single Family Resid/R5A	943.93	943.92
041-242-005-000	Single Family Resid/R5A	943.93	943.92
041-242-006-000	Single Family Resid/R5A	943.93	943.92
041-242-007-000	Single Family Resid/R5A	943.93	943.92
041-242-008-000	Single Family Resid/R5A	943.93	943.92
041-242-009-000	Single Family Resid/R5A	943.93	943.92
041-242-010-000	Single Family Resid/R5A	943.93	943.92
041-242-011-000	Single Family Resid/R5A	943.93	943.92
041-242-012-000	Single Family Resid/R5A	943.93	943.92
041-242-013-000	Single Family Resid/R5A	943.93	943.92
041-242-014-000	Single Family Resid/R5A	943.93	943.92
041-242-015-000	Single Family Resid/R5A	943.93	943.92
041-242-016-000	Single Family Resid/R5A	943.93	943.92
041-242-017-000	Single Family Resid/R5A	943.93	943.92
041-242-018-000	Single Family Resid/R5A	943.93	943.92
041-242-019-000	Single Family Resid/R5A	943.93	943.92
041-242-020-000	Single Family Resid/R5A	943.93	943.92
041-242-021-000	Single Family Resid/R5A	943.93	943.92
041-242-022-000	Single Family Resid/R5A	943.93	943.92
041-242-023-000	Single Family Resid/R5A	943.93	943.92
041-242-024-000	Single Family Resid/R5A	943.93	943.92
041-242-025-000	Single Family Resid/R5A	943.93	943.92
041-242-026-000	Single Family Resid/R5A	943.93	943.92

CITY OF WOODLAND
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
041-242-027-000	Single Family Resid/R5A	943.93	943.92
041-242-028-000	Single Family Resid/R5A	943.93	943.92
041-242-029-000	Single Family Resid/R5A	943.93	943.92
041-242-030-000	Single Family Resid/R5A	943.93	943.92
041-242-031-000	Single Family Resid/R5A	943.93	943.92
041-242-032-000	Single Family Resid/R5A	943.93	943.92
041-242-033-000	Single Family Resid/R5A	943.93	943.92
041-242-034-000	Single Family Resid/R5A	943.93	943.92
041-242-035-000	Single Family Resid/R5A	943.93	943.92
041-242-036-000	Single Family Resid/R5A	943.93	943.92
041-242-037-000	Single Family Resid/R5A	943.93	943.92
041-242-038-000	Single Family Resid/R5A	943.93	943.92
041-242-039-000	Single Family Resid/R5A	943.93	943.92
041-242-040-000	Single Family Resid/R5A	943.93	943.92
041-242-041-000	Single Family Resid/R5A	943.93	943.92
041-242-042-000	Single Family Resid/R5A	943.93	943.92
041-242-043-000	Single Family Resid/R5A	943.93	943.92
041-242-044-000	Single Family Resid/R5A	943.93	943.92
041-242-045-000	Single Family Resid/R5A	943.93	943.92
041-243-003-000	Single Family Resid/R5A	943.93	943.92
041-243-004-000	Single Family Resid/R5A	943.93	943.92
041-243-005-000	Single Family Resid/R5A	943.93	943.92
041-243-006-000	Single Family Resid/R5A	943.93	943.92
041-243-007-000	Single Family Resid/R5A	943.93	943.92
041-243-008-000	Single Family Resid/R5A	943.93	943.92
041-243-009-000	Single Family Resid/R5A	943.93	943.92
041-243-010-000	Single Family Resid/R5A	943.93	943.92
041-243-011-000	Single Family Resid/R5A	943.93	943.92
041-243-012-000	Single Family Resid/R5A	943.93	943.92
041-243-013-000	Single Family Resid/R5A	943.93	943.92
041-243-014-000	Single Family Resid/R5A	943.93	943.92
041-243-015-000	Single Family Resid/R5A	943.93	943.92
041-243-016-000	Single Family Resid/R5A	943.93	943.92
041-243-017-000	Single Family Resid/R5A	943.93	943.92
041-244-001-000	Single Family Resid/R15A	524.18	524.16
041-244-002-000	Single Family Resid/R15A	524.18	524.16
041-244-003-000	Single Family Resid/R15A	524.18	524.16
041-244-004-000	Single Family Resid/R15A	524.18	524.16
041-244-005-000	Single Family Resid/R15A	524.18	524.16
041-244-006-000	Single Family Resid/R15A	524.18	524.16
041-244-007-000	Single Family Resid/R15A	524.18	524.16
041-244-008-000	Single Family Resid/R15A	524.18	524.16
041-244-009-000	Single Family Resid/R15A	524.18	524.16
041-244-010-000	Single Family Resid/R15A	524.18	524.16
041-244-011-000	Single Family Resid/R15A	524.18	524.16
041-244-012-000	Single Family Resid/R15A	524.18	524.16
041-244-013-000	Single Family Resid/R15A	524.18	524.16

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Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
041-244-014-000	Single Family Resid/R15A	524.18	524.16
041-244-015-000	Single Family Resid/R15A	524.18	524.16
041-244-016-000	Single Family Resid/R15A	524.18	524.16
041-244-017-000	Single Family Resid/R15A	524.18	524.16
041-244-018-000	Single Family Resid/R15A	524.18	524.16
041-244-019-000	Single Family Resid/R15A	524.18	524.16
041-244-020-000	Single Family Resid/R15A	524.18	524.16
041-244-021-000	Single Family Resid/R15A	524.18	524.16
041-244-022-000	Single Family Resid/R15A	524.18	524.16
041-244-023-000	Single Family Resid/R15A	524.18	524.16
041-244-024-000	Single Family Resid/R15A	524.18	524.16
041-244-025-000	Single Family Resid/R15A	524.18	524.16
041-244-026-000	Single Family Resid/R15A	524.18	524.16
041-244-027-000	Single Family Resid/R15A	524.18	524.16
041-244-028-000	Single Family Resid/R15A	524.18	524.16
041-244-029-000	Single Family Resid/R15A	524.18	524.16
041-244-030-000	Single Family Resid/R15A	524.18	524.16
041-244-031-000	Single Family Resid/R15A	524.18	524.16
041-244-032-000	Single Family Resid/R15A	524.18	524.16
041-244-033-000	Single Family Resid/R15A	524.18	524.16
041-244-034-000	Single Family Resid/R15A	524.18	524.16
041-244-035-000	Single Family Resid/R15A	524.18	524.16
041-244-036-000	Single Family Resid/R15A	524.18	524.16
041-244-037-000	Single Family Resid/R15A	524.18	524.16
041-244-038-000	Single Family Resid/R15A	524.18	524.16
041-244-039-000	Single Family Resid/R15A	524.18	524.16
041-244-040-000	Single Family Resid/R15A	524.18	524.16
041-244-041-000	Single Family Resid/R15A	524.18	524.16
041-244-042-000	Single Family Resid/R15A	524.18	524.16
041-244-043-000	Single Family Resid/R15A	524.18	524.16
041-244-044-000	Single Family Resid/R15A	524.18	524.16
041-244-045-000	Single Family Resid/R15A	524.18	524.16
041-244-046-000	Single Family Resid/R15A	524.18	524.16
041-244-047-000	Single Family Resid/R15A	524.18	524.16
041-251-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-008-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-010-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-012-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-014-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-016-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-018-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-020-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-022-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-025-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-027-000	Single Family Resid/R8A	1086.84	1,086.84

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
041-251-029-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-031-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-032-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-033-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-034-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-035-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-036-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-037-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-038-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-039-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-040-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-041-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-042-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-044-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-045-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-046-000	Single Family Resid/R8A	1086.84	1,086.84
041-251-047-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-001-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-008-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-009-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-010-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-011-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-012-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-013-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-014-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-015-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-016-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-017-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-018-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-019-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-020-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-021-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-022-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-024-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-025-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-026-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-027-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-028-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-029-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-030-000	Single Family Resid/R8A	1086.84	1,086.84
041-252-031-000	Single Family Resid/R8A	1086.84	1,086.84

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
041-253-001-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-008-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-009-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-010-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-011-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-012-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-013-000	Single Family Resid/R8A	1086.84	1,086.84
041-253-014-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-001-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-008-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-010-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-011-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-012-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-013-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-014-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-015-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-016-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-017-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-018-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-019-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-020-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-021-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-022-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-023-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-024-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-025-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-026-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-027-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-028-000	Single Family Resid/R8A	1086.84	1,086.84
041-260-029-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-001-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-005-000	Single Family Resid/R8A	1086.84	1,086.84

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041-261-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-008-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-009-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-010-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-011-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-012-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-013-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-014-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-015-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-016-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-017-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-018-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-019-000	Single Family Resid/R8A	1086.84	1,086.84
041-261-020-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-001-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-008-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-009-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-010-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-011-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-012-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-013-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-014-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-015-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-016-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-017-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-018-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-019-000	Single Family Resid/R8A	1086.84	1,086.84
041-262-020-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-001-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-008-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-009-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-011-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-012-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-013-000	Single Family Resid/R8A	1086.84	1,086.84

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Spring Lake Landscaping and Lighting District
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041-270-014-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-015-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-016-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-017-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-018-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-019-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-020-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-021-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-022-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-023-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-024-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-025-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-026-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-027-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-028-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-029-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-030-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-031-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-032-000	Single Family Resid/R8A	1086.84	1,086.84
041-270-033-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-001-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-009-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-010-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-011-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-012-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-013-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-014-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-015-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-016-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-017-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-018-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-019-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-020-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-021-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-022-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-023-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-024-000	Single Family Resid/R8A	1086.84	1,086.84
041-281-025-000	Single Family Resid/R8A	1086.84	1,086.84
041-282-001-000	Single Family Resid/R8A	1086.84	1,086.84
041-282-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-282-003-000	Single Family Resid/R8A	1086.84	1,086.84

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041-282-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-282-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-282-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-282-008-000	Single Family Resid/R8A	1086.84	1,086.84
041-282-009-000	Single Family Resid/R8A	1086.84	1,086.84
041-282-010-000	Single Family Resid/R8A	1086.84	1,086.84
041-282-011-000	Single Family Resid/R8A	1086.84	1,086.84
041-283-001-000	Single Family Resid/R8A	1086.84	1,086.84
041-283-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-283-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-283-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-283-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-283-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-283-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-284-001-000	Single Family Resid/R8A	1086.84	1,086.84
041-284-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-284-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-284-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-284-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-284-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-284-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-284-008-000	Single Family Resid/R8A	1086.84	1,086.84
041-284-009-000	Single Family Resid/R8A	1086.84	1,086.84
041-284-010-000	Single Family Resid/R8A	1086.84	1,086.84
041-291-001-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-002-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-004-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-005-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-006-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-008-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-009-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-010-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-011-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-013-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-014-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-015-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-016-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-017-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-018-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-019-000	Single Family Resid/R5A	1252.75	1,252.74
041-291-020-000	Single Family Resid/R8A	1086.84	1,086.84
041-291-021-000	Single Family Resid/R8A	1086.84	1,086.84
041-291-022-000	Single Family Resid/R8A	1086.84	1,086.84
041-291-023-000	Single Family Resid/R8A	1086.84	1,086.84
041-291-024-000	Single Family Resid/R8A	1086.84	1,086.84
041-291-025-000	Single Family Resid/R8A	1086.84	1,086.84
041-291-026-000	Single Family Resid/R8A	1086.84	1,086.84

CITY OF WOODLAND
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041-291-027-000	Single Family Resid/R8A	1086.84	1,086.84
041-291-029-000	Single Family Resid/R8A	1086.84	1,086.84
041-291-030-000	Single Family Resid/R8A	1086.84	1,086.84
041-291-031-000	Single Family Resid/R8A	1086.84	1,086.84
041-291-032-000	Single Family Resid/R8A	1086.84	1,086.84
041-291-033-000	Single Family Resid/R8A	1086.84	1,086.84
041-292-001-000	Single Family Resid/R5A	1252.75	1,252.74
041-292-002-000	Single Family Resid/R5A	1252.75	1,252.74
041-292-003-000	Single Family Resid/R5A	1252.75	1,252.74
041-292-004-000	Single Family Resid/R5A	1252.75	1,252.74
041-292-005-000	Single Family Resid/R5A	1252.75	1,252.74
041-292-006-000	Single Family Resid/R5A	1252.75	1,252.74
041-292-007-000	Single Family Resid/R5A	1252.75	1,252.74
041-292-008-000	Single Family Resid/R5A	1252.75	1,252.74
041-292-009-000	Single Family Resid/R5A	1252.75	1,252.74
041-292-010-000	Single Family Resid/R5A	1252.75	1,252.74
041-292-011-000	Single Family Resid/R5A	1252.75	1,252.74
041-292-012-000	Single Family Resid/R5A	1252.75	1,252.74
041-292-013-000	Single Family Resid/R5A	1252.75	1,252.74
041-293-001-000	Single Family Resid/R5A	1252.75	1,252.74
041-293-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-293-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-293-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-293-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-293-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-293-007-000	Single Family Resid/R5A	1252.75	1,252.74
041-293-008-000	Single Family Resid/R5A	1252.75	1,252.74
041-293-009-000	Single Family Resid/R5A	1252.75	1,252.74
041-294-001-000	Single Family Resid/R8A	1086.84	1,086.84
041-294-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-294-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-294-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-294-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-294-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-294-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-294-008-000	Single Family Resid/R8A	1086.84	1,086.84
041-294-009-000	Single Family Resid/R8A	1086.84	1,086.84
041-294-010-000	Single Family Resid/R8A	1086.84	1,086.84
041-295-001-000	Single Family Resid/R5A	1252.75	1,252.74
041-295-002-000	Single Family Resid/R5A	1252.75	1,252.74
041-295-003-000	Single Family Resid/R5A	1252.75	1,252.74
041-295-004-000	Single Family Resid/R5A	1252.75	1,252.74
041-295-005-000	Single Family Resid/R5A	1252.75	1,252.74
041-295-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-295-008-000	Single Family Resid/R8A	1086.84	1,086.84
041-295-009-000	Single Family Resid/R8A	1086.84	1,086.84
041-295-010-000	Single Family Resid/R8A	1086.84	1,086.84

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041-295-011-000	Single Family Resid/R8A	1086.84	1,086.84
041-295-012-000	Single Family Resid/R8A	1086.84	1,086.84
041-301-001-000	Single Family Resid/R5A	1252.75	1,252.74
041-301-002-000	Single Family Resid/R5A	1252.75	1,252.74
041-301-003-000	Single Family Resid/R5A	1252.75	1,252.74
041-301-004-000	Single Family Resid/R5A	1252.75	1,252.74
041-301-005-000	Single Family Resid/R5A	1252.75	1,252.74
041-301-006-000	Single Family Resid/R5A	1252.75	1,252.74
041-301-007-000	Multi Family Resid/R25	64729.28	64,729.26
041-302-001-000	Single Family Resid/R5A	1252.75	1,252.74
041-302-002-000	Single Family Resid/R5A	1252.75	1,252.74
041-302-003-000	Single Family Resid/R5A	1252.75	1,252.74
041-302-004-000	Single Family Resid/R5A	1252.75	1,252.74
041-302-005-000	Single Family Resid/R5A	1252.75	1,252.74
041-302-006-000	Single Family Resid/R5A	1252.75	1,252.74
041-302-007-000	Single Family Resid/R5A	1252.75	1,252.74
041-302-008-000	Single Family Resid/R5A	1252.75	1,252.74
041-302-009-000	Single Family Resid/R5A	1252.75	1,252.74
041-302-010-000	Single Family Resid/R5A	1252.75	1,252.74
041-302-011-000	Single Family Resid/R5A	1252.75	1,252.74
041-303-001-000	Single Family Resid/R5A	1252.75	1,252.74
041-303-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-303-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-303-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-303-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-303-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-303-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-303-010-000	Single Family Resid/R5A	1252.75	1,252.74
041-303-011-000	Single Family Resid/R5A	1252.75	1,252.74
041-303-012-000	Single Family Resid/R5A	1252.75	1,252.74
041-303-013-000	Single Family Resid/R5A	1252.75	1,252.74
041-304-001-000	Single Family Resid/R8A	1086.84	1,086.84
041-304-002-000	Single Family Resid/R8A	1086.84	1,086.84
041-304-003-000	Single Family Resid/R8A	1086.84	1,086.84
041-304-004-000	Single Family Resid/R8A	1086.84	1,086.84
041-304-005-000	Single Family Resid/R8A	1086.84	1,086.84
041-304-006-000	Single Family Resid/R8A	1086.84	1,086.84
041-304-007-000	Single Family Resid/R8A	1086.84	1,086.84
041-304-008-000	Single Family Resid/R8A	1086.84	1,086.84
041-304-009-000	Single Family Resid/R8A	1086.84	1,086.84
041-304-010-000	Single Family Resid/R8A	1086.84	1,086.84
041-304-011-000	Single Family Resid/R8A	1086.84	1,086.84
041-304-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-351-002-000	Single Family Resid/R3A	1547.71	1,547.70
042-351-003-000	Single Family Resid/R3A	1547.71	1,547.70
042-351-004-000	Single Family Resid/R3A	1547.71	1,547.70
042-351-005-000	Single Family Resid/R3A	1547.71	1,547.70

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042-351-006-000	Single Family Resid/R3A	1547.71	1,547.70
042-351-007-000	Single Family Resid/R3A	1547.71	1,547.70
042-351-008-000	Single Family Resid/R3A	1547.71	1,547.70
042-351-009-000	Single Family Resid/R3A	1547.71	1,547.70
042-351-010-000	Single Family Resid/R3A	1547.71	1,547.70
042-351-011-000	Single Family Resid/R3A	1547.71	1,547.70
042-351-012-000	Single Family Resid/R3A	1547.71	1,547.70
042-351-013-000	Single Family Resid/R3A	1547.71	1,547.70
042-351-014-000	Single Family Resid/R3A	1547.71	1,547.70
042-351-015-000	Single Family Resid/R3A	1547.71	1,547.70
042-352-002-000	Single Family Resid/R3A	1547.71	1,547.70
042-352-003-000	Single Family Resid/R3A	1547.71	1,547.70
042-352-004-000	Single Family Resid/R3A	1547.71	1,547.70
042-352-005-000	Single Family Resid/R3A	1547.71	1,547.70
042-352-006-000	Single Family Resid/R3A	1547.71	1,547.70
042-352-007-000	Single Family Resid/R3A	1547.71	1,547.70
042-352-008-000	Single Family Resid/R3A	1547.71	1,547.70
042-352-009-000	Single Family Resid/R3A	1547.71	1,547.70
042-353-003-000	Single Family Resid/R3A	1547.71	1,547.70
042-353-004-000	Single Family Resid/R3A	1547.71	1,547.70
042-353-005-000	Single Family Resid/R3A	1547.71	1,547.70
042-353-006-000	Single Family Resid/R3A	1547.71	1,547.70
042-353-007-000	Single Family Resid/R3A	1547.71	1,547.70
042-361-001-000	Single Family Resid/R3A	1547.71	1,547.70
042-361-002-000	Single Family Resid/R3A	1547.71	1,547.70
042-361-003-000	Single Family Resid/R3A	1547.71	1,547.70
042-361-004-000	Single Family Resid/R3A	1547.71	1,547.70
042-361-005-000	Single Family Resid/R3A	1547.71	1,547.70
042-361-006-000	Single Family Resid/R3A	1547.71	1,547.70
042-361-007-000	Single Family Resid/R3A	1547.71	1,547.70
042-361-008-000	Single Family Resid/R3A	1547.71	1,547.70
042-361-009-000	Single Family Resid/R3A	1547.71	1,547.70
042-361-010-000	Single Family Resid/R3A	1547.71	1,547.70
042-362-001-000	Single Family Resid/R3A	1547.71	1,547.70
042-362-002-000	Single Family Resid/R3A	1547.71	1,547.70
042-362-003-000	Single Family Resid/R3A	1547.71	1,547.70
042-362-004-000	Single Family Resid/R3A	1547.71	1,547.70
042-362-005-000	Single Family Resid/R3A	1547.71	1,547.70
042-362-006-000	Single Family Resid/R3A	1547.71	1,547.70
042-362-007-000	Single Family Resid/R3A	1547.71	1,547.70
042-362-009-000	Single Family Resid/R3A	1547.71	1,547.70
042-362-010-000	Single Family Resid/R3A	1547.71	1,547.70
042-363-001-000	Single Family Resid/R3A	1547.71	1,547.70
042-363-002-000	Single Family Resid/R3A	1547.71	1,547.70
042-363-003-000	Single Family Resid/R3A	1547.71	1,547.70
042-363-004-000	Single Family Resid/R3A	1547.71	1,547.70
042-363-005-000	Single Family Resid/R3A	1547.71	1,547.70

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042-371-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-371-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-372-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-372-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-372-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-372-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-372-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-372-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-372-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-372-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-372-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-372-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-372-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-372-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-373-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-380-001-000	Single Family Resid/R15A	740.35	740.34
042-380-002-000	Single Family Resid/R15A	740.35	740.34
042-380-003-000	Single Family Resid/R15A	740.35	740.34
042-380-005-000	Single Family Resid/R15A	740.35	740.34
042-380-006-000	Single Family Resid/R15A	740.35	740.34
042-380-007-000	Single Family Resid/R15A	740.35	740.34

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-380-008-000	Single Family Resid/R15A	740.35	740.34
042-380-009-000	Single Family Resid/R15A	740.35	740.34
042-380-010-000	Single Family Resid/R15A	740.35	740.34
042-380-011-000	Single Family Resid/R15A	740.35	740.34
042-391-001-000	Single Family Resid/R3A	1547.71	1,547.70
042-391-003-000	Single Family Resid/R3A	1547.71	1,547.70
042-391-004-000	Single Family Resid/R3A	1547.71	1,547.70
042-391-005-000	Single Family Resid/R3A	1547.71	1,547.70
042-391-007-000	Single Family Resid/R3A	1547.71	1,547.70
042-391-008-000	Single Family Resid/R3A	1547.71	1,547.70
042-391-009-000	Single Family Resid/R3A	1547.71	1,547.70
042-391-011-000	Single Family Resid/R3A	1547.71	1,547.70
042-392-001-000	Single Family Resid/R3A	1547.71	1,547.70
042-392-002-000	Single Family Resid/R3A	1547.71	1,547.70
042-392-003-000	Single Family Resid/R3A	1547.71	1,547.70
042-392-004-000	Single Family Resid/R3A	1547.71	1,547.70
042-392-005-000	Single Family Resid/R3A	1547.71	1,547.70
042-392-006-000	Single Family Resid/R3A	1547.71	1,547.70
042-392-007-000	Single Family Resid/R3A	1547.71	1,547.70
042-392-008-000	Single Family Resid/R3A	1547.71	1,547.70
042-400-001-000	Single Family Resid/R15A	740.35	740.34
042-400-002-000	Single Family Resid/R15A	740.35	740.34
042-400-003-000	Single Family Resid/R15A	740.35	740.34
042-400-004-000	Single Family Resid/R15A	740.35	740.34
042-400-005-000	Single Family Resid/R15A	740.35	740.34
042-400-006-000	Single Family Resid/R15A	740.35	740.34
042-400-007-000	Single Family Resid/R15A	740.35	740.34
042-400-008-000	Single Family Resid/R15A	740.35	740.34
042-400-010-000	Single Family Resid/R15A	740.35	740.34
042-400-011-000	Single Family Resid/R15A	740.35	740.34
042-410-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-019-000	Single Family Resid/R5A	1252.75	1,252.74

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-410-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-031-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-032-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-033-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-034-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-036-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-037-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-038-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-039-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-040-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-041-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-042-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-043-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-044-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-045-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-046-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-047-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-048-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-049-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-050-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-051-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-052-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-053-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-054-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-055-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-056-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-058-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-059-000	Single Family Resid/R5A	1252.75	1,252.74
042-410-061-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-011-000	Single Family Resid/R5A	1252.75	1,252.74

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042-420-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-031-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-032-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-033-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-034-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-036-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-037-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-038-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-039-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-040-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-041-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-042-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-044-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-045-000	Single Family Resid/R5A	1252.75	1,252.74
042-420-047-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-015-000	Single Family Resid/R5A	1252.75	1,252.74

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042-430-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-031-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-032-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-033-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-034-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-036-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-037-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-038-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-039-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-040-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-041-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-042-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-043-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-044-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-045-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-046-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-047-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-048-000	Single Family Resid/R5A	1252.75	1,252.74
042-430-049-000	Single Family Resid/R5A	1252.75	1,252.74
042-441-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-013-000	Single Family Resid/R8A	1086.84	1,086.84

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042-441-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-021-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-022-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-023-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-024-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-025-000	Single Family Resid/R8A	1086.84	1,086.84
042-441-026-000	Single Family Resid/R8A	1086.84	1,086.84
042-442-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-442-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-442-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-442-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-442-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-442-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-442-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-442-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-442-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-021-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-022-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-024-000	Single Family Resid/R8A	1086.84	1,086.84
042-443-025-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-004-000	Single Family Resid/R8A	1086.84	1,086.84

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042-451-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-021-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-022-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-023-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-024-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-025-000	Single Family Resid/R8A	1086.84	1,086.84
042-451-026-000	Single Family Resid/R8A	1086.84	1,086.84
042-452-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-452-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-452-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-452-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-452-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-452-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-452-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-452-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-452-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-019-000	Single Family Resid/R8A	1086.84	1,086.84

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-453-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-021-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-022-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-024-000	Single Family Resid/R8A	1086.84	1,086.84
042-453-025-000	Single Family Resid/R8A	1086.84	1,086.84
042-461-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-461-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-461-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-461-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-461-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-461-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-461-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-461-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-461-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-461-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-036-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-037-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-038-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-039-000	Single Family Resid/R5A	1252.75	1,252.74

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-462-040-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-041-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-042-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-059-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-060-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-061-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-063-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-068-000	Single Family Resid/R5A	1252.75	1,252.74
042-462-069-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-031-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-034-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-036-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-037-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-038-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-039-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-040-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-041-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-043-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-044-000	Single Family Resid/R5A	1252.75	1,252.74

CITY OF WOODLAND
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042-470-049-000	Single Family Resid/R5A	1252.75	1,252.74
042-470-050-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-031-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-032-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-033-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-034-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-036-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-038-000	Single Family Resid/R5A	1252.75	1,252.74
042-481-039-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-014-000	Single Family Resid/R5A	1252.75	1,252.74

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Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-482-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-482-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-491-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-491-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-492-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-492-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-492-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-492-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-492-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-492-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-492-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-492-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-492-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-492-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-492-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-492-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-016-000	Single Family Resid/R8A	1086.84	1,086.84

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042-493-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-021-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-022-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-023-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-024-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-025-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-026-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-027-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-028-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-029-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-030-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-031-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-033-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-034-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-036-000	Single Family Resid/R8A	1086.84	1,086.84
042-493-037-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-021-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-022-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-023-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-024-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-025-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-026-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-027-000	Single Family Resid/R8A	1086.84	1,086.84
042-494-028-000	Single Family Resid/R8A	1086.84	1,086.84
042-501-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-501-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-501-004-000	Single Family Resid/R5A	1252.75	1,252.74

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042-501-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-501-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-501-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-501-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-501-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-501-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-501-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-501-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-502-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-504-019-000	Single Family Resid/R5A	1252.75	1,252.74

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-504-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-031-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-032-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-033-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-034-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-036-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-037-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-038-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-039-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-040-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-041-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-042-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-043-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-044-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-045-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-046-000	Single Family Resid/R5A	1252.75	1,252.74
042-510-047-000	Single Family Resid/R5A	1252.75	1,252.74

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-520-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-031-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-032-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-033-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-034-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-036-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-037-000	Single Family Resid/R5A	1252.75	1,252.74
042-520-038-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-010-000	Single Family Resid/R5A	1252.75	1,252.74

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-532-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-532-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-533-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-533-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-533-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-533-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-533-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-533-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-533-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-533-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-533-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-533-011-000	Multi Family Resid/R25	42244.37	42,244.36
042-533-012-000	Multi Family Resid/R25	26573.07	26,573.06
042-534-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-534-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-534-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-534-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-534-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-534-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-534-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-534-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-534-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-535-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-536-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-536-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-536-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-536-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-536-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-536-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-536-010-000	Single Family Resid/R5A	1252.75	1,252.74

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-536-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-536-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-536-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-536-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-541-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-541-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-541-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-541-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-541-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-541-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-541-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-031-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-032-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-033-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-034-000	Single Family Resid/R5A	1252.75	1,252.74
042-541-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-542-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-008-000	Single Family Resid/R4A	1363.36	1,363.36

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-542-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-019-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-020-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-021-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-022-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-023-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-024-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-025-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-026-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-027-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-028-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-029-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-030-000	Single Family Resid/R4A	1363.36	1,363.36
042-542-031-000	Single Family Resid/R4A	1363.36	1,363.36
042-551-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-551-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-551-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-551-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-551-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-551-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-551-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-551-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-551-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-551-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-551-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-551-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-551-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-552-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-552-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-552-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-552-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-552-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-552-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-552-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-552-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-552-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-552-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-552-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-552-012-000	Single Family Resid/R5A	1252.75	1,252.74

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-552-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-552-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-552-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-552-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-552-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-553-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-553-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-019-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-020-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-021-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-022-000	Single Family Resid/R4A	1363.36	1,363.36
042-554-023-000	Single Family Resid/R4A	1363.36	1,363.36
042-561-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-561-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-561-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-561-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-561-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-561-007-000	Single Family Resid/R5A	1252.75	1,252.74

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042-561-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-561-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-561-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-561-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-561-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-561-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-561-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-561-016-000	Single Family Resid/R15A	740.35	740.34
042-561-017-000	Single Family Resid/R15A	740.35	740.34
042-561-018-000	Single Family Resid/R15A	740.35	740.34
042-561-019-000	Single Family Resid/R15A	740.35	740.34
042-561-020-000	Single Family Resid/R15A	740.35	740.34
042-561-021-000	Single Family Resid/R15A	740.35	740.34
042-561-022-000	Single Family Resid/R15A	740.35	740.34
042-561-023-000	Single Family Resid/R15A	740.35	740.34
042-561-024-000	Single Family Resid/R15A	740.35	740.34
042-561-025-000	Single Family Resid/R15A	740.35	740.34
042-562-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-562-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-563-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-563-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-563-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-563-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-563-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-563-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-563-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-563-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-563-009-000	Single Family Resid/R5A	1252.75	1,252.74

CITY OF WOODLAND
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042-571-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-571-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-571-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-571-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-571-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-571-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-571-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-571-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-571-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-572-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-573-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-574-003-000	Single Family Resid/R15A	740.35	740.34
042-574-004-000	Single Family Resid/R15A	740.35	740.34

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-574-005-000	Single Family Resid/R15A	740.35	740.34
042-574-006-000	Single Family Resid/R15A	740.35	740.34
042-574-007-000	Single Family Resid/R15A	740.35	740.34
042-574-008-000	Single Family Resid/R15A	740.35	740.34
042-574-009-000	Single Family Resid/R15A	740.35	740.34
042-574-010-000	Single Family Resid/R15A	740.35	740.34
042-574-011-000	Single Family Resid/R15A	740.35	740.34
042-574-012-000	Single Family Resid/R15A	740.35	740.34
042-574-013-000	Single Family Resid/R15A	740.35	740.34
042-574-014-000	Single Family Resid/R15A	740.35	740.34
042-574-016-000	Single Family Resid/R15A	740.35	740.34
042-574-017-000	Single Family Resid/R15A	740.35	740.34
042-574-018-000	Single Family Resid/R15A	740.35	740.34
042-574-019-000	Single Family Resid/R15A	740.35	740.34
042-574-020-000	Single Family Resid/R15A	740.35	740.34
042-574-021-000	Single Family Resid/R15A	740.35	740.34
042-574-022-000	Single Family Resid/R15A	740.35	740.34
042-574-023-000	Single Family Resid/R15A	740.35	740.34
042-574-024-000	Single Family Resid/R15A	740.35	740.34
042-574-026-000	Single Family Resid/R15A	740.35	740.34
042-574-027-000	Single Family Resid/R15A	740.35	740.34
042-574-028-000	Single Family Resid/R15A	740.35	740.34
042-574-029-000	Single Family Resid/R15A	740.35	740.34
042-574-030-000	Single Family Resid/R15A	740.35	740.34
042-574-031-000	Single Family Resid/R15A	740.35	740.34
042-574-032-000	Single Family Resid/R15A	740.35	740.34
042-574-033-000	Single Family Resid/R15A	740.35	740.34
042-574-034-000	Single Family Resid/R15A	740.35	740.34
042-574-035-000	Single Family Resid/R15A	740.35	740.34
042-574-036-000	Single Family Resid/R15A	740.35	740.34
042-574-039-000	Single Family Resid/R15A	740.35	740.34
042-574-040-000	Single Family Resid/R15A	740.35	740.34
042-574-041-000	Single Family Resid/R15A	740.35	740.34
042-574-042-000	Single Family Resid/R15A	740.35	740.34
042-574-043-000	Single Family Resid/R15A	740.35	740.34
042-574-044-000	Single Family Resid/R15A	740.35	740.34
042-574-045-000	Single Family Resid/R15A	740.35	740.34
042-574-046-000	Single Family Resid/R15A	740.35	740.34
042-574-047-000	Single Family Resid/R15A	740.35	740.34
042-574-048-000	Single Family Resid/R15A	740.35	740.34
042-574-049-000	Single Family Resid/R15A	740.35	740.34
042-574-050-000	Single Family Resid/R15A	740.35	740.34
042-574-051-000	Single Family Resid/R15A	740.35	740.34
042-574-052-000	Single Family Resid/R15A	740.35	740.34
042-574-053-000	Single Family Resid/R15A	740.35	740.34
042-574-054-000	Single Family Resid/R15A	740.35	740.34
042-574-056-000	Single Family Resid/R15A	740.35	740.34

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042-574-057-000	Single Family Resid/R15A	740.35	740.34
042-574-058-000	Single Family Resid/R15A	740.35	740.34
042-574-059-000	Single Family Resid/R15A	740.35	740.34
042-574-060-000	Single Family Resid/R15A	740.35	740.34
042-574-061-000	Single Family Resid/R15A	740.35	740.34
042-574-062-000	Single Family Resid/R15A	740.35	740.34
042-574-063-000	Single Family Resid/R15A	740.35	740.34
042-574-064-000	Single Family Resid/R15A	740.35	740.34
042-574-065-000	Single Family Resid/R15A	740.35	740.34
042-574-066-000	Single Family Resid/R15A	740.35	740.34
042-574-067-000	Single Family Resid/R15A	740.35	740.34
042-574-068-000	Single Family Resid/R15A	740.35	740.34
042-574-069-000	Single Family Resid/R15A	740.35	740.34
042-580-001-000	Vacant	19879.80	19,879.78
042-580-009-000	Multi Family Resid/R25	32575.50	32,575.48
042-580-017-000	Vacant	17044.76	17,044.76
042-580-018-000	Muli Family Resid/R25	106292.29	106,292.28
042-580-087-000	Vacant	46024.97	46,024.96
042-580-094-000	Vacant	9347.11	9,347.10
042-591-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-019-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-020-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-021-000	Single Family Resid/R4A	1363.36	1,363.36
042-591-022-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-017-000	Single Family Resid/R4A	1363.36	1,363.36

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042-592-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-019-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-020-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-021-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-022-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-026-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-027-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-028-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-029-000	Single Family Resid/R4A	1363.36	1,363.36
042-592-030-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-019-000	Single Family Resid/R4A	1363.36	1,363.36
042-593-020-000	Single Family Resid/R4A	1363.36	1,363.36
042-594-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-594-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-594-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-594-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-594-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-594-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-594-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-594-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-594-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-594-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-600-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-010-000	Single Family Resid/R8A	1086.84	1,086.84

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-600-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-022-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-023-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-024-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-025-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-026-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-027-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-028-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-029-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-030-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-031-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-032-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-033-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-034-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-035-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-036-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-037-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-038-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-039-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-040-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-041-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-042-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-043-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-044-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-045-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-046-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-048-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-049-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-050-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-051-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-052-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-053-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-054-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-055-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-056-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-057-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-058-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-059-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-060-000	Single Family Resid/R8A	1086.84	1,086.84

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-600-061-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-062-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-063-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-064-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-065-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-066-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-067-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-068-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-069-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-070-000	Single Family Resid/R8A	1086.84	1,086.84
042-600-071-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-021-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-022-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-023-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-024-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-025-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-026-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-027-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-028-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-029-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-030-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-031-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-032-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-033-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-034-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-035-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-036-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-037-000	Single Family Resid/R8A	1086.84	1,086.84

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Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-610-038-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-039-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-040-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-041-000	Single Family Resid/R8A	1086.84	1,086.84
042-610-042-000	Single Family Resid/R8A	1086.84	1,086.84
042-621-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-019-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-020-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-021-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-022-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-023-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-024-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-025-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-026-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-027-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-028-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-029-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-030-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-031-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-032-000	Single Family Resid/R4A	1363.36	1,363.36
042-621-033-000	Single Family Resid/R4A	1363.36	1,363.36
042-631-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-631-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-631-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-631-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-006-000	Single Family Resid/R5A	1252.75	1,252.74

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-632-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-031-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-032-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-033-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-034-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-036-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-037-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-038-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-039-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-040-000	Single Family Resid/R5A	1252.75	1,252.74
042-632-041-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-013-000	Single Family Resid/R5A	1252.75	1,252.74

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-634-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-031-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-032-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-033-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-034-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-036-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-037-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-038-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-039-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-040-000	Single Family Resid/R5A	1252.75	1,252.74
042-634-041-000	Single Family Resid/R5A	1252.75	1,252.74
042-635-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-635-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-635-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-635-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-635-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-635-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-635-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-635-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-635-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-641-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-641-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-641-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-641-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-641-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-641-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-641-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-641-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-641-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-641-010-000	Single Family Resid/R4A	1363.36	1,363.36

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Spring Lake Landscaping and Lighting District
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042-641-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-641-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-642-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-643-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-644-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-644-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-644-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-644-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-644-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-644-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-644-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-644-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-644-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-645-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-645-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-645-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-645-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-645-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-645-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-645-007-000	Single Family Resid/R4A	1363.36	1,363.36

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042-645-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-645-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-645-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-645-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-645-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-645-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-651-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-651-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-651-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-651-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-651-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-651-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-651-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-651-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-652-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-652-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-652-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-652-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-652-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-652-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-652-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-652-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-019-000	Single Family Resid/R4A	1363.36	1,363.36
042-653-020-000	Single Family Resid/R4A	1363.36	1,363.36
042-654-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-654-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-654-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-654-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-654-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-654-006-000	Single Family Resid/R4A	1363.36	1,363.36

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042-654-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-654-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-654-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-654-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-654-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-661-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-661-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-661-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-661-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-661-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-661-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-661-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-661-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-661-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-661-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-661-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-661-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-662-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-662-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-662-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-662-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-662-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-662-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-662-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-662-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-662-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-662-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-662-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-662-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-671-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-019-000	Single Family Resid/R5A	1252.75	1,252.74

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042-671-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-671-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-672-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-672-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-672-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-672-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-673-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-673-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-673-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-673-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-673-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-673-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-673-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-673-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-673-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-673-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-673-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-673-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-674-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-674-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-674-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-674-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-674-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-674-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-674-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-674-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-674-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-674-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-674-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-674-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-675-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-675-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-675-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-675-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-675-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-675-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-681-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-681-002-000	Single Family Resid/R5A	1252.75	1,252.74

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042-681-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-681-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-681-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-681-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-681-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-681-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-682-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-682-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-682-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-682-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-682-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-682-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-682-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-682-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-683-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-683-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-683-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-683-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-684-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-691-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-691-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-691-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-691-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-691-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-691-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-691-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-691-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-005-000	Single Family Resid/R4A	1363.36	1,363.36

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042-692-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-692-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-693-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-693-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-693-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-693-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-693-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-693-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-693-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-693-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-694-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-694-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-694-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-694-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-694-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-695-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-695-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-695-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-695-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-695-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-695-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-695-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-695-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-695-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-695-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-696-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-696-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-696-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-696-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-696-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-701-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-701-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-701-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-701-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-702-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-702-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-702-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-702-004-000	Single Family Resid/R4A	1363.36	1,363.36

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Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-702-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-702-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-702-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-702-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-703-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-703-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-703-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-703-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-019-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-020-000	Single Family Resid/R4A	1363.36	1,363.36
042-704-021-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-705-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-710-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-004-000	Single Family Resid/R5A	1252.75	1,252.74

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-710-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-031-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-032-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-033-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-034-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-036-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-037-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-038-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-039-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-040-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-041-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-042-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-043-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-044-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-045-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-046-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-047-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-048-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-049-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-050-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-051-000	Single Family Resid/R5A	1252.75	1,252.74

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-710-052-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-053-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-054-000	Single Family Resid/R5A	1252.75	1,252.74
042-710-055-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-026-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-027-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-028-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-029-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-030-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-031-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-032-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-033-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-034-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-035-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-036-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-037-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-038-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-039-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-040-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-041-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-042-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-043-000	Single Family Resid/R5A	1252.75	1,252.74

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-720-044-000	Single Family Resid/R5A	1252.75	1,252.74
042-720-045-000	Single Family Resid/R5A	1252.75	1,252.74
042-730-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-730-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-731-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-732-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-741-001-000	Single Family Resid/R8A	1086.84	1,086.84

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-741-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-741-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-741-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-741-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-742-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-743-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-743-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-743-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-743-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-743-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-743-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-743-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-743-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-743-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-743-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-744-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-744-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-744-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-744-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-744-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-744-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-744-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-744-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-744-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-744-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-744-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-008-000	Single Family Resid/R8A	1086.84	1,086.84

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-751-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-751-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-752-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-752-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-752-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-752-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-752-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-752-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-752-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-752-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-752-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-752-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-753-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-753-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-753-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-753-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-753-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-753-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-753-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-753-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-753-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-753-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-753-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-761-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-761-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-761-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-761-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-761-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-761-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-761-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-762-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-762-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-762-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-762-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-762-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-762-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-762-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-762-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-762-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-762-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-763-001-000	Single Family Resid/R8A	1086.84	1,086.84

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-763-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-763-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-763-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-763-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-763-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-763-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-763-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-763-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-763-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-763-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-763-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-763-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-764-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-015-000	Single Family Resid/R8A	1086.84	1,086.84

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042-765-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-765-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-771-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-771-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-771-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-772-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-772-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-772-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-772-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-772-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-772-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-772-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-772-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-772-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-772-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-772-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-773-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-773-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-773-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-773-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-773-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-773-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-773-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-773-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-773-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-773-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-774-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-774-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-774-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-774-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-774-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-774-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-774-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-774-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-775-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-775-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-775-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-775-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-775-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-005-000	Single Family Resid/R4A	1363.36	1,363.36

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042-776-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-776-019-000	Single Family Resid/R4A	1363.36	1,363.36
042-777-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-778-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-778-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-778-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-778-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-781-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-781-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-781-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-781-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-781-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-781-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-781-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-781-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-781-009-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-010-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-011-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-012-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-013-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-014-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-015-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-016-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-017-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-018-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-019-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-020-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-021-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-022-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-023-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-024-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-025-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-026-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-027-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-028-000	Single Family Resid/R3A	1547.71	1,547.70

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042-781-029-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-030-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-031-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-032-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-033-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-034-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-035-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-036-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-037-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-038-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-039-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-040-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-041-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-042-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-043-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-044-000	Single Family Resid/R3A	1547.71	1,547.70
042-781-045-000	Single Family Resid/R3A	1547.71	1,547.70
042-782-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-782-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-782-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-782-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-782-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-782-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-783-001-000	Single Family Resid/R3A	1547.71	1,547.70
042-783-002-000	Single Family Resid/R3A	1547.71	1,547.70
042-783-003-000	Single Family Resid/R3A	1547.71	1,547.70
042-783-004-000	Single Family Resid/R3A	1547.71	1,547.70
042-783-005-000	Single Family Resid/R3A	1547.71	1,547.70
042-783-006-000	Single Family Resid/R3A	1547.71	1,547.70
042-783-007-000	Single Family Resid/R3A	1547.71	1,547.70
042-783-008-000	Single Family Resid/R3A	1547.71	1,547.70
042-791-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-017-000	Single Family Resid/R4A	1363.36	1,363.36

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042-791-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-020-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-021-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-022-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-023-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-024-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-025-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-026-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-027-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-028-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-029-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-030-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-031-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-032-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-033-000	Single Family Resid/R4A	1363.36	1,363.36
042-791-034-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-792-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-801-018-000	Single Family Resid/R4A	1363.36	1,363.36

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042-801-020-000	Single Family Resid/R3A	1547.71	1,547.70
042-801-021-000	Single Family Resid/R3A	1547.71	1,547.70
042-801-022-000	Single Family Resid/R3A	1547.71	1,547.70
042-801-023-000	Single Family Resid/R3A	1547.71	1,547.70
042-801-024-000	Single Family Resid/R3A	1547.71	1,547.70
042-801-025-000	Single Family Resid/R3A	1547.71	1,547.70
042-801-026-000	Single Family Resid/R3A	1547.71	1,547.70
042-801-027-000	Single Family Resid/R3A	1547.71	1,547.70
042-801-028-000	Single Family Resid/R3A	1547.71	1,547.70
042-801-029-000	Single Family Resid/R3A	1547.71	1,547.70
042-802-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-011-000	Single Family Resid/R3A	1547.71	1,547.70
042-802-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-019-000	Single Family Resid/R4A	1363.36	1,363.36
042-802-020-000	Single Family Resid/R4A	1363.36	1,363.36
042-803-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-803-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-803-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-803-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-803-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-803-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-803-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-803-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-803-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-803-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-804-001-000	Single Family Resid/R3A	1547.71	1,547.70
042-804-002-000	Single Family Resid/R3A	1547.71	1,547.70
042-804-003-000	Single Family Resid/R3A	1547.71	1,547.70
042-804-004-000	Single Family Resid/R3A	1547.71	1,547.70
042-804-005-000	Single Family Resid/R3A	1547.71	1,547.70
042-804-006-000	Single Family Resid/R3A	1547.71	1,547.70
042-804-007-000	Single Family Resid/R3A	1547.71	1,547.70

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-804-008-000	Single Family Resid/R3A	1547.71	1,547.70
042-804-009-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-001-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-002-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-003-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-004-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-005-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-006-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-007-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-008-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-009-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-010-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-011-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-012-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-013-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-014-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-015-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-016-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-017-000	Single Family Resid/R3A	1547.71	1,547.70
042-805-018-000	Single Family Resid/R3A	1547.71	1,547.70
042-811-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-811-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-811-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-811-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-811-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-811-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-811-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-811-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-812-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-812-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-812-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-812-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-812-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-812-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-812-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-812-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-011-000	Single Family Resid/R4A	1363.36	1,363.36

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042-813-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-017-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-019-000	Single Family Resid/R4A	1363.36	1,363.36
042-813-020-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-009-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-010-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-011-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-012-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-013-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-014-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-015-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-016-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-018-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-019-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-020-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-021-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-022-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-023-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-024-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-025-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-026-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-027-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-028-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-029-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-030-000	Single Family Resid/R4A	1363.36	1,363.36
042-814-031-000	Single Family Resid/R4A	1363.36	1,363.36
042-815-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-815-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-815-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-815-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-815-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-815-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-815-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-815-008-000	Single Family Resid/R4A	1363.36	1,363.36
042-816-001-000	Single Family Resid/R4A	1363.36	1,363.36

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042-816-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-816-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-816-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-816-005-000	Single Family Resid/R4A	1363.36	1,363.36
042-816-006-000	Single Family Resid/R4A	1363.36	1,363.36
042-816-007-000	Single Family Resid/R4A	1363.36	1,363.36
042-817-001-000	Single Family Resid/R4A	1363.36	1,363.36
042-817-002-000	Single Family Resid/R4A	1363.36	1,363.36
042-817-003-000	Single Family Resid/R4A	1363.36	1,363.36
042-817-004-000	Single Family Resid/R4A	1363.36	1,363.36
042-821-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-023-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-024-000	Single Family Resid/R5A	1252.75	1,252.74
042-821-025-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-013-000	Single Family Resid/R5A	1252.75	1,252.74

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042-822-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-822-022-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-020-000	Single Family Resid/R5A	1252.75	1,252.74
042-823-021-000	Single Family Resid/R5A	1252.75	1,252.74
042-824-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-824-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-824-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-824-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-824-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-824-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-824-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-825-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-825-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-825-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-825-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-825-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-825-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-825-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-825-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-009-000	Single Family Resid/R5A	1252.75	1,252.74

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042-826-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-018-000	Single Family Resid/R5A	1252.75	1,252.74
042-826-019-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-001-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-002-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-003-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-004-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-005-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-006-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-007-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-008-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-009-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-010-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-011-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-012-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-013-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-014-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-015-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-016-000	Single Family Resid/R5A	1252.75	1,252.74
042-827-017-000	Single Family Resid/R5A	1252.75	1,252.74
042-831-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-021-000	Single Family Resid/R8A	1086.84	1,086.84

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2026/2027 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-831-023-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-024-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-025-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-026-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-027-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-028-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-029-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-030-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-031-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-032-000	Single Family Resid/R8A	1086.84	1,086.84
042-831-033-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-832-021-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-015-000	Single Family Resid/R8A	1086.84	1,086.84

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2026/2027 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-833-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-021-000	Single Family Resid/R8A	1086.84	1,086.84
042-833-022-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-014-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-019-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-021-000	Single Family Resid/R8A	1086.84	1,086.84
042-834-022-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-001-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-002-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-003-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-004-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-005-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-006-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-007-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-008-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-009-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-010-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-011-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-012-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-013-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-015-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-016-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-017-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-018-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-019-000	Single Family Resid/R8A	1086.84	1,086.84

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2026/2027 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-835-020-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-021-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-022-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-023-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-024-000	Single Family Resid/R8A	1086.84	1,086.84
042-835-025-000	Single Family Resid/R8A	1086.84	1,086.84
042-841-001-000	Single Family Resid/R15A	740.35	740.34
042-841-002-000	Single Family Resid/R15A	740.35	740.34
042-841-003-000	Single Family Resid/R15A	740.35	740.34
042-841-005-000	Single Family Resid/R15A	740.35	740.34
042-841-006-000	Single Family Resid/R15A	740.35	740.34
042-841-007-000	Single Family Resid/R15A	740.35	740.34
042-841-009-000	Single Family Resid/R15A	740.35	740.34
042-841-010-000	Single Family Resid/R15A	740.35	740.34
042-841-011-000	Single Family Resid/R15A	740.35	740.34
042-841-012-000	Single Family Resid/R15A	740.35	740.34
042-841-013-000	Single Family Resid/R15A	740.35	740.34
042-841-014-000	Single Family Resid/R15A	740.35	740.34
042-841-016-000	Single Family Resid/R15A	740.35	740.34
042-841-017-000	Single Family Resid/R15A	740.35	740.34
042-841-018-000	Single Family Resid/R15A	740.35	740.34
042-841-019-000	Single Family Resid/R15A	740.35	740.34
042-841-020-000	Single Family Resid/R15A	740.35	740.34
042-841-021-000	Single Family Resid/R15A	740.35	740.34
042-841-023-000	Single Family Resid/R15A	740.35	740.34
042-841-024-000	Single Family Resid/R15A	740.35	740.34
042-841-025-000	Single Family Resid/R15A	740.35	740.34
042-841-026-000	Single Family Resid/R15A	740.35	740.34
042-841-027-000	Single Family Resid/R15A	740.35	740.34
042-841-028-000	Single Family Resid/R15A	740.35	740.34
042-842-002-000	Single Family Resid/R15A	740.35	740.34
042-842-003-000	Single Family Resid/R15A	740.35	740.34
042-842-004-000	Single Family Resid/R15A	740.35	740.34
042-842-005-000	Single Family Resid/R15A	740.35	740.34
042-842-006-000	Single Family Resid/R15A	740.35	740.34
042-842-009-000	Single Family Resid/R15A	740.35	740.34
042-842-010-000	Single Family Resid/R15A	740.35	740.34
042-842-011-000	Single Family Resid/R15A	740.35	740.34
042-842-013-000	Single Family Resid/R15A	740.35	740.34
042-842-014-000	Single Family Resid/R15A	740.35	740.34
042-842-015-000	Single Family Resid/R15A	740.35	740.34
042-842-017-000	Single Family Resid/R15A	740.35	740.34
042-842-018-000	Single Family Resid/R15A	740.35	740.34
042-842-019-000	Single Family Resid/R15A	740.35	740.34
042-842-020-000	Single Family Resid/R15A	740.35	740.34
042-842-021-000	Single Family Resid/R15A	740.35	740.34
042-842-022-000	Single Family Resid/R15A	740.35	740.34

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2026/2027 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
042-842-024-000	Single Family Resid/R15A	740.35	740.34
042-842-025-000	Single Family Resid/R15A	740.35	740.34
042-842-026-000	Single Family Resid/R15A	740.35	740.34
042-842-027-000	Single Family Resid/R15A	740.35	740.34
042-842-028-000	Single Family Resid/R15A	740.35	740.34
042-842-029-000	Single Family Resid/R15A	740.35	740.34
042-842-031-000	Single Family Resid/R15A	740.35	740.34
042-842-032-000	Single Family Resid/R15A	740.35	740.34
042-842-033-000	Single Family Resid/R15A	740.35	740.34
042-842-034-000	Single Family Resid/R15A	740.35	740.34
042-842-035-000	Single Family Resid/R15A	740.35	740.34
042-842-036-000	Single Family Resid/R15A	740.35	740.34
042-843-001-000	Single Family Resid/R15A	740.35	740.34
042-843-002-000	Single Family Resid/R15A	740.35	740.34
042-843-003-000	Single Family Resid/R15A	740.35	740.34
042-843-004-000	Single Family Resid/R15A	740.35	740.34
042-843-005-000	Single Family Resid/R15A	740.35	740.34
042-843-006-000	Single Family Resid/R15A	740.35	740.34
042-843-007-000	Single Family Resid/R15A	740.35	740.34
042-843-008-000	Single Family Resid/R15A	740.35	740.34
042-843-009-000	Single Family Resid/R15A	740.35	740.34
042-844-001-000	Single Family Resid/R15A	740.35	740.34
042-844-002-000	Single Family Resid/R15A	740.35	740.34
042-844-003-000	Single Family Resid/R15A	740.35	740.34
042-844-004-000	Single Family Resid/R15A	740.35	740.34
042-844-005-000	Single Family Resid/R15A	740.35	740.34
042-844-006-000	Single Family Resid/R15A	740.35	740.34
042-844-007-000	Single Family Resid/R15A	740.35	740.34
042-844-008-000	Single Family Resid/R15A	740.35	740.34
042-844-009-000	Single Family Resid/R15A	740.35	740.34
042-844-010-000	Single Family Resid/R15A	740.35	740.34
042-845-001-000	Single Family Resid/R15A	740.35	740.34
042-845-002-000	Single Family Resid/R15A	740.35	740.34
042-845-003-000	Single Family Resid/R15A	740.35	740.34
042-845-004-000	Single Family Resid/R15A	740.35	740.34
042-845-005-000	Single Family Resid/R15A	740.35	740.34
042-845-006-000	Single Family Resid/R15A	740.35	740.34
042-845-007-000	Single Family Resid/R15A	740.35	740.34
042-845-008-000	Single Family Resid/R15A	740.35	740.34
042-845-009-000	Single Family Resid/R15A	740.35	740.34
042-845-010-000	Single Family Resid/R15A	740.35	740.34
042-846-001-000	Single Family Resid/R15A	740.35	740.34
042-846-002-000	Single Family Resid/R15A	740.35	740.34
042-846-003-000	Single Family Resid/R15A	740.35	740.34
042-846-004-000	Single Family Resid/R15A	740.35	740.34
042-846-005-000	Single Family Resid/R15A	740.35	740.34
3,279	**Sub Total**	**$4,234,916.86**	**$4,234,888.86**

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2026/2027 Assessment Roll

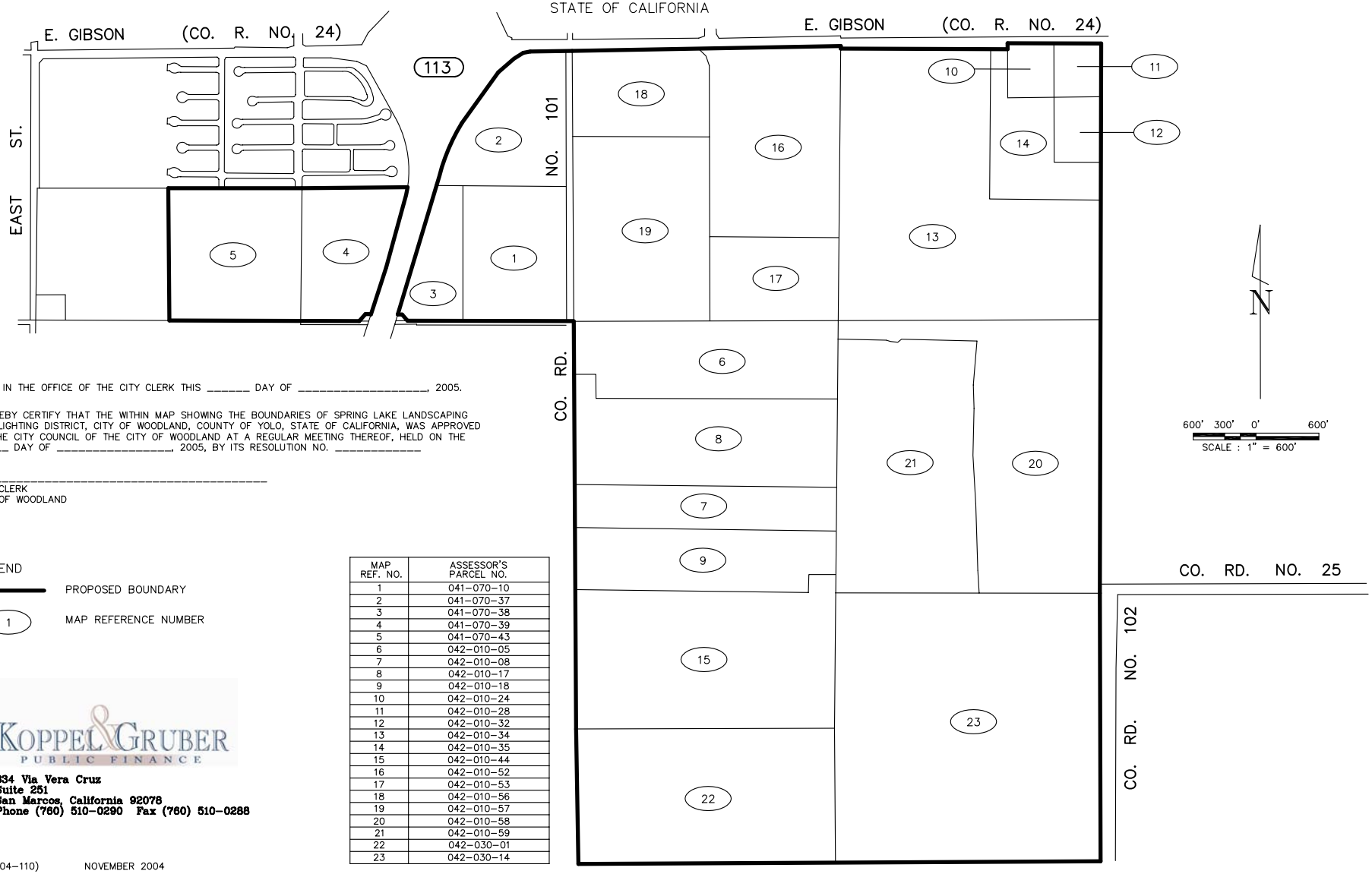
Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2026/2027 Levy Amount After Reserve Contribution	Rounded FY 2026/2027 Levy Amount
3,285	**GRAND TOTAL**	**$4,284,891.08**	**$4,284,863.04**

VI. District Diagram

The parcels within the Spring Lake Landscaping and Lighting District consist of all lots, parcels and subdivisions of land located in Spring Lake Specific Plan Area. This includes assessor parcels shown on the current Yolo County Assessor's Parcel Map Book 041 page 23-30 and Book 042 pages 03, 35-84. A boundary map of the area is attached.

PROPOSED BOUNDARY OF
SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA



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

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2005, BY ITS RESOLUTION NO. _____

_____
CITY CLERK
CITY OF WOODLAND

LEGEND

PROPOSED BOUNDARY

1 MAP REFERENCE NUMBER

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

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

(04-110) NOVEMBER 2004

CITY OF WOODLAND

Spring Lake Landscaping and Lighting District

Engineer's Report
Fiscal Year 2026/2027

Report Submitted by:

_____

Scott Koppel
Koppel & Gruber Public Finance

_____

Registered Engineer

APPENDIX

Appendix 1
Detail Fiscal Year 2025/2026 Maintenance Costs

SEGMNT	AREA	ALLOCATION METHOD	APPR. LENGTH (lf)	APPR. WIDTH (sf)	*PARKS (costs in 2006 dollars)*							*PUBLIC WORKS (costs is 2006 dollars)*								LINE ITEM TOTAL	PUBLIC AGENCY COST[1]
					LANDSCAPING ($0.18/sq.ft.)		GREENBELTS & PARKS ($15,000/ac.)		WALLS & FENCING ($1.10/ln. ft.)		CAPITAL	LANDSCAPING		TREES ($60/ea @ maturity)		LIGHTING ($153/each)		SIGNALIZED INTERSECTIONS ($11,498/each)			
					Quantitty	Cost	Quantitty	Cost	Level of effort (%)	Cost	Lump Sum	Quantitiy	Lump Sum	Quantitiy	Cost	Quantitiy	Cost	Quantitiy	Cost		Landscaping, Trees & Lights Area Cost
A1	Pioneer Avenue	PRODUCT TYPE - Dev/Undev (Base)	7825	Varies (41-53)	196,135	$54,689	0.0	$0	3,219	$4,779				484	$28,319	79	$36,397	4	$166,424	$290,609	
A2	Pioneer Avenue *(Fronting High School Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1815	16	40,196	$11,208	0.0		581	$863				78	$4,564	27	$12,440	2	$83,212	$112,286	$11,768.75
B	Parkway Drive	PRODUCT TYPE - Dev/Undev (Base)	5181	53	217,814	$60,734	0.0	$0	5,465	$8,113				758	$44,351	51	$23,497	2	$83,212	$219,908	
C1	Road 102	PRODUCT TYPE - Dev/Undev (Base)	5300	37	153,962	$42,930	0.0		4,299	$6,382				329	$19,250	45	$20,733	2	$83,212	$172,507	
C2	Road 102 *(Fronting College Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1186	37	41,447	$11,557	0.0		0	$0				78	$4,564	12	$5,529	0	$0	$21,649	$7,674.30
C3	Road 102 *(Fronting Yolo County Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1433	37	42,055	$11,726	0.0		0	$0				89	$5,207	13	$5,989	0	$0	$22,923	$8,177.87
D1	East Gibson Road (Includes total 1/2 median sf = 25656	PRODUCT TYPE - Dev/Undev (Base)	1400	24.5	0	$0	0.0		1,283	$1,905				10	$585	9	$4,147	1	$41,606	$48,242	
D2	East Gibson Road *(Fronting High School)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1200	24.5	43,366	$12,092	0.0		0	$0				27	$1,580	14	$6,450	0	$0	$20,122	$7,280.19
D3	East Gibson Road *(Fronting College)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1460	24.5	24,808	$6,917	0.0		0	$0				47	$2,750	17	$7,832	1	$41,606	$59,106	$7,919.19
D4	East Gibson Road *(Fronting Yolo County Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1097	24.5	34,394	$9,590	0.0		0	$0				54	$3,160	13	$5,989	1	$41,606	$60,345	$7,153.93
E	Road 25A	PRODUCT TYPE - Dev/Undev (Base)	5250	33	137,967	$38,470	0.0	$0	4,161	$6,177				285	$16,676	68	$31,329	0	$0	$92,652	
F1	Farmer's Central Road	ZONING - Dev Only	6604	varies (13-37)	38,005	$10,597	0.01	$604	1,209	$1,795				63	$3,686	9	$4,147	0	$0	$20,828	
F2	Farmer's Central Road *(Fronting School "A")*	ZONING - Dev Only	696	8	104	$29	0.6	$30,477	37	$55				17	$995	0	$0	0	$0	$31,556	
G	Mixed Use Channel*	PRODUCT TYPE - Dev/Undev (Drainage)	3560		316,079	$88,134	0.0		0	$0				403	$23,580	20	$9,215	0	$0	$120,928	
H	Road 24C	ZONING - Dev Only	2000		160	$45	0.0	$0	0	$0				42	$2,457	31	$14,283	0	$0	$16,785	
I1	Road 101	ZONING - Dev Only	5817	Varies (5-16)	26,754	$7,460	0.0	$0	0	$0				68	$3,979	6	$2,764	0	$0	$14,203	
I2	Road 101 *(Fronting School "A")*	ZONING - Dev Only	647	8	4,358	$1,215	0.0		0	$0				16	$936	8	$3,686	0	$0	$5,837	
J1	Matmor Road (West Side Only)	ZONING - Dev Only	1280		24,155	$6,735	0.0	$0	0	$0				95	$5,559	2	$921	0	$0	$13,215	
J2	Matmor Road *(Fronting Private School - East Side Only)*	ZONING - Dev Only	1280	8	5,513	$1,537	0.0		0	$0				23	$1,346		$0	0	$0	$2,883	
K1	Collector One	ZONING - Dev Only	5200	varies	11,871	$3,310	0.1	$7,014	2	$3				143	$8,367	47	$21,654	0	$0	$40,348	
K2	Collector One *(Fronting School "B")* (680lf of Local)	ZONING - Dev Only	625	8	0	$0	0.0		0	$0				19	$1,112	10	$4,607	0	$0	$5,719	
K3	Collector One *(Fronting School "C")* (630lf of Local)	ZONING - Dev Only	490	8	10,428	$2,908	0.0		0	$0				47	$2,750	8	$3,686	0	$0	$9,343	
L	Collector Two (Greenbelt Corri	ZONING - Dev Only	3200		84,479	$23,556	0.0	$0	40	$59				145	$8,484	14	$6,450	0	$0	$38,549	
M	Collector Four	ZONING - Dev Only	1300		5,712	$1,593	0.0	$0	0	$0				35	$2,048	12	$5,529	0	$0	$9,169	
N	Collector "A" Street	ZONING - Dev Only	5200	varies	34,877	$9,725	0.0		143	$212				178	$10,415	60	$27,644	0	$0	$47,996	
	Subdivision Trail Corridor	PRODUCT TYPE - Dev only (Parks)				$0									$0		$0		$0	$0	
	Greenbelts	PRODUCT TYPE - Dev only (Parks)			19,445	$5,422	27	$1,298,364	0	$0					$0	8	$3,686		$0	$1,307,472	
	Highway 113 Buffer	PRODUCT TYPE - Dev only (Base)													$0		$0		$0	$0	
	Central Park	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Park "A" (Landscaping Strips Included in Road 101 & Local	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Park "B" (Landscaping Strips Included in Coll. 1 & Loc	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Park "C" (Landscaping Strips Included in Coll. 1 & Loc	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Mini-Park	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Gateway Entries ($0.70/sq. ft.)	PRODUCT TYPE - Dev only (Base)													$0		$0		$0	$0	
	Local Streets	ZONING - Dev Only			742,314	$206,983	0	$0	15,967	$23,704				5,080	$297,236	1,132	$521,543	2	$83,212	$1,132,678	
o	Local Streets *(Fronting School "B")*	ZONING - Dev Only	680	6		$0		$0		$0					$0		$0		$0	$0	
	Local Streets *(Fronting School "C")*	ZONING - Dev Only	630	6		$0		$0		$0					$0		$0		$0	$0	
	Off-Site Inlet Channel (South Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site Inlet Channel (North Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site Interceptor/Conveyance Facility (East Area Agricultural Interceptor)*	ZONING - Dev Only													$0		$0		$0	$0	
	Off-Site Interceptor/Conveyance Facility (West Area Agricultural Interceptor)*	ZONING - Dev Only													$0		$0		$0	$0	
	Off-Site Outlet Channel*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site East Regional Pond (East Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site East Regional Pond (West Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site Regional Pond Park	PRODUCT TYPE - Dev Only (Drainage)			0	$0				$0		0	$77,209	0	$0		$0	1	$41,606	$118,815	
	On-Site Temporary Agricultural Interceptor*	ZONING - Dev Only																		$0	
	Administration Costs	PRODUCT TYPE - Dev/Undev (Base)									$228,216									$228,216	
	TOTALS				2,256,399	$629,162	28	$1,336,458	36,406	$54,046	$228,216	0	$77,209	8,613	$503,956	1,715	$790,147	16	$665,697	$4,284,891	$49,974
											(8)		x		x		x		x		

(1) x

TOTAL ADMIN COST	=	$228,216
TOTAL PARKS	=	$2,019,666
**TOTAL PUBLIC WORKS	=	$2,037,009
SUBTOTAL	-	$4,284,891
TOTAL PUBLIC AGENCY	=	-$49,974
OVERALL TOTAL DEVELOPERS' COST		$4,056,675

4,484,891 Gross w/t Reserve Fund Contribution

Segments refer to map (SLSP On-site Exibit)

*Cost estimated as a lump sum basis.

**Public Works phasing capital costs are shown in attached memo.

[1]Public Agency Formula = (12' of Landscaping*$.15)+(Tree Total/2)+(Lighting Total/2)

[2]Developers' Cost = Total Area Cost - Public Agency Cost

CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2026/2027 Assessment Calculation

Subdivision Number	Developer	Project	Approval Date	No. of Units	ZONING[1] R3 Units	R4 Units	R5 Units	R8 Units	R15 Units	R20 Units	R25 Units
For Fiscal Year 2006/2007[2]											
4711	Monley Cronin	Heritage Park 1A	May-05	41		41					
4650	Russell Ranch Dev. Inc.	Heritage Unit 1	May-05	51	51						
4736	Russell Ranch Dev. Inc.	Heritage Unit 2	Jul-05	16	16						
4752	KB Home	TOC Village 2	Sep-05	145			145				
4764	Russell Ranch Dev. Inc.	Heritage Unit 3/Heritage Village	Aug-05	10					10		
4765	Monley Cronin	Heritage Park 1B/Liberty Village	Jul-05	10					10		
For Fiscal Year 2007/2008											
4648	KB Home North Bay Inc.	TOC Village 1-B	Mar-06	112				112			
4649	KB Home North Bay, Inc.	TOC Village 1-A	Mar-06	87				87			
4670	Pioneer Investors LLC	Heidrick Ranch, Phase 1	Jun-06	59			59				
4753	KB Home North Bay, Inc.	Village 3	May-06	134			134				
4754	Centex Homes	Village 4	Mar-06	140			140				
4821	HTW West Ventures LLC	Turn of the Century Large Lot Subdivision	Jan-06 n/a[2]	156							156
For Fiscal Year 2008/2009											
4778	Centex Homes	Beeghly Ranch	Mar-07	216		81	135				
For Fiscal Year 2010/2011											
4675	Standard Pacific Corp	Parkside at Spring Lake	Feb-11	42			42				
4993	Standard Pacific Corp	Huntington Square (Parkside)	Jun-11	120			120				
For Fiscal Year 2012/2013											
5019	Lennar Homes of CA Inc	Units 4A & 4C Miekle Lots[3]	Feb-13	13		13					
For Fiscal Year 2013/2014											
5004	Taylor Morrison of CA LLC	Parkview	Jul-13	108				108			
5029	Lennar Homes of CA Inc	Heritage Units 4C & 7	Sep-13	65		65					
5030	Lennar Homes of CA Inc	Heritage Units 4C	Sep-13	20		20					
For Fiscal Year 2015/2016											
4670	Spring Lake Housing Assoc	Heidrick Ranch - Phase 1		62							62
For Fiscal Year 2016/2017											
4853	Western Pacific Housing	Solara Ranch	Dec-14	94			94				
4986	Lennar Homes of CA Inc	Heidrick Ranch - Phase 2 & 3		99			99				
For Fiscal Year 2017/2018											
4986	Lennar Homes of CA Inc	Cal West Phase 1		74				74			

CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2026/2027 Assessment Calculation

Subdivision Number	Developer	Project	Approval Date	No. of Units	ZONING[1] R3 Units	R4 Units	R5 Units	R8 Units	R15 Units	R20 Units	R25 Units
For Fiscal Year 2018/2019											
5107	Lennar Homes of CA Inc	Heritage Rem Area Phase 2		103		103					
5101	Lennar Homes of CA Inc	Cal West Phase 2		69				69			
For Fiscal Year 2019/2020											
5120	Lennar Homes of CA Inc	Cal West Phases 3 & 4		83				83			
5027	Taylor Morrison of CA LLC	Spring Lake Central Phase 1		100			100				
5103	Taylor Morrison of CA LLC	Spring Lake Central Phase 2		70				70			
5111	Western Pacific Housing Inc	Spring Lake Central Phase 5		77				77			
5110	Taylor Morrison of CA LLC	Spring Lake Central Phase 4		44		44					
5091	KB Home Sacramento	Oyang North Village 1,2 & 3		222			60	50			112
5092	Lennar Homes of CA Inc	Oyang South Phase 1		120	45	75					
For Fiscal Year 2020/21											
5137	Lennar Homes of CA Inc	Oyang South Phase 2		130	38	92					
For Fiscal Year 2022/2023											
5155	Lennar Homes of CA Inc/Standard Pacific	Parkside at Spring Lake Phase 3		97					97		
5106	Richmond American Homes	Spring Lake Central Phase 3		84		84					
5196	TL Revival LP	Beeghly Ranch - Lot D		62					62		
5197	TL Revival LP	Beeghly Ranch - Lot G		10					10		
For Fiscal Year 2023/2024											
5162	AG Essential Housing CA 2 LP	Pioneer Village Unit 1		111			111				
5162	AG Essential Housing CA 2 LP	Pioneer Village Unit 2		120				120			
For Fiscal Year 2025/2026											
5221	AG Essential Housing CA 2 LP/Lennar	Ruby Estates		87					87		
			TOTAL	**3,463**	**150**	**618**	**1,239**	**850**	**276**	**0**	**330**

1. Update based on parcel changes and new parcel maps obtained from County Assessor May, 2022.
2. Subdivided into 6 lettered lots with Developed Apartments on one of the lots
3. Includes 7 large lots that ultimately subdivided into Subdivision 5029 and 5030. Also includes 1 large lot scheduled for a park site and commercial acreage.

https://koppelgruber.sharepoint.com/sites/Main/Shared Documents/Main/Clients/Woodland/Levy_Administration/2026/Engineers Reports/Tables/[Subdivision_Info_2026-27.xlsx]Sheet

CITY OF
WOODLAND
CALIFORNIA

City of Woodland
Gateway Landscaping and Lighting District

Engineer's Report
Fiscal Year 2026/2027

July 7, 2026

KOPPEL & GRUBER
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I. Overview

A. Introduction

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Gateway Landscaping and Lighting District ("District") for FY 2026/2027 which provides updated information regarding the budget and factors that affect the assessment. The District was formed in July 2008 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street trees, street lighting, traffic signals, drainage, and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIIID of the Constitution of the State of California ("Article XIIID"), and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1972 Act, Article XIIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year ("FY") commencing July 1, 2026 and ending June 30, 2027 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2026/2027 as set forth in this Engineer's Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the FY 2026/2027 assessment rates.

B. Contents of Engineer's Report

This Engineer's Report ("Report") describes the District boundaries and the proposed improvements to be assessed to the property owners located within the district. The Report is made up of the following sections.

Section I. Overview – Provides background information on the proposed District and an introduction to the Report.

Section II. Plans and Specifications – Contains a general description of the improvements that are to be maintained and serviced by the District.

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the District including incidental costs and expenses. This includes both the maximum assessment rates and the proposed FY 2026/2027 assessment rates.

Section IV. Method of Apportionment – Describes the basis in which costs have been apportioned to lots and parcels within the District, in proportion to the special benefit received by each lot and parcel.

Section V. Assessment Roll – The assessment roll identifies the 2026/2027 assessment to be levied to each lot or parcel within the District.

Section VI. Assessment Diagram – Displays a diagram of the District showing the exterior boundaries of the District at the time the District was formed.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number by the Yolo County ("County") Assessor's Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing scheduled for July 21, 2026, the City Council will confirm the Engineer's Report as submitted or amended and may order the collection of assessments for FY 2026/2027.

II. Plans And Specification

A. General Description of the District

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled "Map of Proposed Boundaries of the City of Woodland Gateway Landscaping and Lighting District" contained within this report in Section VI. At the time of formation the District contained three (3) original large parcels that have subdivided into twelve (12) commercial sites.

The District is generally bounded to the north by Interstate 5, to the west by County Road 102, to the south by Bronze Star Drive, and generally to the east by the City boundaries.

B. Description of Improvements to be Maintained and Services

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, drainage and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described in Sections II C, II D and II E below.

C. Landscaping and Appurtenant Improvements

Landscaping improvements (the "Landscaping Improvements") include but are not limited to landscaping, planting, ground cover, shrubbery, turf, trees, irrigation and drainage systems, ornamental lighting structures, masonry block walls and other fencing, entryway monuments, bus shelters and other appurtenant items located in right of ways, parkways, greenbelts, and other easements dedicated to the City and located within the boundaries the District or adjacent to the District and that were required to be installed as a condition of the development.

Landscaping Improvements include but are not limited to the following:

- Landscape parkways on the major arterial roadways and collector roads of the project including Maxwell Avenue, American Drive, Veterans Drive, County Road 102 and the future I-5 freeway off ramp;
- Landscaping and plant/debris removal of the offsite detention pond;
- Graffiti removal, paint, wall and fence repairs for the project entry monuments and fencing on the offsite detention pond; and
- Transit facilities including bus shelters.

For the landscaping improvements specifically, the City's costs were estimated assuming the City will provide a Mode II level of service. Mode II is a mid level of service and represents a level of maintenance where some tolerance is allowed to maintenance problems such as litter, weeds, pruning and irrigation repairs.

D. Street Lighting/Traffic Signals and Appurtenant Improvements

Street lighting improvements ("Lighting Improvements") include but are not limited to poles, signs, fixtures, bulbs, conduit, conductors, equipment including posts and pedestals, metering devices, energy costs and appurtenant facilities as required to provide lighting and traffic signals in public streets, sidewalk easements and other easements dedicated to the City and located within the boundaries of the District or adjacent to the District and that were required to be installed as a condition of the development.

Lighting Improvements include but are not limited to the following;

- Street lighting throughout the arterial, collector, and local roadways totaling approximately 32 lights;
- Traffic signals and appurtenant facilities at two (2) signalized intersections located at County Road 102 and Maxwell Avenue and at Bronze Star Drive and American Drive; and
- Lighting facilities located at and for the project entry monuments.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

E. Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of Landscaping Improvements and Lighting Improvements ("Improvements") and appurtenant facilities, including repair, removal or replacement of all or part of any of the Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Landscaping Improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting, repair of fencing and painting of walls and fencing and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the Landscaping Improvements or appurtenant facilities including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the Lighting Improvements. The Lighting Improvements shall be serviced to provide adequate illumination. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District.

III. Estimate of Costs

A. Estimate of Costs Table

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses. This includes both the Maximum Budget expected based on full maturity of the landscaping (subject to an annual inflator – see Section IV D) and the Proposed FY 2026/2027 budget.

DIRECT COST ITEMS	MAXIMUM BUDGET[1]	PROPOSED FY 2026/2027 BUDGET
Landscaping Maintenance	$114,624.78	$126,689.00
Tree Maintenance	41,015.20	31,138.00
Street Lighting	9,163.77	24,256.00
Traffic Signals	36,810.40	27,495.00
Fence Repairs and Maintenance	2,306.47	2,000.00
Graffiti and Entry Way Maintenance	1,476.69	2,350.00
Bus Shelter Repair and Maintenance	2,544.11	1,013.00
Appurtenant Facility Maintenance	6,802.93	0.00
DIRECT COST SUBTOTAL	**$214,744.35**	**$214,941.00**
INCIDENTAL COSTS/EXPENSES		
City Administration	$5,202.52	$2,696.50
Consultant/County Administration	5,202.52	2,696.50
Reserve Fund Contingency	8,387.18	802.00
INCIDENTAL COSTS SUBTOTAL	**$18,792.21**	**$6,195.00**
ASSESSMENT		
Estimated Assessment	$233,536.56	$221,136.00
Less Reserve Contribution to Project	n/a	$0.00
TOTAL ASSESSMENT	**$233,536.56**	**$221,136.00**
Total Assessors Parcels	12	12
Total Levied Acreage	51.54	51.54
Assessment Per Acre	$4,531.17	$4,290.57

[1] Though individual cost items may exceed the maximum budget on a line by line basis the total fiscal year assessment will not exceed the maximum budgeted assessment.

B. Description of Cost Items

The following is a brief description of the cost items for the District included in the table above.

Direct Cost Items – This includes the costs of maintaining and servicing the Improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the Improvements that provide a special benefit to property within the District.

Incidental Costs and Expenses – This includes the indirect costs not included above that are necessary to properly maintain the district on an annual basis.

- City Administration – Estimated costs incurred by the City for management and administration of the District, including actions associated with the levy and collection of assessments, education, response to inquiries or concerns of the public and the cost to publish public notices required for City Council action relating to the District.
- Consultant/County Administration – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer's Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.
- Reserve Fund/Contingency – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July. It is intended that the reserve fund will be funded by assessments during the initial year of assessment prior to the installation of all of the improvements.

IV. Method of Apportionment

A. General

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

In addition, Article XIIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. Special Benefit Analysis

As determined in the formation Engineer's Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIIID, the Implementation Act, and the Streets and Highways Code Section 22573.

Proper maintenance and operation of landscaping, street trees and streetlights provide special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. Lastly, the maintenance of each of the Improvements listed above were required by the Final Conditions of Approval, Item 87 which was recorded as part of the Memorandum of Agreement between the City and the developer on August 10, 2006, Document number 2006-0031291-00 which is on file with the City Clerk.

Landscaping Special Benefit

Trees, landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. The entry way monuments to the project provide enhanced visibility and a draw for customers thus increasing the benefit to property owners with the District.

Specifically, the Landscaping Improvements provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

- Landscaping and street trees within the parkways and the entry way monuments provide special benefit to those developments that are located with the District.

Landscaping General Benefit

The Improvements will be installed to directly benefit the property owners in the District and to enhance business and development opportunities. As part of the project approval process, the project was conditioned to maintain the landscaping, lighting and appurtenant facilities. Therefore, it has been determined that there are no general benefits associated with the Landscaping Improvements.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these Improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

Public Lighting Special Benefit

The operation, maintenance and servicing of lighting and traffic signals along local streets, collector and arterial streets of a development provides the following special benefits:

- Improved security of lots and parcels within the development;
- Improved ingress and egress to properties;
- Improved nighttime visibility for the local access of emergency vehicles;
- Improved safety and traffic circulation to and from parcels; and
- Increased deterrence of crime and aid to police and emergency vehicles.

Street lights and signals located at arterials and local streets are considered 100% special benefit to the developments taking direct access at those intersections.

Street lights General Benefit

Similar to the Landscaping Improvements described above, the Lighting Improvements are required to be installed and maintained as part of project approval process and confer a special benefit to the property in the District by creating enhanced business and development opportunities. Therefore, it has been determined that there are no general benefits associated with Lighting Improvements.

C. Assessment Methodology

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. The Improvements have been reviewed and a formula has been established to apportion the maintenance costs based on benefit.

The method of assessment is based on the acreage of each parcel located within the District. The parcel's acreage was determined based on Assessor Parcel maps or other sources.

Based on the above formula the Table below provides the proposed rates for FY 2026/2027.

No. of Parcels	Total Acreage	Maximum Acreage Rate	Proposed FY 2026/2027 Acreage Rate
12	51.54	$4,531.17 per acre or portion thereof	$4,290.57 per acre or portion thereof

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

Total Assessment (Proposed Maximum Budget) ÷ Total Acreage = Maximum Acreage Rate

---

Parcel Acreage x Maximum Acreage Rate = Maximum Levy Rate

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

Total Assessment (Proposed FY Budget) ÷ Total Acreage = FY Acreage Rate

---

Parcel Acreage x FY Acreage Rate = FY Levy Rate

D. Assessment Range Formula

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

The Assessment Range Formula shall be applied to all future assessments within the District beginning in FY 2026/2027. Generally, if the proposed annual assessment for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the percentage increase in the Engineering News Record Common Labor Cost Index rate for the month of April.

Beginning in the second fiscal year (Fiscal Year 2009/2010) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not

considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The increase in the Engineering News Record Common Labor Index from April 2025 to April 2026 is 1.32%.

V. Assessment Roll

The assessment roll is a listing of both Maximum Assessment and the FY 2026/2027 Assessment apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. Though the maximum amount is shown below, it is not anticipated that the maximum assessment will be assessed for many years. A listing of parcels proposed to be assessed within this District is shown on the following table.

Assessor Parcel Number	Owner Name	Approximate Acreage	Maximum Levy Amount	Actual FY 2026/2027 Levy Amount (Rounded)
027-852-003-000	Target Corporation	10.060	$45,583.58	$43,163.12
027-852-004-000	Costco Wholesale Corporation	15.170	68,737.87	65,087.94
027-852-010-000	Woodland Development Co. LLC	4.680	21,205.88	20,079.86
027-852-011-000	Woodland Development Co. LLC	1.300	5,890.52	5,577.74
027-852-029-000	Woodland Development Co. LLC	2.220	10,059.20	9,525.06
027-852-030-000	Merrimac Development Co Llc	3.280	14,862.24	14,073.06
027-852-018-000	Woodland Development Co. LLC	1.590	7,204.56	6,822.00
027-852-019-000	Woodland Development Co. LLC	0.810	3,670.25	3,475.36
027-852-022-000	Woodland Development Co. LLC	7.420	33,621.29	31,836.02
027-852-023-000	In-N-Out Burgers	1.530	6,932.69	6,564.56
027-852-024-000	Kim Hong Seok & Flora T	0.970	4,395.24	4,161.84
027-852-025-000	Woodland Development Co. LLC	2.510	11,373.24	10,769.32
	Total*	**51.540**	**$233,536.56**	**$221,135.88**

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

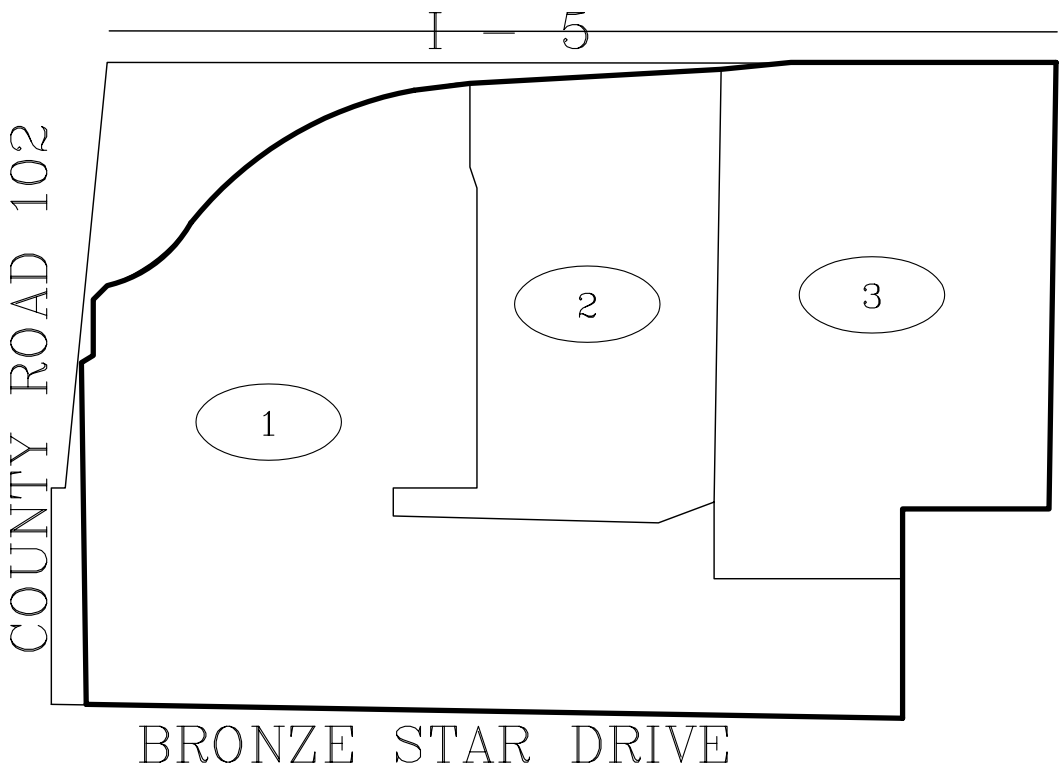
VI. District Diagram

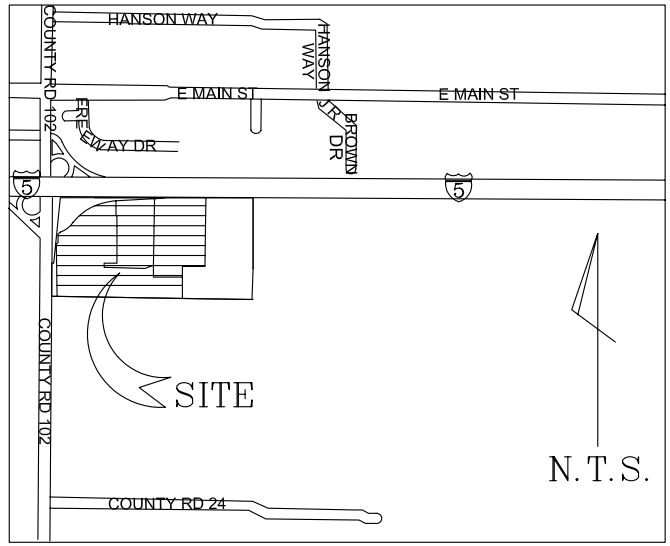
The parcels within the Gateway Landscaping and Lighting District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District is on file with the City Clerk.

SHEET 1 OF 1

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

COUNTY OF YOLO
STATE OF CALIFORNIA





VICINITY MAP

LEGEND

PROPOSED BOUNDARY

1 MAP REFERENCE NUMBER

N

N.T.S

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

KOPPEL & GRUBER PUBLIC FINANCE
334 Via Vera Cruz
Suite 256
San Marcos, California 92078
Phone (760) 510-0290 Fax (760) 510-0288

NOVEMBER 2007

CITY OF WOODLAND

GATEWAY LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report
Fiscal Year 2026-2027

Report Submitted by:

_____

Scott Koppel
Koppel & Gruber Public Finance

_____

Registered Engineer

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2026/2027 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council has by previous Resolution, initiated proceedings for the levy and collection of assessments against lots and parcels of land within the City of Woodland Spring Lake Landscaping and Lighting District ("District") for Fiscal Year 2026/2027 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act").

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

.

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

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

Section 1 The above recitals are all true and correct.

Section 2 The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the District for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public's best interest requires such levy and collection.

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

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

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

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2026/2027 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, July 21, 2026**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2026/2027, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 300 First Street, Woodland, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.

Section 6 Pursuant to sections 22626, 22552 and 22553 of the 1972 Act and 6061 of the Government Code, the City Clerk shall give notice of the time and place of the Public Hearing by causing publishing of this Resolution of Intention one time at least 10 days prior to the Public Hearing in the local newspaper, and by posting a copy of this Resolution on the official bulletin City Council customarily used by the City Council for the posting of notices.

Section 7 The Mayor, City Clerk, the City Manager, the City Council and such officers and employees of the City as are appropriate, are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2026/2027.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "Gibson Ranch Landscaping and Lighting District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping, lighting and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2026/2027 pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2026/2027 (Beginning July 1, 2026 and ending June 30, 2027) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular manner and approve it as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of Improvements.

b. A Description of the District.

c. The proposed Annual Budget for the fiscal year (Costs and Expenses).

d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2026/2027.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2026/2027.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for: ground cover, turf, shrubs, trees; arterial & collector street lighting and landscaping; soundwalls; parks and recreation facilities; neighborhood street lighting; neighborhood street trees; irrigation and drainage systems; and all necessary appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: South of Interstate 5; West of County Road 102; and East of County Road 101; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "Gibson Ranch Landscaping and Lighting District."

Section 9: The proposed assessment for Fiscal Year 2026/2027 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

Section 10: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, July 21, 2026** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2026/2027.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Gibson Ranch Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work (hereinafter referred to as the "Engineer"), for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders the Engineer to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: ground cover, turf, shrubs, trees; arterial & collector street lighting and landscaping; soundwalls; parks and recreation facilities; neighborhood street lighting; neighborhood street trees; irrigation and drainage systems; and all necessary appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2026/2027.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "North Park Lighting and Landscaping District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping, lighting and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2026/2027, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2026/2027 (Beginning July 1, 2026 and ending June 30, 2027) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may modify the report in any particular manner and approve it as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of Improvements.

b. A Description of the District.

c. The proposed Annual Budget for the fiscal year (Costs and Expenses).

d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2026/2027.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2026/2027.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for: ground cover, turf, shrubs, gardens and trees; play areas with play equipment; irrigation and drainage systems; park perimeter fencing; noise walls; street lighting and park lights; and all necessary appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: north of West Kentucky Avenue; west of North West Street; and east of County Road 98; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "North Park Lighting and Landscaping District."

Section 9: The proposed assessment for Fiscal Year 2026/2027 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

Section 10: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, July 21, 2026** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2026/2027.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the North Park Lighting and Landscaping District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work (hereinafter referred to as the "Engineer"), for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders the Engineer to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: ground cover, turf, shrubs, gardens and trees; play areas with play equipment; irrigation and drainage systems; park perimeter fencing; noise walls; street lighting and park lights; and all necessary appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2026/2027.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "Streng Pond Landscaping Maintenance District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2026/2027, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2026/2027 (Beginning July 1, 2026 and ending June 30, 2027) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular manner and approve it as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of Improvements.

b. A Description of the District.

c. The proposed Annual Budget for the fiscal year (Costs and Expenses).

d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2026/2027.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2026/2027.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: North of West Gibson Road; East of County Road 98; and West of Cottonwood Street; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "Streng Pond Landscaping Maintenance District."

Section 9: The proposed assessment for Fiscal Year 2026/2027 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

Section 10: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, July 21, 2026** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2026/2027.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Streng Pond Landscaping Maintenance District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work (hereinafter referred to as the "Engineer"), for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders the Engineer to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2026/2027.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "West Wood Unit No. 1 Landscaping and Lighting District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2026/2027, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, Willdan Financial Services, selected by the City Council as the Engineer of Work, has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2026/2027 (Beginning July 1, 2026 and ending June 30, 2027) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular manner and approve it as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of Improvements.

b. A Description of the District.

c. The proposed Annual Budget for the fiscal year (Costs and Expenses).

d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2026/2027.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2026/2027.

Section 7: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: To the north by Quail Drive, to the south by W. Kentucky Avenue, to the West by Dove Drive and to the east by Mallard Drive; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "West Wood Unit No. 1 Landscaping and Lighting District."

Section 9: The proposed assessment for Fiscal Year 2026/2027 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

Section 10: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, July 21, 2026** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2026/2027.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the West Wood Unit No. 1 Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work (hereinafter referred to as the "Engineer"), for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders the Engineer to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2026/2027 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council has by previous Resolution, initiated proceedings for the levy and collection of assessments against lots and parcels of land within the City of Woodland Gateway Landscaping and Lighting District ("District") for Fiscal Year 2026/2027 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act").

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

.

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

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

Section 1 The above recitals are all true and correct.

Section 2 The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the District for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public's best interest requires such levy and collection.

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

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

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

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2026/2027 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, July 21, 2026**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2026/2027, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 300 First Street, Woodland, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.

Section 6 Pursuant to sections 22626, 22552 and 22553 of the 1972 Act and 6061 of the Government Code, the City Clerk shall give notice of the time and place of the Public Hearing by causing publishing of this Resolution of Intention one time at least 10 days prior to the Public Hearing in the local newspaper, and by posting a copy of this Resolution on the official bulletin City Council customarily used by the City Council for the posting of notices.

Section 7 The Mayor, City Clerk, the City Manager, the City Council and such officers and employees of the City as are appropriate, are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026/2027

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2026/2027 Annual Engineer's Report in connection with the City of Woodland Gateway Landscaping and Lighting District ("District"), and levy and collection of assessments against lots and parcels of land within the territory for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, to pay the maintenance, servicing, and operation of the improvements, pursuant to provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act"); and,

WHEREAS, the District Assessment Engineer has prepared and filed with the City Clerk and the City Clerk has now presented to the City Council the Engineer's report entitled "City of Woodland Gateway Landscaping and Lighting District Engineer's Report Fiscal Year 2026/2027" (the "Report"); and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as set forth in said Report.

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

Section 1 The above recitals are all true and correct.

Section 2 The Report, as presented, consists of the following:

a) A Description of Improvements;

b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);

c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2026/2027; and

d) An exhibit showing the boundaries of the District

Section 3 The Report is hereby preliminary approved, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026/2027 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council by previous Resolutions formed and approved the maximum annual assessment rates for the City of Woodland Gateway Landscaping and Lighting District ("District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with section 22500)* ("Act"); and,

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

WHEREAS, the City Council desires to initiate proceedings for the levy and collection of annual assessments against lots and parcels of land within the District for Fiscal Year 2026/2027 pursuant to provisions of the Act; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance for the purpose of preparing and filing an Engineer's Report (the "Report") with the City Clerk; and,

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

Section 1 The City Council hereby appoints Koppel & Gruber Public Finance as the District Assessment Engineer, and orders Koppel & Gruber Public Finance to prepare the Report concerning the District and the levy of assessments for Fiscal Year 2026/2027, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

The Engineer's Report shall contain the following:

a) A Description of Improvements;

b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);

c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2026/2027; and

d) An exhibit showing the boundaries of the District

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

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

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

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026/2027 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council by previous Resolutions formed and approved the maximum annual assessment rates for the City of Woodland Spring Lake Landscaping and Lighting District ("District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with section 22500)* ("Act"); and,

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

WHEREAS, the City Council desires to initiate proceedings for the levy and collection of annual assessments against lots and parcels of land within the District for Fiscal Year 2026/2027 pursuant to provisions of the Act; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance for the purpose of preparing and filing an Engineer's Report (the "Report") with the City Clerk; and,

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

Section 1 The City Council hereby appoints Koppel & Gruber Public Finance as the District Assessment Engineer, and orders Koppel & Gruber Public Finance to prepare the Report concerning the District and the levy of assessments for Fiscal Year 2026/2027, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

The Engineer's Report shall contain the following:

a) A Description of Improvements;

b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);

c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2026/2027; and

d) An exhibit showing the boundaries of the District.

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

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

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

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on this 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 7, 2026
ITEM #:	F.13
SUBJECT:	Approval of Purchase and Sale Agreement for the Sale of Surplus Property Located at 345 W. Court Street (APN 064-170-051)

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ___, approving an Agreement of Purchase and Sale and Joint Escrow Instructions with Tower Investments, Inc. for the sale of the former City well site property located at 345 W. Court Street (APN 064-170-051), and authorizing the City Manager to execute a Purchase and Sale Agreement and all related escrow and transactional documents necessary to complete the sale of the property for a purchase price of $235,000.

Staff Contact:
Ken Hiatt, City Manager, (530) 661-5930, ken.hiatt@cityofwoodland.gov

Fiscal Impact:
Approval of the proposed Purchase and Sale Agreement will result in revenue to the City in the amount of $235,000, less seller's share of customary escrow, title, and closing costs. The property is no longer necessary for municipal purposes and disposition of the property eliminates any ongoing maintenance and liability obligations associated with ownership of the site.

Background:
The City of Woodland owns a former municipal well site located at 345 W. Court Street, Assessor's Parcel Number 064-170-051 ("Property"). The Property was previously utilized for public utility purposes and has since been decommissioned and determined to be no longer necessary for current or foreseeable municipal operations. The Property consists of approximately 0.483 acres.

On February 3, 2026, the City Council adopted Resolution No. 8613 declaring the Property exempt surplus land pursuant to Government Code section 54221(f)(1)(B) of the California Surplus Lands Act. Following the City Council's action, the California Department of Housing and Community Development (HCD) reviewed the City's exemption determination and confirmed that the Property qualifies as exempt surplus land.

The City was approached by Tower Investment, Inc. who has recently acquired the adjoining property to the west of the well site with an offer to purchase the City's former well site. City Council authorized staff to negotiate for the sale of the project and staff has subsequently negotiated a Purchase and Sale Agreement for disposition of the Property.

Discussion:
The proposed transaction will allow the City to dispose of a surplus former utility site that no longer serves a municipal purpose while generating revenue to the City and returning the property to productive private ownership.

Under the proposed Purchase and Sale Agreement:
- The purchase price is $235,000;
- Buyer will provide a deposit equal to ten percent (10%) of the purchase price;

• The Property will be conveyed in its existing “as-is” condition;
• Buyer will be provided a due diligence period to conduct inspections and evaluate the Property;
• The City will reserve utility easement rights for Property; and
• The Agreement expressly provides that execution of the Agreement does not constitute project approval under CEQA.

The proposed Agreement also requires the buyer to install a barrier improvement adjacent to West Court Street following close of escrow, subject to City review and approval of improvement plans.

Staff believes the negotiated purchase price reflects fair market value for the Property given its size, configuration, prior utility use, and development constraints. An appraisal of the property was prepared and supports the negoatiated purchase price.

Environmental Review:
The approval of the Purchase and Sale Agreement and sale of the Property is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15312 relating to surplus government property sales.

Conclusion:
Staff recommends that the City Council adopt Resolution No. ___, approving an Agreement of Purchase and Sale and Joint Escrow Instructions with Tower Investments, Inc. for the sale of the former City well site property located at 345 W. Court Street (APN 064-170-051), and authorizing the City Manager to execute a Purchase and Sale Agreement and all related escrow and transactional documents necessary to complete the sale of the property for a purchase price of $235,000.

Prepared by: Ken Hiatt, City Manager

Ken Hiatt
City Manager

Attachments:
1. Resolution
2. Exhibit A - Legal Description and Plat
3. Location Map
4. HCD Surplus Land Act Exemption Determination Letter

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE AGREEMENT OF PURCHASE AND SALE AND JOINT ESCROW INSTRUCTIONS FOR THE SALE OF THE FORMER CITY WELL SITE PROPERTY LOCATED AT 345 W. COURT STREET

WHEREAS, the City of Woodland ("City") is the owner of certain real property commonly known as 345 W. Court Street, Woodland, California, Assessor's Parcel Number 064-170-051 ("Property"); and

WHEREAS, the Property consists of approximately 0.483 acres and formerly served as a municipal well site for the City's public water utility system; and

WHEREAS, the Property has been decommissioned and determined by the City to be no longer necessary for current or foreseeable municipal purposes; and

WHEREAS, on February 3, 2026, the City Council adopted Resolution No. 8613 declaring the Property exempt surplus land pursuant to Government Code section 54221(f)(1)(B) of the California Surplus Lands Act; and

WHEREAS, the City has negotiated an Agreement of Purchase and Sale and Joint Escrow Instructions with Tower Investments, Inc. for the sale of the Property for a purchase price of $235,000; and

WHEREAS, the City Council has determined that approval of the Agreement and sale of the Property is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2**.** The City Council hereby approves the Agreement of Purchase and Sale and Joint Escrow Instructions with Tower Investments, Inc. for the sale of the Property located at 345 W. Court Street (APN 064-170-051) for a purchase price of $235,000.

SECTION 3. The City Manager is hereby authorized and directed to execute the Purchase and Sale Agreement, together with any escrow instructions, grant deed, certificates, amendments, and other documents necessary or appropriate to consummate the sale of the Property consistent with the terms approved herein.

SECTION 4. The approval of the Purchase and Sale Agreement and sale of the Property is exempt from CEQA pursuant to CEQA Guidelines section 15312.

SECTION 5. City staff is authorized to take all actions necessary and appropriate to implement this Resolution and complete the sale transaction.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 7th day of July 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

EXHIBIT "A"
PARCEL A

THAT portion of real property situate in the City of Woodland, County of Yolo, State of California, and being a portion of the Southwest Quarter of Section 30, Township 10 North, Range 2 East, Mount Diablo Base and Meridian, also being a portion of that Parcel of land as described in Book 1464 of Official Records at Page 239, said County Records, and being more particularly described as follows:

BEGINNING at a point on the North line of said Parcel of land, said point being distant North 89°32'50" West 33.08 feet from the Northeast corner of said Parcel of land; thence, from said POINT OF BEGINNING and leaving said North line, along a non-tangent curve to the left concave Easterly, the radial line of said curve bears South 44°05'37" East, said curve having a radius of 30.50 feet, through a central angle of 45°34'11", and having an arc distance of 24.26 feet; thence South 00°20'12" West 33.25 feet; thence, along a curve to the left concave Northeasterly, said curve having a radius of 25.00 feet, through a central angle of 89°53'02", and having an arc distance of 39.22 feet; thence South 89°33'13" East 17.28 feet to the East line of said Parcel of land; thence, along said East line, South 00°20'12" West 147.00 feet to the Southeast corner of said Parcel of land; thence, along the South line of said Parcel of land, North 89°32'50" West 120.86 feet to the Southeast corner of Parcel Three as described in Document No. 2025-0016938; thence, along the East line of said Parcel Three the following three (3) courses and distances: 1) North 00°20'12" East 147.00 feet; 2) South 89°32'50" East 40.00 feet; and 3) North 00°20'12" East 80.00 feet to the Northeast corner of said Parcel Three; thence, along said North line of said Parcel of land, South 89°32'50" East 47.78 feet to the POINT OF BEGINNING.

Containing 0.483 acres of land, more or less.

The basis of bearings for this description is North 89°32'50" West, being the North line of said Parcel of land, as shown in Book 8 of Maps and Surveys at Page 125, said County Records.

End of description.

Matthew K. Souza, L.S.

01/12/2026
Date

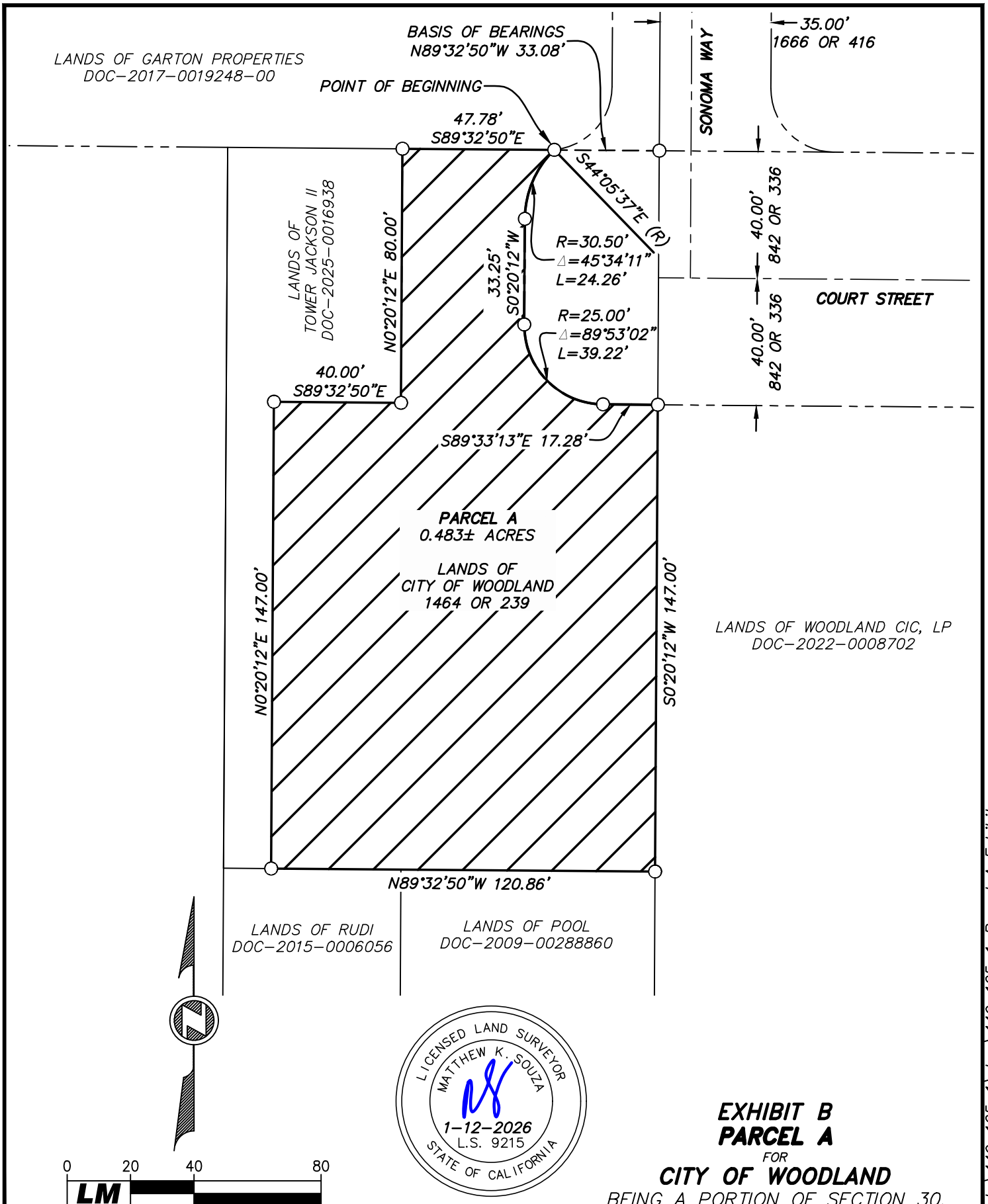
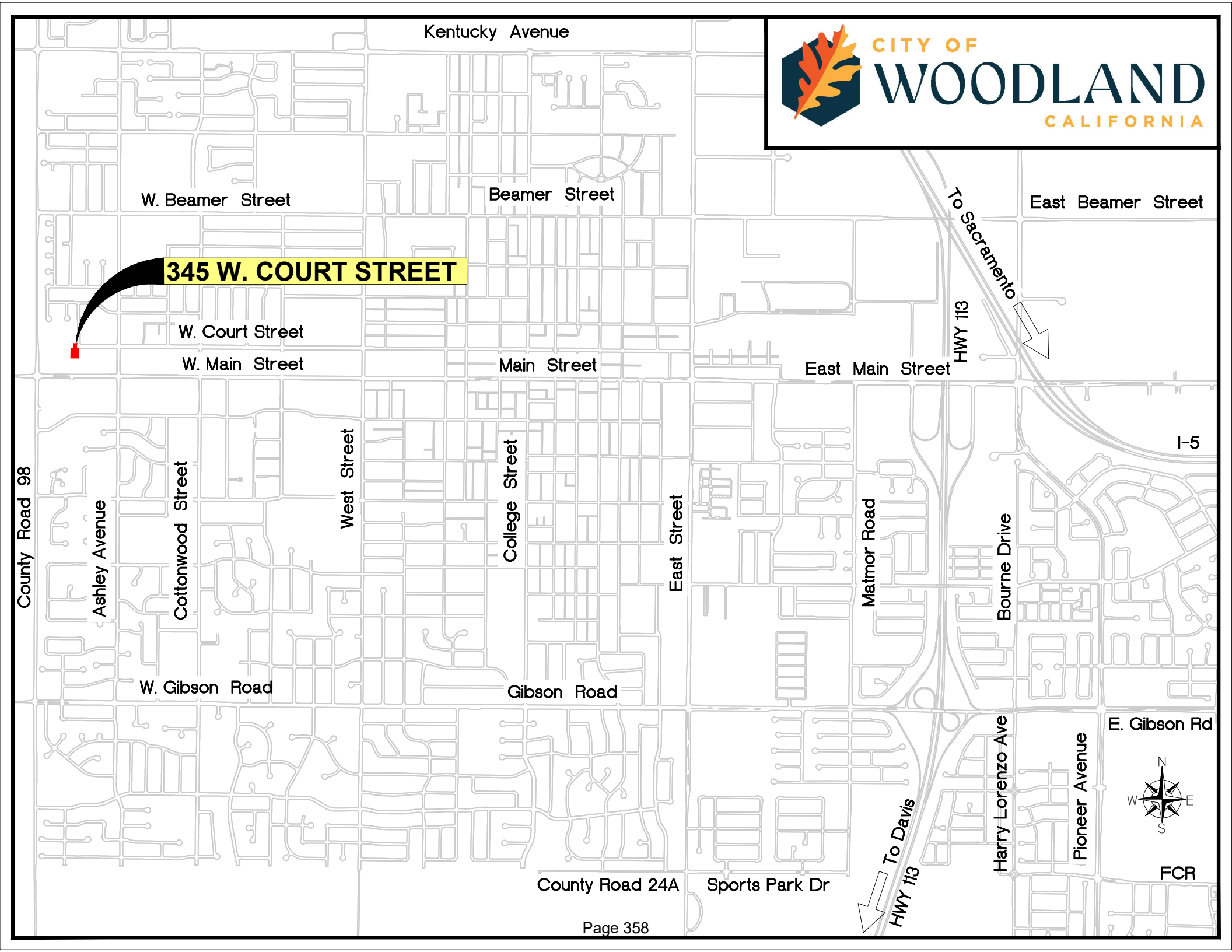


EXHIBIT B
PARCEL A
FOR
CITY OF WOODLAND
BEING A PORTION OF SECTION 30,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
MOUNT DIABLO BASE & MERIDIAN,
CITY OF WOODLAND, YOLO COUNTY,
STATE OF CALIFORNIA
SHEET 1 OF 1 JANUARY 12, 2026

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662–1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662–4602

X:\Land Projects\449-125-1\dwg\449-125-1_Parcel A Exhibit


CITY OF
WOODLAND
CALIFORNIA
Kentucky Avenue
W. Beamer Street
Beamer Street
East Beamer Street
345 W. COURT STREET
W. Court Street
W. Main Street
Main Street
East Main Street
To Sacramento
HWY 113
I-5
County Road 98
Ashley Avenue
Cottonwood Street
West Street
College Street
East Street
Matmor Road
Bourne Drive
W. Gibson Road
Gibson Road
E. Gibson Rd
Harry Lorenzo Ave
Pioneer Avenue
FCR
N
W
E
S
To Davis
HWY 113
County Road 24A
Sports Park Dr

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400, Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

March 4, 2026

Erika Bumgardner, Business Development Liaison
City of Woodland
300 First Street
Woodland, CA 95695

SENT VIA EMAIL TO: erika.bumgardner@cityofwoodland.gov

Dear Erika Bumgardner:

RE: City of Woodland – 345 West Court Street – Surplus Land Act Findings Letter

Thank you for notifying the California Department of Housing and Community Development (HCD) of the City of Woodland's (City) determination that 345 West Court Street, Assessor's Parcel Number (APN) 064-170-051 (Property), is "exempt surplus land." HCD received the City's complete documentation on February 4, 2026.

HCD reviewed Resolution No. 8613 (Resolution) pursuant to Section 400 of the Surplus Land Act Guidelines. As explained below, HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(B).

Analysis

As provided in Government Code section 54221, subdivision (f)(1)(B), "exempt surplus land" includes "[s]urplus land that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes."

According to the Resolution, adopted on February 3, 2026, the Property is approximately 0.483 acres and is not contiguous to state or local agency property used for open-space or low- or moderate-income housing. The Property was a municipal city well connected to the city's water distribution system on site and has since been disconnected and decommissioned. The Property is no longer necessary for current or foreseeable municipal purposes.

SLA0002447

On February 9, 2026, the City confirmed that Government Code section 54221, subdivision (f)(2), does not apply to the Property and, therefore, a written notice of availability for open-space purposes is not required.

Conclusion

If the submitted documentation and assertions by the City are complete and accurate, HCD finds that the Property qualifies as “exempt surplus land” under Government Code section 54221, subdivision (f)(1)(B).

If you have any questions or need additional technical assistance, please contact Stephanie Chan, Senior Housing Policy Specialist, at stephanie.chan@hcd.ca.gov or submit a request via the Surplus Land Act Portal.

Sincerely,

Lisa Krause

Lisa Krause
Section Chief, Surplus Land Act
Housing Accountability Unit

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 7, 2026
ITEM #: F.14
SUBJECT: Woodland Police Mid-Management Association Memorandum of Understanding

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, implementing a one-year agreement (July 1, 2026 through June 30, 2027) with the Woodland Police Mid-Management Association (PMMA).

Staff Contact:
Kim McKinney, Administrative Services Director, (530) 661-5849, kim.mckinney@cityofwoodland.gov

Fiscal Impact:
The current labor agreement with the Woodland Police Mid-Management Association (PMMA) covers salary and benefits for four full-time equivalent positions and an annual cost of approximately $1.6 million. The terms of the proposed new one-year agreement are expected to result in an average annual increase of 2.6% of total compensation. This increase will add $42,000 in total employee compensation costs over the baseline of the contract and in the next fiscal year. This represents an estimated savings of $5,200 in expenditures assumed in the development of the FY2026/27 budget and forecast. This bargaining group is funded entirely by the General Fund.

Background:
The current labor agreement between the City and PMMA expired on June 30, 2026. In anticipation of this, the City began negotiating with PMMA on a successor labor agreement in March 2026 and reached a tentative agreement in late June. The tentative agreement has been approved by the group, and tonight's recommended Council action will formally ratify the terms of the new one (1) year agreement with PMMA.

Discussion:
As required in the current PMMA Memorandum of Understanding (MOU), and consistent with agreements with other City employee associations, the City conducted a labor market analysis for select classifications within the association. This analysis compares the total compensation of represented employees in Woodland to that of comparable positions in neighboring agencies, including Davis, Lodi, Lincoln, Manteca, Rocklin, West Sacramento, and Yuba City.

Total compensation includes base salary, additional forms of payment (such as incentive or education pay, longevity pay, bilingual pay, etc.), and the cost of medical and other City-paid benefits. Woodland's compensation levels are evaluated against the market median of these agencies to determine alignment with the regional market. Based on the results of the study, none of the selected positions are below the market median by more than 5%, and therefore no market adjustments are included in the contract.

The major terms of the new contract are as follows:
Cost of Living Adjustments:
- July 1, 2026 1%

Longevity Pay:
Longevity pay is adjusted as follows:

a. Employees with 10 years of completed service receive 2.5% of base pay
b. Employees with 15 years of completed service receive 5.0% of base pay
c. Employees with 20 years of completed service receive 7.5% of base pay

Professional Growth and Wellness:
The current Professional Growth program is being modified to include a wellness component. The overall total benefit amount remains unchanged.

Medical Health Insurance:
The City's contribution to medical insurance premiums will increase by 3% per month beginning January 1, 2027.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, implementing a one-year agreement (July 1, 2026 through June 30, 2027) with the Woodland Police Mid-Management Association (PMMA).

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
None

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 7, 2026
ITEM #:	F.15
SUBJECT:	Fire Mid-Management Association Memorandum of Understanding

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____, implementing a one-year agreement (July 1, 2026 through June 30, 2027) with the Woodland Fire Mid-Management Association (FMMA)

Staff Contact:
Kim McKinney, Administrative Services Director, (530) 661-5849, kim.mckinney@cityofwoodland.gov

Fiscal Impact:
The current labor agreement with the Woodland Fire Mid-Management Association (FMMA) covers salary and benefits for four full-time equivalent positions at an annual cost of approximately $1.35 million. The terms of the proposed new one-year contract are expected to result in an annual increase of 2.7% of total compensation. This increase will add $35,000 in total employee compensation costs over the baseline of the contract in the next fiscal year and is an estimated savings of $4,000 from the assumptions used in development of the FY2026/27 budget and forecast adopted in June. About 75% of this bargaining group is funded by the General Fund, with the balance funded by Measure F.

Background:
The current labor agreement between the City and FMMA expired on June 30, 2026. In anticipation of this, the City began negotiating with FMMA on a successor labor agreement in March 2026 and reached a tentative agreement in late June. The tentative agreement was approved by the FMMA membership, and tonight's recommended Council action would formally ratify the terms of the new one (1) year agreement.

Discussion:
As required in the current FMMA Memorandum of Understanding (MOU), and consistent with agreements with other City employee associations, the City conducted a labor market analysis for select classifications within the association. This analysis compares the total compensation of represented employees in Woodland to that of comparable positions in neighboring agencies, including Davis, Lodi, Lincoln, Manteca, Rocklin, West Sacramento, and Yuba City.

Total compensation includes base salary, additional forms of payment (such as incentive or education pay, longevity pay, bilingual pay, etc.), and the cost of medical and other City-paid benefits. Woodland's compensation levels are evaluated against the market median of these agencies to determine alignment with the regional market. Based on the results of the study, none of the positions are below the market median by more than 5%, and therefore no market adjustments are included in the contract.

The major terms of the new contract are as follows*:*
Cost of Living Adjustments:

- July 1, 2026 1.5%

- January 1, 2027 1.5%

Education Incentive Program:Maximum allowable incentives increase from the current 4% to a total of 5%. Two new certifications are included in the allowable list as follows:

- Safety Officer (from CSFM or FSTEP) 1%
- G-775 EOC Operations 1%

Professional Growth and Wellness:
The current Professional Growth program is being modified to include a wellness component. The overall total benefit amount remains unchanged.

Medical Health Insurance:
The City's contribution to medical insurance premiums will increase by 3% on January 1, 2027.

Strike Team Pay:
Employees will receive a differential pay of 10% when deployed on a strike team. This cost is reimbursable by the agencies requesting the strike teams and will not result in additional fiscal impact on the City.

Conclusion:
Staff recommends that the City Council adopt Resolution No. ____, implementing a one-year agreement (July 1, 2026 through June 30, 2027) with the Woodland Fire Mid-Management Association (FMMA)

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
None

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 7, 2026
ITEM #:	F.16
SUBJECT:	Woodland Police Supervisors' Association Memorandum of Understanding

At the time of publishing, the staff report associated with this item was not yet approved. Once complete, a supplemental report will be created and added as an attachment.

Ken Hiatt
City Manager

Attachments:
None

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 7, 2026
ITEM #:	F.17
SUBJECT:	Woodland Police Officers' Association Memorandum of Understanding

At the time of publishing, the staff report associated with this item was not yet approved. Once complete, a supplemental report will be created and added as an attachment.

Ken Hiatt
City Manager

Attachments:
None

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	July 7, 2026
ITEM #:	G.18
SUBJECT:	Appeal of Notice of Violation and Stop Work Order: 652 4th Street

Recommendation for Action:

1. Conduct a public hearing to consider Mr. Gabriel Ledesma's ("Appellant") appeal of a Notice of Violation and Stop Work Order issued by the Community Services Department on June 18, 2026 concerning violations of the City of Woodland Municipal Code Chapter 12.48 (Trees) for City-owned trees in front of Appellant's property located at 652 4th Street, Woodland, CA 95695, pursuant to Section 12.48.230 of the same Chapter authorizing appeals to the City Council;
2. Determine, by minute order, whether to uphold, modify, or reject the Community Services Director's issuance of a Notice of Violation and Stop Work Order dated June 18, 2026;
3. Direct the City Attorney to memorialize the City Council's determination and supporting findings to reach the determination, in a resolution for the City Council's consideration and approval at a future City Council meeting; and
4. Discuss and take other actions related to this item.

Staff Contact:

Christine Ferrara, Community Services Director (530) 661-2000, christine.ferrara@cityofwoodland.gov

Fiscal Impact:

The Notice of Violation and Stop Work Order requires the Appellant to (1) cease and desist from activities intended to harm City-owned trees; (2) retain, at his sole cost and expense, a certified arborist to conduct a health assessment on the subject trees; and (3) implement, at his sole cost and expense, recommendations identified in that arborist's assessment that would protect and remediate the trees.

It is anticipated that, if an arborist report were prepared to assess the health of the trees and identify any necessary corrective measures, the report may recommend their removal. If City Council rejects the Community Services Director's decision, the City would likely need to remove and replace the subject trees at public expense in some future point in time. The estimated cost to remove and replace two City-owned London Plane trees located in the planting strip fronting 652 4th Street is approximately $6,000. Upholding the Notice of Violation and Stop Work Order would eliminate the need to spend public funds for the removal and replacement of the two trees.

Background:

The City of Woodland ("City") takes pride in its approximately 20,000 City-owned trees located throughout the City fronting private properties in planting strips, landscape medians, parks, and other public spaces. To that end, on December 6, 2022, the City revised and adopted Ordinance No. 1698 ("Ordinance"), amending Chapter 12.48 of Title 12 to the City Municipal Code ("Code") related to trees. The Ordinance explained the City's long-standing history with trees, including that the City has been a self-proclaimed City of Trees for nearly a century and has taken care to govern and protect its public trees throughout that time. Among other requirements and protections, the Ordinance explicitly prohibits the following activities:

1. Removing, poisoning, and/or performing any act which results in the unnatural death or destruction of a street tree (Code section 12.48.050(B));

2. Performing any activity that will interfere with or retard the natural growth of any street tree (Code section 12.48.050(C));

3. Performing any work or permitting any work to be performed within the drip line area of a street tree which would endanger the tree (Code section 12.48.050(D));

4. Willfully damaging, poisoning, applying herbicide to, or otherwise attempting to kill an established tree located on residential property in the City (Code section 12.48.110).

The Ordinance further outlines requirements for residents in the event they would like to perform tree work on City-owned trees fronting their properties, including the need for a City-issued permit (Ordinance sections 12.48.050 and 12.48.060).

Many properties in Woodland have a "planting strip" or “tree maintenance strip” in between the sidewalk and the property. Trees planted in this strip are City-owned and considered “street trees” in the public right-of-way for purposes of the Ordinance. Two such street trees are at issue in this appeal.

Appellant is the property owner for the property located on 652 4th Street, Woodland, CA 95695. The property contains a tree maintenance strip with two London Plane (Platanus x acerifolia) City-owned trees fronting the property (referred to as “the subject trees”). As early as 2012, the City received a request from the Appellant to have the subject trees removed.

The City records work requested and or conducted on City assets (such as trees) in a program called “City Works.” City Works reports for concerns raised by Appellant regarding the subject trees and utilities are included in **Attachment A** and contain the following information:

1. In 2012, Appellant requested to have the two subject trees removed because he believed they were lifting the sidewalk. After an assessment, staff did not agree that the trees needed to be removed and left the trees in place.

2. In 2015, Appellant reported that he had plugged sewer lines backing up into his house and he was not sure if it was a City clean out. Upon investigation, staff determined that Appellant had a City clean out, but it was not backed up. The trees were not causing an issue for the sewer system.

3. In February 2026, Public Works received a call from Appellant stating that a sewer lid was lifted and water was built up in the utility box. Appellant requested that City staff evaluate the situation. Staff arrived and determined that the sewer clean out box was full of rain water and not sewage. An inspection was conducted of the lower lateral — it was clear and flowing with minor hair roots. The trees were not causing an issue for the sewer system.

4. On or around April 23, 2026, City Urban Forestry staff received a voicemail from Appellant regarding the subject trees, with allegations that branches had been falling down from the trees, one breaking the windshield of his truck, and that one tree was dead. He also indicated that he had a couple of tree people stop by and say that the tree was dead and asked if he wanted them to "knock it down" for a fee. (***Voicemail messages are on file and available for review with the Office of the City Clerk***).

5. On or around April 24, 2026, City staff conducted a site visit to the subject trees to investigate Appellant’s voicemail. Staff observed that the subject trees were damaged by the application of herbicides/poisons. One tree had four holes drilled into the base of the trunk, and each hole had a plug inserted back into the hole to cover the holes up. (Photographs are included in **Attachment B**). One of the holes had a wet stain leaking out of the hole, which smelled like herbicide, and upon visual inspection, City staff concluded that, based on observing that the leaves were stunted and there was "leaf curl", the material was herbicide/poison. (Photographs are included in **Attachment B**).

6. On May 19, 2026, staff received another voicemail from Mr. Ledesma. He expressed his concern that the tree was dying and that many branches and trunks were falling. He stated that "whatever the tree had, it was now affecting the other tree" and that something needed to be done. (***Voicemail messages are on file and available for review with the Office of the City Clerk***).

The matter was then elevated to the attention of the Community Services Director. In consultation with City staff and City arborists, the Community Services Director concluded that:

1. One of the subject trees was injected with herbicides/poisons in violation of the Ordinance and plugged to hide the unlawful act;
2. The subject trees have grafted roots such that administration of herbicides/poisons to one tree affects the other tree as well by causing a “flashback” effect due to the trees being the same species planted in proximity to each other;
3. In light of Appellant’s history of complaints about his sidewalks, sewer system, and the subject trees and his request for removal of the subject trees, Appellant has motive to poison the subject trees;
4. Google images of the subject trees from March 2026 do not appear to show the dead branches that were present on the trees in subsequent months, which suggests herbicides/poisons were activated on the subject trees sometime after March 2026 (**Attachment C**)
5. The wet stain observed by City staff on or around April 24, 2026 suggests herbicide/poison was freshly applied to one of the subject trees shortly before City staff presence on site, in close proximity to the time of Appellant’s phone call to the City Urban Forestry Department requesting removal of the subject trees;
6. Tree poisoning is not a frequently occurring issue in the City of Woodland;
7. A visual inspection of all City-owned trees on the 600 block of 4th Street to determine if any other trees had been mutilated and/or had holes drilled into them did not result in such observation, which strongly militates the conclusion that the drilling of holes and application of herbicides/poisons to the subject trees is not a random act of vandalism but rather a targeted intentional act by someone with motive;
8. The City has not received any complaints regarding the subject trees from anyone other than Appellant which means that to the City's knowledge, Appellant is the only individual with motive to poison the subject trees;
9. Appellant has opportunity to apply herbicides/poisons to the subject trees as they front his property;
10. Appellant has means to apply herbicides/poisons to the subject trees as herbicides/poisons may be acquired in various gardening stores in the City;
11. The application of herbicides/poisons was conducted without any permit or other approval by the City, the City Community Services Director, and/or the Urban Forest Subcommittee, on protected street trees located in the public right-of-way and on established trees because the subject trees are 35.5 inches in diameter at breast height (*see generally* Code section 12.48.020);
12. Since the injection, the subject trees are degrading and face a severe risk of unnatural death;
13. Given that Appellant has motive, opportunity, and means to apply herbicides/poisons to the subject trees, and the subject trees have been injected with herbicides/poisons, Appellant has violated the City ordinance protecting street trees and established trees.

Discussion:

On June 18, 2026, after consideration and weighing of the available evidence, the City issued a Notice of Violation and a Stop Work Order to Appellant related to poisoning, harming, and/or herbicide application to the two City-owned trees fronting his property (the "subject trees"), in violation of City of Woodland Municipal Code Chapter 12.48.

The Notice of Violation and Stop Work Order found Appellant in violation of the Ordinance for the following unlawful acts:

1. Code section 12.48.050(B): Removing, poisoning, and/or performing any act which results in the unnatural death or destruction of a street tree.

2. Code section 12.48.050(C): Performing any activity that will interfere with or retard the natural growth of any street tree.

3. Code section 12.48.050(D): Performing any work or permitting any work to be performed within the drip line area of a street tree which would endanger the tree.

4. Code section 12.48.110: Willfully damaging, poisoning, applying herbicide to, or otherwise attempting to kill an established tree located on residential property in the City.

The Notice of Violation and Stop Work Order identified the following actions for Appellant:

1. Immediately cease and desist from all activities intended to harm the subject trees, including but not limited to, application of poisons and herbicides on or around the trees or anywhere in the drip line area of the trees; and
2. Within sixty (60) days of the date of the letter, and at Appellant's sole cost and expense, retain a certified arborist to conduct a health assessment on the subject trees and recommend a tree protection and remediation plan for the subject trees to prevent further damage, which plan is to be submitted to the City Community Services Director; and
3. Within ninety (90) days of the date of the letter, and at Appellant's sole cost and expense, carry out the tree protection and remediation plan for the subject trees issued by the certified arborist's health assessment, proof of which remediation work is to be submitted to the City Community Services Director.

The Ordinance states that, for work requiring a tree permit (such as the work at issue here), the person who fails to obtain a tree permit shall be guilty of an offense for each tree affected, and "[t]he violator shall also be responsible for tree replacement." (*See* Code section 12.48.240(B)). In addition, "[i]f, as a result of a violation of this chapter, the injury, mutilation or death of a street tree, heritage oak tree, specimen tree, or landmark tree, or established tree, the cost of repair or replacement of such tree, including enforcement costs, shall be borne by the person in violation of the chapter." (*See* Code section 12.48.240(B)(1)). As a result, the Community Director's decision and identified actions for Appellant are consistent with the remedies contemplated in the Ordinance.

The Notice of Violation and Stop Work Order was posted on one of the subject trees on June 18, 2026 and Appellant received his certified copy of the Notice of Violation and Stop Work Order on June 20, 2026 via certified mail. (**Attachment D**, including City of Woodland Tree Ordinance)

Appellant visited the Community Center and met with staff (Christine Ferrara and Aaron Armstrong) on June 22, 2026. In that meeting, Appellant indicated he did not know what had happened to the subject trees and that maybe some of his neighbors had poisoned them. Appellant stated that neighbors were upset because limbs from the trees had fallen on their cars; staff noted that this statement is a contradiction of Appellant's earlier voicemails to the City claiming the subject trees were dropping branches on *his* vehicle. On April 24, 2026 and June 22, 2026, City staff discussed the subject trees with Appellant's neighbors, and did not receive any negative feedback from those individuals about the subject trees. As a result, City staff questions the reliability of Appellant's statements attempting to shift responsibility for the subject trees on to neighbors who, to the City's knowledge, do not have motive against subject trees.

Also on June 22, 2026, Appellant provided a letter in response to the Notice of Violation and Stop Work Order (included in **Attachment E**). Appellant delivered the letter to the City Clerk on the same day. As the letter was (1) in writing; (2) stated the reasons for dissatisfaction with the Community Services Director's decision; and (3) delivered to the City Clerk within 10 days of the Community Services Director's decision, the City Clerk accepted the letter as an appeal pursuant to Code section 12.48.230. In accordance with Section 12.48.230, the City Clerk set the appeal for a hearing before the City Council on July 7, 2026, which date is within 45 days of the filing of the appeal. On June 26, 2026, the City Clerk mailed to Appellant at his address of record and electronically served on all parties the Notice of Time and Place of the hearing (**Attachment F**).

Staff recommends that the City Council uphold the June 18, 2026 Notice of Violation and Stop Work Order issued to Appellant for the subject trees fronting Appellant's property at 652 4th Street.

Conclusion:

1. Conduct a public hearing to consider Mr. Gabriel Ledesma's ("Appellant") appeal of a Notice of Violation and Stop Work Order issued by the Community Services Department on June 18, 2026 concerning violations of the City of Woodland Municipal Code Chapter 12.48 (Trees) for City-owned trees in front of Appellant's property located at 652 4th Street, Woodland, CA 95695, pursuant to Section 12.48.230 of the same Chapter authorizing appeals to the City Council;

2. Determine, by minute order, whether to uphold, modify, or reject the Community Services Director's issuance of a Notice of Violation and Stop Work Order dated June 18, 2026;

3. Direct the City Attorney to memorialize the City Council's determination and supporting findings to reach the determination, in a resolution for the City Council's consideration and approval at a future City Council meeting; and

4. Discuss and take other actions related to this item.

Prepared by: Christine Ferrara, Community Services Director

Ken Hiatt
City Manager

Attachments:

1. Attachment A: City Works Files
2. Attachment B: April 2026 Photos
3. Attachment C: Photo Comparison
4. Attachment D: NOV-Stop Work Order - Tree Ordinance
5. Attachment E: Request for Appeal
6. Attachment F: Notice of Administrative Appeal Hearing

Request 257677

Cityworks

Use for Investigations

Status: CLOSED

Priority: 3 **Category:** TREE **Submit To:** DEXTER, ERIC

Initiated By: CLEMONS, ANGELA **Date:** 3/20/2012 1:05:05PM

WO Needed: N

Investigation Date: 2/13/2019 12:25:43PM **Submit To Date:** 3/20/2012 1:05:05PM

Dispatch To: SCHROEDER, WEST **Date:** 3/20/2012 1:03:35PM

Project Name **Prj. Comp. Date:** 3/25/2012 12:00:00AM

Incident Information:

Address: 652 FOURTH ST
WOODLAND, 95695

Apt #:

Landmark:

Shop **Tile No:**12

Map Page: **District:**

Location

X: 6627471 **Y:** 2006973

Details: The owner would like to have the two trees in front of his house removed by the City, they are in the strip and are lifting the sidewalk

Callers:

Last Name	First Name	Call Time
UNKNOWN		3/20/2012 1:02:41PM

Home: Work: Mobile: Other:

Work Orders:

Id:	Description	Priority:	Status:	Submit To:
255838	Investigation	3	CLOSED	MUNOZ, FERNANDO

Work Order 255838
Investigation

City of Woodland

Status: CLOSED

Address: 652 FOURTH ST
Location:

Date Initiated:	3/20/2012 2:28:39PM	**Actual Start:**	3/20/2012 12:00:00AM	**Estimated Start:**	3/20/2012 12:00:00AM
Initiated By:	SCHROEDER, WEST	**Actual Finish:**	2/13/2019 12:00:00PM	**Estimated Finish:**	3/30/2012 12:00:00AM
Supervisor:	SCHROEDER, WEST				

Instructions:

Comments

MUNOZ, FERNANDO 2/13/2019 9:16:11AM
Trees were pruned by WCA on 2/5/2015.

Old Comments

Work Order Labor

Employee	Start Date	Hours	Cost
MUNOZ, FERNANDO	3/20/2012 12:00:00AM	1.00	$37.75
SCHROEDER, WEST	3/20/2012 12:00:00AM	1.00	$43.78
	Total	**2.00**	**$81.53**

Work Order Materials

Description	Source	Cost
	Total	

Work Order Equipment

Equipment ID	Description	Cost
	Total	

Associated Service Requests

Request ID	Date/Time Initialized	Priority	Description	Problem Address
257677	3/20/2012 1:05:05PM	3	Use for Investigations	652 FOURTH ST

Attached Assets

Asset ID	Type
TCT_07965	TREE
TCT_07966	TREE

Request 289306
Plugged Sewer

Cityworks

Status: CLOSED

Priority: 2 **Category:** SEWER **Submit To:** TRUITT, ALEX

Initiated By: VAAGE, ELIZABETH **Date:** 1/15/2015 10:03:33AM

WO Needed: Y

Investigation Date: 1/15/2015 10:41:00AM **Submit To Date:** 1/15/2015 10:03:33AM

Dispatch To: GRAHAM, BRIAN **Date:** 1/15/2015 10:03:33AM

Project Name **Prj. Comp. Date:** 1/20/2015 10:03:33AM

Incident Information:

Address: 652 FOURTH ST
WOODLAND, CA 95695

Apt #:

Landmark:

Shop **Tile No:**12

Map Page: **District:**

Location

X: 6627390 **Y:** 2006846

Details: HO REPORTS PLUGGED SEWER BACKING UP INTO HIS HOUSE. HE IS UNSURE IF HE HAS A CITY CLEAN OUT.

Callers:

Last Name	First Name	Call Time
LEDESMA	GABE	1/15/2015 9:52:11AM

Home: (530) 908-2183 **Work:** **Mobile:** **Other:**

Work Orders:

Id:	Description	Priority:	Status:	Submit To:
290371	Clear Blockage	2	CLOSED	GRAHAM, BRIAN

Work Order 290371
Clear Blockage

City of Woodland

Status: CLOSED

Address: 652 FOURTH ST
Location: 652 FOURTH ST WOODLAND 95695

Date Initiated:	1/15/2015 12:42:20PM	**Actual Start:**	1/15/2015 12:42:43PM	**Estimated Start:**	1/15/2015 12:42:20PM
Initiated By:	GRAHAM, BRIAN	**Actual Finish:**	1/15/2015 12:42:45PM	**Estimated Finish:**	1/15/2015 12:42:36PM
Supervisor:	TRUITT, ALEX				

Instructions:

Comments

,

Old Comments

From Request 289306:
Code: Sp_PluggedSewer
Description: Plugged Sewer
Details: HO REPORTS PLUGGED SEWER BACKING UP INTO HIS HOUSE. HE IS UNSURE IF HE HAS A CITY CLEAN OUT.
Comments:
By GRAHAM, BRIAN: 1/15/2015 12:45:49 PM
Brian G. was dispatched to address for plugged sewer. Homeowner had a city cleanout but it was not backed up. There were some roots at a couple of the joints inside lateral line which I was able to rod and remove. Lateral was CCTV'd afterward.

Work Order Labor

Employee	Start Date	Hours	Cost
GRAHAM, BRIAN	1/15/2015 12:45:58PM	1.50	$60.30
	Total	**1.50**	**$60.30**

Work Order Materials

Description	Source	Cost
	Total	

Work Order Equipment

Equipment ID	Description	Cost
697	697 - GMC 3500	$29.64
	Total	**$29.64**

Associated Service Requests

Request ID	Date/Time Initialized	Priority	Description	Problem Address
289306	1/15/2015 10:03:33AM	2	Plugged Sewer	652 FOURTH ST

Attached Assets

Asset ID	Type
SSL_12243	SLATERALLINE
SCO_12346	SCLEANOUTSTRUCTURE

Request 369464
Use for Investigation

Cityworks

Status: C

Priority: 3 **Category:** SEWER **Submit To:** MEDRANO, ERIC

Initiated By: FLORES, JASMIN **Date:** 2/19/2026 3:36:37PM

WO Needed: Y

Investigation Date: 2/19/2026 3:41:00PM **Submit To Date:** 2/19/2026 3:36:37PM

Dispatch To: WHEELER, ROBERT **Date:** 2/19/2026 3:36:37PM

Project Name **Prj. Comp. Date:** 2/24/2026 3:36:37PM

Incident Information:

Address: 652 FOURTH ST, 95695

, 95695

Apt #:

Landmark:

Shop **Tile No:**12

Map Page: **District:**

Location

X: 6627390 **Y:** 2006846

Details: res called stating the sewer lid was lifted and water was built up, would like someone to go out. no issues with plumbing

Callers:

Last Name	First Name	Call Time
LEDESMA	RICARDO	2/19/2026 3:34:42PM

Home: (530) 908-2183 **Work:** **Mobile:** **Other:**

Work Orders:

Id:	Description	Priority:	Status:	Submit To:

Work Order 380656
Prevent Maintenance-CCTV

City of Woodland

Status: C

Address: 652 FOURTH ST, 95695
Location: 652 FOURTH ST, 95695 95695

Date Initiated:	2/19/2026 7:42:10PM	**Actual Start:**	2/19/2026 12:00:00PM	**Estimated Start:**	2/19/2026 7:42:10PM
Initiated By:	WHEELER, ROBERT	**Actual Finish:**	2/19/2026 12:00:00PM	**Estimated Finish:**	2/19/2026 7:42:10PM
Supervisor:	MEDRANO, ERIC				

Instructions:

Comments

WHEELER, ROBERT 2/19/2026 7:47:01PM
Rob.W arrived and seen SCO box lid was lifted and box was full of what I thought was sewage, I went to yard to get rodder, when I arrived back and felt down inside box and pulled poly cap all water that I thought was sewage quickly drained down lower lateral, City SCO box was full of rain water from earlier that day, I did lower lateral inspection and lower lateral was clear and flowing with minor hair roots

Old Comments

Work Order Labor

Employee	Start Date	Hours	Cost
WHEELER, ROBERT	2/19/2026 7:47:00PM	2.00	$184.53
	Total	**2.00**	**$184.53**

Work Order Materials

Description	Source	Cost
	Total	

Work Order Equipment

Equipment ID	Description	Cost
2-004	2-004 - Ford F-350	$44.11
	Total	**$44.11**

Associated Service Requests

Request ID	Date/Time Initialized	Priority	Description	Problem Address

Attached Assets

Asset ID	Type
SCO_12346	SCLEANOUTSTRUCTURE
SSL_12243	SLATERALLINE

Request 370589

Use for Investigations

Cityworks

Status: NS

Priority: 3 **Category:** TREE **Submit To:** SCHROEDER, WEST

Initiated By: ARMSTRONG, AARON A **Date:** 4/28/2026 1:15:27PM

WO Needed: N

Investigation Date: **Submit To Date:** 4/28/2026 1:15:27PM

Dispatch To: **Date:**

Project Name **Prj. Comp. Date:** 5/3/2026 1:15:27PM

Incident Information:

Address: 652 FOURTH ST, WOODLAND, CA, 95695
WOODLAND, CA 95695

Apt #:

Landmark:

Shop **Tile No:**12

Map Page: **District:**

Location

X: 6627389 **Y:** 2006845

Details:

Callers:

Last Name	First Name	Call Time
LEDESMA	GABRIEL	4/28/2026 1:12:46PM

Home: **Work:** **Mobile:** (530) 908-2183 **Other:**

Work Orders:

Id:	Description	Priority:	Status:	Submit To:

Request 370589
Use for Investigations

Cityworks
Status: NS

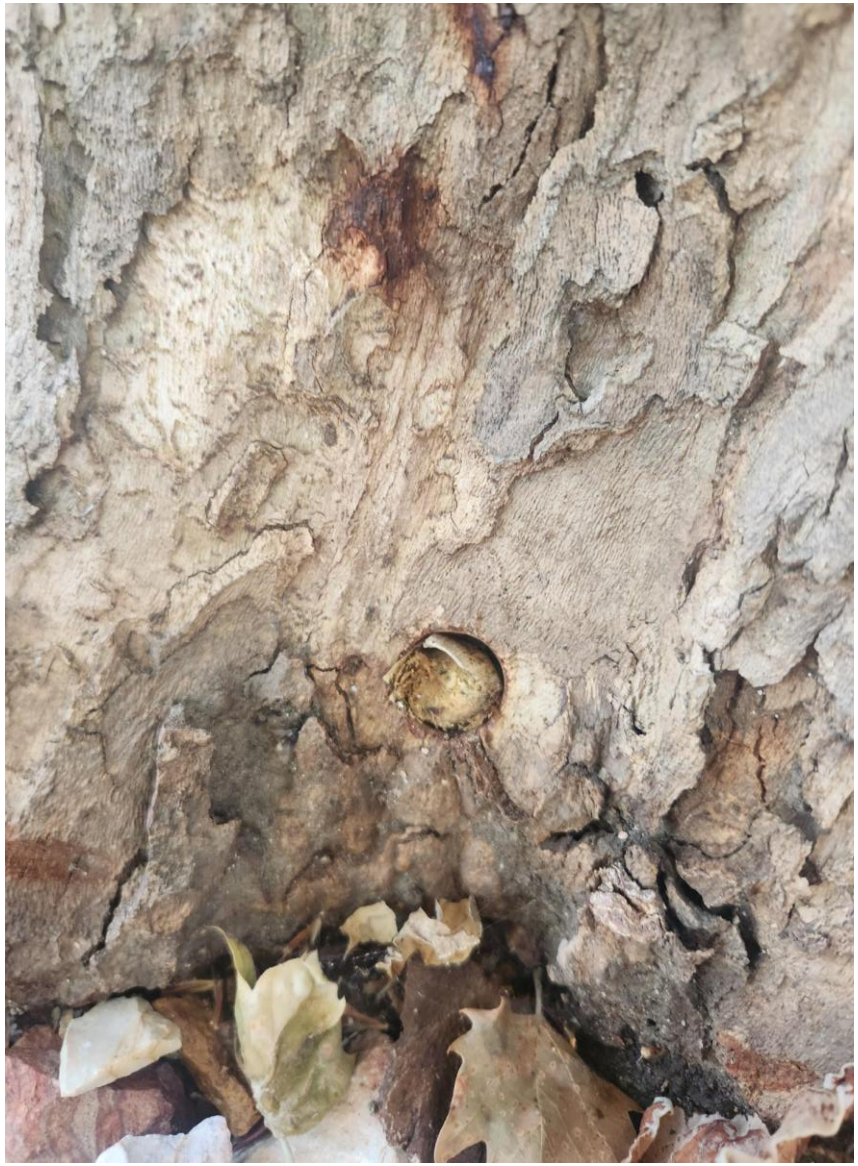
Priority: 3 **Category:** TREE **Submit To:** SCHROEDER, WEST

COMMENTS

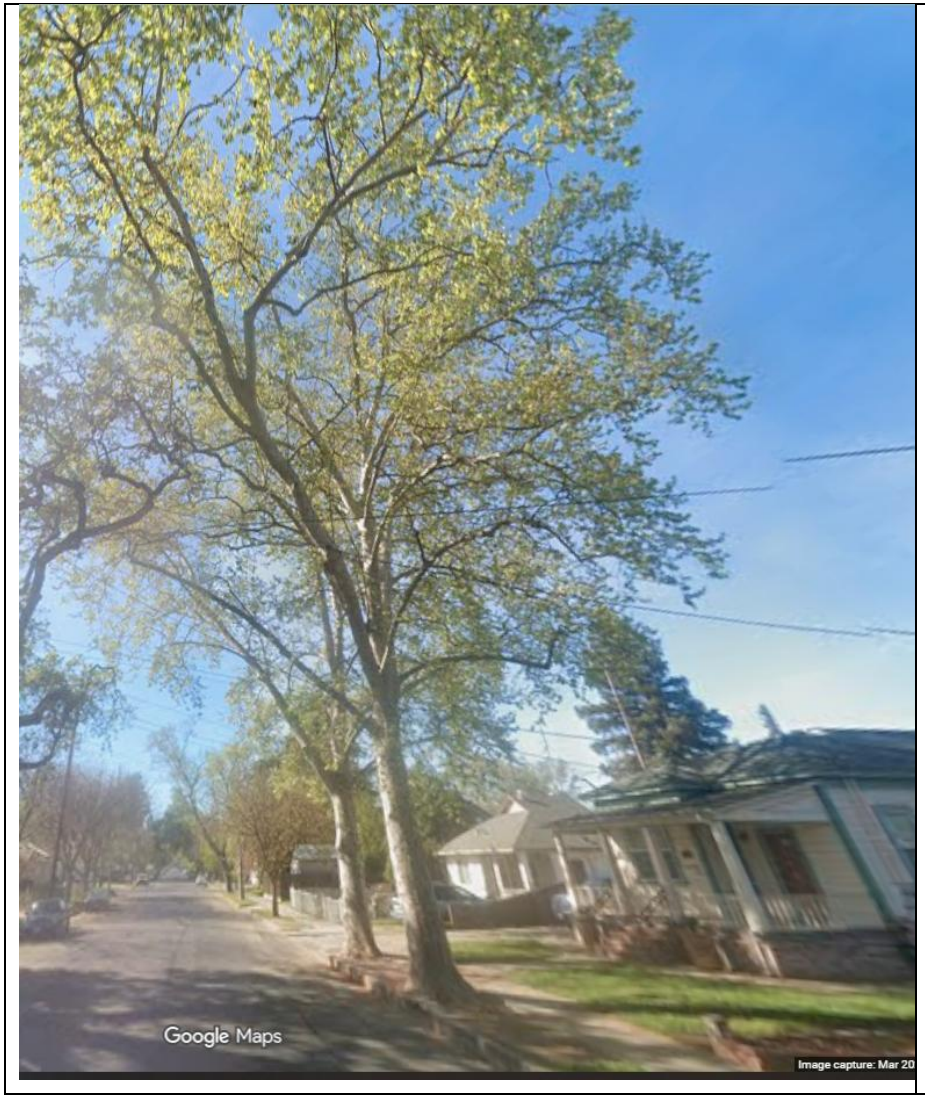
ARMSTRONG , AARON
4/28/2026 1:17:38PM
Gabriel Ledesma the homeowner called the Urban Forestry phone on April 23rd claiming that the tree in front of his yard was dead, and dropping tree branches onto his car.

ARMSTRONG , AARON
4/28/2026 1:20:45PM
Westley & Aaron inspected the tree on April 24th, and noticed someone drilled holes into the base of the trunk. Each hole had a plug that was inserted back into the hole to cover up the holes. One of the holes had a wet stain coming out of the hole, and it smelled like herbicide.

652 4th Street
April 24, 2026 – Evidence of Tree Poisoning



652 4th Street
Comparison of Trees: March 2026 (google maps) versus June 2026 (staff photo)



WOODLAND

300 FIRST STREET | WOODLAND, CA 95695 530-661-5850 | CITYOFWOODLAND.GOV

June 18, 2026

Gabriel Ledesma
652 Fourth Street
Woodland, CA 95695

NOTICE OF VIOLATION AND STOP WORK ORDER
City of Woodland Municipal Code Chapter 12.48 (Trees)

Property Owner:

The City of Woodland ("City") has determined that activities occurring in front of the property located at 652 Fourth Street Woodland, CA 95695 constitute a violation of Chapter 12.48 of the Woodland Municipal Code ("Code") regulating the preservation and maintenance of protected trees. Code Chapter 12.48 was enacted to preserve and protect Woodland's urban forest and regulates the preservation, maintenance, and protection of established trees and street trees (among others). The Code requires the City to take protective measures when activities by members of the public impact protected trees. The City has concluded that your actions have resulted in damage to a protected tree without the approvals required by Code Chapter 12.48. **Such conduct constitutes a violation of the Woodland Municipal Code and has impaired a valuable public resource.**

On or around April 23, 2026 the City observed that the two London Plane (Platanus x acerifolia) trees located in front of your property at 652 Fourth Street Woodland, CA (herein referred to as the "subject trees") were damaged by the application of herbicides/poisons. Specifically, one subject tree was injected with herbicides with intent and/or result to poison it which caused a "flashback" to the other subject tree since the two trees fronting the property are the same species in close proximity to each other and have grafted root systems. These activities were conducted without any permit or other approval by the City, the City Community Services Director, and/or the Urban Forest Subcommittee. The trees are protected street trees because they are located in the public right of way; and they are established trees because they are 35.5 inches in diameter at breast height (*see generally* Code section 12.48.020). Since the injection, the trees are degrading and face a severe risk of unnatural death. As a result, you are in violation of the Code for the following unlawful acts:

1. Code section 12.48.050(B): Removing, poisoning, and/or performing any act which results in the unnatural death or destruction of a street tree.

2. Code section 12.48.050(C): Performing any activity that will interfere with or retard the natural growth of any street tree.

3. Code section 12.48.050(D): Performing any work or permitting any work to be performed within the drip line area of a street tree which would endanger the tree.

4. Code section 12.48.110: Willfully damaging, poisoning, applying herbicide to, or otherwise attempting to kill an established tree located on residential property in the City.

You are hereby issued this **Stop Work Order prohibiting any and all work** on the subject trees. The stop work order shall remain in effect until a finding is made that the circumstances giving rise to it no longer exist. Pursuant to this Stop Work Order, you are hereby required to:

1. Immediately cease and desist from all activities intended to harm the subject trees, including but not limited to application of poisons and herbicides on or around the trees or anywhere in the drip line area of the trees; and

2. **Within sixty (60) days of the date of this letter**, and at your sole cost and expense, retain a certified arborist to conduct a health assessment on the subject trees and recommend a tree protection and remediation plan for the subject trees to prevent further damage, which plan is to be submitted to the City Community Services Director at the contact information provided below; and

3. **Within ninety (90) days of the date of this letter**, and at your sole cost and expense, carry out the tree protection and remediation plan for the subject trees issued by the certified arborist's health assessment, proof of which remediation work is to be submitted to the City Community Services Director at the contact information provided below.

Pursuant to Code section 12.48.220, you must report in writing to the Community Services Director **within 48 hours** regarding the steps to be taken to correct the violations or to appeal the posting of the Stop Work Order. You may appeal this Stop Work Order according to the procedures in Code section 12.48.230, which are included as an attachment to this letter.

The City expressly reserves all rights to pursue any and all available remedies against you, including but not limited to: recovery of any cost of repair or replacement for the subject trees (Code section 12.48.240(B)(1)), imposition of infractions and administrative fines (Code sections 1.08.070 and 12.48.240), pursuing the public nuisance abatement procedures in Code Chapter 9.04, and any other relief available in law or in equity.

You may contact the Community Services Director at the email address and phone number below:

Christine Ferrara

Christine Ferrara
Community Services Director
City of Woodland
Christine.Ferrara@cityofwoodland.gov
(530) 661-2008

ORDINANCE NO. 1698

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING CHAPTER 12.48 OF TITLE 12 TO THE CITY OF WOODLAND MUNICIPAL CODE RELATED TO TREES

WHEREAS, the City of Woodland's ("City's") history is intertwined with trees and the community developed out of a native valley oak grove, and residents have planted thousands of trees of diverse types to complement native oaks; and

WHEREAS, in 1930, the City became a self-proclaimed City of Trees, and

WHEREAS, in 1940, the City created a Tree Commission and adopted an ordinance to govern and protect its public trees; and

WHEREAS, in 2017, the City approved a Climate Action Plan prioritizing the maintenance of its large trees, which provide the highest greenhouse gas reduction benefits, and setting a goal of expanding its tree coverage to 25% by 2035; and

WHEREAS, in 2019, the City approved its first-ever Urban Forest Management Plan; and

WHEREAS, in addition to their intrinsic aesthetic and shade value, it is now recognized and documented by scientific studies that trees provide other critical benefits to society; and

WHEREAS, trees absorb carbon dioxide, a key greenhouse gas which contributes to the warming of the earth's climate; and

WHEREAS, the planting and preservation of trees sustains public health by supporting relaxation and reducing stress, increases life-giving oxygen, promotes ecological balance and biodiversity, improves air quality, and tempers the effect of extreme temperatures.

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

Section 1. Chapter 12.48 of the Woodland Municipal Code is hereby amended in its entirety as follows:

"CHAPTER 12.48 TREES

12.48.010 - Findings/purpose.

The Woodland City Council finds that in order to promote the public health, safety and general welfare of the City, while at the same time recognizing individual rights to develop and manage private property in a manner which will not be prejudicial to the public interest nor prohibit development of private property, it is necessary to enact regulations governing the planting, removal and preservation of street trees, other City trees, heritage trees, specimen trees, landmark trees and established trees on specified private property within the City. Furthermore, this chapter

seeks to balance community goals and aspirations with the desires and rights of property owners by prioritizing the conservation of valley oaks and establishing clear and fair standards for their protection, removal, and replacement on municipal land and where appropriate, on private property.

12.48.020 - Definitions.

As used in this chapter the following words and terms shall have the meaning hereinafter set forth:

"Back of walk" means the back of the sidewalk.

"City" means the City of Woodland.

"Code" means the Woodland Municipal Code.

"Commercial Property" means any property zoned for commercial, office, retail or industrial use or any multi-family residential property with five or more units.

"Community Development Director" means the Community Development Director of the City or his or her designated representative.

"Community Services Director" means the Community Services Director of the City or his or her designated representative.

"Development project" shall be as defined at Government Code Section 65928.

"Diameter at Breast Height" or "DBH" means the diameter of a tree measured at 54 inches above ground level consistent with ISA standards. The diameter may be directly measured with calipers or diameter tape or be calculated by use of the following formula: DBH = circumference at breast height divided by 3.14.

"Drip line area" means the area within a circle measured from the trunk of the tree outward to a point at the perimeter of the outermost branch structure of the tree.

"Established tree" means a tree of any species with a trunk diameter of 12 inches or more at DBH which is of good quality in terms of health, vigor, growth and conformity to generally accepted horticultural standards of shape for its species.

"Fronting property" means real property parallel to a public street or sidewalk and adjacent thereto.

"Heritage oak tree" means any valley oak tree (*Quercus lobata*), with a trunk diameter of 33 inches or more at DBH which is of good quality in terms of health, vigor, growth and conformity to generally accepted horticultural standards of shape for its species.

"ISA" means the International Society of Arboriculture.

"ISA-certified arborist" means a professional arborist who holds a current, valid certification granted by the ISA in one or more specialties.

"Landmark tree" means a tree or stand of trees which is of historical, cultural, or public significance as designated by the City Council upon the recommendation of all of the following groups and/or commissions:

1. The Parks and Recreation Commission; and

2. The Urban Forestry Group.

"Minor Maintenance" means and includes trimming or pruning branches that are less than three inches in diameter to promote the life, growth, health or beauty of trees.

"Major maintenance" means and includes major trimming or pruning or cabling, and any other similar act which promotes the life, growth, health or beauty of trees, except watering and minor pruning. Major trimming and pruning shall mean the removal of branches of three inches in diameter or greater.

"Owner" means the legal owner of real property.

"Person" means individuals, associations, corporations, public agencies, joint ventures, partnerships, independent contractors, and other agents and employees.

"Pruning standards" means those pruning standards established the American National Standards Institute (ANSI) A300 Series for Tree Care Operations and the ISA Best Management Practices.

"Public nuisance," for purposes of this chapter, means:

1. Any dead or dying tree, whether located on City-owned property or on private property;

2. Any otherwise healthy tree, whether located on City-owned property or on private property which harbors insects or diseases which reasonably may be expected to injure or harm any tree, shrub or other plant;

3. Any tree, or portion thereof, whether located on City-owned property or on private property which by reason of location or condition constitutes an imminent danger to the health, safety or welfare of the general public;

4. Any tree, or portion thereof whether located on City-owned property or on private property which obstructs the free passage of pedestrian or vehicular traffic (not including driveway expansions) or which obstructs a street light;

5. Any tree, or portion thereof whether located on City-owned property or on private property which dangerously obstructs the view in the visibility triangle as such may be determined by the Community Services Director pursuant to this chapter.

"Public street" means any improved street, road or avenue located within the City and dedicated to the public, but excluding alleys adjacent to residential backyards.

"Specimen tree" means any tree of interest because of size or unusual species, other than a heritage tree, which is of good quality in terms of health, vigor or growth and conformity to generally accepted horticultural standards of shape for its species, as designated by the City Council upon the recommendation of both the Parks and Recreation Commission and the Urban Forestry Group.

"Street tree" means any tree growing within the tree maintenance strip, a street median, an intersection roundabout, City-maintained landscaping (including parks and City-maintained property), or similar spaces within the public right-of-way, whether or not planted by the City.

"Top" means the severe cutting back of tree limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.

"Tree" means any live woody plant having one or more well-defined perennial stems with a diameter at maturity of six inches DBH.

"Tree maintenance strip" means a strip of land parallel and adjacent to a public street, extending from the back of the curb of the street, or the edge of the paved portion of the street if the street does not have a curb at that location, to the edge of the sidewalk furthest from the street.

"Tree Modification Review Form" means a form to be submitted to the Community Services Director to perform an activity which requires receipt of information identified in this chapter.

"Tree permit" means written authorization by the Community Services Director to perform an activity on a street tree which requires a permit under this chapter.

"Urban Forestry Group" means a group of City employees, headed by an ISA-certified arborist, charged with planting, preserving and maintaining trees within the City.

12.48.030 - Community Services Director duties.

A. The Community Services Director shall perform the following duties:

1. Determine suitable and desirable species of street trees and the areas in which, and conditions under which, such street trees shall be planted.

2. Supervise, direct and control the planting, location, placement, major maintenance, removal, relocation and replacement of street trees and trees in City parks and other City properties;

3. Provide periodic reports to the City Council on activities that take place as a result of enforcement of this chapter.

4. Perform other duties as set forth in this chapter.

12.48.040 - Composition and procedural rules of the Parks and Recreation Commission.

The composition and procedural rules of the Parks and Recreation Commission are set forth in Section 2.28.030 of this Code. The Parks and Recreation Commission shall appoint two members to an Urban Forest Subcommittee to review matters outlined in this chapter. One member of the Sustainability Advisory Committee will be advisory to this subcommittee. The Urban Forest Subcommittee will make recommendations to the Community Services Director on proposed removals of street trees requested by the public through the tree permit process as set forth in Section 12.48.060 and on removals of street trees 24-inches DBH or greater proposed by the Urban Forestry Group.

12.48.050 - Street trees—Activities requiring a tree permit issued to the public.

A. Except as hereinafter provided, it shall be unlawful for any person (other than a City worker or contractor working within his or her assigned duties) to do any of the following acts, with respect to street trees, without a tree permit issued by the Community Services Director:

1. Plant any tree within a tree maintenance strip, street median, intersection roundabout, or on other City property;

2. Move, remove, top, cut down, poison, set fire to or permit fire to burn in proximity to, or perform any act which results in the unnatural death or destruction of a street tree;

3. Perform any activity that will interfere with or retard the natural growth of any street tree;

4. Perform any work or permit any work to be performed within the drip line area of a street tree which would endanger the tree; or

5. Perform major maintenance on a street tree.

12.48.060 - Tree permit issued to public for street trees.

A. The Community Services Director shall issue tree permits to a fronting property owner seeking to perform any activity for which a tree permit is required for street trees by Section 12.48.050 only if the following conditions are met:

1. The owner has established, to the Community Services Director's satisfaction, that there is a need for the proposed work on the street tree but that the City is unable to perform the work within the time frame desired by the owner; or

2. The owner seeks to remove or trim a street tree to facilitate moving any building or other structure or project; and

3. The owner has established, to the Community Services Director's satisfaction, that the persons who are to perform the work are qualified to do so and that the contractors have an ISA-certified arborist on staff; and

4. If removal is requested, and the street tree is 24 inches DBH or greater, such removal must have been approved by the Community Services Director after a recommendation by the Urban Forest Subcommittee (removal of trees less than 24 inches DBH will be considered by the Parks Superintendent;

5. Major maintenance may only be performed on a street tree after the issuance of a tree permit approved by the Community Services Director. Major maintenance does not require review by the Urban Forest Subcommittee; and

6. If removal is approved, a notice of such removal must be posted on the tree a minimum of 48 hours in advance of said removal.

B. Prior to granting a tree permit for a street tree, the Community Services Director must evaluate the street tree in accordance with ISA standards, and shall consider factors such as the probability that the proposed work will destroy or seriously injure the street tree, the street tree's health, the desirability of that species as a street tree, whether the street tree's condition and the size threaten serious damage to property, the condition and number of other street trees in the vicinity, whether there are other less onerous means to accomplish the applicant's goals, and other related criteria.

C. All work performed on street trees pursuant to a tree permit issued by the Community Services Director under this section shall be completed within a 60-day period from the issuance of the tree permit, or within such longer period as the Community Services Director may specify.

D. The Community Services Director may condition any tree permit granted pursuant to this section for the removal of a street tree , on the permittee removing and replacing the street tree. In such cases, the full cost of removal and replacement shall be borne by the owner and such service shall not be provided by the City.

E. The Community Services Director may condition any tree permit granted pursuant to this section on other conditions as the Community Services Director determines to be necessary to satisfy the criteria set forth in this Section 12.48.060.

12.48.070 - Appeals for tree permit requested by public for street trees.

A. Any application for a tree permit which has been denied by the Community Services Director and/or the Urban Forest Subcommittee may be appealed to the Parks and Recreation Commission for review and action.

B. Any such appeal and all accompanying documents will be placed on the agenda of the next regular Parks and Recreation Commission meeting. Written notice of the date, time and place of such meeting shall be mailed to the applicant not less than 10 days prior to the date of the meeting.

C. The Parks and Recreation Commission may approve the application unconditionally, conditionally or partially, or may deny the application.

D. The Parks and Recreation Commission shall consider the provisions of Section 12.48.060 when reviewing a tree permit application which has been denied by the Community Services Director and/or the Urban Forest Subcommittee.

E. A written statement of the action of the Parks and Recreation Commission on the application shall be mailed to the applicant within 10 calendar days following the Parks and Recreation Commission meeting.

F. Any interested person wishing to appeal a decision of the Parks and Recreation Commission to the City Council must file a written appeal with the City Clerk. Such written appeal must be placed in the U.S. Mail, properly addressed with postage prepaid within 10 calendar days of the date the written decision of the Parks and Recreation Commission is mailed to the applicant. Any such appeal shall be accompanied by fees as prescribed in the current schedule of fees as adopted by the City Council.

G. The appeal shall set forth the action or decision complained of, the reason(s) alleging that the action or decision should be altered or overruled and shall be signed by the applicant or his authorized agent.

H. The City Clerk shall set the appeal for hearing before the City Council within 45 days after the appeal is filed. Upon hearing the matter, the City Council may grant, conditionally grant, or deny the appeal. The decision on the appeal shall be announced at the close of the hearing and shall become final at that time.

12.48.080 - Street trees requiring review by the Urban Forest Subcommittee and Urban Forestry Group prior to removal.

A. The Urban Forestry Group will provide a list of proposed street trees 24 inches DBH or greater to be removed to the Urban Forest Subcommittee. A notice of proposed removal must be posted on the street trees proposed to be removed a minimum of 14 days before the Urban Forest Subcommittee meeting where tree removal will be considered. The notice shall specify the date, time, and location of said Urban Forest Subcommittee meeting. If removal is recommended, a notice of such removal must be posted on the tree a minimum of 48 hours in advance of said removal.

B. If the Urban Forest Subcommittee does not support the removal of a street tree, the subcommittee must provide a written findings stating the reasons why the removal is not supported based on the criteria set forth in Section 12.48.060. The recommendation will be provided to the Community Services Director. The matter will be brought to the Parks and Recreation Commission for a determination. If the Parks and Recreation Commission denies the removal, the Community Services Director can forward the request to the City Council for a final determination.

C. Removal of street trees less than 24 inches DBH are not subject to review by the Urban Forest Subcommittee prior to the Community Services Director's determination.

12.48.090 - Street trees—Activities exempted.

A. Nothing contained in Section 12.48.050 shall be construed to prohibit a fronting property owner from performing minor maintenance work on a street tree or require a tree permit for such activities.

B. Nothing contained in Section 12.48.050 shall be construed to prohibit a public utility from performing such acts with respect to street trees as may be necessary to make repairs, comply with applicable safety regulations, or avoid the interruption of services.

C. Nothing contained in Section 12.48.050 shall be construed to prohibit community volunteers from planting street trees under the guidance and direction of the Community Services Director.

D. Nothing contained in Section 12.48.050 shall be construed to prohibit the City from performing major maintenance work on a street tree or tree removal as a result of a storm/failure, when the Community Services Director has made a determination that immediate removal is necessary to protect public health and safety.

12.48.100 - Removal and Major Maintenance of any heritage oak tree located anywhere on a developed residential property and trees 24-inches DBH or greater located within 20 feet of the back of walk on developed residential property.

A. Except as hereinafter provided, it shall be unlawful for any person to remove, destroy, damage, mutilate, top, poison, apply herbicide to, or otherwise attempt to kill a heritage oak tree located anywhere on a developed residential property or a tree 24 inches DBH or greater within 20 feet back of walk on developed residential property without first submitting a Tree Modification Review Form to the City and being issued an encroachment permit if applicable.

B. Owner shall submit a Tree Modification Review Form to the Director of Community Services prior to the removal or major maintenance of any heritage oak tree located on a developed residential property or any tree 24-inches DBH or greater located within 20 feet back of walk on a developed residential property.

C. The Tree Modification Review Form shall include a bid or estimate for the removal and/or major maintenance of said tree from a business with an ISA-certified arborist on staff. If the business does not recommend major maintenance, Owner must provide a written acknowledgement of the business' recommendation.

D. Owner must submit an encroachment permit application if removal or major maintenance of tree is planned, or work or equipment is located within the public right-of-way. An encroachment permit for the removal or major maintenance of heritage oak trees and trees 24-inches DBH or greater will not be issued until the Community Services Director has reviewed and approved the Tree Modification Review Form.

E. All tree work conducted within the City for private trees covered under this section must be performed by a business that has an ISA-certified arborist on staff and a valid business license with the City.

12.48.110 - Willful destruction of trees located on commercial and undeveloped commercial or residential property is prohibited.

It is unlawful for any person to willfully remove, destroy, damage, mutilate, top, poison, apply herbicide to, or otherwise attempt to kill a heritage oak tree, landmark tree, specimen tree, or established tree located on commercial and undeveloped commercial or residential property in the City, except as may be allowed pursuant to the preservation and replacement requirements outlined in Sections 12.48.130 through 12.48.170. The list of landmark and specimen trees approved by the City Council shall be posted on the City's website. As used in this section, the term "damage" shall include the pruning of a heritage oak tree or established tree in a manner that is inconsistent with the pruning standards in Section 12.48.010.

12.48.120 - Building permits.

A. When any building permit, grading permit, or development permit is applied for pursuant to the Code and a proposed structure or construction project would require the destruction, removal, or pruning of a heritage oak tree, landmark tree, specimen tree, or established tree or encroachment into the drip line of any such tree, said permit shall not be issued until the Community Development Director has confirmed that all requirements of this chapter, including but not limited to the submission of a Tree Modification Review Form and issuance of an encroachment permit if needed, or approval of a Tree Preservation Plan, are met. In no event shall any disturbance of the premises, disturbance of the specified trees, or encroachment into the drip line be allowed until all requirements of the chapter are met and a building permit with appropriate conditions has been issued. The issuance of a building permit shall not serve as a defense to a violation of any provision of this chapter.

12.48.130 - Tree Preservation of Established Trees, Heritage Oak Trees, Specimen Trees and Landmark Trees as part of Development Projects or on Vacant/Undeveloped Commercial and Residential Property.

A. The City desires to preserve trees located on property proposed for development and on vacant or undeveloped sites. Preliminary site plans should be drawn with tree preservation as a key goal unless the applicant can clearly demonstrate the infeasibility of preserving the tree(s).

B. An application for a development project shall be accompanied by a Tree Preservation Plan containing the following information and which shall be approved by the applicable governing entity or body responsible for approving the development project/entitlement or by the Community Development Director where a project entitlement is not required, consistent with the processing requirements outlined in Title 17 of this Code:

1. Contour map showing the location, size, species and condition of all existing trees which are located upon the property proposed for development;

2. Identification of those trees which the applicant proposes to preserve and those which are proposed to be removed and the reason for such removal; where feasible existing mature trees shall be preserved in the site plan as a project amenity for their shade, aesthetic and environmental benefits.

a. Any heritage oak tree, specimen tree, and landmark tree or any established tree approved for removal shall require a finding that the tree is of poor health, or that the tree poses a health, life or safety risk, and/or it is cost-prohibitive to preserve the tree in a safe and viable manner and no appropriate or feasible design alternatives exist to preserve the tree. Such finding shall be made by the applicable governing entity or body responsible for approving the development project/entitlement.

b. Street trees shall be subject to the requirements of Sections 12.48.050 through 12.48.090.

3. A program for the preservation and protection of heritage oak trees, specimen trees, landmark trees, and established trees in healthy condition during and after completion of the development project, as required in the City engineering standards section 20.05(C);

4. A program for the replacement of any healthy and viable trees proposed to be removed, as required by Section 12.48.150;

5. Any change in the trees to be saved and/or removed as designated on the approved development plan shall only be permitted upon the written approval of the Community Development Director.

F. Any heritage oak tree, specimen tree, landmark tree, or established tree approved for removal on undeveloped commercial or residential property, and not associated with a development application or building permit application, shall require a finding that the tree is of poor health, or that the tree poses a health, life or safety risk, and/or it is cost-prohibitive to preserve the tree in a safe and viable manner. Such finding shall be made by the applicable governing entity or body responsible for approving the development project or entitlement or by the Community Development Director. For healthy and viable trees approved for removal, replacement requirements as outlined in Section 12.48.150, shall apply.

12.48.140 - Encroachment into drip line area of protected trees during construction.

The existing ground surface within drip line (measured horizontally) of the trunk of any heritage oak tree, specimen tree, landmark tree, or established tree shall not be excavated, filled, compacted or paved without the consultation and consent of the Community Development Director. Tree wells may be used when advisable. Excavation adjacent to any heritage oak tree shall not be permitted where material damage to the root system may result, unless approved by an ISA-certified arborist. Excavation within an oak tree dripline, when approved by the City, may only be performed by a contractor that has an ISA-certified arborist on staff and based on a plan prepared by consulting ISA-certified arborist that has been submitted to and approved by the City in advance.

12.48.150 - Tree replacement program.

A. A person owning or controlling developing or undeveloped commercial property or undeveloped residential property shall be required to replace healthy and viable established trees approved for removal consistent with an approved Tree Preservation Plan (Section 12.48.130) or approved for removal consistent with Section 12.48.130(F), in accordance with subsection (1).

Each healthy and viable heritage oak tree, specimen tree, or landmark tree approved for removal shall be replaced in accordance with subsection (2).

1. For each six inches or fraction thereof of the diameter of an established tree which was approved for removal, two trees of an approved species, each of a minimum 15-gallon container size shall be planted on the project site.

2. For each six inches or fraction thereof of the diameter of a heritage oak tree, specimen tree, or landmark tree which was approved for removal, four trees of an approved species, each of a minimum 15-gallon container size, shall be planted on the project site.

3. If the development site is inadequate in size to accommodate the replacement of trees, the trees may be planted on public property with the approval of the Community Development Director. Upon the request of the developer and the approval of the Community Development Director, the City may accept an in-lieu payment as set forth in the City's adopted fee schedule and used for tree related projects and/or planting programs.

12.48.160 - Replacement and/or Removal of Trees on Existing, Developed Commercial Sites.

A. Unhealthy trees or trees that pose a life-safety hazard located on a developed commercial site shall be replaced in-kind and at a 1:1 ratio, subject to a report prepared by an ISA arborist and substantially consistent with a previously approved landscape plan, including street tree spacing and parking lot shade requirements. The tree removal shall be subject to review and approval by the Community Development Director. If no landscape plan is available or on record, Owner may submit a minor design review request for the replacement or removal of trees for review and approval by the Community Development Director and/or Community Services Director as appropriate.

B. Removal and/or replacement of heritage oak trees, landmark trees, specimen trees, or established trees shall be subject to the preservation and replacement program and ratios outlined in Sections 12.48.150 or 12.48.160.

C. Removal of trees to allow for the installation of a solar canopy and/or electric vehicle charging stations shall avoid to the extent feasible the removal of established trees and may not include the removal of heritage oak trees, landmark or specimen trees. If feasible, trees removed shall be replaced in-kind elsewhere on the property. Owner shall submit a request for the replacement or removal of trees for review and approval by the Community Development Director and/or Community Services Director as appropriate.

12.48.170 - Maintenance of Trees and Landscaping on Developed Commercial Site.

Owner of commercial development site shall complete the installation of landscaping and trees in accordance with approved landscaped plans. Owner shall maintain landscaping and trees in healthy and attractive condition as determined by City, and consistent with the approved landscape plan and Landscape Maintenance Agreement, as applicable and pursuant to Section 17.112.060.

12.48.180 - Right of Inspection.

The Community Services Director may inspect any tree on private property in the City in accordance with law, to determine whether a property owner is in compliance with this chapter.

12.48.190 - Liability/responsibility.

This chapter shall not be construed to impose any liability upon the city, its officers or employees for the performance of any act or the failure to perform any act under this chapter, and shall not relieve the owner from the duty to keep any tree upon owner's property in such condition as to prevent it from causing damage or constituting a nuisance.

12.48.200 - Public nuisance.

The Community Services Director is authorized to cause the abatement of any public nuisance as defined under this chapter in accordance with the provisions of Chapter 9.04 of this Code.

12.48.210 - Emergency response.

An owner is not precluded by this chapter from taking action, in the event of an emergency, which would otherwise violate the terms of this chapter if such action is necessary to minimize hazardous conditions to life or property. In the event such emergency action is taken, the owner shall notify the Community Services Director by the next business day.

12.48.220 - Stop work order.

Whenever the Community Services Director or Community Development Director determines that an action being taken is in conflict with this chapter, the Community Services Director or Community Development Director shall cause to be issued a stop work order which shall prohibit such action. The stop work order shall set forth the alleged violations and may list remedies to be taken to correct the violations. The person receiving the stop work order shall report in writing to the Community Services Director or Community Development Director within 48 hours regarding the steps to be taken to correct the violations or to appeal the posting of the stop work order. The stop work order shall remain in effect until a finding is made that the circumstances giving rise to its order no longer exist. Any party receiving a stop work order may appeal through the process outlined in Section 12.48.230.

12.48.230 - Stop work order—Appeal.

Any person dissatisfied with the decision of the Community Services Director or Community Development Director or their designees to issue a stop work order made under Section 12.48.220 may appeal such decision to the City Council. Such appeal shall be in writing, stating the reasons therefor, and, except as otherwise provided herein, shall be filed with the City Clerk not later than 10 days after the date of the Community Services Director or Community Development Director's decision. The City Clerk shall set the appeal for hearing before the City Council within 45 days after the appeal is filed. Notice of the time and place of the hearing shall be given to the appellant at least 10 days in advance thereof by mail, postage prepaid. The decision of the City Council shall be final.

12.48.240 - Violation—penalty.

A. Any person violating any provision of this chapter or failing to comply with any of its mandatory provisions shall be guilty of an infraction, punishable as set forth in Section 1.08.070 of the Code.

B. For work that requires a tree permit, each person who fails to obtain a tree permit, shall be guilty of an offense for each tree affected, and each day or portion thereof following the illegal tree removal shall constitute a separate offense until a permit is obtained and the tree or trees replaced. The violator shall also be responsible for tree replacement. For all other violations of this chapter, each person shall be guilty of a separate offense for each tree affected and for each day or portion thereof that a violation of this chapter is committed, continued or permitted to occur or continue.

1. If, as a result of a violation of this chapter, the injury, mutilation or death of a street tree, heritage oak tree, specimen tree, or landmark tree, or established tree, the cost of repair or replacement of such tree, including enforcement costs, shall be borne by the person in violation of the chapter.

2. For any heritage oak tree removed on private property without a tree permit or Tree Preservation Plan, the violator shall be responsible for an administrative fine of $1,000 per tree and the replacement of the tree in kind or in accordance with the replacement program and ratios outlined in Sections 12.48.150, and each day or portion thereof following the illegal tree removal shall constitute a separate offense until a permit or Tree Preservation Plan is obtained and the tree or trees replaced.

C. For tree removal without an approved Tree Modification Review Form on developed residential property, each person shall be guilty of a separate offense for each tree affected, and shall be responsible for administrative fines as follows:

1. For trees 24-36 inch DBH, the violator shall be responsible for an administrative fine of $500; or

2. For trees greater than 36 inch DBH, the violator shall be responsible for an administrative fine of $1,000.

D. For tree removal without an approved Tree Preservation Plan as part of Development Projects or without approval from the Community Development Director pursuant to Section 12.48.130(F) on Vacant/Undeveloped Commercial or Residential Property, each person who fails to obtain approval of a Tree Preservation Plan or approval from the Community Development Director, as applicable, shall be guilty of an offense for each tree affected, and each day or portion thereof following the illegal tree removal shall constitute a separate offense until approval from the applicable is obtained and the tree or trees replaced:

1. For trees 24-36 inch DBH, the violator shall be responsible for an administrative fine of $500 and the replacement of the tree in accordance with the replacement requirements and ratios outlined in Sections 12.48.150, with such replacement approved by the Community Development Director or designee; or

2. For trees greater than 36 inch DBH, the violator shall be responsible for an administrative fine of $1,000 and the replacement of the tree in accordance with the replacement program and ratios outlined in Sections 12.48.150, with such replacement approved by the Community Development Director or designee.

E. For purposes of determining the penalties to be levied pursuant to subsections (C) and (D), the City shall be entitled to use any available data to determine the DBH of the trees removed, including but not limited to the diameter of the remnant trunk of the removed tree, historical records of the property and aerial photographs.

F. In addition to the general penalty set forth above, any condition caused or permitted to exist in violation of this chapter shall be deemed a public nuisance and may be summarily abated by the City in accordance with Chapter 9.04 of this Code and other applicable provisions of law. Each day such condition exists shall be regarded as a new and separate offense.

G. Any administrative citation issued pursuant to this chapter may be appealed pursuant to the procedures set forth in Chapter 9.20 of this Code.

H. Nothing contained in this section shall limit the right of the City Council to authorize the City Attorney or District Attorney to seek or obtain any other form of judicial relief, legal or equitable, to which the City would be otherwise entitled."

Section 2. Conflicting Laws. To the extent that there is any conflict between the provisions of this Ordinance and any provision of the Woodland Municipal Code, an ordinance, or a resolution or policy, all such conflicting provisions shall be superseded by this Ordinance.

Section 3. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 4. Effective Date and Publication. The City Clerk shall certify to the adoption of this Ordinance, and the City Clerk shall cause this Ordinance to be posted or published as prescribed by law. This Ordinance shall take effect thirty (30) days following its adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 6th day of December 2022, by the following vote:

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
NOES: None
ABSENT: None
ABSTAIN: None

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

Attachment E

Received June 22, 202

Dear Mrs. Ferrara,

I am writing in response to the Notice of Violation and Stop Work Order dated June 18, 2026, concerning the two London Plane trees located in front of my residence at 652 Fourth Street, Woodland, California.

I respectfully deny any responsibility for the alleged damage to these trees. I have lived at this residence for more than forty years and have never intentionally harmed, poisoned, or otherwise damaged these trees. I have not applied any herbicides, poisons, or other substances to the trees, nor have I authorized anyone else to do so.

Furthermore, the trees identified in the notice are street trees located within the public right-of-way. As stated in the notice itself, these trees are protected street trees under the Woodland Municipal Code. They are not my personal property and belong to the City of Woodland. Accordingly, I dispute any assertion that I am responsible for their condition absent evidence establishing that I engaged in any wrongful conduct.

Because I have not committed the acts alleged in the notice, I respectfully request that the City provide any evidence upon which it bases its conclusion that I am responsible for the damage to these trees. At this time, I object to the allegations contained in the Notice of Violation and reserve all rights available to me under the Woodland Municipal Code and applicable California law.

I have been a member of the Woodland community for over six decades and have always sought to be a responsible neighbor. I respectfully ask that the City reconsider its determination and withdraw the allegations against me unless and until there is clear evidence demonstrating my involvement.

Thank you for your attention to this matter. Please confirm that this response has been received and include me in any further proceedings or appeals concerning this issue.

Sincerely, Gabriel Ledesma

Gabriel Ledesma
652 Fourth Street
Woodland, CA 95695

The Community Services Director may inspect any tree on private property in the City in accordance with law, to determine whether a property owner is in compliance with this chapter.

12.48.190 - Liability/responsibility.

This chapter shall not be construed to impose any liability upon the city, its officers or employees for the performance of any act or the failure to perform any act under this chapter, and shall not relieve the owner from the duty to keep any tree upon owner's property in such condition as to prevent it from causing damage or constituting a nuisance.

12.48.200 - Public nuisance.

The Community Services Director is authorized to cause the abatement of any public nuisance as defined under this chapter in accordance with the provisions of Chapter 9.04 of this Code.

12.48.210 - Emergency response.

An owner is not precluded by this chapter from taking action, in the event of an emergency, which would otherwise violate the terms of this chapter if such action is necessary to minimize hazardous conditions to life or property. In the event such emergency action is taken, the owner shall notify the Community Services Director by the next business day.

12.48.220 - Stop work order.

Whenever the Community Services Director or Community Development Director determines that an action being taken is in conflict with this chapter, the Community Services Director or Community Development Director shall cause to be issued a stop work order which shall prohibit such action. The stop work order shall set forth the alleged violations and may list remedies to be taken to correct the violations. The person receiving the stop work order shall report in writing to the Community Services Director or Community Development Director within 48 hours regarding the steps to be taken to correct the violations or to appeal the posting of the stop work order. The stop work order shall remain in effect until a finding is made that the circumstances giving rise to its order no longer exist. Any party receiving a stop work order may appeal through the process outlined in Section 12.48.230.

12.48.230 - Stop work order—Appeal.

Any person dissatisfied with the decision of the Community Services Director or Community Development Director or their designees to issue a stop work order made under Section 12.48.220 may appeal such decision to the City Council. Such appeal shall be in writing, stating the reasons therefor, and, except as otherwise provided herein, shall be filed with the City Clerk not later than 10 days after the date of the Community Services Director or Community Development Director's decision. The City Clerk shall set the appeal for hearing before the City Council within 45 days after the appeal is filed. Notice of the time and place of the hearing shall be given to the appellant at least 10 days in advance thereof by mail, postage prepaid. The decision of the City Council shall be final.

12.48.240 - Violation—penalty.

CITY OF WOODLAND
CALIFORNIA

CITY OF WOODLAND
OFFICE OF THE CITY CLERK

June 26, 2026

BY U.S. MAIL AND ELECTRONIC MAIL

Gabriel Ledesma
652 Fourth Street
Woodland, CA 95695

NOTICE OF ADMINISTRATIVE APPEAL HEARING

Appellant: Gabriel Ledesma
Appellee/Department: City of Woodland Community Services Department
Subject: City of Woodland Municipal Code Chapter 12.48 (Trees)
Decision Appealed: June 18, 2026 Notice of Violation and Stop Work Order (Trees)

NOTICE IS HEREBY GIVEN that, pursuant to Appellant's June 22, 2026 request for appeal filed with the Office of the City Clerk, the City Council of the City of Woodland ("City Council") will conduct an administrative appeal hearing to consider the above-captioned appeal on:

Date: Tuesday, July 7, 2026
Time: 6:00 p.m. or as soon thereafter as the matter may be heard.
Location: City Hall, City Council Chambers, 300 First Street, Woodland CA 95695

At the hearing, the City Council will consider the administrative record, the staff report, evidence submitted by both parties, testimony received during the hearing, and applicable City ordinance(s) and/or law before affirming, modifying, or reversing the decision under appeal. Both Appellant and Appellee/Department will have an opportunity to be heard and to present their positions, evidence, and witnesses in the matter.

The Appellee/Department has submitted documents and/or information in this matter which I am mailing and electronically mailing to you. If you wish to submit evidence, you may do so by email to Marissa.Kersey@cityofwoodland.gov or in person to the Office of

the City Clerk in advance of the start of the public hearing. You may also bring evidence or witnesses with you to the hearing.

The staff report in this matter will be posted on the City's website 72 hours in advance of the hearing and may be accessed here: https://cityofwoodland.gov/654/Meetings-Agendas

Materials will also be available for inspection at the Office of the City Clerk during normal business hours thereafter.

If you require disability-related accommodation, please contact the Office of the City Clerk at least 48 hours before the hearing.

Further, if you have any concerns about the scheduled hearing date, please contact the Office of the City Clerk at (530) 661-5806 or Marissa.Kersey@cityofwoodland.gov.

I certify that this Notice of Administrative Appeal Hearing was mailed via United States mail and electronically served on all parties in this matter on June 26, 2026.

Marissa Kersey

Marissa Kersey
City Clerk
City of Woodland
300 First Street
Woodland, CA 95695