CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CALIFORNIA

JOINT REGULAR CITY COUNCIL/ WOODLAND FINANCE AUTHORITY MEETING

MAY 21, 2013

6:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

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

E. COMMUNICATIONS–COUNCIL/STAFF STATEMENTS AND REQUESTS

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

F. COMMITTEE REPORTS

F.1 Receive the Minutes of the Commission on Aging Meeting of April 11, 2013

G. CONSENT CALENDAR

1. Adopt the Revised Job Description for the Management Analyst Job Series (I/II and Senior)
Recommendation: that the City Council adopt the Revised Job Description for the Management Analyst Job Series (I/II and Senior)

2. Adopt the revisions and change the title of the Job Description Deputy from Director of Public Works/City Engineer to City Engineer
Recommendation: that the City Council adopt the revisions and change the title of the Job Description Deputy from Director of Public Works/City Engineer to City Engineer

3. Development Impact Fee Deferral Program Extension
Recommendation: that the City Council adopt Ordinance No. 1550 amending Woodland Municipal Code section 6B-110 to extend the City's temporary development impact fee deferral program for an additional two years

4. 2012 Supportive Housing Grant Renewal
Recommendation: that the City Council approve Resolution No.____ ______, authorizing the City Manager to execute a Conditioned Renewal Grant Agreement with the U.S. Department of Housing and Urban Development (HUD) for a 2012 Supportive Housing Program (SHP) Grant in the amount of $165,920 and execute a sub recipient agreement with the Yolo Wayfarer Center (DBA Fourth and Hope).

5. Park Irrigation Project CIP 10-01; Approve Plans and Specifications and Authorize Bid Advertisement
Recommendation: that the City Council approve Freeman Park plans and specifications for the Park Irrigation Project, CIP 10-01 and authorize bid advertisement.

6. Brooks Swim Center Project CIP 12-18; Approve Plans and Specifications, Authorize Bid Advertisement and Authorize the City Manager to Execute the Construction Contract
Recommendation: that the City Council approve the plans and specifications, authorize bid advertisement, and authorize the City Manager to execute the construction contract with the lowest, responsive, responsible bidder if bids are within 115% of the $675,000 engineer's construction estimate

7. <u>Public Safety Department (Police and Fire) Quarterly Status report for the period of January 2013 through March 2013</u>
Recommendation: that the City Council accept the Public Safety Department Quarterly Status Report for January 2013 through March 2013

8. <u>2012 Water Quality Report</u>
Recommendation: that the City Council receive and review the 2012 Water Quality Report

9. <u>Intent to Levy Assessment: Gibson Ranch L&L; North Park L&L; West Wood L&L; and Streng Pond Maintenance Districts</u>
Recommendation: that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park and Streng Pond L&L Districts, and call for a public hearing on June 18, 2013

10. <u>Council Long Range Calendar</u>
Recommendation: Informational Item

H. PUBLIC HEARINGS

11. <u>Public Hearing on the Fiscal Year 2013-2014 Community Development Block Grant Annual Action Plan and Authorization for Submittal of Action Plan</u>
Recommendation: that the City Council take the following actions. 1) Hold a Public Hearing to receive community input on the Fiscal Year (FY) 2013-2014 Community Development Block Grant (CDBG) Action Plan (Attachment A); 2) Adopt Resolution No. ____ to approve the Fiscal Year FY 2013-2014 CDBG Action Plan with the funding allocations as recommended by staff (Attachment D); 3) Adopt Resolution No. ____ to approve the 2013 Analysis of Impediments to Fair Housing Update (Attachment E); 4) Adopt Resolution No. ____ to amend the FY 2011-2012 CDBG Action Plan in order to re-program CDBG funds in the amount of $34,000 (Attachment F); 5(Direct staff to complete the FY 2013-2014 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period; 6) Direct staff to forward the completed FY 2013-2014 Action Plan and the 2013

Analysis of Impediments to Fair Housing Update to HUD once completed; 7) Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and 8) Authorize the Finance Officer to make the budget allocations as specified.

I. REPORTS OF THE CITY MANAGER

12. Council Sub-Committee Report – California Voting Rights Act/District Elections
Recommendation: that the City Council 1) Consider a proposed map for City Council districts developed by the Council's CVRA sub-committee, and 2) Proceed with the establishment of an ad-hoc Citizens' Advisory Committee whose charge is to review and comment on the proposed Council district map, and 3) Direct the Citizens' Advisory Committee to present its comments to the City Council no later than the meeting of July 2, 2013

13. State Theater Update Report
Recommendation: that the City Council receive report for informational purposes only; no action required

14. Presentation of FY 2013/14 Proposed Budget
Recommendation: that the City Council receive a report on the FY 2013/14 Proposed Budget

J. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint City Council/Woodland Finance Authority meeting of the City of Woodland scheduled for Tuesday, May 21, 2013 was posted on May 17, 2013 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM
F.1

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: Commission on Aging Minutes: April 2013

Report in Brief

Commission on Aging meeting minutes for April 11, 2013 are attached for information only.

Recommendation for Action

No action is required, informational report only.

Prepared by: Christine Engel
Recreation Manager

Paul Navazio
City Manager

Attachments

PARKS & RECREATION

Agenda Item F.1

Commission on Aging

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

Regular Meeting Minutes

April 11, 2013

A. Call to Order

Meeting convened at 3:05 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Chair Garman presiding.

B. Roll Call

Commissioners Present:	Garman, Overholt, Wright, and Talkington
Absent:	Campbell
Staff:	Haynie, Bain, and Engel

C. Pledge of Allegiance

D. Communications-Public Comment (None)

E. Communication-Commission/Staff Statements and Requests

F. Minutes

Commissioner Talkington made the motion to accept the minutes with changes; Commissioner Wright seconded the motion. Motion carried 4/0.

G. Committee Reports

<u>May 29, 2013, 10-1 p.m., Resource Fair</u>

Commissioner Talkington informed the Commission that 83 invitations had been sent out for the Resource Fair. To date 48 vendors have committed to attend the resource fair, 3 have said no and 22 have not responded. Discussed the table needs and availability, Commissioner Wright will give staff the table information so that an accurate layout can be made. Bain reported about her meeting with Kelly Hutchinson on the YMCA plans for the resource fair. The YMCA's Fun Walk will begin at 9:00 a.m. and walking will include the grounds of the Sports Park. There will be speakers at 10:30 a.m., 11:30 a.m. and 12:30 p.m. in the Dance Studio, and demonstrations in the Fitness Center at 11:00 a.m. and 12:00 p.m. PR is progressing and will include, Senior Gram and posters. Bain will send flyer to Commissioner Overholt who will send the flyer to her contact list. Bain will also send the flyer to the WAVE, put information on the LCD screens at the Community & Senior Center. Haynie will put a slide on the outside LCD Screen. Commissioner Garman will contact the Chamber of Commerce to have the Resource Fair put on their sign on College Street. Commission Garman stated that Elizabeth Kalfsbeek, from the Democrat, would be writing an article on the Resource Fair.

H. Correspondence (None)

I. Presentations (None)

J. Consent Calendar

J.1 Speaker Series
Important Document 2.0 is scheduled for April 17, 2013 in Meeting Room 1 at 10 a.m. Commissioner Overholt will work on a speaker for July or August and bring updates to next COA meeting.

K. Report of the Staff

K.1 Senior Center Report-Kris Bain
Bain reported that Zaragoza had finished re-grouting the pathways on the north side of the Center by the banquet room. Next section to be re-grouted is the patio on the east side of the banquet room. Staff is doing daily inspections on the outdoor lighting and sending all repair requests to Public Works.

L. Business Items for Next Meeting

Resource Fair
Facilities Update-Senior Issues

M. Next Meeting Date May 9, 2013

N. Adjourn

Commissioner Wright made the motion to adjourn the meeting at 3:40 p.m., Commissioner Overholt seconded the motion, and motion carried 4-0.

Respectfully submitted,

Cathy Haynie, Administrative Secretary
Parks & Recreation Department

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM 1.

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: Adopt the Revised Job Description for the Management Analyst Job Series (I/II and Senior)

Recommendation for Action

Staff recommends that the City Council adopt the Revised Job Description for the Management Analyst Job Series (I/II and Senior).

Fiscal Impact

This action to adopt the revised job description does not result in any salary changes; therefore, there is no fiscal impact.

Report in Brief

The Management Analyst I/II and Senior job series is used in many departments to perform professional, technical and analytical duties. This series is also responsible for managing the budget process.

Background

The current Management Analyst I is an entry level professional position. The Management Analyst II is the journey level class of the Management Analyst series. These two levels are routinely filled with viable candidates outside the City. However, to promote to a Senior Management Analyst with the City requires 11 years of experience with the City as a Management Analyst II, or a Master's degree and five years as a Management Analyst II.

Discussion

The changes to the current job description for the Management Analyst job series include the addition of budgetary responsibilities, and changing the experience/education requirement for the Senior Management Analyst to better reflect the needs of the City. The current job descriptions require 11 years of experience as a Management Analyst II with the City of Woodland, or Master's Degree and six years of experience as a Management Analyst II with the City of Woodland. The new job description allows for work experience from other agencies similar to those of a Management Analyst II and two years of experience with the City as a Management Analyst II. This will allow opportunity for employees to grow with the City.

The Mid Management Association has reviewed and approved these changes.

The ADA Compliance language has been updated as well.

Conclusion

Staff recommends that the City Council adopt the Revised Job Description for the Management Analyst Job Series (I/II and Senior).

Prepared by: Sheila McShane
Human Resources Manager

Paul Navazio
City Manager

Attachment: Management Analyst I/II and Senior Revised Job Description

City of Woodland

MANAGEMENT ANALYST I
MANAGEMENT ANALYST II
SENIOR MANAGEMENT ANALYST

DEFINITION

Provides staff assistance to a City Administrative official; performs responsible professional and technical administrative and analytical duties. Duties involve budgets, policies, procedures, organization, planning, contracts, facilities, systems, equipment, supplies, special projects, etc., depending on the job assignment, all or some of the following duties and qualifications may be invoked at the discretion of the Department Director.

SUPERVISION RECEIVED AND EXERCISED

Direction is provided by high level administrative and management positions. Responsibilities may include direct or indirect supervision of clerical and technical positions.

DISTINGUISHING CHARACTERISTICS

Management Analyst I - This is the entry level class in the Management Analyst series. Positions at this level are distinguished from the II level by the performance of less than the full range and complexity of duties as assigned to the journey level class within the series. Incumbents at this level typically have limited related work experience and are unfamiliar with the functions, operations and procedures of assigned department or office. This class, therefore, is typically used as a training class within the series.

Management Analyst II - This is the full journey level class of the Management Analyst series. Positions at this level are distinguished from the Management Analyst I level by the performance of the full range and complexity of duties as assigned with minimal assistance or direction. Incumbents are thoroughly familiar with the operating procedures of the department or office to which assigned, and possess technical expertise related to assigned program responsibilities. Positions in this class are flexibly staffed and are normally filled by advancement from the I level.

Senior Management Analyst – This is the advanced journey level in the Management Analyst series. Positions at this level are distinguished from the II level by the breadth of experience and knowledge gained by working at the City of Woodland or other municipal agencies on a wide variety of projects. Positions in this class are flexibly staffed and are always filled by advancement from the II level.

EXAMPLES OF DUTIES

Duties include, but are not limited to, the following:

ESSENTIAL JOB FUNCTIONS:

Compiles data and assists in developing recommendations on the formulation of policy, procedure, staffing, and organizational changes; participates in the installation of new and revised programs, systems, procedures and methods of operation.

Conducts surveys and performs research and statistical analyses on administrative, fiscal, personnel, and/or operational problems.

Assists in the process of identifying City wide or Department-wide information system needs, including computer hardware/software and training programs.

Researches and/or assists in the preparation, analysis, and administration of the department operating and/or capital budget.

Researches, develops, reviews, and prepares grant applications including monitoring existing programs for compliance with regulations.

Represents the City in intra-departmental, community, and professional meetings.

Development of budget documents. Track expenses to ensure compliance with the budget.

Responsible for managing contracts within the City. This includes developing Request for Quotations (RFQ), monitioring for compliance and budget.

Compiles materials and prepares and/or assists in the preparation of reports, manuals, and publications.

Assists in the coordination of departmental activities with departmental divisions, other City departments and outside agencies.

Assists in the design and implementation of systems and forms for use in a City department or administrative office including, but not limited to, City wide information systems.

Regular, predictable, consistent and timely attendance is an essential function of the position, in that the failure of such attendance undermines the City's ability to provide critical services to employees, department and the public.
Performs related duties as assigned.

QUALIFICATIONS:

Management Analyst I:

May supervise, train and evaluate assigned personnel.

Knowledge of:

The principles of public administration.

The basic principles and methods of administrative analysis and/or personnel and fiscal management.

Budget preparation and control

Accounting; statistical methods

Current social, political, economic, and scientific developments and trends.

Planning functions and methods.

Contract negotiation, preparation and monitoring. Current technology relating to departmental operations.

Management Analyst II:

In addition to the qualifications for Management Analyst I:

Ability to:

Communicate effectively, orally and in writing.

Analyze organizational and administrative problems; create, recommend and implement an effective course of action.

Analyze and interpret factual data while applying a high degree of independent judgment.

Establish and maintain effectively working relationships with employees and the public.

Coordinate and/or manage a departmental program and/or activity.

Procedures and process of City budget preparation and maintenance

Interpret and make decisions in accordance with rules, regulations and policies.

Make recommendations regarding use of technology to improve departmental efficiency.

Supervise, train and evaluate assigned staff.

Senior Management Analyst:

In addition to the qualifications for Management Analyst II:

Ability to:

Prepare complex administrative, financial, organizational, and management recommendations.

Effectively delegate authority

Use initiative and sound judgement in making complex decisions.

Use discretion with confidential materials and information.

Minimum Education and Experience:

Management Analyst I:

Education

Bachelor's degree from an accredited college with major coursework in public administration, business administration, or a closely related field.

Experience
One year of administrative, budgetary, or other management analysis or similar experience desired. May be obtained through internships, full or part-time employment, or volunteer work.

Management Analyst II:

In addition to the Minimum Education and Experience for Management Analyst I

Education

Bachelor's degree from an accredited college with major coursework in public administration, business administration, or a closely related field.

Experience

Two years of experience comparable to that of a Management Analyst I in the City of Woodland.

Senior Management Analyst:

In addition to the Minimum Education and Experience for Management Analyst II

Experience:

Six years of experience as a Management Analyst II or comparable position with at least two (2) of these years with the City of Woodland as a Management Analyst II. Direct supervisory responsibility may substitute for one year of the six years of required experience.

Education

Bachelor's degree from an accredited college with major coursework in public administration, business administration, or a closely related field. A Master's Degree from an accredited college or university in Public Administration, Business Administration or a closely related field may substitute one year of experience

ADA COMPLIANCE

Physical Ability: Positions in this class typically require climbing, balancing, stooping, kneeling, crouching, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, talking, hearing, seeing, and repetitive motions.

Heavy Work: Exerting in excess of 50 pounds of force occasionally, and/or in excess of 20 pounds of force constantly to move objects.

Other Requirements:

Sensory Requirements: Requires the ability to recognize and identify similarities and differences between shade, degree or value of colors, shapes, sounds, forms, textures or physical appearance associated with objects and people.

Environmental Factors: May be subjected to moving mechanical parts, electrical currents, vibrations, fumes, odors, dusts, gases, poor ventilation, chemicals, oils, extreme temperatures, work space restrictions, intense noises, and environmental dangers.

Council Action: May 7, 2013

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM
2.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: Adopt the revisions and change the title of the Job Description Deputy from Director of Public Works/City Engineer to City Engineer

Recommendation for Action

Staff recommends that the City Council adopt the revisions and change the title of the Job Description Deputy from Director of Public Works/City Engineer to City Engineer.

Fiscal Impact

This action to adopt the revised job description does not result in any salary changes; therefore, there is no fiscal impact.

Report in Brief

The current Deputy Director of Public Works/City Engineer job description includes references to the Public Works Department. Over the course of time, the Engineering Department and functions moved from the Public Works Department to the Community Development Department (CDD) Engineering Division. This move was completed in 2011. The functions of the City Engineer were assumed by the Community Development Director. Due to recent staff changes in CDD, the need for a City Engineer has been identified. The FY 13/14 budget includes the addition of a City Engineer.

Background

The current Deputy Director of Public Works/City Engineer contains references to the Public Works Department. The Engineering Department no longer resides in the Public Works Department. The City Engineer position should reside in the Engineering Division. The job description reporting relationship refers to the Public Works Department, which was appropriate as the position previously resided in that Department.

Discussion

In 2011, the Engineering Department moved from the Public Works Department to the Community Development Department. The Deputy Director of Public Works/City Engineer was a vacant position, and that position was not reallocated to Community Development Department. The incumbent Community Development Director was able to assume the role of City Engineer. Due to staffing changes there is a need for a City Engineer in the Community Development Department, Engineering Division. The attached job description has been modified to delete specific reporting relationships and replace with general reporting relationships, i.e. reporting to a Department Director, rather than the Director of Public Works. Additionally, ADA Compliance language has been added to the job description.

Conclusion

Staff recommends that the City Council adopt the revisions and change the title of the Job Description Deputy from Director of Public Works/City Engineer to City Engineer.

Prepared by: Sheila McShane
Human Resources Manager

Paul Navazio
City Manager

Attachment: Revised Job Description City Engineer

City of Woodland

CITY ENGINEER

DEFINITION
To plan, organize and direct the activities of the Engineering Division and to serve as the City Engineer.

SUPERVISION RECEIVED AND EXERCISED
General direction is provided by the Department Director. Responsibilities include direct and indirect supervision of assigned staff.

EXAMPLE OF DUTIES
The following are typical illustrations of duties encompassed by the job class, not an all inclusive or limiting list:

ESSENTIAL JOB FUNCTIONS
Provide effective direction, control, and management over key engineering functions including: infrastructure and utilities engineering, transportation engineering, construction management, and development review. Manage, supervise and assist subordinate staff in the planning, design, construction and maintenance of street, sidewalks, water and sewage systems, drainage structures, transportation facilities and other public works. Prepare and oversee the preparation of engineering designs, specifications and cost estimates for a wide variety of capital improvement projects. Sign plans for public works improvements. Stamp plans for work designed in-house. Meet and confer with developers, contractors, engineers and the general public relative to the city policies, regulations, and procedures; coordinate discrepancies and problem situations with outside parties. Ensure the effective coordination of work and project development between engineering/design components and the operations/maintenance components. Also ensure effective coordination with the other Departments such as Community Development Department and Public Works Department. Determine priorities and work sequences necessary to achieve objectives and assigns personnel in accordance with priority and need. **Regular, predictable, consistent and timely attendance is an essential function of the position, in that the failure of such attendance undermines the City's ability to provide critical services to employees, department and the public.** Work cooperatively with others.

Prepare and compile the city's master plans, major projects financing plan, and capital improvement program for review by the Department Director. Develop and maintain City of Woodland Standard Specifications for use on City infrastructure projects. Prepare and administer the division budget. Interpret and apply relevant codes, ordinances, rules, and regulations, including CEQA, the Subdivision Map Act, and the Public Contracts Code. Oversee and insure proper review of all private development proposals including subdivision and parcel maps and improvement plans. Prepare and direct the preparation of various reports to staff/City Council and state and federal entities; coordinate special studies on a variety of complex problems that require a high degree of technical competence and political awareness. Maintain regular contact with consulting engineers, construction project engineers, city, county, state and federal agencies, professional and technical groups and the general public regarding the City's activities and services. Supervise, train and evaluate assigned staff. Perform related duties as assigned.

QUALIFICATIONS

Knowledge of:
Civil engineering principles and practices as applied to municipal public works, including planning and development, design and construction, and operation and maintenance. Methods of preparing designs, plans, specifications, estimates, reports, and recommendations relating to a variety of public works projects. Codes, ordinances, resolutions, laws, recent developments, current literature and sources of information in municipal public works. Principles and practices of management and supervision. Principles and practices of leadership, motivation, team building and conflict resolution. Principles of budget preparations and expenditure control. Contract preparations and administration. Safety principles, practices and procedures. Operation and programs of a personal computer.

Skill to:
Plan, coordinate and prioritize a variety of engineering projects. Supervise and participate in the preparation and management of plans, drawings, specifications, diagrams, and sketches pertaining to public works constructions and development projects. Analyze complex technical and administrative problems, evaluate alternatives, and implement creative but sound alternatives. Manage, direct, coordinate, and evaluate the work of professional and technical personnel. Interpret, analyze, apply and articulate relevant laws, rules, contracts, ordinances, regulations, and guidelines. Prepare and present clear, concise, and competent reports, both orally and in writing. Efficiently operate a personal computer. Establish and maintain effective work relationships with those contacted in the performance of required duties.

Ability to:
Meet the physical requirement necessary to safely and effectively perform the assigned duties.

Experience and Training:
Any combination of experience and training that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education:
Equivalent to a Bachelor's Degree from an accredited college or university with major coursework in civil engineering. Postgraduate work preferred.

Experience:
Five years of increasingly responsible and varied civil engineering experience including at least two years of significant supervisory responsibilities.

License or Certificate:
Possession of a valid certificate of registration as a Professional Civil Engineer in the State of California; possession of a valid California Driver's License.

ADA COMPLIANCE

Physical Ability: Positions in this class typically require: climbing, balancing, stooping, kneeling, crouching, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, talking, hearing, seeing, and repetitive motions.

Heavy Work: Exerting in excess of 20 pounds of force seldom, and/or in excess of 20 pounds of force constantly to move objects.

Other Requirements:

Sensory Requirements: Requires the ability to recognize and identify similarities and differences between shade, degree or value of colors, shapes, sounds, forms, textures or physical appearance associated with objects.

Environmental Factors: May be subjected to moving mechanical parts, electrical currents, vibrations, fumes, odors, dusts, gases, poor ventilation, chemicals, oils, extreme temperatures, work space restrictions, intense noises, and environmental dangers.

Council Action:

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM 3.

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: Development Impact Fee Deferral Program Extension

Recommendation for Action

Staff recommends that the City Council adopt Ordinance No. 1550 amending Woodland Municipal Code section 6B-110 to extend the City's temporary development impact fee deferral program for an additional two years.

Fiscal Impact

The fiscal impact to the City would be a potential net loss of interest earnings for each residential lot that is approved. There would be no fiscal impact for non-residential projects as the City would collect interest for each approved project that also takes advantage of the City's fee deferral program.

Report in Brief

The first reading of the Ordinance was conducted by City Council at the May 7, 2013 meeting. The item proposes to extend the current sunset date of the City's Development Impact Fee Deferral program beyond June 30, 2013 for an additional two years.

On December 16, 2008, The City of Woodland adopted an Urgency Ordinance adding section 6B-110 to the City of Woodland Municipal Code allowing for the deferral of certain impact fees for market-rate residential and non-residential projects. The construction of new residential and non-residential development continues to be hindered by the downturn in the economic and financial market, making it difficult if not impossible for several developers within the City to obtain financing to cover the initial costs of development. In light of the continued down economy, the City Council approved a two (2) year extension to the program in May 2011. The current ordinance is set to sunset on June 30, 2013. The ordinance allowing for a fee deferral program can only be extended by City Council action.

Several developers have recently expressed interest in the Development Impact Fee Deferral Program. In addition, staff believes that this program should be kept in place for an extended amount of time as an incentive for developers/homebuilders to consider building in Woodland as the economy begins to recover.

Staff recommends that the City Council adopt Ordinance No 1550 amending Woodland Municipal Code section 6B-110 to extend the City's temporary development impact fee deferral program for an additional two years.

Background

The City met with Spring Lake developers/homebuilders throughout the 2007 and 2008 fiscal years to address issues associated with residential development and the impact that current market conditions had on new construction. Additionally, during that two-year span, some commercial developers also expressed that they were experiencing financial constraints due to the current state of the U.S. economy. Consequently, several developers/homebuilders requested that the City of Woodland implement a fee deferral program to provide some relief with the cost of new construction.

The construction of new residential and non-residential development has been and continues to be hindered by the downturn in the economic and financial market in recent years, making it difficult if not impossible for several developers within the City to obtain financing to cover the initial costs of development. The reduction of new residential and non-residential developments has left large tracts of land located throughout the City vacant and undeveloped. The inability of developers to construct new development within the City due to the substantial financial commitment for many projects has restricted the City's revenue through the loss of potential building permits, tax revenue and/or sales tax revenue.

Given that most development impact fees are collected by cities at building permit issuance, on August 1, 2008, in response to the downturn in the housing market, the California Legislature adopted AB 2604, which amends Government Code section 66007 effective January 1, 2009 to specifically allow local agencies to defer the collection of development impact fees for residential projects to the close of escrow.

The City of Woodland, like many other cities was asked by representatives from Centex, KB Homes, the Building Industry Association (BIA), and several commercial developers to implement a Development Impact Fee Deferral program to provide a certain level of financial relief and assist them with the cost of new construction.

In response, staff analyzed various Fee Deferral Programs implemented by other cities and counties in the Sacramento region. As a discussion item, the fee deferral concept and a summary of the analysis were presented to the City Council Spring Lake Financial Subcommittee on September 25, 2008. Both the Council Spring Lake Financial Subcommittee and represented developers/homebuilders felt a fee deferral program would be beneficial to all stakeholders. Staff was instructed to continue with a draft ordinance.

Staff proceeded to prepare a draft Ordinance that was approved by City Council on December 16, 2008 and became effective date of January 1, 2009; subsequently, in light of the continued down economy, the City Council approved a two (2) year extension to the program in May 2011.

Discussion

The City of Woodland's current Building Ordinance Chapter 6, section 6-1-2(f)(ii) states that "Facilities fees shall be paid by each applicant concurrent with the issuance of a building permit." Like the City of Woodland, most cities currently collect these fees at permit issuance; however, many cities have implemented or have revised fee deferral programs to allow developers/homebuilders to pay development impact fees at final inspection, certificate of occupancy, close of escrow, or within a defined period of time.

Ordinance/Program Major Components. Staff reviewed ordinances and programs implemented by the City of Folsom, Roseville, Elk Grove, and Lincoln. Staff also looked at Sacramento County's standing fee deferral program. In all instances, cities implemented programs that deferred "city controlled" Development Impact Fees. Cities/county introduced new or amended existing ordinances that set parameters for the program. All cities/county had the following major components in common and addressed them in their ordinance or program:

- Length of Deferral (Maximum deferral period): The length of the deferral period is the period from the date of issuance of the building permit in which any Deferred Fees may remain unpaid for any Residential/Non-residential development. The current deferral period allows staff to anticipate development impact fees and budget appropriately as fees are related to capital projects in the MPFP.

  Current Ordinance:

  1. Residential: Allows fee deferral for a maximum of 12 months and includes language that gives staff the discretion to shorten the deferral period from 6-12 months. The deferral period may be extended at the discretion of the City Council prior to the expiration of the Residential Maximum Deferral Period.

  2. Non-residential (Commercial & Industrial): Allows fee deferral for a maximum of 24 months. The deferral period may be extended at the discretion of the City Council prior to the expiration of the Non-Residential Maximum Deferral Period.

- When Fees are Due: Similar to length of deferral, this component of the program specifically triggers when the fees are due. Fees due are triggered by the earlier of a certain action such as a Final Inspection, Close of Escrow, Certificate of Occupancy, a date in a Fee Deferral Agreement, or the expiration of the fee deferral period.

Current Ordinance:

1. Residential: Requires that fees be due at final inspection, but no later than the maximum deferral period, whichever comes first.

2. Non-residential (Commercial & Industrial): Requires that fees be paid at a mutually agreed upon date, per the Fee Deferral Agreement, or at the request for final inspection under a building permit and/or a Certificate of Occupancy, but no later than the maximum deferral period, whichever comes first.

- <u>Fee Amount at the Time of Payment:</u> This component of the program states the rate(s) of fees the "applicant" would pay when fees are due.

Current Ordinance:

1. Residential: Requires that fees be paid at the rate(s) when building permits are issued.

2. Non-residential (Commercial & Industrial): Require that fees be paid at the rate(s) when building permits are issued.

- <u>Length of Ordinance</u>: The City's current ordinance is set to sunset on June 30, 2013 unless extended by City Council.

- <u>Security Against Deferred Fees:</u> Various instruments such as recorded deeds of trust, liens, or final inspection can be used as leverage to ensure the payment of deferred fees.

Current Ordinance:

1. Residential: Records a lien against the property.

2. Non-residential (Commercial & Industrial): Secured by a security instrument mutually agreed upon by both City and Developer.

Discretionary Approval. From a risk assessment standpoint, staff looked into the issue discretionary approval for the program and its ramifications. Typically, a discretionary fee deferral program would trigger prevailing wages because under the California Department of Industrial Relations rules and regulations, it would be considered a loan of public funds. To comply with state law, the City would generally have several options in addressing prevailing wage: either (1) make the program non-discretionary and apply the program across the board allowing any interested party with an eligible project to request and be granted a fee deferral, (2) collect interest on deferred fees for any project with a fee deferral agreement, or (3) require prevailing wage and indemnification from developers/homebuilders.

As mentioned above, effective January 1, 2009 SB 2604 allowed for local agencies to defer fees to the close of escrow. By adopting this piece of legislation, the State eliminated the issue of prevailing wage for residential projects and allows all local agencies to implement discretionary programs. However, this still leaves non-residential projects with the issue of prevailing wage. Based on the City's options and in order to minimize the City's risk, the following sections were implemented:

Current Ordinance:

1. Residential: Implements eligibility criteria and approval discretion for all projects requesting a fee deferral with no interest assessed during the deferral period.

2. Non-residential (Commercial & Industrial): Implements eligibility criteria and approval discretion for all projects requesting a fee deferral; assesses interest on deferred fees equal to the annual rate of interest earned by the City of Woodland on the investment of pooled funds (LAIF rate), computed on the unpaid amount from the date of execution of the Fee Deferral Agreement to the time of payment for each project.

At the time the program was created, the levels of approval described below were not compared with other cities, but rather analyzed from a City of Woodland perspective to ensure an appropriate, efficient, and timely process:

Current Ordinance:

1. Fee Deferral Agreements are approved and executed by the Assistant City Manager or designee if the sum of Deferred Fees is less than one million dollars ($1,000,000).

2. Fee Deferral Agreements are approved by the City Council and executed by the City Manager if the sum of Deferred Fees is equal to or exceeds one million dollars ($1,000,000).

Eligible Fees. Prior to identifying eligible fees, Finance staff closely reviewed all development impact fees to determine what fees could be deferred without having an adverse fiscal impact. Of these fees, the Wastewater, Parks, and Fire fees were not recommended for deferral. All three (3) fee types are tied to debt service that would otherwise have to be paid with the City's General Fund, if deferred.

Staff identified the following Development Impact fees eligible for deferral. Deferral of these fees will not have an adverse fiscal impact on the City.

1. General City
2. Library
3. Police
4. Water
5. Roads
6. Administration
7. Storm Drain

ORDINANCE NO. 1550

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING SECTION 6B-110 OF THE WOODLAND MUNICIPAL CODE RELATING TO THE DEFERRAL OF CERTAIN DEVELOPMENT IMPACT FEES

WHEREAS, the City of Woodland ("City") requires the payment of various development impact fees to help address the impacts of new development; and

WHEREAS, the City recognizes that the payment of fees represents a substantial financial commitment for many projects; and

WHEREAS, the construction of new residential and non-residential development has been severely hindered by the continued economic downturn, making it difficult if not impossible for several developers within the City to obtain financing to cover the initial costs of development; and

WHEREAS, the reduction of new residential and non-residential developments has left large tracts of land located throughout the City vacant and undeveloped; and

WHEREAS, the inability of developers to construct new development within the City due to the substantial financial commitment for many projects has restricted the City's revenue through the loss of potential *ad valorem* tax revenue and/or sales tax revenue; and

WHEREAS, in an effort to spurn development and associated City revenues, the City Council adopted Ordinance No. 1528 permitting developers to defer development impact fees for certain projects; and

WHEREAS, Ordinance No. 1528 will sunset on June 30, 2013 unless extended; and

WHEREAS, the economic difficulties that necessitated the adoption of Ordinance No. 1528 continue to negatively impact projects and are expected to continue to do so in the foreseeable future; and

WHEREAS, to ensure the continued development of residential and non-residential projects and the receipt of accompanying tax revenue, the City Council wishes to extend Ordinance No. 1528 for an additional two years.

NOW, THEREFORE, the City Council of the City of Woodland does hereby ordain as follows:

Section 1. <u>Purpose</u>. The purpose of this Ordinance is to amend Section 6B-110 of the Woodland Municipal Code to extend the City's temporary development impact fee deferral program for an additional two years.

Section 2. Authority. The City Council enacts this Ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. CEQA. The adoption of this Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which provides that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be determined that the proposed project will not have a significant adverse effect on the environment, the project is not subject to CEQA. This Ordinance would temporarily extend a program to allow for the deferral of certain development impact fees and does not propose nor authorize any action that would have the potential to cause a significant adverse effect on the environment. Furthermore, this Ordinance explicitly requires that a project must have completed all environmental compliance requirements in order to be eligible for the deferral of certain development impact fees. Thus, it can be established with certainty that this Ordinance will not have a significant adverse effect on the environment and is therefore not subject to CEQA. Pursuant to the foregoing, a Notice of Exemption has been prepared and completed in accordance with CEQA.

Section 4. Amendment. Section 6B-110 of the Woodland Municipal Code is amended to read in full as follows:

> **Sec. 6B-110. Expiration.** This chapter shall remain in effect until June 30, 2015, and shall thereafter be automatically repealed and of no further force and effect. The City Council may, at its sole discretion, extend the fee deferral program at any time prior to the expiration date set forth herein.

Section 5. 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 6. 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 AND ADOPTED this ________ day of ____________, 2013 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Marlin H. "Skip" Davies
Mayor

ATTEST:

____
Ana Gonzalez
City Clerk

APPROVED AS TO FORM:

____
Andrew Morris
City Attorney

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM
4.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: 2012 Supportive Housing Grant Renewal

Recommendation for Action

Staff recommends that the City Council approve Resolution No.________, authorizing the City Manager to execute a Conditioned Renewal Grant Agreement with the U.S. Department of Housing and Urban Development (HUD) for a 2012 Supportive Housing Program (SHP) Grant in the amount of $165,920 and execute a subrecipient agreement with the Yolo Wayfarer Center (DBA Fourth and Hope).

Fiscal Impact

The City annually receives funding to administer the grant funds. The estimated amount for this year is $7,803. This covers the amount of staff time required to administer the grant disbursements, prepare the annual reports, and monitor the subrecipient. There is no impact on the General Fund or other City funding sources.

Background

The City of Woodland has been receiving annual renewable SHP grants from HUD for eleven years in the amount of approximately $177,000. The City essentially serves as a pass-through entity for the Yolo Wayfarer Center which uses the funds to provide services to the homeless at its 217 Fourth Street shelter. To renew the grant, HUD requires that the City Council authorize the City Manager to execute a Conditioned Renewal Grant Agreement with HUD and a Subrecipient Agreement with the project sponsor, Fourth and Hope.

Initially, on December 30, 1994 HUD approved the City of Woodland's SHP grant application in the total amount of $481,871 for a three-year project, followed by another three-year renewal in the amount of $496,388. The project, operated by the Yolo Wayfarer Center as the subrecipient of the City's grant funds, focused on expanding transitional housing availability for homeless families and singles. The Transitional Housing/Safe Haven program also established specialized services for the homeless and mentally ill.

In 2001, the City was approved by HUD for a new one-year (annually renewable) SHP grant in the amount of $175,151 for the Transitional Housing/Safe Haven program and has been funded each subsequent year. In the last four years, HUD increased the annual funding to $177,343 since SHP renewal projects that include a leasing line item receive a four percent (4%) increase in the line item amount.

Discussion

For program year 2012-13 the City's renewal grant was approved for $165,920. HUD directed each Continuum of Care (CoC) to reduce its Annual Renewal Demand by 3.5%. The Yolo Wayfarer Center agreed to accept the CoC's entire 3.5% reduction since HUD will not permit each CoC-funded program to absorb a pro-rata share reduction of 3.5%. The other Yolo County CoC programs agreed to support a Reallocation project for the Yolo Wayfarer Center under HUD's Tier 2 competitive grant process for CoCs.

Additionally, the City will again retain grant administration funds estimated at $7,803 and enter into a subrecipient agreement for the balance of the funds ($158,117) with the Yolo Wayfarer Center once Council has approved the grant renewal. After this agreement has been signed by the Yolo Wayfarer Center's Executive Director as well as the City Manager, grant funds may be drawn down from the Federal government for the program. The 2012 grant funds will be used by the Yolo Wayfarer Center to provide comprehensive supportive housing services and transitional housing to at-risk homeless residents of Woodland. The funds have become a critical component of the Yolo Wayfarer Center's budget and comprise approximately 35% of its transitional and supportive housing program budget.

Public Contact

Posting of the City Council agenda.

Conclusion

Staff recommends that the City Council approve Resolution No.________, authorizing the City Manager to execute a Conditioned Renewal Grant Agreement with the U.S. Department of Housing and Urban Development (HUD) for a 2012 Supportive Housing Program (SHP) Grant in the amount of $165,920 and execute a subrecipient agreement with the Yolo Wayfarer Center (DBA Fourth and Hope).

Prepared by: Dan Sokolow
Senior Planner

Reviewed by: Ken Hiatt
CDD Director

Paul Navazio
City Manager

Attachments:
1. Resolution No.___
2. Draft Subrecipient Agreement

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO EXECUTE A CONDITIONED RENEWAL GRANT AGREEMENT FOR A SUPPORTIVE HOUSING GRANT AND EXECUTE A SUBRECPIENT AGREEMENT WITH THE YOLO WAYFARER CENTER

WHEREAS, the Supportive Housing Program is authorized by Title IV, Subtitle C, of the McKinney-Vento Homeless Assistance Act of 1987, as amended;

WHEREAS, the City of Woodland has annually received a Supportive Housing grant renewal since 2001;

WHEREAS, the Supportive Housing renewal grant annually funds the Yolo Wayfarer's Center families transitional program and singles transitional program.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1: This City Council hereby authorizes the City Manager to execute a Conditioned Renewal Grant Agreement with HUD for a 2012 Supportive Housing Grant in the amount of $165,920;

Section 2: This City Council hereby authorizes the City Manager to execute a subrecipient agreement with the Yolo Wayfarer Center and any other documents necessary to implement this program;

Section 3: This City Council hereby authorizes the Finance Officer to amend the budget and make all changes necessary to accomplish the foregoing;

Section 4: This Resolution shall take effect from and after the date of its passage and adoption.

PASSED AND ADOPTED on this _______ day of ___________, 2013 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Marlin H. Davies, Mayor

ATTEST:

____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Andrew J. Morris, City Attorney

DRAFT SUBRECIPIENT AGREEMENT

By and Between

THE CITY OF WOODLAND

and

YOLO WAYFARER CENTER

for the

SUPPORTIVE HOUSING PROGRAM

funded by the

McKinney-Vento Act

SUBRECIPIENT AGREEMENT

(SUPPORTIVE HOUSING PROGRAM)

This **SUBRECIPIENT AGREEMENT** (this "Agreement"), dated for purposes of identification only this _________ day of ______, 2013 (the "Date of Agreement"), is made and entered into by and between the **CITY OF WOODLAND**, a municipal corporation and charter city, ("WOODLAND") and **YOLO WAYFARER CENTER**, a California non-profit corporation ("SUBRECIPIENT").

RECITALS

A. WOODLAND is the recipient of (McKinney-Vento Act Funds) Homeless Assistance Funds from the United States Department of Housing and Urban Development ("HUD") for the Calendar Year 2013 (but PY 2012).

B. SUBRECIPIENT proposes to provide the following scope of services for the Supportive Housing Program components: Single Men's Transitional Housing, Safe Haven, and Family Transitional Housing. The Single Men's Transitional Housing program component will provide a transitional shelter program for homeless men; The Safe Haven program component will assist the mentally ill homeless population with a transitional housing facility in the City of Woodland and; The Family Transitional Housing program component will provide Family Transitional Housing. The clients of the program will be provided with supportive services. The subrecipient's mailing address is as follows: Yolo Wayfarer Center, P.O. Box 1248, Woodland, California 95776, Attention: Executive Director.

C. SUBRECIPIENT submitted to WOODLAND an application to receive a grant of Homeless Assistance Funds for the Calendar Year 2012 to assist with the administration of a Supportive Housing Program as described in Recital B, above.

D. SUBRECIPIENT's application for a grant of MCKINNEY-VENTO ACT Funds was approved by the City Council of the City of Woodland, subject to (i) approval by HUD of WOODLAND's MCKINNEY-VENTO ACT Application for Calendar Year 2012 and (ii) the execution by WOODLAND and SUBRECIPIENT of an agreement containing substantially the terms and conditions set forth in this Agreement.

E. On or about March 13, 2013, HUD informed WOODLAND of approval of Homeless Assistance Funds available under the 2012 McKinney-Vento Act homeless assistance competition.

F. WOODLAND and SUBRECIPIENT (jointly, the "Parties") desire to enter into this Agreement so that SUBRECIPIENT may receive a grant of Homeless Assistance Funds in consideration for SUBRECIPIENT's provision of certain services to WOODLAND and the community.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES, COVENANTS AND CONDITIONS CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

Section 1. Definitions.

The following capitalized terms used in this Agreement shall have the following meanings:

"Agreement" means this Subrecipient Agreement by and between WOODLAND and SUBRECIPIENT.

"MCKINNEY-VENTO ACT" is defined in Recital A hereof.

"MCKINNEY-VENTO ACT Funds" is defined in Recital A hereof.

"C.F.R." means the Code of Federal Regulations.

"Community Development Director" means the Director of Community Development for the City of Woodland, or designee.

"Conditions to Disbursement" is defined in Section 2.3.2 hereof.

"Costs" means personnel services and non-personnel services costs necessary to provide the homeless assistance services under the Supportive Housing Program.

"Covenants Re: Use of Federal Funds" means those additional covenants of SUBRECIPIENT required due to the federal source of the Grant Proceeds which are attached hereto as Exhibit C and incorporated herein by this reference.

"Date of Agreement" is defined in the initial paragraph of this Agreement.

"Default" is defined in Section 7.1 hereof.

"Disbursement Schedule" is defined in Section 2.3.1 hereof.

"Effective Date" is defined in Section 10.14 hereof.

"Grant" is defined in Section 2.1 hereof.

"Grant Proceeds" means the proceeds of the Grant.

"HUD" is defined in Recital A hereof.

"Operating Budget" is defined in Section 6 hereof.

"Parties" is defined in Recital F hereof.

"Salary and Benefits" means the reasonable salary and benefits to paid by SUBRECIPIENT to Staff.

"Schedule of Performance" means the schedule pursuant to which SUBRECIPIENT shall provide the Services and the schedule which is attached hereto as Exhibit B and incorporated herein by this reference.

"Scope of Services" means the scope of services (i) which describes the Services to be provided by SUBRECIPIENT and (ii) which is attached hereto as Exhibit A and incorporated herein by this reference.

"Services" is defined in Section 4.1 of this Agreement.

"Staff" means each of the persons, individually, and all of the persons, collectively, hired by SUBRECIPIENT to provide the Services under this Agreement.

"SUBRECIPIENT" means the Yolo Wayfarer Center, a California non-profit corporation. The SUBRECIPIENT's Representative shall represent SUBRECIPIENT in all matters pertaining to this Agreement. Whenever a reference is made herein to an action or approval to be undertaken by SUBRECIPIENT, the SUBRECIPIENT's Representative is authorized to act on behalf of SUBRECIPIENT unless this Agreement specifically provides otherwise or thee context should otherwise require.

"SUBRECIPIENT's Representative" means Ms. Leona Jull, Executive Director of the Yolo Wayfarer Center.

"WOODLAND" means the City of Woodland, a municipal corporation and general law city, and any assignee of or successor to the rights, powers, and responsibilities of WOODLAND. The City Manager of the City of Woodland, or designee (hereinafter defined as the "Executive Director"), shall represent WOODLAND in all matters pertaining to this Agreement. Whenever a reference is made herein to an action or approval to be undertaken by WOODLAND, the City Manager is authorized to act on behalf of WOODLAND unless this Agreement specifically provides otherwise or the context should otherwise require.

Section 2. Grant.

2.1 Amount of Grant. WOODLAND agrees to grant to SUBRECIPIENT funds in the amount of One Hundred Sixty-Five Thousand, Nine Hundred Twenty Dollars

($165,920) (less administrative costs of $7,803 retained by City) (the Grant") subject to all of the terms, covenants, and conditions of this Agreement. SUBRECIPIENT shall use the Grant Proceeds to provide Supportive Housing Program services for Single Men's Transitional Housing, Safe Haven, and Family Transitional Housing as identified in Attachment A—Scope of Services.

2.2 Use of Federal Funds. SUBRECIPIENT acknowledges and agrees that the Grant is funded from McKinney-Vento Homeless Assistance Act of 1987, Title IV, Subtitle C, as amended, allocated to WOODLAND by the United States of America. Accordingly, SUBRECIPIENT hereby provides to WOODLAND those covenants set forth in the Covenants Re: Use of Federal Funds.

2.3 Disbursement of Grant Proceeds. Upon satisfaction of the Conditions to Disbursement or written waiver thereof by WOODLAND, WOODLAND shall distribute the Grant Proceeds in accordance with the Disbursement Schedule.

2.3.1 Schedule. The Grant Proceeds shall be disbursed in by WOODLAND in accordance with the following schedule (the "Disbursement Schedule"):

A. The sum of one hundred fifty-eight thousand, one hundred seventeen dollars ($158,117) shall be distributed upon receipt by WOODLAND from SUBRECIPIENT periodic performance reports in accordance with the proposed program goals and accomplishments that are reasonably satisfactory to the Community Development Director.

2.3.2 Conditions Precedent to Disbursement. SUBRECIPIENT agrees further that WOODLAND shall not be obligated to make any disbursement of the Grant Proceeds unless and until SUBRECIPIENT has fulfilled all of WOODLAND's customary conditions for a Grant (the "Conditions of Disbursement"). Such conditions include, for purposes of guidance and illustration, but are not limited to, the following:

A. WOODLAND shall have received and approved the Operating Budget pursuant to and in accordance with Section 6 of this Agreement.

B. WOODLAND shall have received all insurance certificates and endorsements required by it pursuant to and in accordance with Section 5.1 of this Agreement.

C. WOODLAND shall have received evidence that SUBRECIPIENT is a corporation duly organized and existing as a California non-profit corporation presently in good standing; that SUBRECIPIENT has the power as a corporation to enter into this Agreement; that all documents executed by SUBRECIPIENT pertaining to the Grant are valid and binding obligations; and that the officers and agents executing such documents are duly empowered and authorized to execute them.

D. WOODLAND shall, if requested, receive copies of any and all licenses, permits, notices, and certificates required by WOODLAND pursuant to and in accordance with Section 4.6 of this Agreement.

The Community Development Director may waive or modify in writing any of the Conditions to Disbursement of the Grant Proceeds.

Section 3. Term.

The term of this Agreement (the "Term") shall commence on April 4, 2013 and shall terminate on January 31, 2014 unless terminated earlier pursuant to Subsection 5.1.4 or Section 7 hereof.

Section 4. Services.

4.1 Scope of Services. In compliance with all of the terms and conditions of this Agreement, SUBRECIPIENT shall provide those services (the "Services") as specified in the Scope of Services. SUBRECIPIENT represents and warrants that all Services to be provided hereunder shall be performed in a competent, professional, and satisfactory manner in accordance with the standards prevalent in the industry for such services.

4.2 Time for Performance. Time is of the essence in the performance of this Agreement. SUBRECIPIENT shall perform and complete all Services hereunder in a timely and expeditious manner in accordance with the Schedule of Performance.

SUBRECIPIENT shall not be responsible for delays caused by circumstances beyond its control, provided that SUBRECIPIENT has delivered to WOODLAND written notice of the cause of any such delay within ten (10) days of the occurrence of such cause.

4.3 SUBRECIPIENT's Application. The Scope of Services shall include the Services set forth in the SUBRECIPIENT's application for the grant of McKinney-Vento Act funds which shall be incorporated herein by this reference as through fully set forth herein. In the event of any inconsistency between the terms of such application and this Agreement, the terms of this Agreement shall govern.

4.4 Compliance with Law. All Services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules, regulations, and laws of the City and any Federal, State, or local governmental agency of competent jurisdiction.

4.5 Licenses, Permits, Fees, and Assessments. SUBRECIPIENT shall obtain, at SUBRECIPIENT's sole cost and expense, any such licenses, permits, and approvals as may be required by law for the performance of the Services required by this Agreement. SUBRECIPIENT shall have the sole obligation to pay for any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and which arise from or are necessary for the performance of the Services required by this Agreement. If requested by WOODLAND, SUBRECIPIENT shall provide copies of any and all licenses, permits, notices, and certificates required by law for the provision of the Services. Within (7) days of receipt by SUBRECIPIENT, SUBRECIPIENT shall provide WOODLAND with copies of any notices, audits, inspections, or other documents received by SUBRECIPIENT form any Federal, State, or local governmental body, arising out of or relating to the provision of the Services.

4.6 Nondiscrimination. SUBRECIPIENT agrees not to discriminate against any person or class of persons by reason of sex, color, race, creed, religion, marital status, handicap, ancestry, or national origin in its provision of Services. To the extent this Agreement provides that SUBRECIPIENT offer accommodations or services to the public, such accommodations or services shall be offered by SUBRECIPIENT to the public on fair and reasonable terms.

4.7 Familiarity with Work. By executing this Agreement, SUBRECIPIENT represents and warrants that SUBRECIPIENT (i) has thoroughly investigated and considered the work to be performed, (ii) has investigated the site of the work and fully acquainted itself with the conditions there existing, (iii) has carefully considered how the work should be performed, and (iv) fully understands the facilities, difficulties, and restrictions attending the performance of the work under this Agreement. Should the SUBRECIPIENT discover any latent or unknown conditions materially differing from those inherent in the work or as represented by WOODLAND, SUBRECIPIENT shall immediately inform WOODLAND of such fact and shall not proceed except at SUBRECIPIENT's risk until written instructions are received from WOODLAND.

4.8 Prohibition Against Subcontracting and Assignments. Neither the whole nor any interest in, nor any of the rights or privileges granted under this Agreement shall be assignable or transferable or encumbered in any way without the prior written consent of WOODLAND. Any such purported assignment, transfer, encumbrance, pledge, subuse, or permission given without such consent shall be void as to WOODLAND. This is a personal services contract and the SUBRECIPIENT was chosen on the basis of characteristics unique to the SUBRECIPIENT. WOODLAND shall have the right to unreasonably or arbitrarily withhold its consent to any such assignment, transfer, encumbrance, pledge, subuse, or permission.

4.9 Independent SUBRECIPIENT. SUBRECIPIENT and any agent or employee of SUBRECIPIENT shall act in an independent capacity and not as officers or employees of WOODLAD. WOODLAND assumes no liability for

SUBRECIPIENT's actions and performance, nor assumes responsibility for taxes, bonds, payments, or other commitments, implied, or explicit, by or for SUBRECIPIENT. SUBRECIPIENT shall not have authority to act as an agent on behalf of WOODLAND unless specifically authorized to do so in writing. SUBRECIPIENT acknowledges that it is aware that because it is an independent SUBRECIPIENT, WOODLAND is making no deduction from any amount paid to SUBRECIPIENT and is not contributing to any fund on its behalf. SUBRECIPIENT disclaims the right to any fee or benefits except as expressly provided for in this Agreement.

SUBRECIPIENT represents that SUBRECIPIENT has or will secure and maintain, at SUBRECIPIENT's sole cost and expense, all qualified and licensed personnel required to perform the Services. Staff and any additional personnel hired by SUBRECIPIENT shall be employees of SUBRECIPIENT. Such personnel shall not be deemed to be employees of WOODLAND or to have any contractual relationship with WOODLAND. Such personnel shall be authorized or permitted under State and local law to perform the Services.

4.10 Inspection. WOODLAND and its agents and representatives shall have the right at any reasonable time to observe the provision of the Services. WOODLAND is under no duty to supervise the provision of the Services. Any inspection or examination by WOODLAND is for the sole purpose of protecting and preserving WOODLAND's rights under this Agreement. No default of SUBRECIPIENT shall be waived by any inspection that there has been or will be compliance with this Agreement or that SUBRECIPIENT or Staff is in compliance with any Federal, State, and local laws, ordinances, regulations, and directives applicable to the performance of this Agreement or to the provision of the Services. SUBRECIPIENT shall make or cause to be made such other independent inspections as SUBRECIPIENT may desire for SUBRECIPIENT's own protection.

Section 5. Insurance and Indemnification.

5.1 Insurance. Without limiting WOODLAND's right to indemnification, SUBRECIPIENT shall secure prior to commencing any activities under this Agreement, and maintain during the Term of this Agreement, insurance coverage as set forth in this Section.

5.1.1 Required Insurance. SUBRECIPIENT shall secure and maintain the following coverage:

A. Workers' Compensation Insurance as required by California statutes;

B. Comprehensive General Liability Insurance, or Commercial General Liability Insurance, including coverage for Premises and Operations, Contractual Liability, Personal Injury Liability, Products/Completed Operations Liability, Broad-Form Property Damage, Independent SUBRECIPIENT's Liability and Fire Damage Legal Liability, in an amount of not less than One Million Dollars ($1,000,000) per occurrence, combined single limit, written on an occurrence form; and

C. Comprehensive Automobile Liability coverage, including—as applicable—owned, non-owned, and hired autos, in an amount of not less than One Million Dollars ($1,000,000) per occurrence, combined single limit, written on an occurrence form.

The Executive Director, with the consent of WOODLAND's Risk Manager, is hereby authorized to reduce the requirements set forth above in the event it is determined that such reduction is in WOODLAND's best interest.

5.1.2 Required Clauses in Policies. Each insurance policy required by this Agreement shall contain the following clauses:

> "This insurance shall not be canceled, limited in scope or coverage, or non-renewed until after thirty (30) days' prior written notice has been given to the Secretary of the City of Woodland, 300 First Street, Woodland, CA 95695."

> "It is agreed that any insurance maintained by the City of Woodland shall apply in excess of and not contribute with insurance provided by this policy."

Each insurance policy required by this Agreement, excepting policies for workers' compensation and professional liability, shall contain the following clause:

> "The City of Woodland, its officials, agents, employees, representatives, and volunteers are added as additional insured as respects of operations and activities of, or on behalf of the named insured, performed under contract with the City of Woodland."

5.1.3 Required Certificates and Endorsements. Prior to commencement of any work under this Agreement, SUBRECIPIENT shall deliver to WOODLAND (i) insurance certificates confirming the existence of the insurance required by this Agreement, and including the applicable clauses referenced above and (ii) endorsements to the above-required policies, which add to these policies the applicable clauses referenced above. Such endorsements shall be signed by an authorized representative of the insurance company and shall include the signator's company affiliation and title.

Should it be deemed necessary by WOODLAND, it shall be SUBRECIPIENT's responsibility to see that WOODLAND receives documentation, acceptable to WOODLAND, which confirms that the individual signing such endorsements is indeed authorized to do so by the insurance company. Also, WOODLAND has the right to demand, and to receive within a reasonable time period, copies of any insurance policies required under this Agreement.

5.1.4 Remedies for Defaults Re: Insurance. In addition to any other remedies WOODLAND may have if the SUBRECIPIENT fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, WOODLAND may, at its sole option:

A. Obtain such insurance and deduct and retain the amount of the premium for such insurance from any sums due under the Agreement;

B. Order the SUBRECIPIENT to stop work under this Agreement and/or withhold any payment(s) which become due to the SUBRECIPIENT hereunder until the SUBRECIPIENT demonstrates compliance with the requirements hereof;

C. Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies WOODLAND may have and is not the exclusive remedy for the SUBRECIPIENT's failure to maintain insurance or secure appropriate endorsements.

Nothing herein contained shall be construed as limiting in any way the extent to which the SUBRECIPIENT may be held responsible for payment of damages to person or property resulting from the SUBRECIPIENT's or its subcontractor's performance of the work covered under this Agreement.

5.2 Indemnification. As respects acts, errors, or omissions in the performance of Services under this Agreement, SUBRECIPIENT agrees to indemnify and hold harmless WOODLAND, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability or consequential acts, errors, or omissions in the performance of Services under the terms of this Agreement.

As respects all acts or omissions which do not arise directly out of the performance of Services, including but limited to those acts or omissions normally covered by general and automobile liability insurance, SUBRECIPIENT agrees to indemnify, defend (at WOODLAND's option), and hold harmless WOODLAND, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with SUBRECIPIENT's performance or failure to perform, under this Agreement; excepting those which arise out of the sole negligence of WOODLAND.

Section 6. SUBRECIPIENT's Operating Budget.

Concurrently with the submission to WOODLAND of copies of this Agreement executed by SUBRECIPIENT, SUBRECIPIENT shall submit to WOODLAND an operating budget (the "Operating Budget") which specifies how SUBRECIPIENT proposes that the Grant Proceeds be allocated among the following permitted uses: Salary, Benefits, and Costs. WOODLAND shall have the right to review and either approve or disapprove the proposed Operating Budget, in WOODLAND's sole discretion. In the event WOODLAND disapproves the proposed Operating Budget, Woodland shall deliver in writing the reasons for such disapproval. In such event, SUBRECIPIENT shall revise and resubmit the proposed Operating Budget to WOODLAND within thirty (30) days of such disapproval. WOODLAND shall either approve or disapprove the revised Operating Budget within fifteen (15) days of WOODLAND's receipt. The approved Operating Budget is included as Exhibit E of this Agreement.

Section 7. Enforcement of Agreement; Termination of Agreement.

7.1 Events of Default. For purposes of this Section 7, the word "Default" shall mean the failure of SUBRECIPIENT to perform any of SUBRECIPIENT's duties or obligations or the breach by SUBRECIPIENT of any of the terms and conditions set forth in this Agreement. In addition, SUBRECIPIENT shall be deemed to be in Default upon SUBRECIPIENT's (i) application for, consent to, or suffering of, the appointment of a receiver, trustee or liquidator for all or a substantial portion of its assets, (ii) making a general assignment for the benefit of creditors, (iii) being adjudged bankrupt, (iv) filing a voluntary petition or suffering an involuntary petition under any bankruptcy, arrangement, reorganization, or insolvency law (unless in the case of an involuntary petition, the same is dismissed within thirty (30) days of such filing), or (v) suffering or permitting to continue unstayed and in effect for fifteen (15) consecutive days any attachment, levy, execution, or seizure of all or a substantial portion of SUBRECIPIENT's assets or of SUBRECIPIENT's interests hereunder.

WOODLAND shall not be deemed to be in Default in the performance of any obligation required to be performed by WOODLAND hereunder unless and until WOODLAND has failed to perform such obligation for a period of thirty (30) days after receipt of written notice from SUBRECIPIENT specifying in reasonable detail the nature and extent of any such failure; provided, however, that if the nature of WOODLAND's obligation is such that more than thirty (30) days are required for its performance, then WOODLAND shall not be deemed to be in Default if WOODLAND shall commence to cure such performance within such thirty (30) day period and thereafter diligently prosecute the same to completion.

7.2 Institution of Legal Actions. In addition to any other rights and remedies, and subject to the restrictions otherwise set forth in this Agreement, either Party may institute an action at law or in equity to seek the specific performance of the terms of this Agreement, to cure, correct, or remedy any Default, to recover damages for any Default, or to obtain any other remedy consistent with the purpose of this Agreement. Such legal actions must be instituted in the Superior Court of the County of Yolo, State of California, in an appropriate municipal court in Yolo County, or in the United States District Court for District of California in which Yolo County is located.

7.3 Acceptance of Service of Process. In the event that any legal action is commenced by the SUBRECIPIENT against WOODLAND, service of process on WOODLAND shall be made by personal service upon the Community Development Department Director or in such other manner as may be provided by law. In the event that any legal action is commenced by WOODLAND against the SUBRECIPIENT, service of process on the SUBRECIPIENT shall be made in such other manner as may be provided by law.

7.4 Rights and Remedies Are Cumulative. Except as otherwise expressly stated in this Agreement, the rights and remedies of the Parties are cumulative, and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same Default or any other Default by the other Party.

7.5 Inaction Not a Waiver of Default. Any failures or delays by either Party in asserting any of its rights and remedies to any Default shall not operate as a waiver of any Default or of any such rights or remedies, or deprive either such Party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any such rights or remedies.

7.6 Applicable Law. The laws of the State of California shall govern the interpretation and enforcement of this Agreement.

7.7 Attoneys' Fees. WOODLAND and SUBRECIPIENT agree that in the event of litigation to enforce this Agreement or terms, provisions, and conditions contained herein, to terminate this Agreement, or to collect damages for a Default hereunder, the prevailing party shall be entitled to all costs and expenses, including reasonable attorneys' fees, incurred in connection with such litigation.

7.8 Immediate Termination for SUBRECIPIENT's Default. In the event of any Default by SUBRECIPIENT, WOODLAND may immediately terminate this Agreement. Such termination shall be effective immediately upon receipt by SUBRECIPIENT of written notice from WOODLAND. In such event, SUBRECIPIENT shall have no further rights hereunder; WOODLAND shall have all other rights and remedies as provided by law.

7.9 Termination Without Cause. WOODLAND may terminate this Agreement at any time without the necessity of cause or Default by SUBRECIPIENT by giving fifteen (15) days notice in writing to SUBRECIPIENT. In such event, SUBRECIPIENT shall have no further rights hereunder, except that SUBRECIPIENT shall be paid for all Services rendered prior to receipt of notice of such termination.

Section 8. Documents and Data.

8.1 Data to be Furnished by WOODLAND. WOODLAND shall furnish to SUBRECIPIENT such documents and materials pertinent to the provision of Services hereunder as WOODLAND may possess or acquire.

8.2 Ownership of Documents. All documents and materials furnished by WOODLAND to SUBRECIPIENT pursuant to Section 8.1 hereof shall remain the property of WOODLAND and shall be returned to WOODLAND upon termination of this Agreement.

Section 9. Audit of Records.

SUBRECIPIENT shall keep such books and records as shall be necessary to perform the Services required by this Agreement and to enable WOODLAND to evaluate the cost and the performance of such services. Books and records shall be kept and prepared in accordance with generally accepted accounting principles.

WOODLAND shall have the right to audit SUBRECIPIENT's records pertaining to this Agreement and the services to be performed hereunder at SUBRECIPIENT's office location as set forth in Section 10.2 hereof. SUBRECIPIENT agrees to make available all pertinent records for the purpose of conducting such an audit at that location, during normal business hours.

Section 10. Miscellaneous Provisions.

10.1 Waiver. Inaction by WOODLAND or SUBRECIPIENT with respect to a Default hereunder shall not be deemed to be a waiver of such Default. The waiver by either WOODLAND or SUBRECIPIENT of any Default hereunder shall not be deemed to be a waiver of any subsequent Default.

10.2 Notices. All notices, demands, or other writings to be made, given, or sent hereunder, or which may be so given or made or sent by either WOODLAND or SUBRECIPIENT to the other shall be deemed to have been given when in writing and personally delivered or if mailed on the third (3^{rd}) day after being deposited in the United States mail, certified or registered, postage prepaid, and addressed to the respective Parties at the following addresses:

If to WOODLAND:	City Clerk City of Woodland 300 First Street Woodland, California 95695 FAX No. (530) 661-5813
With copies to:	City of Woodland Community Development Department 300 First Street Woodland, California 95695 FAX No. (530) 661-5844
If to SUBRECIPIENT:	Yolo Wayfarer Center P.O. Box 1248 Woodland, CA 95776

10.3 Relationship of Parties. Nothing contained herein shall be deemed or construed by the Parties, nor by and third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that SUBRECIPIENT is and will be at all times an independent SUBRECIPIENT pursuant to this Agreement and shall not, in any way, be considered to be an officer, agent or employee of the Agency or the City.

10.4 Time of the Essence. Time is hereby expressly declared to be the essence of this Agreement and of each and every term, covenant and condition hereof which relates to a date or a period of time.

10.5 Remedies Cumulative. The remedies given to WOODLAND and SUBRECIPIENT herein shall be cumulative and are given without impairing any other rights given WOODLAND or SUBRECIPIENT by statute or other law now existing or hereafter enacted, and the exercise of any one (1) remedy by WOODLAND or SUBRECIPIENT shall not preclude the exercise of any other remedy.

10.6 Effect of Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of its terms and provisions to persons and circumstances other than those to which it has been held invalid or enforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

10.7 Successors and Assigns. This Agreement and the covenants and conditions contained herein shall be binding upon and inure to the benefit of and shall apply to the successors and assigns of WOODLAND and to the permitted successors and assigns of SUBRECIPIENT, and all references to "WOODLAND" or "SUBRECIPIENT" shall be deemed to refer to and include all permitted successors and assigns of such Party.

10.8 Entire Agreement. This Agreement and the exhibits hereto contain the entire agreement of WOODLAND and the SUBRECIPIENT with respect to the matters covered hereby, and no agreement, statement or promise made by any of the Parties which is not contained herein, shall be valid or binding. No prior agreement, understanding, or representation pertaining to any such matter shall be effective for any purpose. No provision of this Agreement may be amended, modified, or added except by an agreement in writing signed by WOODLAND and SUBRECIPIENT.

10.9 Authority. Each individual executing this Agreement on behalf of a corporation, nonprofit corporation, partnership, or other entity or organization, represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of such entity or organization and that this Agreement is binding upon the same in accordance with its terms. SUBRECIPIENT shall, at WOODLAND's request, deliver a certified copy of its governing board's resolution or certificate authorizing or evidencing such execution.

10.10 Conflicts of Interest. No member, official, or employee of WOODLAND shall have any interest, direct or indirect, in this Agreement, nor shall any such member, official, or employee participate in any decision relating to this Agreement which affect his or her interests or the interests of any corporation, partnership, or association in which he or she is directly or indirectly interested.

10.11 Time for Acceptance of Agreement by WOODLAND. This Agreement, when executed by SUBRECIPIENT and delivered to WOODLAND, must be authorized, executed and delivered to WOODLAND on or before forty-five (45) days after the execution and delivery by the SUBRECIPIENT or this Agreement shall be void, except to the extent that SUBRECIPIENT and WOODLAND shall consent in writing to a further extension of time for the authorization, execution, and delivery of this Agreement.

10.12 Non-Liability of Members, Officials, and Employees of WOODLAND. No member, official, or employee of WOODLAND shall be personally liable to SUBRECIPIENT, or any successor in interest, in the event of any Default of breach by WOODLAND or for any amount which may become due to SUBRECIPIENT or SUBRECIPIENT's successors, or on any obligation under the terms of this Agreement. SUBRECIPIENT hereby waives and releases any claim SUBRECIPIENT may have against the members, officials, or employees of WOODLAND with respect to any Default or breach by WOODLAND or for any amount which may become due to SUBRECIPIENT or SUBRECIPIENT's successors, or any obligations under the terms of this Agreement. SUBRECIPIENT makes such release with the full knowledge of Civil Code Section 1542 and hereby waives any and all rights thereunder to the extent of this release, if such Section 1542 is applicable. Section 1542 of the Civil Code provides as follows:

"A general release does not extend claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

10.13 Controlling Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

10.14 Effective Date. This Agreement shall be effective on the date on which this Agreement is executed by WOODLAND and such date shall be the "Effective Date."

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AGREEMENT AS OF THE RESPECTIVE DATES SET FORTH BELOW.

"WOODLAND"

CITY OF WOODLAND
a municipal corporation and charter city

Dated: ___________________ By: _____________________________________
Paul Navazio
City Manager

ATTEST:

ANA GONZALEZ, CITY CLERK

By: _______________________________
Ana Gonzalez
City Clerk

"SUBRECIPIENT"

YOLO WAYFARER CENTER
a California non-profit pubic benefit corporation

Dated: ___________________ By: _____________________________________

Executive Director

EXHIBIT A—SCOPE OF SERVICES

During the Term of this Agreement, SUBRECIPIENT shall diligently and continuously provide the following services (the "Services"):

Section 1. Maintain Office. Throughout the term of this Agreement, to provide the Services, SUBRECIPIENT shall manage and operate its proposed programs at the designated locations and provide its mailing address at P.O. Box 1248, Woodland, CA 95776 and maintain its office located at 201 Fourth Street, Woodland, CA 95776.

Section 2. Hours of Operation. SUBRECIPIENT shall provide staff to operate office continuously between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except on legal holidays.

Section 3. SUBRECIPIENT's Reports. SUBRECIPIENT shall file reports on a quarterly basis in the format provided by WOODLAND, or in a format provided by SUBRECIPIENT that is acceptable to WOODLAND.

3.1 Schedule. All Quarterly Reports shall be filed in accordance with the format as set forth by the U.S. Department of Housing and Urban Development (HUD).

3.2 Contents. Each Quarterly Report shall contain, or be accompanied by, an itemized statement showing all information required by WOODLAND, including, without limitation:

A. The amount expended or incurred by SUBRECIPIENT and due and payable for Salary and Benefits, and Costs for such reporting quarter.

B. Evidence reasonably satisfactory to the Community Development Director showing that allowable costs and expenses for which SUBRECIPIENT seeks reimbursement were actually incurred in the reporting field.

3.3 Certification. Each Quarterly Report shall be certified as complete and correct by the Executive Director of SUBRECIPIENT.

Section 4. Supportive Housing Program Services. SUBRECIPIENT shall provide all costs and services associated with the three Supportive Housing Program components: Single Men's Transitional Housing, Safe Haven and Family Transitional Housing in the City of Woodland.

Section 5. Administration of Grant Funds. Throughout the term of this Agreement, WOODLAND shall administer the grant funds as well as review the Quarterly Reports submitted by SUBRECIPIENT. From the grant amount of One Hundred Sixty-Five Thousand, Nine Hundred Twenty Dollars ($165,920), WOODLAND shall retain a total of Seven Thousand Eight Hundred Three Dollars ($7,803) for its grant administration costs.

EXHIBIT B—SCHEDULE OF COMPENSATION

SUBRECIPIENT will be reimbursed for approved costs associated with the implementation of the Supportive Housing Program components (Single Men's Transitional Housing, Safe Haven, and Family Transitional Housing) following the submission of invoices with attached documentation in a format acceptable to WOODLAND. Total reimbursement for costs associated with the Supportive Housing Program shall not exceed the total grant amount of One Hundred Seventy-Seven Thousand and Three Hundred Forty-Three Dollars ($165,920) less City administrative costs of ($7,803) in the amounts listed in Exhibit E—Operating Budget.

EXHIBIT C—COVENANTS RE: USE OF FEDERAL FUNDS

SUBRECIPIENT acknowledges and agrees that the Grant is funded from McKinney-Vento Homeless Assistance Act of 1987, Title IV, Subtitle C, as amended, allocated to WOODLAND by the United States of America. Accordingly, SUBRECIPIENT covenants and agrees as follows:

Section 1. Non-Discrimination. SUBRECIPIENT shall not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex, age, national origin, or ancestry.

Section 2. Civil Rights Act. SUBRECIPIENT shall comply with the Civil Rights Act of 1964, as amended, and all regulations applicable thereto.

Section 3. Compliance with OMB Circular No. A-122. SUBRECIPIENT shall comply with the requirements and standards of OMB Circular No. A-122 and with the Attachments A, B, C, F, H, N (as modified in accordance with the provisions of 24 C.F.R. 570.502 (b)(6)) and O.

Section 4. Reversion of Assets. Upon the expiration or termination of this Agreement, SUBRECIPIENT shall transfer to WOODLAND any McKinney-Vento Act funds on hand and any accounts receivable attributable to the use of McKinney-Vento Act funds. If at the time of the expiration or termination of this Agreement there is under the control of SUBRECIPIENT any real property that was acquired or improved in whole or in part with McKinney-Vento Act funds in excess of Twenty-Five Thousand Dollars ($25,000), then such real property shall either be:

A. Used to meet one (1) or more of the national objectives set forth in 24 C.F.R. 570.208 for not less than fifteen (15) years after the date of expiration or termination of this Agreement, or such longer period of time as determined appropriate by WOODLAND; or

B. Disposed of, within five (5) years after the date of expiration or termination of this Agreement, in a manner which results in WOODLAND being reimbursed in the amount of the then current fair market value of said real property less any portion thereof attributable to expenditure of non-McKinney-Vento Act funds for said acquisition or improvement.

Section 5. Program Income. Any Program Income received by SUBRECIPIENT prior to the expiration of this Agreement shall either (i) be treated as additional grant proceeds subject to all applicable requirements governing the use of grant proceeds, or (ii) be returned to WOODLAND, as required by 24 C.F.R. 570.504(b). Any Program Income on hand when this Agreement expires or received after the expiration of this Agreement shall be paid to WOODLAND as required by 24 C.F.R. 570.503(8).

Section 6. Training and Employment Opportunities. SUBRECIPIENT acknowledges that the work to be performed under this Agreement is on a project assisted under a program providing direct Federal financial assistance from the U.S. Department of Housing and Urban Development (the "Department"), and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u ("Section 3"). Section 3 requires, that to the greatest extent feasible, opportunities for training and employment be given to lower income residents and that contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by, persons residing in the area of the project. SUBRECIPIENT shall comply with the provisions Section 3 and the regulations issued pursuant thereto by the U.S. Secretary of Housing and Urban Development as set forth in 24 C.F.R. Part 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this Agreement.

Section 7. No Disability. SUBRECIPIENT certifies and agrees that it is under no contractual or other disability which would prevent it from complying with the laws and regulations referred to in this Exhibit C of the Agreement.

Section 8. Notice to Labor Organizations. SUBRECIPIENT shall send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising such labor organization or workers' representative of its commitments under the Section 3 clause (set forth in Section 6 of this Exhibit C) and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

Section 9. Include in Subcontracts. SUBRECIPIENT shall include a Section 3 clause in every subcontract for work in connection with the project and shall, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the sub-contractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 C.F.R. Part 135. SUBRECIPIENT shall not subcontract with any sub-contractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 C.F.R. Part 135 and shall not let any subcontract unless the sub-contractor has first provided it with a preliminary statement of ability to comply with the requirements of said regulations.

Section 10. Sanctions. Compliance with the provisions of Section 3, the regulations set forth in 24 C.F.R. Part 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this Agreement shall be a conditional of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to

Section 15. Monitoring. WOODLAND will conduct a monitoring review. This review will focus on the extent to which the planned program has been implemented an measurable goals achieved, effectiveness of program management, and impact of the program. Authorized representatives of WOODLAND and HUD shall have the right of access to all activities and facilities operated by SUBRECIPIENT under this Agreement. Facilities include all files, records, and other documents related to the performance of this Agreement. Activities include attendance, board of directors, advisory committee, and advisory board meetings and inspection by WOODLAND and HUD representatives. SUBRECIPIENT shall ensure that its employees and board members furnish such information as, in the judgment of WOODLAND and HUD representatives, may be relevant to the question of compliance with contractual conditions and HUD directives, or the effectiveness, legality, and achievements of the program.

Section 16. Program Reporting. SUBRECIPIENT agrees to prepare and submit financial, program progress, evaluations, and other reports as required by HUD, or WOODLAND per the terms of this Agreement. SUBRECIPIENT shall maintain such property, personnel, financial, and other records and accounts as are considered necessary by HUD or WOODLAND to assure proper accounting for all Grant funds. All SUBRECIPIENT records, with the exception of confidential information, shall be made available to representatives of WOODLAND and appropriate Federal agencies. SUBRECIPIENT is required to submit data necessary to complete the Annual Grantee Performance Report in accordance with HUD regulations in the format and at the time designated by WOODLAND.

Section 17. Accounting. SUBRECIPIENT shall establish, and maintain on a current basis, an adequate accrual and accounting system in accordance with generally accepted accounting principles and standards.

Section 18. Audits. SUBRECIPIENT is required to arrange for an independent financial and compliance audit annually for each fiscal year Federal funds are received under this Agreement. Audits must be in compliance with O.M.B. Circular No. A-133. An audit may be conducted by Federal, State, or local funding source agencies as part of WOODLAND's audit responsibilities. The results of the independent audit must be submitted to WOODLAND within thirty (30) days of completion. Within thirty (30) days of the submittal of said audit report, SUBRECIPIENT shall provide a written response to all conditions of findings reported in said audit report. The response must examine each condition or finding and explain a proposed resolution, including a schedule for correcting any deficiency. All conditions or finding corrective actions shall take place within six (6) months after receipt of the audit report. WOODLAND and its authorized representatives shall at all times have access for the purpose of audit or inspection to any and all books, documents, papers, records, property, and premises of SUBRECIPIENT. SUBRECIPIENT staff will cooperate fully with authorized auditors when they conduct audits and examinations of SUBRECIPIENT's program.

early termination of this Agreement, WOODLAND reserves the right to determine the final disposition of such non-expendable property in compliance with applicable laws and regulations. Such disposition may include, but is not limited to, WOODLAND taking possession of such non-expendable property.

Section 21. Expendable Property. Expendable property refers to all tangible personal property other than non-expendable personal property. SUBRECIPIENT shall not purchase or agree to purchase expendable personal property at a cost of Three Hundred Dollars ($300.00) or more per unit without the prior written approval of WOODLAND.

Section 22. Purchase or Lease of Non-Expendable Property or Equipment. SUBRECIPIENT shall obtain three documented bids prior to purchasing or leasing any non-expendable property or equipment over Three Hundred Dollars ($300.00) in unit value. SUBRECIPIENT shall purchase or lease from the lowest responsive and responsible bidder. All equipment that has a purchase or lease price of over Fifty Dollars ($50.00) in unit-value and life expectancy of more than one (I) year shall be properly identified and inventoried and shall be charged at its actual price. Such inventory shall be provided to WOODLAND as well as being available for inspection and audit upon the request of WOODLAND.

Section 23. Travel and Conference Restrictions. SUBRECIPIENT covenants and agrees that travel and conference expenses will not be paid for by funds provided through this Agreement.

Section 24. Privacy. SUBRECIPIENT agrees and shall ensure that no information about or obtained from any person receiving services hereunder shall be voluntarily disclosed in any form identifiable with such person without first obtaining the written consent of such person.

Section 25. Drug Free Workplace.

26.1 Certification. SUBRECIPIENT hereby certifies to WOODLAND that SUBRECIPIENT will provide a drug-free workplace by:

A. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in SUBRECIPIENT's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

B. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by sub-paragraph A.;

C. Notifying the employee in the statement required by sub-paragraph A. that, as a condition of employment under the grant, the employee will:

    i. Abide by the terms of the statement; and

    ii. Notify SUBRECIPIENT of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) calendar days after such conviction;

D. Notifying WOODLAND within ten (10) days after receiving notice of a conviction under sub-paragraph C. ii. from an employee or otherwise receiving actual notice of such conviction;

E. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is so convicted, as required by 41 U.S.C. 703; and

F. Making a good faith effort to continue to maintain a drug-free workplace through implementation of sub-paragraphs A., B., C., D., and E.

Section 26.2 Suspension. SUBRECIPIENT acknowledges and agrees that this Agreement shall be subject to suspension of payment or termination, or both, and SUBRECIPIENT shall be subject to suspension or debarment if the Community Development Director of WOODLAND or official designee determines, in writing, that:

A. SUBRECIPIENT has made false certification under Section 26.1;

B. SUBRECIPIENT violates such certification by failing to carry out the requirements of sub-paragraphs A., B., C., D., E., or F. of Section 26.1; or

C. Such a number of SUBRECIPIENT's employees have been convicted of violations of criminal drug statutes for violation occurring in the workplace as to indicate that SUBRECIPIENT has failed to make a good faith effort to provide a drug-free workplace as required by Section 26.1.

EXHIBIT D—SCHEDULE OF PERFORMANCE

Services to be provided in accordance with this Agreement including Single Men's Transitional Housing and Family Transitional Housing shall be performed within the term of this Agreement commencing on April 4, 2013 and terminating on January 31, 2014.

EXHIBIT E—OPERATING BUDGET

The following table illustrates SUBRECIPIENT's Operating Budget as approved by WOODLAND and the United States Department of Housing and Urban Development.

	SHP Request	Applicant Cash+	Total Project Budget+
1. Real Property Leasing	*TBD*	*TBD*	*TBD*
2 Supportive Services*	*TBD*	*TBD*	*TBD*
3. Operations**	*TBD*	*TBD*	*TBD*
4. HMIS ***			
5. SHP Request (subtotal lines 1 thru 4)	158,117		
6. Administration (up to 5% of line 5)	7,803		
7. Total SHP Request (total lines 5 and 6)	165,920		

* By law, SHP can pay no more than 80% of the total supportive services budget.
** By law, SHP can pay no more than 75% of the total operating budget.
*** By law, SHP can pay no more than 5% of the total HMIS request.
+ Information provided by the Yolo Wayfarer Center administration

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM
5.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: Park Irrigation Project CIP 10-01; Approve Plans and Specifications, and Authorize Bid Advertisement

Recommendation for Action

Staff recommends that the City Council approve Freeman Park plans and specifications for the Park Irrigation Project, CIP 10-01 and authorize bid advertisement.

Fiscal Impact

The project is funded in the FY 12/13 Capital Budget in the amount of $2,458,262 consisting of $1,601,965 Measure E and $856,297 Proposition 50 grant funding. The project also includes a $97,000 grant from the State Housing and Community Development (HCD) for improvements at Freeman Park. The total budget covers phases 1-4 of the Parks Irrigation Project including completion of phase 4, Freeman Park.

The engineer's estimate of construction costs for this phase is $400,000 including base bid and bid alternates.

Background

The City obtained a Proposition 50 grant from the State Department of Water Resources in 2007 to make water efficiency improvements at City parks. The grant requires the City to upgrade the irrigation systems in seven parks: Southland, City, Harris, Christiansen, Camarena, Tredway and Freeman Parks. The terms of the grant agreement require that work at all parks be completed by December 31, 2013.

Between 2008 and 2012, the improvements associated with phases 1-3 were completed. Freeman Park is the final phase of the project. This phase includes a complete irrigation system replacement at the park during the late summer/fall of 2013. The project also includes other minor park enhancements funded by the HCD grant. Freeman Park was originally intended to be part of phase 3 but was delayed due to the construction of Water Well 28.

Discussion

In addition to the irrigation upgrades, the projects have incorporated some master plan amenities into the parks. For Freeman Park specifically, the improvements include benches, picnic tables, paths, landscaping of the parking lot (rebuilt by the Well 28 project) and a bid alternate for a basketball half-court. The use of sod at Freeman Park is being added as a bid alternate and may be awarded depending on cost and other factors.

Upon Council authorization, the project bids will be solicited with an approximate bid opening date of June 25, 2013. Staff anticipates returning to Council to award the project on July 2, with an anticipated construction start date in late July to meet the Grant agreement deadline.

Conclusion

Staff recommends that the City Council approve Freeman Park plans and specifications for the Park Irrigation Project, CIP 10-01 and authorize bid advertisement.

Prepared by: Clara Olmedo
Assistant Engineer

Reviewed by: Brent Meyer
City Engineer

Reviewed by: Ken Hiatt
Community Development Director

Paul Navazio
City Manager

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM
6.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: Brooks Swim Center Project CIP 12-18; Approve Plans and Specifications, Authorize Bid Advertisement and Authorize the City Manager to Execute the Construction Contract

Recommendation for Action

Staff recommends that the City Council approve the plans and specifications, authorize bid advertisement, and authorize the City Manager to execute the construction contract with the lowest, responsive, responsible bidder if bids are within 115% of the $675,000 engineer's construction estimate.

Fiscal Impact

Brooks Swim Center Renovation is fully funded by the Measure E spending plan approved by City Council on April 23, 2013. $128,000 was approved in FY 12/13 and $847,000 was approved for FY 13/14 for a total of $975,000.

The engineer's estimate of construction costs is $675,000. The difference between the total project budget and the engineers estimate is the amount budgeted for design, construction contingency and construction management.

Background

Brooks Swim Center is used year round by the Woodland Frogs swim team. They host 5 meets a year with up to 1000 athletes and their families. In July, the facility hosts 2-3 weekends of recreational swim championships for up to 1500 athletes per weekend with their families. Throughout the year, the facility hosts water polo tournaments from the high school level to the Cal Cup club finals and Junior Olympic trials.

Discussion

The Brooks Swim Center complex was constructed in the early 70s. The main 50-meter pool is in need of repair and renovation. The plaster is in poor condition and needs to be removed and replaced. The concrete deck is breaking apart. Sections of the pool deck, especially at the deep-end near the diving boards, also need to be removed and replaced. There are significant cracks in the bottom of the pool at about 20'-30' intervals.

This project includes pool renovation such as crack repair, removal and replacement of plaster, abandonment of observation chamber, and replacement of edge coping. Other work included in project is deck replacement, replacement of electrical conduits, new starting blocks and other related work. In addition to the pool renovation, the ADA parking space for the pool will be moved to a location that is closer to the south entry gate for easier access.

Upon Council authorization, the project bids will be solicited with an approximate bid opening date of mid June and construction start date of first week of August.

Staff is making an effort to complete construction during the pool's off-season and have the pool back in operation the first week of December 2013. This schedule is assuming no major change orders or time delays during construction due to unforeseen conditions. Staff has some concerns regarding the amount of rehabilitation that might be needed to the structural foundation of the pool given the age of the pool and the amount of cracking at the bottom of the pool. The engineer's estimate does include contingency funding for structural repair, as it is difficult to estimate the exact amount needed until the plaster is removed during construction. To meet this schedule, staff is requesting that Council authorize the City Manager to execute the construction contract.

Conclusion

Staff recommends that the City Council approve the plans and specifications, authorize bid advertisement, and authorize the City Manager to execute the construction contract with the lowest, responsive, responsible bidder if bids are within 115% of the $675,000 engineer's construction estimate.

Prepared by: Clara Olmedo
Assistant Engineer

Reviewed by: Brent Meyer
City Engineer

Reviewed by: Ken Hiatt
Community Development Director

Paul Navazio
City Manager

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM 7.

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: Public Safety Department (Police and Fire) Quarterly Status report for the period of January 2013 through March 2013

Recommendation for Action

Staff recommends that the City Council accept the Public Safety Department Quarterly Status Report for January 2013 through March 2013.

Background

The Public Safety Department Quarterly Status Report includes a summary of all activity within the Department (Police and Fire). In lieu of providing comprehensive monthly status reports to the City Council and department heads via e-mail communication, the City Council will now be receiving Status Reports on a quarterly basis via agenda packet.

Prepared by: Bonnie Sylva
Administrative Secretary

Reviewed by: Dan Bellini
Chief, Public Safety Dept.

Paul Navazio
City Manager

Attachments

PUBLIC SAFETY DEPARTMENT

Quarterly Report

DATE: **May 3, 2013**

SUBJECT: QUARTERLY REPORT FOR JANUARY-MARCH, 2013

POLICE:

PATROL AND INVESTIGATIONS SIGNIFICANT CASES:

January:

❖ Officers responded to a robbery of a pizza delivery driver near East Keystone Avenue and Palm Avenue. The driver was approached by a man brandishing a gun who demanded money. The driver gave the suspect money, and the suspect fled on foot. It was the second robbery of a pizza delivery driver in as many days.

❖ Detective Elliott responded to a rape investigation. The victim reported being pulled into a vehicle and raped by a person known to her. After further investigation, the victim stated she was not raped, but it was consensual. The victim was a minor so the suspect was interviewed and booked for statutory rape.

❖ Officers were sent to a domestic violence call at an apartment complex on Third Street. Officers had information that the suspect owned firearms, and a victim reported the suspect brandished a firearm. When officers arrived, they heard a single gunshot from the suspect's apartment. Officers evacuated citizens in the immediate area prior to calling the suspect out. After several commands by officers, two males finally exited the apartment and were detained. The two males and an infant were the only occupants in the apartment. A rifle was discovered in the apartment. The suspect was booked for domestic violence and brandishing a firearm.

February:

❖ There were 14 separate reports in one day of slashed tires and vandalized vehicles near the intersection of Fourth and Cross Streets. The damage totaled more than $7,000.

❖ Officers responded to a report of arson to a garage at a house on Crystal Springs Drive. It was determined that an incendiary device had been placed in the garage. A vehicle parked inside the garage was completely destroyed, and the fire caused moderate damage to the garage. There were no injuries to the residents in the house.

❖ Officers responded to a call at 7-11 on East Main Street for a report of a vehicle having been driven through the glass storefront. The male driver entered the business and began throwing items from displays. No one was injured during the incident. The driver stated he had intentionally driven his vehicle through the storefront. He was arrested for vandalism, burglary, and battery.

❖ A reported gang fight occurred near Lee Middle School. A victim was assaulted by several juveniles. Officers located and detained one suspect and located the victim nearby. The victim sustained minor injuries. The suspect stated he attacked the victim because he hates "Scraps," which is a derogatory term for Sureno gang members. The suspect was booked into juvenile hall. Later that same evening, another gang fight was reported at Bourn Drive and Grass Valley

Drive. The victim was assaulted with a baseball bat and sustained lacerations to the face and scalp and was treated at WMH. Four juveniles were arrested for assault with a deadly weapon and booked into juvenile hall. Both of these cases were reported to the Yolo County Gang Task Force.

March:

❖ Officers were dispatched to WMH where a victim of an assault was being treated for lacerations to the head and arm. The victim stated he had been walking in the area of West Lincoln Avenue and West Street when he passed two unknown males going in the opposite direction. One of the males attacked him without provocation and began pulling the victim's jacket off. The victim offered up the jacket and tried to protect himself from the blows. The victim stated he did not see a knife or weapon, but he sustained lacerations to his arm and head.

❖ Officers responded to a report of a stabbing near Donnelly Circle. They found a man with a single stab wound to his back. The victim stated he was walking on Industrial way when four Hispanic males approached him and attacked him. As he turned to run, the victim said he felt a strike to his back, which was later determined to be a stab wound. The investigation was reviewed by the Gang Task Force because of the gang-related overtones provided by the victim.

❖ Sr. Detective Hyde, Detective Towle, and Sgt. Hancock were called out for a reported kidnapping. The victim was from Stockton, but her vehicle was located in Woodland. The victim's family received text messages stating that the victim had been kidnapped. Detectives worked with Stockton Police Department and were able to determine with whom the victim had been in recent contact. The victim was eventually located in Coos Bay, Oregon. She stated she had traveled to Oregon freely after an argument with her significant other in Stockton.

❖ Detective Jameson responded to an attempted murder investigation. The victim was awakened by her husband stabbing her in the chest with a kitchen knife. The suspect was arrested and eventually gave a full confession. The victim had surgery and is expected to make a full recovery.

❖ Detective Towle assisted SRO Drobish with a stalking case at one of the elementary schools. Students reported an employee was inappropriately touching and making unacceptable gestures to students. The case was investigated and sent to the DA's office for review. The employee was released from employment with the Woodland Joint Unified School District.

A total of 91 transients were arrested for violations ranging from violation of the City's no camping ordinance, drunk in public, narcotic violations, recyclable thefts, and warrants.

Patrol supervisors contacted 85 citizens to audit the service and performance of our officers. Approximately 94% were satisfied with the services they received. Upon further inquiry and discussion with those citizens who were dissatisfied, it was determined that the officers' actions were appropriate and consistent with department policy and procedures.

POP Projects:

Four new POPs were opened during the quarter, and there are currently four still open.

Special Enforcement Team (S.E.T.):

S.E.T. had the following activity for the first quarter of 2013: contact with 117 Post Release Community Supervisor (PRCS) subjects, 10 parolees, and 20 probationers not on PRCS. They made 48 felony arrests and 5 misdemeanor arrests. They conducted 88 home searches and 5 vehicle searches.

School Resource Officers (SRO):

Office Bell and Officer Drobish had the following activity for the quarter: they made 997 consensual contacts. Of those contacts, 42 were for fighting, 14 for gang activity, 4 for alcohol, 23 for drugs, 45 for truancy; 3 for theft, and 1 for tobacco. They made 40 home visits, 58 arrests, issued 35 citations, and took 15 juveniles to the hospital for psychological evaluations.

CRIME

Category	Jan	Feb	Mar	Calendar Yr. 2013 Reported to CA DOJ	Calendar Yr. 2013 Percent change from last year
Homicide	0	0	0	**1	0
Rape	2	1	0	3	50%
Robbery	8	3	3	14	133.33%
Aggravated Assaults	16	14	17	47	113.64%
Simple Assaults	23	39	17	79	-12.22%
Burglary	32	31	32	95	15.85%
Larceny/ Thefts	106	91	115	312	22.83%
Auto Theft	27	25	9	61	56.41%
Arson	2	3	3	8	-55.56%
TOTAL	**216**	**207**	**196**	**620**	**23.64%**

**Child abuse case 10-4-12; child died; case reclassified to homicide; reported to DOJ 3-26-13.

WORKLOAD

Calls for Service	Jan	Feb	Mar	TOTAL
Priority 1	83	103	105	291
Priority 2	1447	1407	1641	4495
Priority 3	74	94	46	214
All other calls for service	2716	2701	3197	8614
TOTAL	**4320**	**4305**	**4989**	**13614**
Response Times				
Priority 1	6:46	7:37	8:05	
Priority 2	9:04	8:41	9:46	
Priority 3	17:58	17:02	14:19	
Reports				
Online Reports	25	12	21	58
Mail-in Reports	110	106	146	362
Total case numbers issued	575	597	675	1847
Warrants				
Felony	336	329	329	994
Misdemeanor	1366	1030	1053	3449
TOTAL	**1702**	**1359**	**1382**	**4443**
Graffiti	**25**	**40**	**31**	96

290 Registrant Activity	Jan	Feb	Mar	
Total registrants	104	107	104	

Other Information				
Total transient registrants	11	12	12	
290 PC violation warrants issued	0	1	1	
Not in compliance w/annual update	0	0	0	

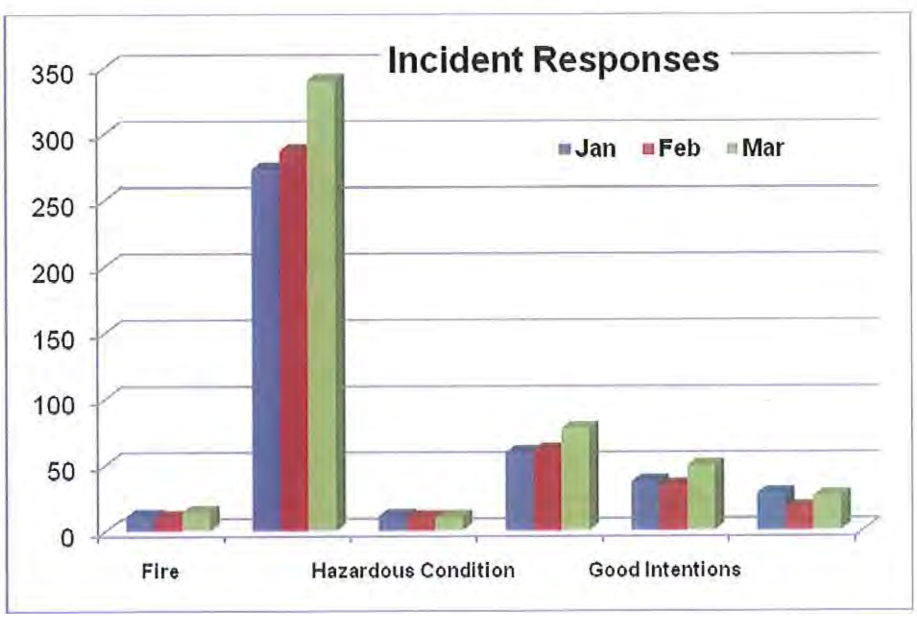
Personnel		
Jan-Mar	Budgeted	Filled
Sworn	60	58
Non-sworn	15	15
Total	**75**	**73**

Volunteer/Chaplain Hours (quarter total)	**2,352**

FIRE:

The Quarterly Status Report includes a wide variety of information in an effort to better inform the public and the City Council.

	Jan	Feb	Mar
Total Incident Responses			
Fire	11	10	14
EMS/Rescue	273	287	340
Hazardous Condition	11	10	10
Public Service	59	61	77
Good Intentions	37	34	49
False Alarms	28	17	26
TOTAL	**419**	**419**	**516**
Mutual/Auto-Aid/Strike Team	3	8	9
Concurrent Incidents	127	112	159
Fire Prevention			
Business Licenses	14	13	6
Commercial Inspections	6	13	14
Engine Company Inspections	132	128	87
Fire Annual Inspections	80	58	66
New Building Inspections	3	2	3
New Project Development	0	0	0
Plan Reviews	8	5	8
Residential Inspections	28	33	51
TOTAL	**271**	**252**	**235**
Weed Abatement hours	0.0	0.0	1.5
Public Education Events	0	2	10



Concurrent Incidents:

These are incidents that come in simultaneously where apparatus and companies (a crew consisting of a Fire Captain, Engineer, and Firefighter) are either all committed to the same incident, or committed to separate incidents at the same time called **concurrent incidents.** The breakdown of concurrent incidents is shown below:

# of Companies committed simultaneously	Jan	Feb	Mar
2 companies	76	64	86
3 companies	39	31	49
4 companies	12	14	16
5 companies	0	3	5
6+ companies	0	0	3
TOTAL	**127**	**112**	**159**
% of Total Incident Responses	**30.31%**	**26.73%**	**30.81%**

Response Time Average for initial fire engine on-scene (in minutes)

Call Type	Jan	Feb	Mar
Fire	5:50	6:21	5:16
EMS	4:41	4:53	4:44

Automatic or Mutual Aid:

Automatic aid is provided to another agency through formal agreement and occurs automatically on significant events without any special request. Mutual aid occurs when fire departments provide help to one another upon special request when a significant event(s) (large incident or multiple small incidents) take place. Every fire agency in Yolo County is a signatory to this agreement.

	Jan	Feb	Mar
Aid Received	0	2	2
Aid Given	3	6	7
Total	**3**	**8**	**9**

Highlights:

January	• Firefighters completed Bi-Annual CPR recertification class. • Engine Companies completed practice session for February evaluation on Training Consortium Engine Evolution #2. • All companies participated in Training Consortium simulation exercises.
February	• Eng. Scruggs delivered ventilation training to all companies on vacant building across from Woodland Police Dept. • All companies successfully completed the evaluation process for Engine evolution #2

	• Attended Haz-Mat training at UCD Fire Department
March	• All companies attended EMS class on Traumatic injuries • Woodland Fire Department hosted "Nine Nights" Training Consortium drill covering Ventilation, Thermal Imaging usage, and Hose handling. Crews from Woodland, West Sacramento, Davis, UCD, and Yocha Dehe participated nightly in the drill • Provided Landing Zone safety for the Air Ambulance involved in the Esparto High School every 15 minute program • Provided Fire Safety Presentation for Woodland Adult Education

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM
8.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: 2012 Water Quality Report

Recommendation for Action

Staff recommends that the City Council receive and review the 2012 Water Quality Report.

Fiscal Impact

Staff management, publication and distribution costs are approximately $5,000. This is funded by the Water Enterprise fund.

Report in Brief

The City of Woodland is dedicated and committed to providing the highest quality drinking water feasible. Each year, the City samples and analyzes the water supply to ensure the system meets or exceeds all regulatory requirements for health standards. The attached 2012 Annual Water Quality Report educates consumers by outlining and defining the test results and sources for both regulated and unregulated substances and identifies areas of growing concern for water system reliability. The results from the 2012 testing and analysis, as outlined in the attached report, reflect that Woodland's water continues to meet or exceed all current primary and secondary water quality standards without violations. Staff recommends that the City Council read the attached 2012 Annual Water Quality Report to learn more about the quality of Woodland's water.

Background

Per State regulations the City, as a Water Purveyor, produces and distributes an Annual Water Quality Report to inform consumers of water quality testing results and to address related items or areas of interest on current and future water quality. The attached report was developed using staff input and will be published by Gemini Group LLC for distribution to consumers as inserts in their utility bills. As outlined in the report, drinking water standards are identified as Primary (regulated and enforced for health), Secondary (regulatory recommendations for aesthetics – taste, odor, color), and Unregulated (may be regulated in the future). The report addresses the sources, source water assessment and health information related to the City's drinking water. The report also identifies future requirements related to water conservation, water supply protection, water hardness and specific constituents of growing concern.

Discussion

The City obtains water from wells which tap into groundwater aquifers at varying depths throughout the city. Groundwater aquifers are primarily replenished from rain seeping into the soil and becoming trapped at varying depths by impermeable layers (these regions are typically clay deposits). The quality of water eventually delivered to customers is largely a function of chemical and mineral leaching and erosion of the geologic formations of the aquifer from which the water flows. Before entering the City's system, the water is disinfected using small amounts of chlorine.

Protection of groundwater aquifer(s) from contamination is of paramount concern to the City and a focus for pursuing future system reliability. Contaminants that may end up in the water supply aquifer primarily comes from septic systems, storm water runoff carrying chemicals and other constituents washed from pavements, industrial wastes, animal wastes, fertilizers and pesticides from agricultural and landscaped areas, copper and lead leaching from pipes, and from the chlorine disinfection process itself.

One constituent of concern is nitrate. Nitrate contamination of groundwater comes from fertilizers, industrial waste chemicals, seepage from septic systems and animal manure. Nitrate concentration levels vary throughout the city and vary within each well site. However, trends demonstrate nitrate levels are, on average, rising at a concerning number of well sites and the City is taking actions to address this concern.

The water quality report will be distributed to residents via their utility bill before July 2013. The report will be distributed to managers of apartments, retirement homes and property managers to make it available to their residents. City departments will also receive English and Spanish copies to make it available to the general public. Both the English and Spanish versions of the water quality report will be available on the City's website. The City's water supply and its state of reliability have been presented to various forums around the City including the Chamber of Commerce. Continuing public education is planned as the City progresses in addressing system needs.

Conclusion

Staff recommends that the City Council receive and review the 2012 Water Quality Report.

Prepared by: Sherry Kimura
Engineering Technician II

Reviewed by: Akin Okupe, P.E.
Senior Civil Engineer

Reviewed by: Ken Hiatt
Community Development Director

Paul Navazio
City Manager

Attachment: 2012 Water Quality Report

WATER QUALITY REPORT

Reporting Year 2012

Presented By

City of Woodland

Anualmente la Ciudad de Woodland distribuye un informe a todos los clientes sobre la calidad y el conteniendo del agua potable para asegurarle que el agua potable es limpia y saludable para beber. Para ver la versión del informe en español por favor visite la página de Internet www.cityofwoodland.org y entre a las secciones: Homepage > Government > Departments > Public Works > Issues & Information > 2012 Water Quality Report.

PWS ID#: 5710006

Substances That Could Be in Water

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

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

Contaminants that may be present in source water include:

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

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

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

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

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

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

Water Conservation

Join with the City of Woodland in conserving water to meet the state goal of a 20 percent reduction in water consumption by 2020. With increasing demands on our groundwater aquifer, it is more important than ever to conserve water both to help the environment and to save money. Up to 70 percent of water usage in the Sacramento Valley is for landscaping. As the summer approaches, check your irrigation system for leaks, and consider installing a weather-based irrigation controller and replacing some of your turf with low-water-use plants. For more information on home and landscape water conservation and/or to request a water-wise kit and water conservation devices, go to www.cityofwoodland.org/waterconservation.

Protect Your Water Supply—Prevent Pollution of Runoff

Unlike sanitary sewer flows, stormwater and other urban runoff is not treated before it is released to local waterways. Polluted runoff can affect drinking water sources. This, in turn, can affect human health and increase drinking water costs. Please help protect the water supply. Keep chemicals, soaps, and auto fluids out of gutters and storm drains. Minimize the use of fertilizers and pesticides that can wash off and pollute streams or seep into groundwater supplies.

Source Water Assessment

The California Department of Public Health requires water providers to conduct a source water assessment (SWA) to help protect the quality of future water supplies. The SWA describes where a water system's drinking water comes from, the type of polluting activities that may threaten source water quality, and an evaluation of the water's vulnerability to those threats. The assessment for the City of Woodland's water was completed in December of 2002. It found that our groundwater is most vulnerable to present-day land use activities, including agriculture, use of septic systems, gas stations, dry cleaners, and historical contamination plumes from these sources. A copy of the complete assessment report is available at http://swap.ice.ucdavis.edu/TSinfo/TSsources.asp?mySystem=5710006.

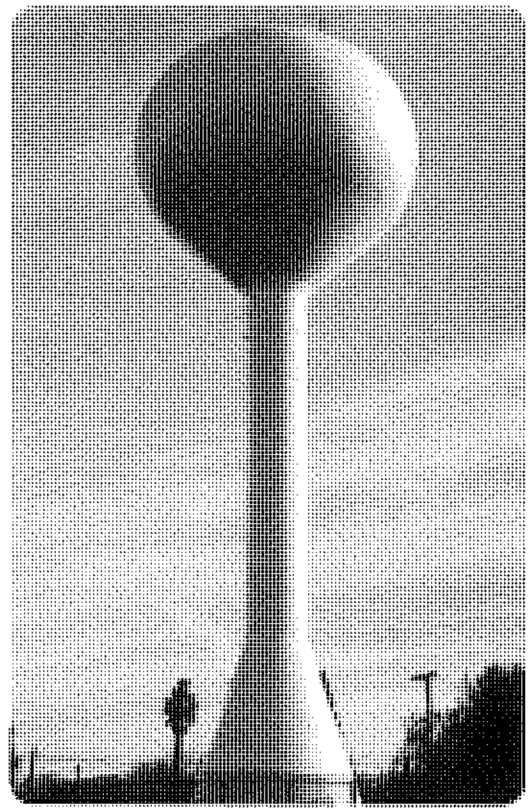
To Our Water Customers:

The City of Woodland is pleased to provide you with its 2012 annual water quality report. This report is required by state law and designed to inform you about the quality of the water that is ptovided to you. The language in portions of this report is also state mandated.

The City of Woodland is dedicated and committed to providing our customers with the highest-quality drinking water available. We are pleased to announce that the City of Woodland's water supply meets or exceeds all federal and state standards. Our goal is to continue to provide a safe and dependable supply of drinking water.

Under the guidelines provided by the U.S. Environmental Protection Agency (U.S. EPA) and the California Department of Public Health (CDPH), the City of Woodland monitors and tests the drinking water from source to tap. Before water reaches your tap, hundreds of these tests have been performed to detect more than 80 different kinds of contaminants and ensure that your water meets all regulatory requirements for health standards.

In addition to the substances reported, we tested for 100 other substances and no measurable amounts were found. We hope this report will provide the answers to any questions you may have about the drinking water supplied by the City of Woodland.



Important Health Information

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

Get Involved

The City of Woodland periodically conducts public meetings and workshops concerning water issues. The Woodland City Council receives public comments at their regular meetings, which are held on the first and third Tuesdays of each month. For more information, please call the Secretary to the City Manager at (530) 661-5800 or go to http://www.cityofwoodland.org/gov/cityhall/council/default.asp.

Lead in Home Plumbing

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

Where Does Your Water Come From?

Woodland's water supply is pumped from 18 operational groundwater wells located throughout the city to its distribution pipe system. Groundwater comes from rain that seeps down through the soil until it reaches an impermeable layer. Woodland's water does not pass through a central water treatment facility but is filtered naturally by the sand and gravel as ir passes through the aquifers. This is standard practice in well water systems.

The only treatment administered is the addition of liquid chlorine (sodium hypochlorite) at the wells, for disinfection. The 0.3 to 0.5 parts per million dosage is typical of water systems throughout the country. Caution should be taken when using chlorinated water for medical uses such as for dialysis machines or when adding water to fish tanks or ponds.

For water-quality reasons, the City is planning on receiving winter water and most of its summer water from the Sacramento River by approximately 2016.

Contact Us

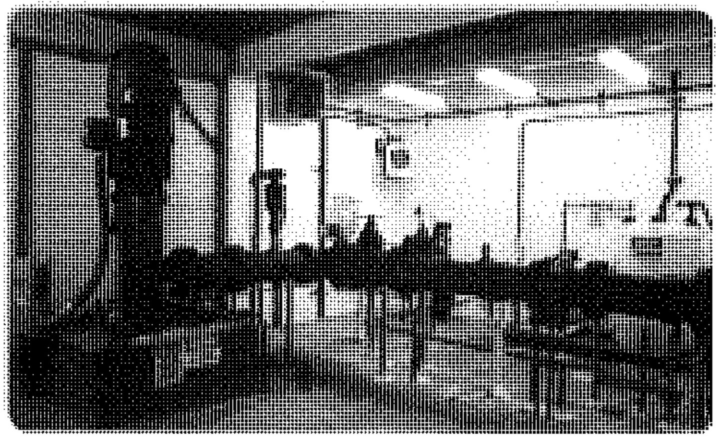
For more information about this report, or for any questions relating to your drinking water, please phone the Woodland Public Works Department at (530) 661-5962 or email pubworks@cityofwoodland.org.

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

Property owners, please share this information with your tenants!

How Hard Is My Water?

A concentration of 17.1 parts per million (ppm) of hard water is equal to 1 grain per gallon. Woodland's water can be as high as 420 ppm, which equals about 24.6 grains per gallon. Water hardness does not affect a person's health but may not be aesthetically pleasing. Over time, water hardness leaves mineral deposits in pipes, fixtures, and equipment that may impact their life expectancy. (See table.)



Surface Water Project Will Improve Water Quality

Improved water quality starts with a better water source. Although our groundwater supply meets all current drinking water regulations and is safe to use and drink, the water leaving our homes is not considered safe to return to the environment. Our wastewater contains high levels of selenium and salts, among other things. State and federal water/wastewater quality regulations are becoming stricter. The City will not be able to comply with future regulations using groundwater alone. For that reason, the City is moving forward with a surface water supply project to largely replace groundwater supplies. The project will deliver high-quality, treated water from the Sacramento River as the City's main drinking water supply starting in 2016. Water will be softer, easier on water-using appliances, and meet current and future state and federal water/wastewater quality regulations.

The Woodland-Davis Clean Water Agency (WDCWA)—a joint powers authority of the Cities of Woodland and Davis—was formed in 2009 to finance, build, and operate a regional surface water supply project. The project includes:

1) Water intake structure on the Sacramento River

2) Pipelines from the intake structure to the water treatment facility

3) Regional water treatment facility

4) Pipelines from the water treatment facility to Woodland and Davis

5) Other repairs and updates to the Cities' existing local water systems

Constrnction is slated for 2014–2016. The facilities should be fully operational in 2016. The WDCWA is aggressively seeking state and federal funding to minimize the need for rate increases to support the project. For more information, visit www.wdcwa.com, or call (530) 757-5673.

What Does Our Water Contain?

Before we deliver water to your homes, we take many steps to ensure its safety. During the past year, we have taken hundreds of water samples in order to determine the presence of any inorganic, biological, radioactive, volatile organic, or synthetic organic constituents. In response to your concerns, we regularly collect and test other samples from the water sources, the distribution system, and customers' homes. The tables below show only those contaminants that were detected in the water. Although all of the substances listed here are under the Maximum Contaminant Level (MCL), we believe it is important that you know exactly what was detected and how much of the substance was present in the water.

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

REGULATED PRIMARY SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	MCL [MRDL]	PHG (MCLG) [MRDLG]	AVERAGE	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Arsenic[1] (ppb)	2012	10	0.004	2	ND–11	No	Erosion of natural deposits; runoff from orchards; glass and electronics production wastes
Barium (ppm)	2012	1	2	0.23	0.16–0.29	No	Discharges of oil drilling wastes and from metal refineries; erosion of natural deposits
Chromium (ppb)	2012	50	(100)	17	ND–29	No	Discharge from steel and pulp mills and chrome plating; erosion of natural deposits
Fluoride (ppm)	2012	2.0	1	0.14	0.12–0.16	No	Erosion of natural deposits; water additive that promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate [as Nitrate][2] (ppm)	2012	45	45	25	ND–40	No	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits
Nitrate + Nitrite [as N] (ppb)	2012	10,000	10,000	6,050	4,600–7,000	No	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits
Selenium (ppb)	2012	50	30	5	ND–22	No	Discharge from petroleum, glass, and metal refineries; erosion of natural deposits; discharge from mines and chemical manufacturers; runoff from livestock lots (feed additive)
TTHMs [Total Trihalomethanes]–Stage 1 (ppb)	2012	80	NA	3.5	2.3–4.7	No	By-product of drinking water disinfection

Distribution System Lead and Copper (Tap water samples were collected from 72 homes in 2010.)

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	ACTION LEVEL	PHG (MCLG)	90TH %TILE	SITES ABOVE ACTION LEVEL	VIOLATION	TYPICAL SOURCE
Copper (ppm)	2010	1.3	0.3	0.33	0	No	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (ppb)	2010	15	0.2	ND	2	No	Internal corrosion of household water plumbing systems; discharges from industrial manufacturers; erosion of natural deposits

REGULATED SECONDARY SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	SMCL	PHG (MCLG)	AVERAGE	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Chloride (ppm)	2012	500	NS	76	57–98	No	Runoff/leaching from natural deposits; seawater influence
Iron (ppb)	2012	300	NS	7	ND–51	No	Leaching from natural deposits; industrial wastes
Specific Conductance (μS/cm)	2012	1,600	NS	936	740–1,000	No	Substances that form ions when in water; seawater influence
Sulfate (ppm)	2012	500	NS	36	30–44	No	Runoff/leaching from natural deposits; industrial wastes
Total Dissolved Solids (ppm)	2012	1,000	NS	532	420–600	No	Runoff/leaching from natural deposits

UNREGULATED SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AVERAGE	RANGE LOW-HIGH
Bicarbonate (ppm)	2012	328	260–390
Calcium (ppm)	2012	63	35–77
Carbonate (ppm)	2012	2	ND–12
Chromium VI [Hexavalent Chromium] (ppb)	2012	18	5–28
Hardness (as CaCO3) (ppm)	2012	347	190–420
Magnesium (ppm)	2012	46	26–56
pH (Units)	2012	8.2	8.1–8.4
Potassium (ppm)	2012	2.5	2.2–2.9
Sodium (ppm)	2012	66	56–89
Total Alkalinity (ppm)	2012	330	270–390

[1] Arsenic was detected over the MCL in one well in July. The well was immediately removed from service. Some people who drink water containing arsenic in excess of the EPA MCL over many years may experience skin damage or circulatory system problems, and may have an increased risk of getting cancer.

[2] Nitrate in drinking water at levels above 45 ppm is a health risk for infants of less than six months of age. Such nitrate levels in drinking water can interfere with the capacity of the infant's blood to carry oxygen, resulting in a serious illness; symptoms include shortness of breath and blueness of the skin. Nitrate levels above 45 ppm may also affect the ability of the blood to carry oxygen in other individuals, such as pregnant women and those with certain specific enzyme deficiencies. If you are caring for an infant or you are pregnant, you should ask advice from your health care provider.

Definitions

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

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

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

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

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

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

NA: Not applicable

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

NS: No standard

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

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

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

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

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM 9.

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE May 21, 2013

SUBJECT: Intent to Levy Assessment: Gibson Ranch L&L; North Park L&L; West Wood L&L; and Streng Pond Maintenance Districts

Recommendation for Action

Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park Lighting and Landscaping Districts, and Streng Pond Maintenance District, and call for a public hearing on June 18, 2013.

Fiscal Impact

If approved, the Districts would generate the following amounts of revenues:

District	FY12/13 Assessment	FY13/14 Assessment	Difference	Total Revenues FY13/14
Streng Pond	$79.10	$79.10	$0.00	$14,436
North Park	$215.40	$215.40	$0.00	$26,710
Gibson Ranch	$291.63	$296.00	$4.37	$636,156
West Wood	$541.92	$507.96	$-33.96	$19,302

The revenues generated with these assessments cover the total budgeted expenditures for FY2013/14.

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 benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the Streng Pond, North Park, Gibson Ranch and West Wood L&L Districts. A brief description of each District is as follows:

- 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 no increase to cover increasing costs of maintenance, a lower level of service is provided to this District.

- 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 no increase to cover increasing costs of maintenance, a lower level of service is provided to this District.

- Gibson Ranch L&L: Located in the southeast portion of the City, generally south of I5, 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. After review by the City Attorney and the District Administrator, it was determined that the language in the L&L District formation documents permits annual increases by a CPI factor. This escalation was included in the FY11 proposed assessment and will continue to be applied each year, as applicable.

- 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 less than the maximum allowable rate. The City will use the excess reserve fund balance combined with the lower assessed allowable rate to meet the budgeted maintenance and service costs for the district.

Due to the City's restricted ability to increase Districts' assessment rates in a manner that is consistent with rising costs, it has become increasingly difficult to maintain the public improvements to the best extent possible with a limited fund source.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The District Engineer's Reports are attached for Council's review.

State regulations require a two part process to complete the annual levy. The first part of the process requires 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 June 18, 2013. 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.

Recommendation for Action

Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park Lighting and Landscaping Districts, and Streng Pond Maintenance District, and call for a public hearing on June 18, 2013.

Prepared by: Adam Devlin
Accountant

Reviewed by: Kim McKinney
Finance Officer

Paul Navazio
City Manager

Attachments:

- FY 13-14 Resolution Streng Pond
- FY 13-14 Streng Pond L&L District
- FY 13-14 Resolution North Park
- FY 13-14 North Park L&L District
- FY 13-14 Resolution Gibson Ranch
- FY 13-14 Gibson Ranch L&L District
- FY 13-14 Resolution West Wood Unit No. 1
- FY 13-14 West Wood Unit No. 1 L&L District

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 2013/2014.

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, 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 Willdan Financial Services 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 THIS ________ DAY OF _________, 2013.

RESOLUTION NO.____________

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, __________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _______ day of ___________, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

____
Marlin H. Davis, Mayor
City of Woodland

____
Ana Gonzalez, City Clerk
City of Woodland

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 2013/2014.

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 2013/2014, 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 2013/2014 (Beginning July 1, 2013 and ending June 30, 2014) 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 and approve it as modified.

RESOLUTION NO.____________

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 2013/2014.

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 Engineer's 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 landscaping improvements related thereto, for Fiscal Year 2013/2014.

<u>Section 7</u>: 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.

<u>Section 8</u>: The boundaries of the District are described in the Engineer's 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."

<u>Section 9</u>: The proposed assessment for Fiscal Year 2013/2014 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

<u>Section 10</u>: 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.

<u>Section 11</u>: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 18, 2013** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO.____________

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2013.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, ________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _______ day of ____________, 2013, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

____
Marlin H. Davis, Mayor
City of Woodland

____
Ana Gonzalez, City Clerk
City of Woodland

City of Woodland

City of Woodland

Streng Pond
Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2013/2014

Intent Meeting: May 21, 2013
Public Hearing: June 18, 2013

27368 Via Industria
Suite 110
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial

WILLDAN
Financial Services

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 2013/2014 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 2nd day of May, 2013.

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

By: Josephine Perez-Moses
Josephine Perez-Moses
Senior Project Manager, District Administration Services

By: Richard Kopecky
Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6.30.13
CIVIL
STATE OF CALIFORNIA

TABLE OF CONTENTS

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 2013/2014. 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 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 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 2013/2014 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 2013/2014.

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 5b 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 19972ACT

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. 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. 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.

B. BENEFIT ANALYSIS

Exempt Assessments

As discussed previously, in compliance with the State Constitution Article XIIID, the City has carefully reviewed all District improvements and the corresponding assessments and determined that the annual assessments were part of the original conditions of development and approved by the developer (a 100% landowner petition). Article XIIID Section 5 provides for certain existing assessments to be exempt from the substantive and procedural requirements of Article XIIID Section 4. Specifically for this District:

- Assessments approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition).

As such, the existing assessment rates including the annual maximum assessment cap formula are exempt from both the substantive and procedural requirements of Article XIIID Section 4 until such time that the assessment is increased above the adjusted annual maximum assessment rates or properties are annexed into the District. However, 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.

Special Benefits

The method of apportionment (method of assessment) is based on the premise that each assessed parcel receives special benefit from the improvements maintained and funded by the assessments. Specifically, landscaping and lighting improvements installed in connection with the development of these parcels. The desirability of properties within District is enhanced by the presence of well-maintained parks, landscaping and lighting improvements in close proximity to those properties.

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.

General Benefits

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 the 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

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 2013/2014 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 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 advanced 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.

Capital Improvement Fund Collection/(Contribution) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660,* provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Contribution) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

Current CIP includes the following:

- Landscaping upgrades
- Irrigation upgrades

***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-ways 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 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:

***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 all revenues and expenditures occur as budgeted).

B. DISTRICT BUDGET FISCAL YEAR 2013/2014

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$8,890.00
Utilities	8,700.00
Equipment & Supplies	50.00
Repairs/Miscellaneous Expenses	844.00
Direct Costs (Subtotal)	**$18,484.00**
ADMINISTRATION COSTS	
District Administration	$2,921.74
County Administration Fee	166.00
Administration Costs (Subtotal)	**$3,087.74**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$21,571.74
Reserve Collection/(Contribution)	(7,136.00)
General Fund Replenishment/(Contribution)	0.00
CIP Collection	0.00
Balance to Levy	**$14,435.74**
DISTRICT STATISTICS	
Total Number of Parcels	166.00
Total Parcels Levied	166.00
Total Equivalent Dwelling Units	182.50
Levy Per EDU	**$79.10**
Maximum Assessment Per EDU	**$79.10**
Prior Year Maximum Assessment Per EDU	**$79.10**
CIP INFORMATION	
CIP Balance transferred from Reserve Fund	$10,000.00
CIP 2013/14 Expenditures:	
Landscaping upgrades & Irrigation upgrade	$10,000.00
RESERVE INFORMATION	
Previous Reserve Balance	$29,611.00
Reserve Fund Activity	(7,136.00)
Transefer to CIP Funds	(10,000.00)
Estimated Ending Reserve Balance	**$12,475.00**

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 - 2013/2014 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 2013/2014 Assessment Roll".

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-270-029-000	1221 ASHLEY AVE	$82,626.00	$177,969.00	$260,595.00	$79.10
065-270-030-000	1231 ASHLEY AVE	36,606.00	121,567.00	158,173.00	79.10
065-270-032-000	782 IVIE PL	71,331.00	194,220.00	265,551.00	79.10
065-270-033-000	778 IVIE PL	90,000.00	220,000.00	310,000.00	79.10
065-270-034-000	774 IVIE PL	50,000.00	136,546.00	186,546.00	79.10
065-270-031-000	786 IVIE PL	30,747.00	92,271.00	123,018.00	79.10
065-270-043-000	1301 ASHLEY AVE	127,121.00	261,735.00	388,856.00	79.10
065-270-038-000	1245 ASHLEY AVE	81,165.00	177,912.00	259,077.00	79.10
065-270-036-000	773 IVIE PL	105,000.00	120,000.00	225,000.00	79.10
065-270-035-000	770 IVIE PL	80,000.00	250,000.00	330,000.00	79.10
065-270-039-000	787 IVIE PL	81,173.00	168,541.00	249,714.00	79.10
065-270-044-000	774 FORDHAM PL	122,045.00	310,146.00	432,191.00	79.10
065-270-045-000	764 FORDHAM PL	100,000.00	255,000.00	355,000.00	79.10
065-270-037-000	779 IVIE PL	80,000.00	180,000.00	260,000.00	79.10
065-310-018-000	910 NOTRE DAME DR	82,626.00	148,474.00	231,100.00	79.10
065-310-005-000	873 NOTRE DAME DR	52,139.00	126,593.00	178,732.00	79.10
065-310-012-000	923 NOTRE DAME DR	62,468.00	158,479.00	220,947.00	79.10
065-310-002-000	849 NOTRE DAME DR	73,540.00	160,461.00	234,001.00	79.10
065-310-003-000	857 NOTRE DAME DR	65,515.00	173,564.00	239,079.00	79.10
065-310-019-000	904 NOTRE DAME DR	80,000.00	165,000.00	245,000.00	79.10
065-310-014-000	944 PURDUE DR	80,000.00	200,000.00	280,000.00	79.10
065-270-047-000	771 FORDHAM PL	114,872.00	291,726.00	406,598.00	79.10
065-310-006-000	881 NOTRE DAME DR	65,000.00	235,000.00	300,000.00	79.10
065-310-004-000	865 NOTRE DAME DR	83,972.00	176,947.00	260,919.00	79.10
065-310-020-000	900 NOTRE DAME DR	61,200.00	193,800.00	255,000.00	79.10
065-310-007-000	1231 COLUMBIA DR	82,789.00	162,827.00	245,616.00	79.10
065-310-011-000	915 NOTRE DAME DR	78,810.00	152,546.00	231,356.00	79.10
065-270-048-000	781 FORDHAM PL	90,000.00	240,000.00	330,000.00	79.10
065-310-013-000	927 NOTRE DAME DR	100,000.00	225,000.00	325,000.00	79.10
065-310-015-000	940 PURDUE DR	100,000.00	215,000.00	315,000.00	79.10
065-310-041-000	912 PURDUE DR	3,536.00	56,224.00	59,760.00	79.10
065-310-055-000	901 PURDUE DR	54,851.00	182,403.00	237,254.00	79.10
065-310-052-000	873 PURDUE DR	77,795.00	167,266.00	245,061.00	79.10
065-310-037-000	932 PURDUE DR	75,000.00	160,000.00	235,000.00	79.10
065-310-022-000	880 NOTRE DAME DR	91,768.00	188,991.00	280,759.00	79.10
065-310-036-000	936 PURDUE DR	74,883.00	182,221.00	257,104.00	79.10
065-310-051-000	869 PURDUE DR	30,000.00	115,000.00	145,000.00	79.10
065-310-033-000	909 NOTRE DAME DR	41,133.00	95,996.00	137,129.00	79.10
065-310-057-000	913 PURDUE DR	75,000.00	160,000.00	235,000.00	79.10
065-310-046-000	870 PURDUE DR	100,000.00	245,000.00	345,000.00	79.10
065-310-021-000	888 NOTRE DAME DR	82,626.00	143,009.00	225,635.00	79.10
065-310-042-000	902 PURDUE DR	85,000.00	210,000.00	295,000.00	79.10
065-310-025-000	844 PURDUE DR	16,527.00	105,741.00	122,268.00	79.10
065-310-023-000	872 NOTRE DAME DR	60,000.00	230,000.00	290,000.00	79.10
065-310-024-000	845 PURDUE DR	76,268.00	168,438.00	244,706.00	79.10
065-310-056-000	907 PURDUE DR	62,468.00	175,243.00	237,711.00	79.10
065-310-043-000	890 PURDUE DR	98,521.00	253,287.00	351,808.00	79.10
065-310-048-000	858 PURDUE DR	95,000.00	220,000.00	315,000.00	79.10
065-310-047-000	862 PURDUE DR	101,467.00	216,474.00	317,941.00	79.10
065-310-031-000	901 NOTRE DAME DR	30,000.00	100,000.00	130,000.00	79.10
065-310-039-000	924 PURDUE DR	68,566.00	156,578.00	225,144.00	79.10
065-310-038-000	928 PURDUE DR	106,086.00	228,779.00	334,865.00	79.10
065-310-053-000	879 PURDUE DR	80,000.00	180,000.00	260,000.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-310-045-000	874 PURDUE DR	90,761.00	149,111.00	239,872.00	79.10
065-310-050-000	861 PURDUE DR	30,000.00	115,000.00	145,000.00	79.10
065-310-026-000	840 NOTRE DAME DR	90,000.00	215,000.00	305,000.00	79.10
065-310-035-000	841 NOTRE DAME DR	80,000.00	165,000.00	245,000.00	79.10
065-310-054-000	887 PURDUE DR	60,945.00	180,763.00	241,708.00	79.10
065-310-040-000	918 PURDUE DR	90,000.00	251,000.00	341,000.00	79.10
065-310-044-000	882 PURDUE DR	80,000.00	180,000.00	260,000.00	79.10
065-310-049-000	854 PURDUE DR	103,512.00	186,322.00	289,834.00	79.10
065-310-032-000	905 NOTRE DAME DR	30,000.00	115,000.00	145,000.00	79.10
065-321-026-000	913 TUFTS PL	66,122.00	113,738.00	179,860.00	79.10
065-310-063-000	3 RIDGEVIEW PL	74,507.00	219,703.00	294,210.00	79.10
065-321-029-000	925 TUFTS PL	43,512.00	100,247.00	143,759.00	79.10
065-321-038-000	906 TUFTS PL	69,913.00	120,699.00	190,612.00	79.10
065-322-024-000	876 TUFTS CT	80,000.00	155,000.00	235,000.00	79.10
065-322-027-000	840 FORDHAM DR	45,709.00	108,186.00	153,895.00	79.10
065-322-038-000	856 TUFTS CT	84,278.00	180,879.00	265,157.00	79.10
065-310-076-000	801 NOTRE DAME DR	93,599.00	170,491.00	264,090.00	79.10
065-310-061-000	829 RIDGEVIEW DR	85,000.00	172,000.00	257,000.00	79.10
065-310-068-000	1206 ASHLEY AVE	67,221.00	166,196.00	233,417.00	79.10
065-322-029-000	850 FORDHAM DR	79,534.00	115,631.00	195,165.00	79.10
065-322-030-000	856 FORDHAM DR	82,880.00	117,991.00	200,871.00	79.10
065-321-036-000	914 TUFTS PL	69,914.00	119,491.00	189,405.00	79.10
065-310-078-000	813 NOTRE DAME DR	80,000.00	155,000.00	235,000.00	79.10
065-322-034-000	874 FORDHAM DR	71,310.00	112,156.00	183,466.00	79.10
065-322-015-000	871 TUFTS CT	71,310.00	202,314.00	273,624.00	79.10
065-322-017-000	863 TUFTS CT	80,000.00	180,000.00	260,000.00	79.10
065-321-001-000	CR 98	515,277.00	1,388,839.00	1,904,116.00	1,305.14
065-322-016-000	867 TUFTS CT	84,278.00	176,147.00	260,425.00	79.10
065-322-022-000	868 TUFTS CT	6,939.00	107,744.00	114,683.00	79.10
065-310-079-000	819 NOTRE DAME DR	91,768.00	197,942.00	289,710.00	79.10
065-310-075-000	802 NOTRE DAME DR	85,000.00	175,000.00	260,000.00	79.10
065-310-077-000	807 NOTRE DAME DR	100,000.00	215,000.00	315,000.00	79.10
065-322-014-000	875 TUFTS CT	85,000.00	175,000.00	260,000.00	79.10
065-310-072-000	820 NOTRE DAME DR	13,256.00	60,680.00	73,936.00	79.10
065-310-062-000	4 RIDGEVIEW PL	68,566.00	239,806.00	308,372.00	79.10
065-321-030-000	929 TUFTS PL	50,000.00	130,000.00	180,000.00	79.10
065-321-028-000	921 TUFTS PL	90,000.00	145,000.00	235,000.00	79.10
065-310-073-000	814 NOTRE DAME DR	60,000.00	200,000.00	260,000.00	79.10
065-310-080-000	829 NOTRE DAME DR	100,000.00	200,000.00	300,000.00	79.10
065-310-059-000	923 PURDUE DR	30,000.00	115,000.00	145,000.00	79.10
065-321-039-000	900 TUFTS PL	78,967.00	193,035.00	272,002.00	79.10
065-310-066-000	805 RIDGEVIEW DR	100,000.00	135,000.00	235,000.00	79.10
065-321-023-000	901 TUFTS PL	66,122.00	110,433.00	176,555.00	79.10
065-322-046-000	826 COLBY CT	51,801.00	130,028.00	181,829.00	79.10
065-322-040-000	860 TUFTS CT	65,271.00	276,443.00	341,714.00	79.10
065-321-037-000	910 TUFTS PL	100,000.00	115,000.00	215,000.00	79.10
065-321-034-000	924 TUFTS PL	125,000.00	110,000.00	235,000.00	79.10
065-322-032-000	864 FORDHAM DR	67,297.00	129,703.00	197,000.00	79.10
065-321-035-000	920 TUFTS PL	45,373.00	102,264.00	147,637.00	79.10
065-321-033-000	928 TUFTS PL	37,292.00	106,931.00	144,223.00	79.10
065-310-069-000	1210 ASHLEY AVE	60,000.00	220,000.00	280,000.00	79.10
065-310-074-000	808 NOTRE DAME DR	69,820.00	185,573.00	255,393.00	79.10
065-321-031-000	933 TUFTS PL	67,297.00	116,242.00	183,539.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-322-013-000	1301 COLUMBIA DR	80,000.00	165,000.00	245,000.00	79.10
065-322-025-000	880 TUFTS CT	50,000.00	140,000.00	190,000.00	79.10
065-322-045-000	830 COLBY CT	52,281.00	123,995.00	176,276.00	79.10
065-322-036-000	859 TUFTS CT	60,917.00	167,055.00	227,972.00	79.10
065-322-021-000	864 TUFTS CT	85,000.00	150,000.00	235,000.00	79.10
065-310-064-000	2 RIDGEVIEW PL	132,255.00	248,645.00	380,900.00	79.10
065-322-028-000	844 FORDHAM DR	82,214.00	161,345.00	243,559.00	79.10
065-322-033-000	868 FORDHAM DR	63,000.00	172,000.00	235,000.00	79.10
065-310-065-000	811 RIDGEVIEW DR	125,000.00	187,000.00	312,000.00	79.10
065-310-081-000	916-922 NOTRE DAME DR	91,800.00	146,880.00	238,680.00	158.20
065-310-071-000	830 NOTRE DAME DR	35,736.00	186,669.00	222,405.00	79.10
065-322-023-000	872 TUFTS CT	60,000.00	175,000.00	235,000.00	79.10
065-321-024-000	905 TUFTS PL	30,000.00	115,000.00	145,000.00	79.10
065-322-031-000	860 FORDHAM DR	71,400.00	167,280.00	238,680.00	79.10
065-321-027-000	917 TUFTS PL	77,974.00	179,947.00	257,921.00	79.10
065-310-067-000	801 RIDGEVIEW DR	50,000.00	175,000.00	225,000.00	79.10
065-321-025-000	909 TUFTS PL	97,629.00	146,444.00	244,073.00	79.10
065-310-058-000	919 PURDUE DR	30,000.00	105,000.00	135,000.00	79.10
065-322-035-000	878 FORDHAM DR	45,709.00	105,901.00	151,610.00	79.10
065-321-032-000	932 TUFTS PL	51,125.00	96,515.00	147,640.00	79.10
065-323-028-000	833 FORDHAM DR	62,978.00	171,363.00	234,341.00	79.10
065-322-055-000	809 COLBY CT	49,292.00	114,881.00	164,173.00	79.10
065-322-057-000	817 COLBY CT	50,786.00	126,533.00	177,319.00	79.10
065-322-056-000	813 COLBY CT	52,281.00	131,317.00	183,598.00	79.10
065-322-066-000	810 FORDHAM DR	72,734.00	146,802.00	219,536.00	79.10
065-323-023-000	847 FORDHAM DR	79,385.00	145,250.00	224,635.00	79.10
065-322-067-000	806 FORDHAM DR	52,896.00	85,963.00	138,859.00	79.10
065-322-068-000	802 FORDHAM DR	52,896.00	85,963.00	138,859.00	79.10
065-323-020-000	859 FORDHAM DR	100,000.00	115,000.00	215,000.00	79.10
065-323-022-000	851 FORDHAM DR	63,556.00	127,121.00	190,677.00	79.10
065-322-058-000	821 COLBY CT	85,000.00	180,000.00	265,000.00	79.10
065-323-027-000	837 FORDHAM DR	63,556.00	124,577.00	188,133.00	79.10
065-322-062-000	826 FORDHAM DR	70,000.00	165,000.00	235,000.00	79.10
065-323-017-000	871 FORDHAM DR	100,000.00	115,000.00	215,000.00	79.10
065-323-032-000	811 FORDHAM DR	90,000.00	150,000.00	240,000.00	79.10
065-323-021-000	855 FORDHAM DR	100,000.00	115,000.00	215,000.00	79.10
065-323-033-000	805 FORDHAM DR	30,000.00	90,000.00	120,000.00	79.10
065-322-047-000	822 COLBY CT	51,801.00	135,706.00	187,507.00	79.10
065-323-031-000	817 FORDHAM DR	50,000.00	130,000.00	180,000.00	79.10
065-323-029-000	827 FORDHAM DR	73,415.00	115,018.00	188,433.00	79.10
065-323-030-000	821 FORDHAM DR	90,000.00	150,000.00	240,000.00	79.10
065-322-051-000	806 COLBY CT	30,000.00	90,000.00	120,000.00	79.10
065-322-052-000	802 COLBY CT	30,000.00	90,000.00	120,000.00	79.10
065-322-054-000	805 COLBY CT	30,000.00	90,000.00	120,000.00	79.10
065-322-065-000	814 FORDHAM DR	85,000.00	160,000.00	245,000.00	79.10
065-322-050-000	810 COLBY CT	61,735.00	196,712.00	258,447.00	79.10
065-322-059-000	825 COLBY CT	60,000.00	150,000.00	210,000.00	79.10
065-322-053-000	801 COLBY CT	30,000.00	90,000.00	120,000.00	79.10
065-323-018-000	867 FORDHAM DR	58,374.00	131,733.00	190,107.00	79.10
065-323-019-000	863 FORDHAM DR	70,000.00	165,000.00	235,000.00	79.10
065-323-024-000	843 FORDHAM DR	78,967.00	134,967.00	213,934.00	79.10
065-322-048-000	818 COLBY CT	90,000.00	150,000.00	240,000.00	79.10
065-322-060-000	829 COLBY CT	90,000.00	165,000.00	255,000.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-322-061-000	832 FORDHAM DR	90,000.00	150,000.00	240,000.00	79.10
065-323-034-000	801 FORDHAM DR	30,000.00	90,000.00	120,000.00	79.10
065-323-016-000	875 FORDHAM DR	30,000.00	110,000.00	140,000.00	79.10
065-322-049-000	814 COLBY CT	51,801.00	135,650.00	187,451.00	79.10
065-322-063-000	822 FORDHAM DR	62,978.00	164,040.00	227,018.00	79.10
065-322-064-000	818 FORDHAM DR	72,734.00	116,383.00	189,117.00	79.10
065-323-015-000	879 FORDHAM DR	30,000.00	100,000.00	130,000.00	79.10
Total:					**$14,435.74**
Count:					**166**

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 2013/2014.

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, 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 Willdan Financial Services 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 THIS ________ DAY OF _________, 2013.

RESOLUTION NO.____________

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, ___________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the ______ day of ____________, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

________________________________,
Marlin H. Davis, Mayor
City of Woodland

________________________________,
Ana Gonzalez, City Clerk
City of Woodland

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 2013/2014.

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 2013/2014, 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 2013/2014 (Beginning July 1, 2013 and ending June 30, 2014) 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 and approve it as modified.

RESOLUTION NO.____________

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 2013/2014.

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 Engineer's 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 landscaping and lighting improvements related thereto, for Fiscal Year 2013/2014.

<u>Section 7</u>: 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.

<u>Section 8</u>: The boundaries of the District are described in the Engineer's 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."

<u>Section 9</u>: The proposed assessment for Fiscal Year 2013/2014 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

<u>Section 10</u>: 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.

<u>Section 11</u>: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 18, 2013** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO.____________

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2013.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, ___________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the ______ day of ____________, 2013 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

_________________________________,
Marlin H. Davis, Mayor
City of Woodland

_________________________________,
Ana Gonzalez, City Clerk
City of Woodland

City of Woodland

North Park Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2013/2014

Intent Meeting: May 21, 2013
Public Hearing: June 18, 2013

27368 Via Industria
Suite 110
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial

WILLDAN Financial Services

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 2013/2014 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 2nd day of May, 2013.

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

By: Josephine Perez Moses

Josephine Perez-Moses
Senior Project Manager, District Administration Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6-30-13
CIVIL
STATE OF CALIFORNIA

TABLE OF CONTENTS

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 2013/2014. 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 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 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 2013/2014 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 2013/2014.

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 and has made the following findings and determinations:

Pursuant to the California Constitution 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 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 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 the California Constitution Article XIIID, any 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 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 AOTHORIZED 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.

C. 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

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 which 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.

B. BENEFIT ANALYSIS

Exempt Assessments

As discussed previously, in compliance with the State Constitution Article XIIID, the City has carefully reviewed all District improvements and the corresponding assessments and determined that the annual assessments were part of the original conditions of development and approved by the developer (a 100% landowner petition). Article XIIID Section 5 provides for certain existing assessments to be exempt from the substantive and procedural requirements of Article XIIID Section 4. Specifically for this District:

- Assessments approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition).

As such, the existing assessment rates including the annual maximum assessment cap formula are exempt from both the substantive and procedural requirements of Article XIIID Section 4 until such time that the assessment is increased above the adjusted annual maximum assessment rates or properties are annexed into the District. However, 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.

Special Benefits

The method of apportionment (method of assessment) is based on the premise that each assessed parcel receives special benefit from the improvements maintained and funded by the assessments. Specifically, landscaping and lighting improvements installed in connection with the development of these parcels. The desirability of properties within District is enhanced by the presence of well-maintained parks, landscaping and lighting improvements in close proximity to those properties.

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.

General Benefits

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 the 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

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.

Capital Improvement Fund Collection/(Contribution) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660,* provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Contribution) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

Current CIP includes the following:

- Landscaping upgrades
- Irrigation upgrades
- Soundwall repair
- LED lighting installation

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-ways 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:

***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 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 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 2013/2014

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$12,641.00
Utilities	13,350.00
Equipment & Supplies	796.00
Repairs/Miscellaneous Expenses	1,011.00
Direct Costs (Subtotal)	**$27,798.00**
ADMINISTRATION COSTS	
District Administration	$1,443.69
County Administration Fee	124.00
Administration Costs (Subtotal)	**$1,567.69**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$29,365.69
Reserve Collection/(Contribution)	(2,656.09)
General Fund Replenishment/(Contribution)	0.00
CIP Collection	0.00
Balance to Levy	**$26,709.60**
DISTRICT STATISTICS	
Total Number of Parcels	124.00
Total Parcels Levied	124.00
Total Equivalent Dwelling Units	124.00
Levy Per EDU	**$215.40**
Maximum Assessment Per EDU	**$215.40**
Prior Year Maximum Assessment Per EDU	$215.40
CIP INFORMATION	
CIP Balance transferred from Reserve Fund	$15,000.00
CIP 2013/14 Expenditures: Landscaping upgrades, Irrigation upgrade, soundwall repairand LED Lighting installation	$15,000.00
RESERVE INFORMATION	
Previous Reserve Balance	$32,645.00
Reserve Fund Activity	(2,656.09)
Transefer to CIP Funds	(15,000.00)
Estimated Ending Reserve Balance	**$14,988.91**

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 - 2013/2014 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 2013/2014 Assessment Roll".

City of Woodland
North Park Lighting and Landscaping District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-470-002-000	320 QUAIL DR	$74,410.00	$110,263.00	$184,673.00	$215.40
027-470-003-000	324 QUAIL DR	68,641.00	111,075.00	179,716.00	215.40
027-470-004-000	328 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40
027-470-005-000	332 QUAIL DR	69,431.00	89,345.00	158,776.00	215.40
027-470-007-000	331 QUAIL DR	80,000.00	105,000.00	185,000.00	215.40
027-470-008-000	332 REDWING DR	65,000.00	85,000.00	150,000.00	215.40
027-470-009-000	336 REDWING DR	73,540.00	131,709.00	205,249.00	215.40
027-470-010-000	340 REDWING DR	77,215.00	136,764.00	213,979.00	215.40
027-470-011-000	344 REDWING DR	75,000.00	110,000.00	185,000.00	215.40
027-470-012-000	348 REDWING DR	75,000.00	110,000.00	185,000.00	215.40
027-470-013-000	352 REDWING DR	75,000.00	110,000.00	185,000.00	215.40
027-470-014-000	356 REDWING DR	75,000.00	110,000.00	185,000.00	215.40
027-470-015-000	360 REDWING DR	80,000.00	140,000.00	220,000.00	215.40
027-470-016-000	364 REDWING DR	74,410.00	94,635.00	169,045.00	215.40
027-470-017-000	368 REDWING DR	74,410.00	133,261.00	207,671.00	215.40
027-470-018-000	372 REDWING DR	100,000.00	140,000.00	240,000.00	215.40
027-470-019-000	429 FALCON DR	95,000.00	110,000.00	205,000.00	215.40
027-470-020-000	425 FALCON DR	74,410.00	131,233.00	205,643.00	215.40
027-470-021-000	421 FALCON DR	71,310.00	91,018.00	162,328.00	215.40
027-470-022-000	367 REDWING DR	77,974.00	117,617.00	195,591.00	215.40
027-470-023-000	363 REDWING DR	74,410.00	95,989.00	170,399.00	215.40
027-470-024-000	359 REDWING DR	74,410.00	108,911.00	183,321.00	215.40
027-470-025-000	355 REDWING DR	75,000.00	135,000.00	210,000.00	215.40
027-470-026-000	351 REDWING DR	76,500.00	107,100.00	183,600.00	215.40
027-470-027-000	347 REDWING DR	75,000.00	110,000.00	185,000.00	215.40
027-470-028-000	343 REDWING DR	74,410.00	105,002.00	179,412.00	215.40
027-470-029-000	339 REDWING DR	75,000.00	115,000.00	190,000.00	215.40
027-470-030-000	335 REDWING DR	75,000.00	139,000.00	214,000.00	215.40
027-470-031-000	331 REDWING DR	70,000.00	110,000.00	180,000.00	215.40
027-470-032-000	327 REDWING DR	75,000.00	110,000.00	185,000.00	215.40
027-470-033-000	323 REDWING DR	72,734.00	103,092.00	175,826.00	215.40
027-470-034-000	319 REDWING DR	67,297.00	112,570.00	179,867.00	215.40
027-470-035-000	315 REDWING DR	72,734.00	138,865.00	211,599.00	215.40
027-470-037-000	416 FALCON DR	74,410.00	100,048.00	174,458.00	215.40
027-470-038-000	412 FALCON DR	74,410.00	108,355.00	182,765.00	215.40
027-470-039-000	408 FALCON DR	75,000.00	110,000.00	185,000.00	215.40
027-470-040-000	404 FALCON DR	85,000.00	105,000.00	190,000.00	215.40
027-470-041-000	381 CARDINAL DR	73,415.00	117,344.00	190,759.00	215.40
027-470-042-000	385 CARDINAL DR	74,410.00	111,614.00	186,024.00	215.40
027-470-043-000	389 CARDINAL DR	75,000.00	110,000.00	185,000.00	215.40
027-470-044-000	390 CARDINAL DR	74,410.00	135,970.00	210,380.00	215.40
027-470-045-000	386 CARDINAL DR	74,410.00	135,970.00	210,380.00	215.40
027-470-046-000	382 CARDINAL DR	75,000.00	110,000.00	185,000.00	215.40
027-480-001-000	336 QUAIL DR	73,540.00	110,816.00	184,356.00	215.40
027-480-002-000	340 QUAIL DR	73,540.00	96,875.00	170,415.00	215.40
027-480-003-000	344 QUAIL DR	73,540.00	110,315.00	183,855.00	215.40
027-480-004-000	348 QUAIL DR	73,540.00	96,875.00	170,415.00	215.40
027-480-005-000	352 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40
027-480-006-000	360 QUAIL DR	73,540.00	105,634.00	179,174.00	215.40
027-480-007-000	364 QUAIL DR	73,540.00	110,315.00	183,855.00	215.40
027-480-008-000	368 QUAIL DR	60,000.00	85,000.00	145,000.00	215.40
027-480-009-000	372 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40
027-480-010-000	376 QUAIL DR	73,540.00	105,925.00	179,465.00	215.40
027-480-011-000	380 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40
027-480-012-000	384 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40

City of Woodland
North Park Lighting and Landscaping District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-480-013-000	388 QUAIL DR	61,504.00	155,112.00	216,616.00	215.40
027-480-014-000	392 QUAIL DR	71,310.00	97,244.00	168,554.00	215.40
027-480-015-000	396 QUAIL DR	85,000.00	130,000.00	215,000.00	215.40
027-480-016-000	451 ROBIN DR	76,268.00	106,143.00	182,411.00	215.40
027-480-017-000	447 ROBIN DR	73,415.00	104,007.00	177,422.00	215.40
027-480-018-000	443 ROBIN DR	70,000.00	75,000.00	145,000.00	215.40
027-480-019-000	439 ROBIN DR	72,734.00	85,897.00	158,631.00	215.40
027-480-020-000	435 ROBIN DR	72,734.00	109,107.00	181,841.00	215.40
027-480-021-000	431 ROBIN DR	60,000.00	85,000.00	145,000.00	215.40
027-480-022-000	427 ROBIN DR	70,000.00	115,000.00	185,000.00	215.40
027-480-023-000	423 ROBIN DR	76,500.00	117,300.00	193,800.00	215.40
027-480-024-000	419 ROBIN DR	60,000.00	85,000.00	145,000.00	215.40
027-480-025-000	415 ROBIN DR	72,734.00	143,497.00	216,231.00	215.40
027-480-026-000	411 ROBIN DR	79,349.00	130,404.00	209,753.00	215.40
027-480-028-000	397 CARDINAL DR	86,700.00	107,100.00	193,800.00	215.40
027-480-029-000	393 CARDINAL DR	67,297.00	127,867.00	195,164.00	215.40
027-480-030-000	394 CARDINAL DR	73,540.00	105,634.00	179,174.00	215.40
027-480-031-000	420 ROBIN DR	73,540.00	113,783.00	187,323.00	215.40
027-480-032-000	424 ROBIN DR	65,000.00	143,000.00	208,000.00	215.40
027-480-033-000	428 ROBIN DR	67,297.00	91,964.00	159,261.00	215.40
027-480-034-000	432 ROBIN DR	73,540.00	98,707.00	172,247.00	215.40
027-480-035-000	436 ROBIN DR	75,000.00	110,000.00	185,000.00	215.40
027-480-036-000	391 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40
027-480-037-000	387 QUAIL DR	73,540.00	96,875.00	170,415.00	215.40
027-480-038-000	383 QUAIL DR	73,540.00	119,674.00	193,214.00	215.40
027-480-039-000	379 QUAIL DR	73,540.00	100,236.00	173,776.00	215.40
027-480-040-000	375 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40
027-480-041-000	371 QUAIL DR	73,540.00	115,663.00	189,203.00	215.40
027-480-042-000	367 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40
027-480-043-000	363 QUAIL DR	80,000.00	130,000.00	210,000.00	215.40
027-480-044-000	359 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40
027-480-045-000	355 QUAIL DR	65,521.00	114,276.00	179,797.00	215.40
027-480-046-000	351 QUAIL DR	70,000.00	115,000.00	185,000.00	215.40
027-480-047-000	347 QUAIL DR	73,540.00	123,876.00	197,416.00	215.40
027-480-048-000	343 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40
027-480-049-000	339 QUAIL DR	80,000.00	130,000.00	210,000.00	215.40
027-480-050-000	335 QUAIL DR	75,000.00	135,000.00	210,000.00	215.40
027-560-001-000	426 HAWK DR	60,000.00	85,000.00	145,000.00	215.40
027-560-002-000	422 HAWK DR	71,310.00	102,553.00	173,863.00	215.40
027-560-003-000	418 HAWK DR	75,000.00	110,000.00	185,000.00	215.40
027-560-004-000	414 HAWK DR	95,000.00	90,000.00	185,000.00	215.40
027-560-005-000	410 HAWK DR	75,000.00	110,000.00	185,000.00	215.40
027-560-006-000	406 HAWK DR	85,000.00	104,000.00	189,000.00	215.40
027-560-007-000	405 DOVE DR	75,000.00	175,000.00	250,000.00	215.40
027-560-008-000	409 DOVE DR	75,000.00	110,000.00	185,000.00	215.40
027-560-009-000	413 DOVE DR	72,734.00	122,031.00	194,765.00	215.40
027-560-010-000	417 DOVE DR	75,000.00	110,000.00	185,000.00	215.40
027-560-011-000	421 DOVE DR	72,734.00	104,471.00	177,205.00	215.40
027-560-012-000	425 DOVE DR	85,000.00	155,000.00	240,000.00	215.40
027-560-018-000	284 QUAIL DR	85,000.00	155,000.00	240,000.00	215.40
027-560-019-000	288 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40
027-560-020-000	292 QUAIL DR	71,310.00	127,054.00	198,364.00	215.40
027-560-021-000	296 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40
027-560-022-000	425 HAWK DR	75,000.00	165,000.00	240,000.00	215.40
027-560-023-000	421 HAWK DR	67,297.00	129,279.00	196,576.00	215.40

City of Woodland
North Park Lighting and Landscaping District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-560-024-000	417 HAWK DR	60,000.00	85,000.00	145,000.00	215.40
027-560-025-000	413 HAWK DR	75,000.00	110,000.00	185,000.00	215.40
027-560-026-000	409 HAWK DR	72,734.00	85,897.00	158,631.00	215.40
027-560-027-000	405 HAWK DR	75,000.00	110,000.00	185,000.00	215.40
027-560-028-000	401 HAWK DR	75,000.00	145,000.00	220,000.00	215.40
027-560-029-000	285 SWALLOW DR	77,795.00	135,497.00	213,292.00	215.40
027-560-030-000	281 SWALLOW DR	71,310.00	95,298.00	166,608.00	215.40
027-560-031-000	277 SWALLOW DR	71,310.00	95,298.00	166,608.00	215.40
027-560-032-000	273 SWALLOW DR	75,000.00	110,000.00	185,000.00	215.40
027-560-033-000	269 SWALLOW DR	71,310.00	100,008.00	171,318.00	215.40
027-560-039-000	280 QUAIL DR	75,000.00	110,000.00	185,000.00	215.40
027-560-040-000	276 QUAIL DR	75,000.00	120,500.00	195,500.00	215.40
027-560-041-000	272 QUAIL DR	71,310.00	116,697.00	188,007.00	215.40
027-560-042-000	268 QUAIL DR	72,734.00	104,017.00	176,751.00	215.40
Total:					**$26,709.60**
Count:					**124**

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 2013/2014.

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, 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 Willdan Financial Services 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 THIS ________ DAY OF _________, 2013.

RESOLUTION NO.____________

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, __________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _______ day of ___________, 2013, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

____
Marlin H. Davies, Mayor
City of Woodland

____
Ana Gonzalez, City Clerk
City of Woodland

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 2013/2014.

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 2013/2014 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 2013/2014 (Beginning July 1, 2013 and ending June 30, 2014) 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 and approve it as modified.

RESOLUTION NO.____________

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 2013/2014.

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 Engineer's 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 landscaping and lighting improvements related thereto, for Fiscal Year 2013/2014.

<u>Section 7</u>: 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.

<u>Section 8</u>: The boundaries of the District are described in the Engineer's 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."

<u>Section 9</u>: The proposed assessment for Fiscal Year 2013/2014 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

<u>Section 10</u>: 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.

<u>Section 11</u>: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 18, 2013** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO.____________

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2013.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, _______________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the __________ day of ______________, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

____
Marlin H. Davis, Mayor
City of Woodland

____
Ana Gonzalez, City Clerk
City of Woodland

City of Woodland

Gibson Ranch Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2013/2014

Intent Meeting: May 21, 2013
Public Hearing: June 18, 2013

27368 Via Industria
Suite 110
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial

WILLDAN Financial Services

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 2013/2014, 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 2nd day of May, 2013.

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

By: Josephine Perez Moses

Josephine Perez-Moses
Senior Project Manager, District Administration Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6-30-13
CIVIL
STATE OF CALIFORNIA

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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 2013/2014. 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 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 2013/2014 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 2013/2014.

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 the California Constitutional 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 5b, 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 the California Constitution Article XIIID Section 4.

The provisions of the California Constitutional 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 California Constitution 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 the California Constitution 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 of Woodland, 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.

B. BENEFIT ANALYSIS

Exempt Assessments

As discussed previously, in compliance with the State Constitution Article XIIID, the City has carefully reviewed all District improvements and the corresponding assessments and determined that the annual assessments were part of the original conditions of development and approved by the developer (a 100% landowner petition). Article XIIID Section 5 provides for certain existing assessments to be exempt from the substantive and procedural requirements of Article XIIID Section 4. Specifically for this District:

- Assessments approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition).

As such, the existing assessment rates including the annual maximum assessment cap formula are exempt from both the substantive and procedural requirements of Article XIIID Section 4 until such time that the assessment is increased above the adjusted annual maximum assessment rates or properties are annexed into the District. However, 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.

Special Benefits

The method of apportionment (method of assessment) is based on the premise that each assessed parcel receives special benefit from the improvements maintained and funded by the assessments. Specifically, landscaping and lighting improvements installed in connection with the development of these parcels. The desirability of properties within District is enhanced by the presence of well-maintained parks, landscaping and lighting improvements in close proximity to those properties.

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 Equivalent Dwelling Unit 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 Equivalent Dwelling Unit (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 Equivalent Dwelling Unit 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. Equivalent Dwelling Unit 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. Multifamily 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. Multifamily 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 dollars 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 Common Labor Cost Index (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 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 FY 2005/2006.

MAXIMUM ASSESSMENT CAP FOR FY 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	10	34.28%	$235.12

[1] Engineering News Record Labor Cost Index in San Francisco (CC Jan. - Year/CC Jan. - 1995))

Table B

The following table reflects the history of Maximum Assessment Cap formula used for FY 2006/2007 through FY 2013/2014.

MAXIMUM ASSESSMENT CAP FOR FY 2006/2007 THROUGH 2013/2014 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%	$291.63
2013/14	Jan	2013	10,360.84	1.499%	1.499%	$296.00

(1) Common Labor Cost Index.

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 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 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:

***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 advanced 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.

Capital Improvement Fund Collection/(Contribution) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660,* provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Contribution) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

Current CIP projects include the following:

Park Projects:
- New playground
- Restroom upgrade

Public Works Projects:
- Irrigation controller

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-ways 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 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.

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 all revenues and expenditures occur as budgeted).

B. DISTRICT BUDGET FISCAL YEAR 2013/2014

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	$252,362.45	$44,534.55	$23,481.00	$54,789.00	$375,167.00
Utilities	73,800.00	8,200.00	3,720.00	8,680.00	94,400.00
Equipment & Supplies	14,171.40	1,574.60	2,370.00	5,530.00	23,646.00
Repairs/Miscellaneous Expenses	42,635.70	4,737.30	5,770.80	13,465.20	66,609.00
Direct Costs (Subtotal)	**$382,969.55**	**$59,046.45**	**$35,341.80**	**$82,464.20**	**$559,822.00**
ADMINISTRATION COSTS					
District Administration	$0.00	$0.00	$0.00	$0.00	$0.00
County Administration Fee	1,609.20	178.80	30.00	70.00	1,888.00
Administration Costs (Subtotal)	**$1,609.20**	**$178.80**	**$30.00**	**$70.00**	**$1,888.00**
LEVY BREAKDOWN					
Total Direct and Admin. Costs	$384,578.75	$59,225.25	$35,371.80	$82,534.20	$561,710.00
Reserve Collection/(Contribution)	0.00	(800.13)	0.00	(1,120.92)	(1,921.05)
General Fund Contribution	0.00	0.00	0.00	0.00	0.00
CIP Collection	63,756.56	0.00	12,610.73	0.00	76,367.29
Balance to Levy	**$448,335.31**	**$58,425.12**	**$47,982.53**	**$81,413.28**	**$636,156.24**
DISTRICT STATISTICS					
Total Number of Parcels	1,888	1,872	1,888	1,872	
Total Parcels Levied	1,888	1,872	1,888	1,872	
Total Equivalent Dwelling Units	2,212.25	1,872.00	2,574.17	1,872.00	
Levy Per EDU(1)	**$202.66**	**$31.21**	**$18.64**	**$43.49**	**$296.00**
Prior Year Levy Per EDU	$194.63	$29.96	$20.10	$46.93	$291.63
Maximum Assessment Per EDU	$202.66	$31.21	$18.64	$43.49	$296.00
CIP Beginning Balance	$140,246.56	$18,276.33	$15,009.71	$25,467.40	$199,000.00
CIP 2013/14 Expenditures:					
Park Projects: New Play Ground	24,666.48	3,214.43	2,639.90	4,479.19	35,000.00
Restroom Upgrade	35,237.83	4,592.04	3,771.29	6,398.84	50,000.00
Public Works Projects: Irrigation Controller	80,342.25	10,469.86	8,598.53	14,589.36	114,000.00
FY 2013/14 Total CIP Expenditures	**$140,246.56**	**$18,276.33**	**$15,009.71**	**$25,467.40**	**$199,000.00**
RESERVE INFORMATION					
Beginning Projected Reserve Balance	$422,490.95	$65,063.74	$38,858.79	$90,670.51	$617,084.00
Transfer for CIP	($140,246.56)	($18,276.33)	($15,009.71)	($25,467.40)	($199,000.00)
Reserve Fund Activity	0.00	(800.13)	0.00	(1,120.92)	(1,921.05)
Ending Projected Reserve Balance	**$282,244.39**	**$45,987.28**	**$23,849.08**	**$64,082.19**	**$416,162.95**

(1) Levy per EDU shown above is based on current year's budget. This District's maximum rate have been increased by Engineering News Record Labor Cost Index Inflation Factor. Please reference page 8 through page 10 of this report for more detailed information.

The Capital Improvement Project (CIP) fund is used to upgrade certain improvements within the District. These improvements have a useful life of five years or more and include but are not limited to:

Park Projects:

- New playground
- Restroom upgrade

Public Works Projects:

- Irrigation controller

C. SUMMARY OF REVENUE APPLIED FOR FISCAL YEAR 2013/2014

Based on the Budget for fiscal year 2013/2014 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
Single Family Residential	$379,380.24	$58,425.12	$34,894.08	$81,413.28	$554,112.72
Multi Family Residential	57,843.22	0.00	5,558.45	0.00	63,401.67
Commercial/Institution	11,111.85	0.00	7,530.00	0.00	18,641.85
Commercial Vacant	0.00	0.00	0.00	0.00	0.00
Total	**$448,335.31**	**$58425.12**	**$47,982.53**	**$81,413.28**	**$636,156.24**

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 - 2013/2014 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 2013/2014 Assessment Roll".

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-490-001-000	2 ARELLANO CT	$72,734.00	$166,642.00	$239,376.00	$296.00
027-490-002-000	6 ARELLANO CT	75,000.00	180,000.00	255,000.00	296.00
027-490-003-000	10 ARELLANO CT	79,349.00	179,137.00	258,486.00	296.00
027-490-004-000	14 ARELLANO CT	75,000.00	125,000.00	200,000.00	296.00
027-490-005-000	18 ARELLANO CT	74,883.00	142,281.00	217,164.00	296.00
027-490-006-000	22 ARELLANO CT	79,349.00	181,646.00	260,995.00	296.00
027-490-007-000	26 ARELLANO CT	80,000.00	180,000.00	260,000.00	296.00
027-490-008-000	939 FARNHAM AVE	72,735.00	141,614.00	214,349.00	296.00
027-490-009-000	935 FARNHAM AVE	75,000.00	185,000.00	260,000.00	296.00
027-490-010-000	931 FARNHAM AVE	75,000.00	160,000.00	235,000.00	296.00
027-490-011-000	927 FARNHAM AVE	85,000.00	160,000.00	245,000.00	296.00
027-490-012-000	1928 MAXWELL AVE	68,641.00	160,989.00	229,630.00	296.00
027-490-013-000	1932 MAXWELL AVE	68,641.00	130,990.00	199,631.00	296.00
027-490-014-000	1936 MAXWELL AVE	75,000.00	144,000.00	219,000.00	296.00
027-490-015-000	1940 MAXWELL AVE	75,000.00	195,000.00	270,000.00	296.00
027-490-016-000	1944 MAXWELL AVE	80,000.00	145,000.00	225,000.00	296.00
027-490-017-000	1948 MAXWELL AVE	74,643.00	172,722.00	247,365.00	296.00
027-490-018-000	1952 MAXWELL AVE	85,000.00	195,000.00	280,000.00	296.00
027-490-019-000	1956 MAXWELL AVE	68,641.00	151,381.00	220,022.00	296.00
027-490-020-000	900 BURNS WAY	71,764.00	124,794.00	196,558.00	296.00
027-490-021-000	904 BURNS WAY	75,000.00	125,000.00	200,000.00	296.00
027-490-022-000	908 BURNS WAY	85,000.00	150,000.00	235,000.00	296.00
027-490-023-000	912 BURNS WAY	75,000.00	165,000.00	240,000.00	296.00
027-490-024-000	916 BURNS WAY	68,641.00	178,464.00	247,105.00	296.00
027-490-025-000	920 BURNS WAY	75,000.00	155,000.00	230,000.00	296.00
027-490-026-000	1969 WITHAM DR	77,795.00	152,315.00	230,110.00	296.00
027-490-028-000	1947 MAXWELL AVE	64,826.00	86,544.00	151,370.00	296.00
027-490-029-000	1943 MAXWELL AVE	60,000.00	100,000.00	160,000.00	296.00
027-490-030-000	1939 MAXWELL AVE	61,200.00	107,100.00	168,300.00	296.00
027-490-031-000	1935 MAXWELL AVE	61,200.00	113,220.00	174,420.00	296.00
027-490-036-000	1973 WITHAM DR	69,913.00	153,678.00	223,591.00	296.00
027-490-037-000	1977 WITHAM DR	75,000.00	185,000.00	260,000.00	296.00
027-490-038-000	1981 WITHAM DR	69,913.00	116,809.00	186,722.00	296.00
027-490-039-000	1985 WITHAM DR	68,641.00	154,748.00	223,389.00	296.00
027-490-040-000	1989 WITHAM DR	75,000.00	150,000.00	225,000.00	296.00
027-490-041-000	1993 WITHAM DR	80,000.00	150,000.00	230,000.00	296.00
027-490-042-000	931 WITHAM DR	75,000.00	150,000.00	225,000.00	296.00
027-490-044-000	1967 SCHLOTZ CT	74,883.00	202,481.00	277,364.00	296.00
027-490-045-000	1971 SCHLOTZ CT	86,700.00	143,718.00	230,418.00	296.00
027-490-046-000	1975 SCHLOTZ CT	75,000.00	150,000.00	225,000.00	296.00
027-490-047-000	1979 SCHLOTZ CT	68,641.00	128,537.00	197,178.00	296.00
027-490-048-000	1983 SCHLOTZ CT	85,000.00	150,000.00	235,000.00	296.00
027-490-049-000	1987 SCHLOTZ CT	68,641.00	160,989.00	229,630.00	296.00
027-490-050-000	1991 SCHLOTZ CT	68,641.00	141,311.00	209,952.00	296.00
027-490-051-000	1995 SCHLOTZ CT	75,000.00	125,000.00	200,000.00	296.00
027-490-052-000	1996 SCHLOTZ CT	75,000.00	185,000.00	260,000.00	296.00
027-490-053-000	1992 SCHLOTZ CT	68,641.00	186,501.00	255,142.00	296.00
027-490-054-000	1988 SCHLOTZ CT	68,641.00	126,667.00	195,308.00	296.00
027-490-055-000	1984 SCHLOTZ CT	68,641.00	171,849.00	240,490.00	296.00
027-490-056-000	1980 SCHLOTZ CT	75,000.00	190,000.00	265,000.00	296.00
027-490-057-000	1976 SCHLOTZ CT	68,641.00	135,601.00	204,242.00	296.00
027-490-058-000	1972 SCHLOTZ CT	68,641.00	144,139.00	212,780.00	296.00
027-490-059-000	1968 SCHLOTZ CT	75,000.00	160,000.00	235,000.00	296.00
027-500-001-000	30 ROMAN CT	85,000.00	150,000.00	235,000.00	296.00
027-500-002-000	26 ROMAN CT	73,540.00	167,148.00	240,688.00	296.00
027-500-003-000	22 ROMAN CT	80,227.00	159,350.00	239,577.00	296.00
027-500-004-000	18 ROMAN CT	73,543.00	133,706.00	207,249.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-500-005-000	14 ROMAN CT	75,000.00	125,000.00	200,000.00	296.00
027-500-006-000	10 ROMAN CT	75,000.00	190,000.00	265,000.00	296.00
027-500-007-000	6 ROMAN CT	80,227.00	157,774.00	238,001.00	296.00
027-500-008-000	932 FARNHAM AVE	67,297.00	187,071.00	254,368.00	296.00
027-500-009-000	936 FARNHAM AVE	75,000.00	125,000.00	200,000.00	296.00
027-500-010-000	50 ROMAN CT	85,000.00	155,000.00	240,000.00	296.00
027-500-011-000	46 ROMAN CT	75,000.00	125,000.00	200,000.00	296.00
027-500-012-000	42 ROMAN CT	73,540.00	186,661.00	260,201.00	296.00
027-500-013-000	38 ROMAN CT	67,297.00	134,598.00	201,895.00	296.00
027-500-014-000	34 ROMAN CT	85,000.00	160,000.00	245,000.00	296.00
027-500-015-000	960 FARNHAM AVE	73,540.00	168,073.00	241,613.00	296.00
027-500-016-000	956 FARNHAM AVE	75,000.00	162,000.00	237,000.00	296.00
027-500-017-000	952 FARNHAM AVE	95,000.00	140,000.00	235,000.00	296.00
027-500-018-000	948 FARNHAM AVE	72,734.00	167,620.00	240,354.00	296.00
027-500-019-000	54 ROMAN CT	74,883.00	149,771.00	224,654.00	296.00
027-500-020-000	1936 WITHAM DR	72,735.00	119,013.00	191,748.00	296.00
027-500-021-000	1940 WITHAM DR	75,000.00	165,000.00	240,000.00	296.00
027-500-022-000	1944 WITHAM DR	72,735.00	155,543.00	228,278.00	296.00
027-500-023-000	1948 WITHAM DR	75,000.00	125,000.00	200,000.00	296.00
027-500-024-000	1952 WITHAM DR	72,735.00	129,594.00	202,329.00	296.00
027-500-025-000	1956 WITHAM DR	75,000.00	125,000.00	200,000.00	296.00
027-500-026-000	1960 WITHAM DR	75,000.00	165,000.00	240,000.00	296.00
027-500-027-000	1964 WITHAM DR	75,000.00	185,000.00	260,000.00	296.00
027-500-028-000	1968 WITHAM DR	75,000.00	125,000.00	200,000.00	296.00
027-500-029-000	1972 WITHAM DR	72,735.00	140,916.00	213,651.00	296.00
027-500-030-000	1973 HACKETT DR	72,735.00	129,594.00	202,329.00	296.00
027-500-031-000	1969 HACKETT DR	72,734.00	130,046.00	202,780.00	296.00
027-500-032-000	1965 HACKETT DR	75,000.00	190,000.00	265,000.00	296.00
027-500-033-000	1961 HACKETT DR	72,735.00	167,703.00	240,438.00	296.00
027-500-034-000	1957 HACKETT DR	72,735.00	129,594.00	202,329.00	296.00
027-500-035-000	1953 HACKETT DR	72,735.00	157,662.00	230,397.00	296.00
027-500-036-000	1949 HACKETT DR	75,000.00	170,000.00	245,000.00	296.00
027-500-037-000	1945 HACKETT DR	72,735.00	119,013.00	191,748.00	296.00
027-500-038-000	1941 HACKETT DR	80,000.00	160,000.00	240,000.00	296.00
027-500-039-000	1972 HACKETT DR	75,000.00	185,000.00	260,000.00	296.00
027-500-040-000	1968 HACKETT DR	71,310.00	126,839.00	198,149.00	296.00
027-500-041-000	1964 HACKETT DR	71,310.00	156,786.00	228,096.00	296.00
027-500-042-000	1960 HACKETT DR	75,000.00	125,000.00	200,000.00	296.00
027-500-043-000	1956 HACKETT DR	95,000.00	185,000.00	280,000.00	296.00
027-500-044-000	1952 HACKETT DR	85,000.00	150,000.00	235,000.00	296.00
027-500-045-000	1948 HACKETT DR	69,913.00	145,230.00	215,143.00	296.00
027-500-046-000	1944 HACKETT DR	71,310.00	169,405.00	240,715.00	296.00
027-500-047-000	1947 HOWARD DR	75,000.00	150,000.00	225,000.00	296.00
027-500-048-000	971 FARNHAM AVE	75,000.00	185,000.00	260,000.00	296.00
027-500-049-000	975 FARNHAM AVE	75,000.00	160,000.00	235,000.00	296.00
027-500-050-000	979 FARNHAM AVE	75,000.00	125,000.00	200,000.00	296.00
027-500-051-000	983 FARNHAM AVE	80,000.00	155,000.00	235,000.00	296.00
027-500-052-000	987 FARNHAM AVE	71,310.00	169,841.00	241,151.00	296.00
027-500-053-000	991 FARNHAM AVE	71,310.00	123,177.00	194,487.00	296.00
027-500-054-000	995 FARNHAM AVE	71,310.00	144,679.00	215,989.00	296.00
027-500-056-000	1976 WITHAM DR	69,913.00	163,490.00	233,403.00	296.00
027-500-057-000	1980 WITHAM DR	68,641.00	122,397.00	191,038.00	296.00
027-500-058-000	1984 WITHAM DR	50,843.00	136,642.00	187,485.00	296.00
027-500-059-000	1988 WITHAM DR	69,913.00	130,869.00	200,782.00	296.00
027-500-060-000	1989 HACKETT DR	69,913.00	129,543.00	199,456.00	296.00
027-500-061-000	1985 HACKETT DR	75,000.00	150,000.00	225,000.00	296.00
027-500-062-000	1981 HACKETT DR	75,000.00	125,000.00	200,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-500-063-000	1977 HACKETT DR	65,000.00	195,000.00	260,000.00	296.00
027-500-064-000	1976 HACKETT DR	75,000.00	125,000.00	200,000.00	296.00
027-500-065-000	1980 HACKETT DR	75,000.00	185,000.00	260,000.00	296.00
027-500-066-000	1984 HACKETT DR	69,913.00	190,367.00	260,280.00	296.00
027-500-067-000	1988 HACKETT DR	75,000.00	180,000.00	255,000.00	296.00
027-500-068-000	951 WITHAM DR	75,000.00	180,000.00	255,000.00	296.00
027-500-069-000	947 WITHAM DR	80,756.00	117,581.00	198,337.00	296.00
027-500-070-000	943 WITHAM DR	80,000.00	155,000.00	235,000.00	296.00
027-500-071-000	939 WITHAM DR	55,469.00	145,036.00	200,505.00	296.00
027-500-072-000	935 WITHAM DR	68,641.00	143,515.00	212,156.00	296.00
027-500-073-000	999 FARNHAM AVE	69,913.00	109,956.00	179,869.00	296.00
027-511-001-000	979 HUSTON CIR	75,000.00	114,000.00	189,000.00	296.00
027-511-002-000	983 HUSTON CIR	76,500.00	91,800.00	168,300.00	296.00
027-511-003-000	987 HUSTON CIR	65,000.00	92,000.00	157,000.00	296.00
027-511-004-000	991 HUSTON CIR	65,000.00	100,000.00	165,000.00	296.00
027-511-005-000	995 HUSTON CIR	61,179.00	85,652.00	146,831.00	296.00
027-511-006-000	999 HUSTON CIR	65,000.00	100,000.00	165,000.00	296.00
027-511-007-000	1003 HUSTON CIR	75,000.00	106,000.00	181,000.00	296.00
027-511-008-000	1007 HUSTON CIR	65,000.00	83,000.00	148,000.00	296.00
027-511-009-000	1011 HUSTON CIR	64,826.00	110,891.00	175,717.00	296.00
027-511-010-000	1015 HUSTON CIR	64,826.00	140,299.00	205,125.00	296.00
027-511-011-000	1019 HUSTON CIR	60,000.00	87,500.00	147,500.00	296.00
027-511-012-000	1023 HUSTON CIR	65,000.00	100,000.00	165,000.00	296.00
027-511-013-000	1027 HUSTON CIR	65,000.00	92,000.00	157,000.00	296.00
027-511-014-000	1031 HUSTON CIR	65,000.00	100,000.00	165,000.00	296.00
027-511-015-000	1035 HUSTON CIR	65,000.00	92,000.00	157,000.00	296.00
027-511-016-000	1039 HUSTON CIR	86,700.00	106,080.00	192,780.00	296.00
027-511-017-000	1992 HUSTON CIR	66,852.00	128,592.00	195,444.00	296.00
027-511-018-000	1988 HUSTON CIR	66,852.00	113,432.00	180,284.00	296.00
027-511-019-000	1984 HUSTON CIR	61,179.00	108,840.00	170,019.00	296.00
027-511-020-000	1980 HUSTON CIR	60,000.00	68,000.00	128,000.00	296.00
027-511-021-000	1976 HUSTON CIR	65,000.00	100,000.00	165,000.00	296.00
027-511-022-000	1972 HUSTON CIR	65,000.00	106,000.00	171,000.00	296.00
027-511-025-000	1960 MORRIS CIR	62,402.00	93,603.00	156,005.00	296.00
027-511-026-000	1956 MORRIS CIR	66,122.00	98,456.00	164,578.00	296.00
027-511-027-000	1964 MORRIS CIR	66,123.00	89,916.00	156,039.00	296.00
027-511-029-000	1968 HUSTON CIR	66,852.00	122,701.00	189,553.00	296.00
027-512-001-000	996 HUSTON CIR	66,122.00	119,639.00	185,761.00	296.00
027-512-002-000	992 HUSTON CIR	65,000.00	100,000.00	165,000.00	296.00
027-512-003-000	988 HUSTON CIR	61,000.00	110,000.00	171,000.00	296.00
027-512-004-000	984 HUSTON CIR	66,000.00	140,000.00	206,000.00	296.00
027-512-005-000	980 HUSTON CIR	64,826.00	88,152.00	152,978.00	296.00
027-512-006-000	976 HUSTON CIR	75,000.00	114,000.00	189,000.00	296.00
027-512-007-000	972 HUSTON CIR	64,826.00	88,152.00	152,978.00	296.00
027-512-008-000	968 HUSTON CIR	71,310.00	83,513.00	154,823.00	296.00
027-512-009-000	1959 STEPHENS LN	66,000.00	140,000.00	206,000.00	296.00
027-512-010-000	1963 STEPHENS LN	64,826.00	97,805.00	162,631.00	296.00
027-512-011-000	1967 STEPHENS LN	66,000.00	140,000.00	206,000.00	296.00
027-512-012-000	1971 STEPHENS LN	64,826.00	94,636.00	159,462.00	296.00
027-512-013-000	1975 STEPHENS LN	65,000.00	100,000.00	165,000.00	296.00
027-512-014-000	1979 STEPHENS LN	64,826.00	105,400.00	170,226.00	296.00
027-512-015-000	1983 STEPHENS LN	65,000.00	106,000.00	171,000.00	296.00
027-512-016-000	1987 STEPHENS LN	64,237.00	111,856.00	176,093.00	296.00
027-513-001-000	1988 STEPHENS LN	76,500.00	76,500.00	153,000.00	296.00
027-513-002-000	1984 STEPHENS LN	60,000.00	95,000.00	155,000.00	296.00
027-513-003-000	1980 STEPHENS LN	70,070.00	91,665.00	161,735.00	296.00
027-513-004-000	1976 STEPHENS LN	71,000.00	100,000.00	171,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-513-005-000	1972 STEPHENS LN	75,000.00	114,000.00	189,000.00	296.00
027-513-006-000	1968 STEPHENS LN	66,852.00	115,269.00	182,121.00	296.00
027-513-007-000	1967 HUSTON CIR	76,500.00	97,920.00	174,420.00	296.00
027-513-008-000	1971 HUSTON CIR	66,122.00	96,527.00	162,649.00	296.00
027-513-009-000	1975 HUSTON CIR	61,179.00	94,216.00	155,395.00	296.00
027-513-010-000	1979 HUSTON CIR	67,000.00	90,000.00	157,000.00	296.00
027-513-011-000	1983 HUSTON CIR	66,122.00	96,529.00	162,651.00	296.00
027-513-012-000	1987 HUSTON CIR	75,000.00	114,000.00	189,000.00	296.00
027-514-001-000	963 HUSTON CIR	70,000.00	110,000.00	180,000.00	296.00
027-514-002-000	967 HUSTON CIR	64,826.00	108,900.00	173,726.00	296.00
027-514-003-000	971 HUSTON CIR	71,310.00	94,929.00	166,239.00	296.00
027-515-003-000	1004 FARNHAM AVE	64,826.00	102,142.00	166,968.00	296.00
027-515-004-000	1008 FARNHAM AVE	65,000.00	100,000.00	165,000.00	296.00
027-515-005-000	1012 FARNHAM AVE	71,310.00	88,152.00	159,462.00	296.00
027-515-006-000	1016 FARNHAM AVE	64,826.00	89,777.00	154,603.00	296.00
027-515-007-000	1020 FARNHAM AVE	64,826.00	81,670.00	146,496.00	296.00
027-515-008-000	1024 FARNHAM AVE	64,826.00	90,008.00	154,834.00	296.00
027-515-009-000	1028 FARNHAM AVE	65,000.00	117,000.00	182,000.00	296.00
027-515-010-000	1032 FARNHAM AVE	64,237.00	114,408.00	178,645.00	296.00
027-515-011-000	1036 FARNHAM AVE	61,179.00	119,914.00	181,093.00	296.00
027-515-012-000	1040 FARNHAM AVE	65,000.00	92,000.00	157,000.00	296.00
027-520-095-000	1975 MAXWELL AVE	1,275,000.00	16,943,000.00	18,218,000.00	17,413.12
027-530-001-000	944 CAMPBELL CIR	75,000.00	115,000.00	190,000.00	296.00
027-530-002-000	940 CAMPBELL CIR	71,310.00	98,073.00	169,383.00	296.00
027-530-003-000	936 CAMPBELL CIR	71,310.00	88,152.00	159,462.00	296.00
027-530-004-000	932 CAMPBELL CIR	69,913.00	96,609.00	166,522.00	296.00
027-530-005-000	928 CAMPBELL CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-006-000	924 CAMPBELL CIR	75,000.00	120,000.00	195,000.00	296.00
027-530-007-000	920 CAMPBELL CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-008-000	916 CAMPBELL CIR	69,913.00	90,241.00	160,154.00	296.00
027-530-009-000	912 CAMPBELL CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-010-000	1080 BARNES CIR	75,000.00	110,000.00	185,000.00	296.00
027-530-011-000	1076 BARNES CIR	75,000.00	135,000.00	210,000.00	296.00
027-530-012-000	1072 BARNES CIR	72,735.00	125,508.00	198,243.00	296.00
027-530-013-000	1068 BARNES CIR	73,543.00	101,493.00	175,036.00	296.00
027-530-014-000	1064 BARNES CIR	73,540.00	129,608.00	203,148.00	296.00
027-530-015-000	1060 BARNES CIR	73,543.00	104,867.00	178,410.00	296.00
027-530-016-000	1056 BARNES CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-017-000	1052 BARNES CIR	73,543.00	128,240.00	201,783.00	296.00
027-530-018-000	1048 BARNES CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-019-000	1044 BARNES CIR	79,349.00	152,453.00	231,802.00	296.00
027-530-020-000	1040 BARNES CIR	71,310.00	122,310.00	193,620.00	296.00
027-530-021-000	1036 BARNES CIR	68,641.00	106,086.00	174,727.00	296.00
027-530-022-000	1032 BARNES CIR	79,349.00	98,454.00	177,803.00	296.00
027-530-023-000	1028 BARNES CIR	72,734.00	120,575.00	193,309.00	296.00
027-530-024-000	1024 BARNES CIR	65,000.00	140,000.00	205,000.00	296.00
027-530-025-000	1020 BARNES CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-026-000	1016 BARNES CIR	72,735.00	106,654.00	179,389.00	296.00
027-530-027-000	1012 BARNES CIR	65,521.00	132,007.00	197,528.00	296.00
027-530-028-000	1008 BARNES CIR	72,735.00	100,191.00	172,926.00	296.00
027-530-029-000	1004 BARNES CIR	75,000.00	120,000.00	195,000.00	296.00
027-530-030-000	1000 BARNES CIR	72,735.00	93,766.00	166,501.00	296.00
027-530-031-000	996 CAMPBELL CIR	72,735.00	101,500.00	174,235.00	296.00
027-530-032-000	992 CAMPBELL CIR	72,735.00	97,967.00	170,702.00	296.00
027-530-033-000	988 CAMPBELL CIR	72,735.00	119,399.00	192,134.00	296.00
027-530-034-000	984 CAMPBELL CIR	72,735.00	97,999.00	170,734.00	296.00
027-530-035-000	980 CAMPBELL CIR	72,735.00	95,957.00	168,692.00	296.00

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-530-036-000	976 CAMPBELL CIR	65,000.00	135,000.00	200,000.00	296.00
027-530-037-000	972 CAMPBELL CIR	72,735.00	96,391.00	169,126.00	296.00
027-530-038-000	968 CAMPBELL CIR	70,000.00	125,000.00	195,000.00	296.00
027-530-039-000	964 CAMPBELL CIR	80,000.00	160,000.00	240,000.00	296.00
027-530-040-000	960 CAMPBELL CIR	72,734.00	101,560.00	174,294.00	296.00
027-530-041-000	956 CAMPBELL CIR	72,735.00	123,527.00	196,262.00	296.00
027-530-042-000	952 CAMPBELL CIR	72,735.00	112,282.00	185,017.00	296.00
027-530-043-000	948 CAMPBELL CIR	75,000.00	120,000.00	195,000.00	296.00
027-530-044-000	939 CAMPBELL CIR	72,734.00	106,744.00	179,478.00	296.00
027-530-045-000	935 CAMPBELL CIR	75,000.00	120,000.00	195,000.00	296.00
027-530-046-000	931 CAMPBELL CIR	69,913.00	98,338.00	168,251.00	296.00
027-530-047-000	927 CAMPBELL CIR	70,000.00	159,500.00	229,500.00	296.00
027-530-048-000	923 CAMPBELL CIR	75,000.00	120,000.00	195,000.00	296.00
027-530-049-000	919 CAMPBELL CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-050-000	915 CAMPBELL CIR	69,913.00	99,788.00	169,701.00	296.00
027-530-051-000	1077 BARNES CIR	73,540.00	105,382.00	178,922.00	296.00
027-530-052-000	1073 BARNES CIR	81,600.00	115,260.00	196,860.00	296.00
027-530-053-000	1069 BARNES CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-054-000	1065 BARNES CIR	65,521.00	111,702.00	177,223.00	296.00
027-530-055-000	1061 BARNES CIR	75,000.00	120,000.00	195,000.00	296.00
027-530-056-000	1057 BARNES CIR	91,800.00	137,700.00	229,500.00	296.00
027-530-057-000	1053 BARNES CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-058-000	1025 BARNES CIR	75,000.00	150,000.00	225,000.00	296.00
027-530-059-000	1021 BARNES CIR	72,735.00	109,657.00	182,392.00	296.00
027-530-060-000	1017 BARNES CIR	75,000.00	120,000.00	195,000.00	296.00
027-530-061-000	1013 BARNES CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-062-000	1009 BARNES CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-063-000	1005 BARNES CIR	75,000.00	150,000.00	225,000.00	296.00
027-530-064-000	1001 BARNES CIR	75,000.00	120,000.00	195,000.00	296.00
027-530-065-000	995 CAMPBELL CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-066-000	991 CAMPBELL CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-067-000	987 CAMPBELL CIR	70,000.00	115,000.00	185,000.00	296.00
027-530-068-000	983 CAMPBELL CIR	70,000.00	123,000.00	193,000.00	296.00
027-530-069-000	979 CAMPBELL CIR	75,000.00	135,000.00	210,000.00	296.00
027-530-070-000	975 CAMPBELL CIR	72,735.00	104,240.00	176,975.00	296.00
027-530-071-000	971 CAMPBELL CIR	75,000.00	150,000.00	225,000.00	296.00
027-540-001-000	985 BOURN DR	70,000.00	130,000.00	200,000.00	296.00
027-540-002-000	979 BOURN DR	69,913.00	115,664.00	185,577.00	296.00
027-540-003-000	973 BOURN DR	75,000.00	165,000.00	240,000.00	296.00
027-540-004-000	967 BOURN DR	107,911.00	63,319.00	171,230.00	296.00
027-540-005-000	961 BOURN DR	69,913.00	108,685.00	178,598.00	296.00
027-540-006-000	955 BOURN DR	68,641.00	143,531.00	212,172.00	296.00
027-540-007-000	949 BOURN DR	69,913.00	131,778.00	201,691.00	296.00
027-540-008-000	943 BOURN DR	59,729.00	127,121.00	186,850.00	296.00
027-540-009-000	937 BOURN DR	80,000.00	175,000.00	255,000.00	296.00
027-540-010-000	960 DUNCAN CIR	83,972.00	152,953.00	236,925.00	296.00
027-540-011-000	956 DUNCAN CIR	80,000.00	160,000.00	240,000.00	296.00
027-540-012-000	952 DUNCAN CIR	75,000.00	135,000.00	210,000.00	296.00
027-540-013-000	948 DUNCAN CIR	67,297.00	140,105.00	207,402.00	296.00
027-540-014-000	944 DUNCAN CIR	70,000.00	170,000.00	240,000.00	296.00
027-540-015-000	940 DUNCAN CIR	70,357.00	137,593.00	207,950.00	296.00
027-540-016-000	936 DUNCAN CIR	69,913.00	113,121.00	183,034.00	296.00
027-540-017-000	932 DUNCAN CIR	75,000.00	165,000.00	240,000.00	296.00
027-540-018-000	928 DUNCAN CIR	153,601.00	198,113.00	351,714.00	296.00
027-540-019-000	924 DUNCAN CIR	75,000.00	175,000.00	250,000.00	296.00
027-540-020-000	920 DUNCAN CIR	75,000.00	175,000.00	250,000.00	296.00
027-540-021-000	916 DUNCAN CIR	76,268.00	127,625.00	203,893.00	296.00

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027-540-022-000	912 DUNCAN CIR	75,000.00	165,000.00	240,000.00	296.00
027-540-023-000	908 DUNCAN CIR	75,000.00	185,000.00	260,000.00	296.00
027-540-024-000	904 DUNCAN CIR	70,000.00	165,000.00	235,000.00	296.00
027-540-025-000	900 DUNCAN CIR	70,000.00	155,000.00	225,000.00	296.00
027-540-026-000	896 DUNCAN CIR	69,913.00	146,176.00	216,089.00	296.00
027-540-027-000	892 DUNCAN CIR	71,976.00	163,151.00	235,127.00	296.00
027-540-028-000	888 DUNCAN CIR	80,000.00	155,000.00	235,000.00	296.00
027-540-029-000	1665 BRENNEN DR	62,402.00	82,980.00	145,382.00	296.00
027-540-030-000	884 DUNCAN CIR	65,521.00	79,238.00	144,759.00	296.00
027-540-031-000	4 MAST CT	85,000.00	150,000.00	235,000.00	296.00
027-540-032-000	8 MAST CT	65,521.00	150,703.00	216,224.00	296.00
027-540-033-000	12 MAST CT	70,000.00	135,000.00	205,000.00	296.00
027-540-034-000	20 LUCERO PL	80,000.00	210,000.00	290,000.00	296.00
027-540-035-000	24 LUCERO PL	72,734.00	138,802.00	211,536.00	296.00
027-540-036-000	28 LUCERO PL	71,310.00	152,988.00	224,298.00	296.00
027-540-037-000	32 LUCERO PL	71,310.00	124,619.00	195,929.00	296.00
027-540-038-000	996 DUNCAN CIR	75,000.00	125,000.00	200,000.00	296.00
027-540-039-000	992 DUNCAN CIR	80,000.00	155,000.00	235,000.00	296.00
027-540-040-000	988 DUNCAN CIR	65,000.00	185,000.00	250,000.00	296.00
027-540-041-000	984 DUNCAN CIR	71,310.00	113,739.00	185,049.00	296.00
027-540-042-000	980 DUNCAN CIR	75,000.00	165,000.00	240,000.00	296.00
027-540-043-000	976 DUNCAN CIR	75,000.00	135,000.00	210,000.00	296.00
027-540-044-000	972 DUNCAN CIR	71,310.00	124,462.00	195,772.00	296.00
027-540-045-000	968 DUNCAN CIR	75,000.00	165,000.00	240,000.00	296.00
027-540-046-000	964 DUNCAN CIR	75,000.00	195,000.00	270,000.00	296.00
027-540-047-000	951 DUNCAN CIR	90,000.00	80,000.00	170,000.00	296.00
027-540-048-000	967 DUNCAN CIR	80,000.00	90,000.00	170,000.00	296.00
027-540-049-000	947 DUNCAN CIR	69,913.00	160,406.00	230,319.00	296.00
027-540-050-000	943 DUNCAN CIR	69,913.00	134,224.00	204,137.00	296.00
027-540-051-000	939 DUNCAN CIR	75,000.00	165,000.00	240,000.00	296.00
027-540-052-000	935 DUNCAN CIR	75,000.00	185,000.00	260,000.00	296.00
027-540-053-000	931 DUNCAN CIR	69,913.00	133,463.00	203,376.00	296.00
027-540-054-000	925 DUNCAN CIR	71,976.00	103,767.00	175,743.00	296.00
027-540-055-000	907 DUNCAN CIR	70,000.00	100,000.00	170,000.00	296.00
027-540-056-000	903 DUNCAN CIR	90,000.00	80,000.00	170,000.00	296.00
027-540-057-000	1655 SANTONI LN	70,000.00	100,000.00	170,000.00	296.00
027-540-058-000	1647 SANTONI LN	71,310.00	190,336.00	261,646.00	296.00
027-540-059-000	1643 SANTONI LN	71,310.00	126,939.00	198,249.00	296.00
027-540-060-000	1639 SANTONI LN	75,000.00	135,000.00	210,000.00	296.00
027-540-061-000	1635 SANTONI LN	69,913.00	146,176.00	216,089.00	296.00
027-540-062-000	1631 SANTONI LN	71,310.00	135,389.00	206,699.00	296.00
027-540-063-000	971 DUNCAN CIR	51,383.00	82,728.00	134,111.00	296.00
027-540-064-000	1627 SANTONI LN	65,521.00	93,476.00	158,997.00	296.00
027-540-065-000	1628 SANTONI LN	90,000.00	80,000.00	170,000.00	296.00
027-540-066-000	989 DUNCAN CIR	72,735.00	77,347.00	150,082.00	296.00
027-540-067-000	1632 SANTONI LN	75,000.00	170,000.00	245,000.00	296.00
027-540-068-000	1636 SANTONI LN	75,000.00	135,000.00	210,000.00	296.00
027-540-069-000	1640 SANTONI LN	75,000.00	166,000.00	241,000.00	296.00
027-540-070-000	1644 SANTONI LN	75,000.00	165,000.00	240,000.00	296.00
027-540-071-000	1648 SANTONI LN	85,000.00	150,000.00	235,000.00	296.00
027-540-072-000	1656 SANTONI LN	70,000.00	100,000.00	170,000.00	296.00
027-540-073-000	887 DUNCAN CIR	62,402.00	86,590.00	148,992.00	296.00
027-550-001-000	1112 POWERS CIR	85,000.00	150,000.00	235,000.00	296.00
027-550-002-000	1108 POWERS CIR	75,000.00	180,000.00	255,000.00	296.00
027-550-003-000	1104 POWERS CIR	72,735.00	171,933.00	244,668.00	296.00
027-550-004-000	1100 POWERS CIR	72,735.00	137,547.00	210,282.00	296.00
027-550-005-000	1096 POWERS CIR	72,735.00	126,053.00	198,788.00	296.00

City of Woodland
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027-550-006-000	1092 POWERS CIR	70,000.00	130,000.00	200,000.00	296.00
027-550-007-000	1088 POWERS CIR	69,913.00	109,321.00	179,234.00	296.00
027-550-008-000	1084 POWERS CIR	71,091.00	155,205.00	226,296.00	296.00
027-550-009-000	1080 POWERS CIR	85,000.00	160,000.00	245,000.00	296.00
027-550-010-000	1076 POWERS CIR	72,735.00	126,831.00	199,566.00	296.00
027-550-011-000	1072 POWERS CIR	75,000.00	125,000.00	200,000.00	296.00
027-550-012-000	1068 POWERS CIR	70,000.00	169,000.00	239,000.00	296.00
027-550-013-000	1064 POWERS CIR	70,000.00	130,000.00	200,000.00	296.00
027-550-014-000	1060 POWERS CIR	75,000.00	180,000.00	255,000.00	296.00
027-550-015-000	1056 POWERS CIR	75,000.00	125,000.00	200,000.00	296.00
027-550-016-000	1052 POWERS CIR	81,600.00	163,200.00	244,800.00	296.00
027-550-017-000	1048 POWERS CIR	75,000.00	165,000.00	240,000.00	296.00
027-550-018-000	1044 POWERS CIR	72,735.00	132,707.00	205,442.00	296.00
027-550-019-000	1040 POWERS CIR	78,464.00	137,524.00	215,988.00	296.00
027-550-020-000	1036 POWERS CIR	80,227.00	158,649.00	238,876.00	296.00
027-550-021-000	1051 BOURN DR	92,271.00	133,280.00	225,551.00	296.00
027-550-022-000	1045 BOURN DR	70,000.00	122,000.00	192,000.00	296.00
027-550-023-000	1039 BOURN DR	80,000.00	155,000.00	235,000.00	296.00
027-550-024-000	1033 BOURN DR	85,000.00	150,000.00	235,000.00	296.00
027-550-025-000	1027 BOURN DR	75,000.00	165,000.00	240,000.00	296.00
027-550-026-000	1021 BOURN DR	75,000.00	160,000.00	235,000.00	296.00
027-550-027-000	1608 AMMONS ST	85,000.00	85,000.00	170,000.00	296.00
027-550-028-000	1015 BOURN DR	72,735.00	85,756.00	158,491.00	296.00
027-550-029-000	1003 BOURN DR	72,735.00	84,509.00	157,244.00	296.00
027-550-030-000	1607 AMMONS ST	70,000.00	100,000.00	170,000.00	296.00
027-550-031-000	997 BOURN DR	75,000.00	160,000.00	235,000.00	296.00
027-550-032-000	991 BOURN DR	75,000.00	165,000.00	240,000.00	296.00
027-550-033-000	1000 DUNCAN CIR	85,000.00	150,000.00	235,000.00	296.00
027-550-034-000	1004 DUNCAN CIR	75,000.00	175,000.00	250,000.00	296.00
027-550-035-000	1008 DUNCAN CIR	71,310.00	120,320.00	191,630.00	296.00
027-550-036-000	1612 AMMONS ST	72,735.00	75,690.00	148,425.00	296.00
027-550-037-000	1016 POWERS CIR	72,735.00	88,022.00	160,757.00	296.00
027-550-038-000	1020 POWERS CIR	71,310.00	123,166.00	194,476.00	296.00
027-550-039-000	1024 POWERS CIR	80,000.00	155,000.00	235,000.00	296.00
027-550-040-000	1028 POWERS CIR	71,310.00	135,802.00	207,112.00	296.00
027-550-041-000	1032 POWERS CIR	73,415.00	174,978.00	248,393.00	296.00
027-550-042-000	1029 POWERS CIR	85,000.00	150,000.00	235,000.00	296.00
027-550-043-000	1025 POWERS CIR	85,000.00	150,000.00	235,000.00	296.00
027-550-044-000	1021 POWERS CIR	85,000.00	150,000.00	235,000.00	296.00
027-550-045-000	1017 POWERS CIR	75,000.00	160,000.00	235,000.00	296.00
027-550-046-000	1013 POWERS CIR	72,735.00	134,901.00	207,636.00	296.00
027-550-047-000	1009 DUNCAN CIR	85,000.00	150,000.00	235,000.00	296.00
027-550-048-000	4 LUCERO PL	72,735.00	148,811.00	221,546.00	296.00
027-550-049-000	8 LUCERO PL	72,735.00	141,379.00	214,114.00	296.00
027-550-050-000	12 LUCERO PL	77,795.00	133,991.00	211,786.00	296.00
027-550-051-000	16 LUCERO PL	75,000.00	185,000.00	260,000.00	296.00
027-550-052-000	16 MAST CT	77,974.00	170,349.00	248,323.00	296.00
027-550-053-000	20 MAST CT	85,000.00	150,000.00	235,000.00	296.00
027-550-054-000	24 MAST CT	69,913.00	150,733.00	220,646.00	296.00
027-550-055-000	28 MAST CT	80,000.00	150,000.00	230,000.00	296.00
027-550-056-000	1103 POWERS CIR	65,521.00	182,846.00	248,367.00	296.00
027-550-057-000	1099 POWERS CIR	80,000.00	127,000.00	207,000.00	296.00
027-550-058-000	1095 POWERS CIR	75,000.00	165,000.00	240,000.00	296.00
027-550-059-000	1091 POWERS CIR	72,735.00	130,404.00	203,139.00	296.00
027-550-060-000	1087 POWERS CIR	72,735.00	87,013.00	159,748.00	296.00
027-550-061-000	1069 POWERS CIR	90,000.00	80,000.00	170,000.00	296.00
027-550-062-000	4 BAIRD CT	158,172.00	96,728.00	254,900.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-550-063-000	8 BAIRD CT	69,913.00	116,947.00	186,860.00	296.00
027-550-064-000	12 BAIRD CT	72,734.00	157,502.00	230,236.00	296.00
027-550-065-000	16 BAIRD CT	75,000.00	125,000.00	200,000.00	296.00
027-550-066-000	20 BAIRD CT	85,000.00	153,000.00	238,000.00	296.00
027-550-067-000	24 BAIRD CT	80,000.00	180,000.00	260,000.00	296.00
027-550-068-000	28 BAIRD CT	73,415.00	161,518.00	234,933.00	296.00
027-550-069-000	32 BAIRD CT	85,000.00	170,000.00	255,000.00	296.00
027-550-070-000	36 BAIRD CT	73,540.00	198,845.00	272,385.00	296.00
027-550-071-000	40 BAIRD CT	85,000.00	150,000.00	235,000.00	296.00
027-550-072-000	1045 POWERS CIR	72,735.00	150,507.00	223,242.00	296.00
027-550-073-000	1049 POWERS CIR	72,734.00	134,617.00	207,351.00	296.00
027-570-001-000	850 PIONEER AVE	615,020.00	4,504,722.00	5,119,742.00	3,413.26
027-570-002-000	825 LAUGENOUR CT	90,000.00	205,000.00	295,000.00	296.00
027-570-003-000	829 LAUGENOUR CT	95,000.00	205,000.00	300,000.00	296.00
027-570-004-000	833 LAUGENOUR CT	77,795.00	183,618.00	261,413.00	296.00
027-570-005-000	837 LAUGENOUR CT	76,268.00	211,562.00	287,830.00	296.00
027-570-006-000	841 LAUGENOUR CT	85,000.00	210,000.00	295,000.00	296.00
027-570-007-000	845 LAUGENOUR CT	55,578.00	177,969.00	233,547.00	296.00
027-570-008-000	849 LAUGENOUR CT	85,000.00	210,000.00	295,000.00	296.00
027-570-009-000	853 LAUGENOUR CT	75,000.00	125,000.00	200,000.00	296.00
027-570-010-000	857 LAUGENOUR CT	69,913.00	172,689.00	242,602.00	296.00
027-570-011-000	861 LAUGENOUR CT	69,913.00	143,632.00	213,545.00	296.00
027-570-012-000	860 LAUGENOUR CT	75,000.00	180,000.00	255,000.00	296.00
027-570-013-000	856 LAUGENOUR CT	75,000.00	150,000.00	225,000.00	296.00
027-570-014-000	852 LAUGENOUR CT	75,000.00	150,000.00	225,000.00	296.00
027-570-015-000	848 LAUGENOUR CT	70,357.00	113,183.00	183,540.00	296.00
027-570-016-000	840 LAUGENOUR CT	77,795.00	127,054.00	204,849.00	296.00
027-570-017-000	836 LAUGENOUR CT	96,900.00	158,100.00	255,000.00	296.00
027-570-018-000	832 LAUGENOUR CT	71,310.00	181,516.00	252,826.00	296.00
027-570-019-000	828 LAUGENOUR CT	71,310.00	169,896.00	241,206.00	296.00
027-570-020-000	824 LAUGENOUR CT	81,124.00	189,711.00	270,835.00	296.00
027-570-021-000	1632 GILLETTE DR	71,310.00	149,099.00	220,409.00	296.00
027-570-022-000	1628 GILLETTE DR	71,310.00	116,679.00	187,989.00	296.00
027-570-023-000	1624 GILLETTE DR	85,000.00	200,000.00	285,000.00	296.00
027-570-024-000	1620 GILLETTE DR	69,913.00	108,038.00	177,951.00	296.00
027-570-025-000	1621 CRAFT DR	75,000.00	224,000.00	299,000.00	296.00
027-570-026-000	1625 CRAFT DR	69,913.00	88,980.00	158,893.00	296.00
027-570-027-000	1629 CRAFT DR	67,297.00	164,575.00	231,872.00	296.00
027-570-028-000	1633 CRAFT DR	85,000.00	200,000.00	285,000.00	296.00
027-570-029-000	1637 CRAFT DR	85,000.00	200,000.00	285,000.00	296.00
027-570-030-000	1641 CRAFT DR	71,310.00	197,198.00	268,508.00	296.00
027-570-031-000	1645 CRAFT DR	85,000.00	140,000.00	225,000.00	296.00
027-570-032-000	1649 CRAFT DR	69,913.00	111,190.00	181,103.00	296.00
027-570-033-000	1653 CRAFT DR	69,913.00	133,463.00	203,376.00	296.00
027-570-034-000	1657 CRAFT DR	69,913.00	112,271.00	182,184.00	296.00
027-570-035-000	1658 CRAFT DR	68,641.00	139,785.00	208,426.00	296.00
027-570-036-000	1654 CRAFT DR	68,641.00	158,506.00	227,147.00	296.00
027-570-037-000	1650 CRAFT DR	66,732.00	121,393.00	188,125.00	296.00
027-570-038-000	1632 CRAFT DR	71,310.00	162,064.00	233,374.00	296.00
027-570-039-000	1628 CRAFT DR	37,065.00	105,632.00	142,697.00	296.00
027-570-040-000	1624 CRAFT DR	71,310.00	145,403.00	216,713.00	296.00
027-570-041-000	1620 CRAFT DR	71,310.00	123,166.00	194,476.00	296.00
027-570-042-000	871 PRATHER CT	80,000.00	185,000.00	265,000.00	296.00
027-570-043-000	879 PRATHER CT	71,310.00	175,032.00	246,342.00	296.00
027-570-044-000	887 PRATHER CT	72,735.00	193,046.00	265,781.00	296.00
027-570-045-000	888 PRATHER CT	80,000.00	125,000.00	205,000.00	296.00
027-570-046-000	880 PRATHER CT	75,000.00	150,000.00	225,000.00	296.00

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-570-047-000	872 PRATHER CT	75,000.00	150,000.00	225,000.00	296.00
027-570-048-000	864 PRATHER CT	102,524.00	97,396.00	199,920.00	296.00
027-570-049-000	856 PRATHER CT	75,000.00	150,000.00	225,000.00	296.00
027-570-050-000	848 PRATHER CT	72,735.00	134,885.00	207,620.00	296.00
027-570-051-000	840 PRATHER CT	86,647.00	169,974.00	256,621.00	296.00
027-570-052-000	832 PRATHER CT	72,735.00	134,139.00	206,874.00	296.00
027-570-053-000	824 PRATHER CT	70,000.00	100,000.00	170,000.00	296.00
027-570-054-000	825 BOURN DR	75,000.00	155,000.00	230,000.00	296.00
027-570-055-000	833 BOURN DR	69,913.00	148,795.00	218,708.00	296.00
027-570-056-000	841 BOURN DR	75,000.00	180,000.00	255,000.00	296.00
027-570-057-000	849 BOURN DR	70,000.00	155,000.00	225,000.00	296.00
027-570-058-000	857 BOURN DR	85,000.00	150,000.00	235,000.00	296.00
027-570-059-000	865 BOURN DR	69,913.00	136,175.00	206,088.00	296.00
027-570-060-000	873 BOURN DR	65,521.00	149,375.00	214,896.00	296.00
027-570-061-000	881 BOURN DR	69,913.00	117,532.00	187,445.00	296.00
027-570-062-000	889 BOURN DR	102,524.00	153,785.00	256,309.00	296.00
027-570-063-000	897 BOURN DR	69,913.00	150,325.00	220,238.00	296.00
027-580-001-000	46 DARBY CT	71,310.00	240,942.00	312,252.00	296.00
027-580-002-000	42 DARBY CT	71,310.00	170,855.00	242,165.00	296.00
027-580-003-000	38 DARBY CT	80,000.00	190,000.00	270,000.00	296.00
027-580-004-000	34 DARBY CT	69,913.00	205,064.00	274,977.00	296.00
027-580-005-000	30 DARBY CT	79,349.00	200,368.00	279,717.00	296.00
027-580-006-000	26 DARBY CT	79,349.00	137,659.00	217,008.00	296.00
027-580-007-000	22 DARBY CT	77,795.00	229,497.00	307,292.00	296.00
027-580-008-000	18 DARBY CT	80,000.00	210,000.00	290,000.00	296.00
027-580-009-000	14 DARBY CT	80,000.00	200,000.00	280,000.00	296.00
027-580-010-000	10 DARBY CT	72,735.00	187,010.00	259,745.00	296.00
027-580-011-000	6 DARBY CT	75,000.00	180,000.00	255,000.00	296.00
027-580-012-000	2 DARBY CT	71,976.00	167,950.00	239,926.00	296.00
027-580-014-000	901 CRANSTON DR	95,000.00	220,000.00	315,000.00	296.00
027-580-015-000	905 CRANSTON DR	85,000.00	160,000.00	245,000.00	296.00
027-580-016-000	909 CRANSTON DR	68,641.00	219,857.00	288,498.00	296.00
027-580-017-000	913 CRANSTON DR	69,913.00	186,803.00	256,716.00	296.00
027-580-018-000	917 CRANSTON DR	85,000.00	150,000.00	235,000.00	296.00
027-581-001-000	1884 OLVERA DR	68,641.00	185,216.00	253,857.00	296.00
027-581-002-000	900 CRANSTON DR	75,000.00	188,500.00	263,500.00	296.00
027-581-003-000	902 CRANSTON DR	75,000.00	185,000.00	260,000.00	296.00
027-581-004-000	1880 OLVERA DR	68,641.00	204,865.00	273,506.00	296.00
027-581-005-000	1876 OLVERA DR	110,000.00	170,000.00	280,000.00	296.00
027-581-006-000	908 CRANSTON DR	65,521.00	156,511.00	222,032.00	296.00
027-581-007-000	912 CRANSTON DR	68,641.00	216,143.00	284,784.00	296.00
027-581-008-000	1872 OLVERA DR	68,641.00	198,372.00	267,013.00	296.00
027-581-009-000	1868 OLVERA DR	68,641.00	186,801.00	255,442.00	296.00
027-581-010-000	916 CRANSTON DR	69,913.00	239,470.00	309,383.00	296.00
027-581-011-000	1864 OLVERA DR	71,310.00	214,677.00	285,987.00	296.00
027-581-012-000	920 CRANSTON DR	80,000.00	245,000.00	325,000.00	296.00
027-581-013-000	1860 OLVERA DR	71,310.00	174,086.00	245,396.00	296.00
027-581-014-000	1856 OLVERA DR	71,310.00	252,400.00	323,710.00	296.00
027-581-015-000	1852 OLVERA DR	71,310.00	140,554.00	211,864.00	296.00
027-581-016-000	1848 OLVERA DR	90,000.00	200,000.00	290,000.00	296.00
027-581-017-000	1844 OLVERA DR	71,310.00	217,641.00	288,951.00	296.00
027-581-018-000	1840 OLVERA DR	90,000.00	205,000.00	295,000.00	296.00
027-581-019-000	16 OLVERA CT	77,795.00	241,291.00	319,086.00	296.00
027-581-020-000	12 OLVERA CT	100,000.00	210,000.00	310,000.00	296.00
027-581-021-000	8 OLVERA CT	90,000.00	205,000.00	295,000.00	296.00
027-581-022-000	1832 OLVERA DR	75,000.00	185,000.00	260,000.00	296.00
027-581-023-000	1828 OLVERA DR	80,000.00	215,000.00	295,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
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027-581-024-000	1824 OLVERA DR	95,000.00	200,000.00	295,000.00	296.00
027-581-025-000	1812 OLVERA DR	77,795.00	211,391.00	289,186.00	296.00
027-581-026-000	835 WALKER ST	85,000.00	205,000.00	290,000.00	296.00
027-582-001-000	1883 OLVERA DR	85,000.00	200,000.00	285,000.00	296.00
027-582-002-000	1879 OLVERA DR	68,641.00	200,772.00	269,413.00	296.00
027-582-003-000	1875 OLVERA DR	75,000.00	150,000.00	225,000.00	296.00
027-582-004-000	1871 OLVERA DR	85,000.00	195,000.00	280,000.00	296.00
027-582-005-000	1867 OLVERA DR	75,000.00	185,000.00	260,000.00	296.00
027-582-006-000	1863 OLVERA DR	68,641.00	182,055.00	250,696.00	296.00
027-582-007-000	1855 OLVERA DR	75,000.00	185,000.00	260,000.00	296.00
027-582-008-000	1851 OLVERA DR	75,000.00	185,000.00	260,000.00	296.00
027-582-009-000	1843 OLVERA DR	75,000.00	185,000.00	260,000.00	296.00
027-582-010-000	1839 OLVERA DR	75,000.00	185,000.00	260,000.00	296.00
027-582-011-000	1835 OLVERA DR	85,000.00	200,000.00	285,000.00	296.00
027-582-012-000	1831 OLVERA DR	69,913.00	166,631.00	236,544.00	296.00
027-582-013-000	1827 OLVERA DR	65,521.00	164,342.00	229,863.00	296.00
027-582-014-000	1823 OLVERA DR	79,349.00	141,559.00	220,908.00	296.00
027-582-015-000	1819 OLVERA DR	75,000.00	245,000.00	320,000.00	296.00
027-582-016-000	1815 OLVERA DR	85,000.00	220,000.00	305,000.00	296.00
027-582-017-000	1811 OLVERA DR	85,000.00	200,000.00	285,000.00	296.00
027-582-018-000	1807 OLVERA DR	85,000.00	200,000.00	285,000.00	296.00
027-590-001-000	1848 E GUM AVE	68,641.00	188,527.00	257,168.00	296.00
027-590-002-000	1844 E GUM AVE	85,000.00	150,000.00	235,000.00	296.00
027-590-003-000	1840 E GUM AVE	69,913.00	170,697.00	240,610.00	296.00
027-590-004-000	1836 E GUM AVE	65,521.00	181,472.00	246,993.00	296.00
027-590-005-000	1832 E GUM AVE	75,000.00	195,000.00	270,000.00	296.00
027-590-006-000	1828 E GUM AVE	75,000.00	185,000.00	260,000.00	296.00
027-590-007-000	1824 E GUM AVE	85,000.00	150,000.00	235,000.00	296.00
027-590-008-000	1820 E GUM AVE	75,000.00	185,000.00	260,000.00	296.00
027-590-009-000	1816 E GUM AVE	68,641.00	143,531.00	212,172.00	296.00
027-590-010-000	1812 E GUM AVE	85,000.00	150,000.00	235,000.00	296.00
027-590-011-000	1808 E GUM AVE	70,000.00	180,000.00	250,000.00	296.00
027-590-012-000	1804 E GUM AVE	69,913.00	191,343.00	261,256.00	296.00
027-590-013-000	1800 E GUM AVE	75,000.00	225,000.00	300,000.00	296.00
027-590-014-000	50 COLLINS PL	85,000.00	150,000.00	235,000.00	296.00
027-590-015-000	46 COLLINS PL	72,735.00	232,982.00	305,717.00	296.00
027-590-016-000	42 COLLINS PL	85,000.00	200,000.00	285,000.00	296.00
027-590-017-000	38 COLLINS PL	75,000.00	160,000.00	235,000.00	296.00
027-590-018-000	34 COLLINS PL	80,000.00	185,000.00	265,000.00	296.00
027-590-019-000	30 COLLINS PL	79,349.00	192,583.00	271,932.00	296.00
027-590-020-000	22 EATON CT	74,883.00	151,753.00	226,636.00	296.00
027-590-021-000	18 EATON CT	80,229.00	257,732.00	337,961.00	296.00
027-590-022-000	14 EATON CT	72,735.00	151,299.00	224,034.00	296.00
027-590-023-000	10 EATON CT	72,735.00	165,253.00	237,988.00	296.00
027-590-024-000	6 EATON CT	63,556.00	137,926.00	201,482.00	296.00
027-590-025-000	2 EATON CT	75,000.00	175,000.00	250,000.00	296.00
027-590-026-000	46 EATON CT	75,000.00	185,000.00	260,000.00	296.00
027-590-027-000	42 EATON CT	86,700.00	158,100.00	244,800.00	296.00
027-590-028-000	38 EATON CT	73,543.00	190,756.00	264,299.00	296.00
027-590-029-000	34 EATON CT	75,000.00	165,000.00	240,000.00	296.00
027-590-030-000	30 EATON CT	73,543.00	151,207.00	224,750.00	296.00
027-590-031-000	26 EATON CT	80,229.00	170,562.00	250,791.00	296.00
027-590-032-000	26 COLLINS PL	76,268.00	216,109.00	292,377.00	296.00
027-590-033-000	22 COLLINS PL	79,349.00	167,295.00	246,644.00	296.00
027-590-034-000	18 COLLINS PL	72,735.00	196,930.00	269,665.00	296.00
027-590-035-000	14 COLLINS PL	72,735.00	208,180.00	280,915.00	296.00
027-590-036-000	10 COLLINS PL	67,297.00	154,640.00	221,937.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-590-037-000	6 COLLINS PL	72,735.00	194,349.00	267,084.00	296.00
027-590-038-000	2 COLLINS PL	75,000.00	210,000.00	285,000.00	296.00
027-590-039-000	30 CLARK CT	80,000.00	200,000.00	280,000.00	296.00
027-590-040-000	26 CLARK CT	71,310.00	160,006.00	231,316.00	296.00
027-590-041-000	22 CLARK CT	72,735.00	238,746.00	311,481.00	296.00
027-590-042-000	18 CLARK CT	85,000.00	150,000.00	235,000.00	296.00
027-590-043-000	14 CLARK CT	67,297.00	138,879.00	206,176.00	296.00
027-590-044-000	10 CLARK CT	72,735.00	223,002.00	295,737.00	296.00
027-590-045-000	6 CLARK CT	85,000.00	195,000.00	280,000.00	296.00
027-590-046-000	2 CLARK CT	72,734.00	220,906.00	293,640.00	296.00
027-590-047-000	70 CLARK CT	65,000.00	160,000.00	225,000.00	296.00
027-590-048-000	66 CLARK CT	75,000.00	185,000.00	260,000.00	296.00
027-590-049-000	62 CLARK CT	75,000.00	185,000.00	260,000.00	296.00
027-590-050-000	58 CLARK CT	75,000.00	185,000.00	260,000.00	296.00
027-590-051-000	54 CLARK CT	75,000.00	150,000.00	225,000.00	296.00
027-590-052-000	50 CLARK CT	72,735.00	153,735.00	226,470.00	296.00
027-590-053-000	46 CLARK CT	72,735.00	151,444.00	224,179.00	296.00
027-590-054-000	42 CLARK CT	79,349.00	209,023.00	288,372.00	296.00
027-590-055-000	38 CLARK CT	85,000.00	200,000.00	285,000.00	296.00
027-590-056-000	34 CLARK CT	75,000.00	170,000.00	245,000.00	296.00
027-600-001-000	1096 LEAKE CIR	71,310.00	123,600.00	194,910.00	296.00
027-600-002-000	1092 LEAKE CIR	70,000.00	120,000.00	190,000.00	296.00
027-600-003-000	1088 LEAKE CIR	70,000.00	115,000.00	185,000.00	296.00
027-600-004-000	1084 LEAKE CIR	82,018.00	117,133.00	199,151.00	296.00
027-600-005-000	1080 LEAKE CIR	75,000.00	150,000.00	225,000.00	296.00
027-600-006-000	1076 LEAKE CIR	75,000.00	120,000.00	195,000.00	296.00
027-600-007-000	1072 LEAKE CIR	70,000.00	115,000.00	185,000.00	296.00
027-600-008-000	1068 LEAKE CIR	71,310.00	104,654.00	175,964.00	296.00
027-600-009-000	1064 LEAKE CIR	77,795.00	122,504.00	200,299.00	296.00
027-600-010-000	1060 LEAKE CIR	75,000.00	120,000.00	195,000.00	296.00
027-600-011-000	1056 LEAKE CIR	70,000.00	115,000.00	185,000.00	296.00
027-600-012-000	1052 LEAKE CIR	71,310.00	94,941.00	166,251.00	296.00
027-600-013-000	1048 LEAKE CIR	71,310.00	92,301.00	163,611.00	296.00
027-600-014-000	1044 LEAKE CIR	71,310.00	86,858.00	158,168.00	296.00
027-600-015-000	1040 LEAKE CIR	70,000.00	100,000.00	170,000.00	296.00
027-600-016-000	1036 LEAKE CIR	75,000.00	120,000.00	195,000.00	296.00
027-600-017-000	1032 LEAKE CIR	105,000.00	130,000.00	235,000.00	296.00
027-600-018-000	1028 LEAKE CIR	71,976.00	142,155.00	214,131.00	296.00
027-600-019-000	1024 LEAKE CIR	85,000.00	110,000.00	195,000.00	296.00
027-600-020-000	1020 LEAKE CIR	70,000.00	140,000.00	210,000.00	296.00
027-600-021-000	1016 LEAKE CIR	75,000.00	120,000.00	195,000.00	296.00
027-600-022-000	1012 LEAKE CIR	75,000.00	144,000.00	219,000.00	296.00
027-600-023-000	1008 LEAKE CIR	75,000.00	120,000.00	195,000.00	296.00
027-600-024-000	1004 LEAKE CIR	71,310.00	105,931.00	177,241.00	296.00
027-600-026-000	1001 LEAKE CIR	71,310.00	92,418.00	163,728.00	296.00
027-600-027-000	1005 LEAKE CIR	75,000.00	120,000.00	195,000.00	296.00
027-600-028-000	1009 LEAKE CIR	70,000.00	115,000.00	185,000.00	296.00
027-600-029-000	1011 LEAKE CIR	67,297.00	126,051.00	193,348.00	296.00
027-600-030-000	1015 LEAKE CIR	69,913.00	102,964.00	172,877.00	296.00
027-600-031-000	1019 LEAKE CIR	69,913.00	119,828.00	189,741.00	296.00
027-600-032-000	1023 LEAKE CIR	75,000.00	120,000.00	195,000.00	296.00
027-600-033-000	1024 GUERRERO LN	75,000.00	150,000.00	225,000.00	296.00
027-600-034-000	1020 GUERRERO LN	70,000.00	120,000.00	190,000.00	296.00
027-600-035-000	1016 GUERRERO LN	65,521.00	126,681.00	192,202.00	296.00
027-600-036-000	1012 GUERRERO LN	71,310.00	119,884.00	191,194.00	296.00
027-600-037-000	1008 GUERRERO LN	71,310.00	103,480.00	174,790.00	296.00
027-600-038-000	1004 GUERRERO LN	70,000.00	100,000.00	170,000.00	296.00

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-600-039-000	1000 GUERRERO LN	75,000.00	120,000.00	195,000.00	296.00
027-600-040-000	1001 GUERRERO LN	71,310.00	123,904.00	195,214.00	296.00
027-600-041-000	1005 GUERRERO LN	70,000.00	115,000.00	185,000.00	296.00
027-600-042-000	1009 GUERRERO LN	75,000.00	150,000.00	225,000.00	296.00
027-600-043-000	1013 GUERRERO LN	71,310.00	100,747.00	172,057.00	296.00
027-600-044-000	1017 GUERRERO LN	71,310.00	124,940.00	196,250.00	296.00
027-600-045-000	1021 GUERRERO LN	70,000.00	125,000.00	195,000.00	296.00
027-600-046-000	1025 GUERRERO LN	71,310.00	120,464.00	191,774.00	296.00
027-600-047-000	1071 LEAKE CIR	69,913.00	151,769.00	221,682.00	296.00
027-600-048-000	1075 LEAKE CIR	70,000.00	150,000.00	220,000.00	296.00
027-600-049-000	1079 LEAKE CIR	75,000.00	120,000.00	195,000.00	296.00
027-600-050-000	1083 LEAKE CIR	83,191.00	120,336.00	203,527.00	296.00
027-600-051-000	1087 LEAKE CIR	92,490.00	138,736.00	231,226.00	296.00
027-600-052-000	1091 LEAKE CIR	70,000.00	115,000.00	185,000.00	296.00
027-600-053-000	1095 LEAKE CIR	75,000.00	120,000.00	195,000.00	296.00
027-600-054-000	1000 LEAKE CIR	69,913.00	118,082.00	187,995.00	296.00
027-621-001-000	800 WALKER ST	75,000.00	135,000.00	210,000.00	296.00
027-621-002-000	802 WALKER ST	75,000.00	150,000.00	225,000.00	296.00
027-621-003-000	806 WALKER ST	75,000.00	135,000.00	210,000.00	296.00
027-621-004-000	810 WALKER ST	75,000.00	150,000.00	225,000.00	296.00
027-621-005-000	814 WALKER ST	75,000.00	180,000.00	255,000.00	296.00
027-621-006-000	818 WALKER ST	75,000.00	120,000.00	195,000.00	296.00
027-621-007-000	820 WALKER ST	75,000.00	120,000.00	195,000.00	296.00
027-621-008-000	824 WALKER ST	70,000.00	100,000.00	170,000.00	296.00
027-621-009-000	828 WALKER ST	75,000.00	120,000.00	195,000.00	296.00
027-621-010-000	830 WALKER ST	70,000.00	100,000.00	170,000.00	296.00
027-621-011-000	834 WALKER ST	75,000.00	125,000.00	200,000.00	296.00
027-621-012-000	838 WALKER ST	70,000.00	100,000.00	170,000.00	296.00
027-621-013-000	803 WALLACE DR	71,310.00	147,293.00	218,603.00	296.00
027-621-014-000	815 WALLACE DR	75,000.00	135,000.00	210,000.00	296.00
027-621-015-000	827 WALLACE DR	75,000.00	180,000.00	255,000.00	296.00
027-621-016-000	839 WALLACE DR	67,297.00	150,200.00	217,497.00	296.00
027-621-017-000	851 WALLACE DR	71,310.00	101,119.00	172,429.00	296.00
027-621-018-000	863 WALLACE DR	71,310.00	129,647.00	200,957.00	296.00
027-621-019-000	875 WALLACE DR	70,000.00	155,000.00	225,000.00	296.00
027-621-020-000	879 WALLACE DR	70,000.00	100,000.00	170,000.00	296.00
027-621-021-000	883 WALLACE DR	75,000.00	120,000.00	195,000.00	296.00
027-621-022-000	887 WALLACE DR	70,000.00	100,000.00	170,000.00	296.00
027-621-023-000	891 WALLACE DR	70,000.00	100,000.00	170,000.00	296.00
027-621-024-000	895 WALLACE DR	75,000.00	120,000.00	195,000.00	296.00
027-621-025-000	899 WALLACE DR	75,000.00	125,000.00	200,000.00	296.00
027-621-026-000	903 WALLACE DR	75,000.00	135,000.00	210,000.00	296.00
027-621-027-000	907 WALLACE DR	76,445.00	126,160.00	202,605.00	296.00
027-621-028-000	911 WALLACE DR	75,000.00	135,000.00	210,000.00	296.00
027-621-029-000	915 WALLACE DR	76,445.00	118,668.00	195,113.00	296.00
027-621-030-000	919 WALLACE DR	70,000.00	100,000.00	170,000.00	296.00
027-621-031-000	923 WALLACE DR	76,445.00	127,506.00	203,951.00	296.00
027-621-032-000	927 WALLACE DR	76,445.00	143,486.00	219,931.00	296.00
027-622-001-000	990 GARCIA DR	75,000.00	135,000.00	210,000.00	296.00
027-622-002-000	898 WALLACE DR	75,000.00	150,000.00	225,000.00	296.00
027-622-003-000	906 WALLACE DR	80,000.00	180,000.00	260,000.00	296.00
027-622-004-000	910 WALLACE DR	75,000.00	170,000.00	245,000.00	296.00
027-622-006-000	980 GARCIA DR	82,326.00	162,951.00	245,277.00	296.00
027-622-007-000	931 LUSK DR	70,000.00	141,000.00	211,000.00	296.00
027-622-008-000	937 LUSK DR	75,000.00	120,000.00	195,000.00	296.00
027-622-009-000	965 LUSK DR	70,000.00	100,000.00	170,000.00	296.00
027-622-010-000	973 LUSK DR	70,000.00	190,000.00	260,000.00	296.00

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-622-011-000	977 LUSK DR	70,000.00	165,000.00	235,000.00	296.00
027-622-012-000	985 LUSK DR	75,000.00	180,000.00	255,000.00	296.00
027-623-001-000	920 WALLACE DR	80,000.00	130,000.00	210,000.00	296.00
027-623-003-000	956 GARCIA DR	68,977.00	165,985.00	234,962.00	296.00
027-623-004-000	952 GARCIA DR	69,913.00	121,868.00	191,781.00	296.00
027-623-005-000	948 GARCIA DR	70,000.00	186,000.00	256,000.00	296.00
027-623-006-000	944 GARCIA DR	75,000.00	150,000.00	225,000.00	296.00
027-623-007-000	940 GARCIA DR	67,297.00	121,253.00	188,550.00	296.00
027-623-008-000	936 GARCIA DR	65,000.00	131,000.00	196,000.00	296.00
027-623-009-000	932 GARCIA DR	75,000.00	150,000.00	225,000.00	296.00
027-623-010-000	928 GARCIA DR	110,000.00	170,000.00	280,000.00	296.00
027-623-011-000	924 GARCIA DR	71,310.00	140,339.00	211,649.00	296.00
027-623-012-000	920 GARCIA DR	71,310.00	147,602.00	218,912.00	296.00
027-623-013-000	916 GARCIA DR	75,000.00	150,000.00	225,000.00	296.00
027-623-014-000	912 GARCIA DR	75,000.00	185,000.00	260,000.00	296.00
027-623-015-000	908 GARCIA DR	75,000.00	135,000.00	210,000.00	296.00
027-623-016-000	904 GARCIA DR	75,000.00	150,000.00	225,000.00	296.00
027-623-017-000	900 GARCIA DR	75,000.00	180,000.00	255,000.00	296.00
027-623-018-000	960 GARCIA DR	75,000.00	120,000.00	195,000.00	296.00
027-623-019-000	966 GARCIA DR	70,000.00	100,000.00	170,000.00	296.00
027-623-020-000	976 GARCIA DR	80,000.00	155,000.00	235,000.00	296.00
027-623-021-000	928 LUSK DR	75,000.00	125,000.00	200,000.00	296.00
027-623-022-000	934 LUSK DR	75,000.00	135,000.00	210,000.00	296.00
027-623-023-000	938 LUSK DR	75,000.00	125,000.00	200,000.00	296.00
027-623-024-000	946 LUSK DR	75,000.00	150,000.00	225,000.00	296.00
027-623-025-000	950 LUSK DR	85,000.00	195,000.00	280,000.00	296.00
027-623-026-000	956 LUSK DR	80,000.00	180,000.00	260,000.00	296.00
027-623-027-000	960 LUSK DR	75,000.00	120,000.00	195,000.00	296.00
027-623-028-000	968 LUSK DR	75,000.00	150,000.00	225,000.00	296.00
027-623-029-000	974 LUSK DR	85,000.00	125,000.00	210,000.00	296.00
027-623-030-000	978 LUSK DR	75,000.00	125,000.00	200,000.00	296.00
027-623-031-000	986 LUSK DR	75,000.00	135,000.00	210,000.00	296.00
027-624-001-000	901 GARCIA DR	71,310.00	167,311.00	238,621.00	296.00
027-624-002-000	905 GARCIA DR	71,310.00	105,405.00	176,715.00	296.00
027-624-003-000	909 GARCIA DR	75,000.00	135,000.00	210,000.00	296.00
027-624-004-000	913 GARCIA DR	71,310.00	155,285.00	226,595.00	296.00
027-624-005-000	917 GARCIA DR	72,533.00	153,879.00	226,412.00	296.00
027-624-006-000	916 ROSS DR	70,000.00	185,000.00	255,000.00	296.00
027-624-007-000	912 ROSS DR	67,297.00	140,105.00	207,402.00	296.00
027-624-008-000	908 ROSS DR	75,000.00	135,000.00	210,000.00	296.00
027-624-009-000	904 ROSS DR	71,310.00	136,304.00	207,614.00	296.00
027-624-010-000	900 ROSS DR	71,310.00	148,331.00	219,641.00	296.00
027-625-001-000	901 ROSS DR	67,297.00	119,854.00	187,151.00	296.00
027-625-002-000	905 ROSS DR	75,000.00	150,000.00	225,000.00	296.00
027-625-003-000	909 ROSS DR	75,000.00	180,000.00	255,000.00	296.00
027-625-004-000	913 ROSS DR	71,479.00	137,278.00	208,757.00	296.00
027-625-005-000	917 ROSS DR	81,600.00	116,280.00	197,880.00	296.00
027-625-007-000	888 WALLACE DR	79,385.00	138,299.00	217,684.00	296.00
027-625-008-000	876 WALLACE DR	75,000.00	195,000.00	270,000.00	296.00
027-625-009-000	864 WALLACE DR	71,310.00	101,951.00	173,261.00	296.00
027-625-010-000	852 WALLACE DR	71,310.00	127,296.00	198,606.00	296.00
027-625-011-000	840 WALLACE DR	69,913.00	148,254.00	218,167.00	296.00
027-625-012-000	828 WALLACE DR	71,310.00	138,562.00	209,872.00	296.00
027-625-013-000	816 WALLACE DR	71,310.00	189,658.00	260,968.00	296.00
027-625-014-000	1768 E GUM AVE	68,641.00	97,349.00	165,990.00	296.00
027-625-015-000	36 JOYCE CT	71,310.00	100,647.00	171,957.00	296.00
027-625-016-000	32 JOYCE CT	71,310.00	133,750.00	205,060.00	296.00

City of Woodland
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027-625-017-000	28 JOYCE CT	77,795.00	142,594.00	220,389.00	296.00
027-625-018-000	24 JOYCE CT	77,795.00	138,074.00	215,869.00	296.00
027-625-019-000	20 JOYCE CT	75,000.00	160,000.00	235,000.00	296.00
027-625-020-000	16 JOYCE CT	71,310.00	135,015.00	206,325.00	296.00
027-625-021-000	12 JOYCE CT	77,795.00	129,647.00	207,442.00	296.00
027-625-022-000	8 JOYCE CT	75,000.00	180,000.00	255,000.00	296.00
027-625-023-000	4 JOYCE CT	75,000.00	135,000.00	210,000.00	296.00
027-625-024-000	959 GARCIA DR	75,000.00	180,000.00	255,000.00	296.00
027-625-025-000	963 GARCIA DR	75,000.00	150,000.00	225,000.00	296.00
027-625-026-000	967 GARCIA DR	70,000.00	155,000.00	225,000.00	296.00
027-625-027-000	971 GARCIA DR	75,000.00	150,000.00	225,000.00	296.00
027-625-028-000	975 GARCIA DR	70,000.00	155,000.00	225,000.00	296.00
027-625-029-000	981 GARCIA DR	75,000.00	150,000.00	225,000.00	296.00
027-625-030-000	989 GARCIA DR	75,000.00	150,000.00	225,000.00	296.00
027-631-001-000	1988 FISHER LN	80,000.00	170,000.00	250,000.00	296.00
027-631-002-000	1984 FISHER LN	75,000.00	150,000.00	225,000.00	296.00
027-631-003-000	1980 FISHER LN	71,284.00	168,747.00	240,031.00	296.00
027-631-004-000	1976 FISHER LN	68,641.00	156,411.00	225,052.00	296.00
027-631-005-000	987 NELSON WAY	75,000.00	185,000.00	260,000.00	296.00
027-631-006-000	991 NELSON WAY	75,000.00	180,000.00	255,000.00	296.00
027-631-007-000	995 NELSON WAY	86,700.00	145,350.00	232,050.00	296.00
027-631-008-000	994 HOPPIN CT	75,000.00	180,000.00	255,000.00	296.00
027-631-009-000	990 HOPPIN CT	69,913.00	150,098.00	220,011.00	296.00
027-631-010-000	986 HOPPIN CT	75,000.00	165,000.00	240,000.00	296.00
027-631-011-000	955 WITHAM DR	75,000.00	165,000.00	240,000.00	296.00
027-631-012-000	959 WITHAM DR	75,000.00	180,000.00	255,000.00	296.00
027-631-013-000	963 WITHAM DR	71,310.00	129,869.00	201,179.00	296.00
027-631-014-000	967 WITHAM DR	75,000.00	185,000.00	260,000.00	296.00
027-631-015-000	971 WITHAM DR	75,000.00	150,000.00	225,000.00	296.00
027-631-016-000	975 WITHAM DR	75,000.00	150,000.00	225,000.00	296.00
027-631-017-000	979 WITHAM DR	85,000.00	150,000.00	235,000.00	296.00
027-631-018-000	983 HOPPIN CT	80,000.00	175,000.00	255,000.00	296.00
027-631-019-000	987 HOPPIN CT	69,913.00	142,731.00	212,644.00	296.00
027-631-020-000	991 HOPPIN CT	69,913.00	174,558.00	244,471.00	296.00
027-631-021-000	995 HOPPIN CT	76,268.00	105,309.00	181,577.00	296.00
027-632-001-000	964 NELSON WAY	71,310.00	136,020.00	207,330.00	296.00
027-632-002-000	968 NELSON WAY	71,310.00	121,867.00	193,177.00	296.00
027-632-003-000	972 NELSON WAY	75,000.00	125,000.00	200,000.00	296.00
027-632-004-000	976 NELSON WAY	71,310.00	119,286.00	190,596.00	296.00
027-632-005-000	980 NELSON WAY	75,000.00	125,000.00	200,000.00	296.00
027-632-006-000	984 NELSON WAY	69,913.00	123,293.00	193,206.00	296.00
027-632-007-000	988 NELSON WAY	69,913.00	133,292.00	203,205.00	296.00
027-632-009-000	992 NELSON WAY	75,000.00	205,000.00	280,000.00	296.00
027-633-001-000	1983 HOWARD DR	75,000.00	150,000.00	225,000.00	296.00
027-633-002-000	1979 HOWARD DR	71,310.00	132,889.00	204,199.00	296.00
027-633-003-000	1975 HOWARD DR	71,310.00	166,325.00	237,635.00	296.00
027-633-004-000	1971 HOWARD DR	71,310.00	139,618.00	210,928.00	296.00
027-633-005-000	1967 HOWARD DR	71,310.00	139,042.00	210,352.00	296.00
027-633-006-000	1963 HOWARD DR	71,310.00	152,665.00	223,975.00	296.00
027-633-007-000	1959 HOWARD DR	71,310.00	166,602.00	237,912.00	296.00
027-633-008-000	1955 HOWARD DR	71,310.00	142,586.00	213,896.00	296.00
027-633-009-000	1951 HOWARD DR	65,000.00	160,000.00	225,000.00	296.00
027-634-001-000	1988 HOWARD DR	86,700.00	153,000.00	239,700.00	296.00
027-634-002-000	1984 HOWARD DR	69,913.00	135,369.00	205,282.00	296.00
027-634-003-000	1980 HOWARD DR	70,000.00	180,000.00	250,000.00	296.00
027-634-004-000	1976 HOWARD DR	75,000.00	125,000.00	200,000.00	296.00
027-634-005-000	1972 HOWARD DR	75,000.00	160,000.00	235,000.00	296.00

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-634-006-000	1968 HOWARD DR	75,000.00	125,000.00	200,000.00	296.00
027-634-007-000	1971 FISHER LN	75,000.00	160,000.00	235,000.00	296.00
027-634-008-000	1975 FISHER LN	71,310.00	175,679.00	246,989.00	296.00
027-634-009-000	1979 FISHER LN	75,000.00	150,000.00	225,000.00	296.00
027-634-010-000	1983 FISHER LN	69,913.00	157,616.00	227,529.00	296.00
027-634-011-000	1987 FISHER LN	71,310.00	130,847.00	202,157.00	296.00
027-640-002-000	1923 MAXWELL AVE	70,000.00	115,000.00	185,000.00	296.00
027-640-003-000	904 BROWNING CIR	75,000.00	125,000.00	200,000.00	296.00
027-640-004-000	900 BROWNING CIR	69,913.00	130,919.00	200,832.00	296.00
027-640-005-000	896 BROWNING CIR	69,913.00	115,087.00	185,000.00	296.00
027-640-006-000	892 BROWNING CIR	70,000.00	115,000.00	185,000.00	296.00
027-640-007-000	888 BROWNING CIR	75,000.00	125,000.00	200,000.00	296.00
027-640-008-000	884 BROWNING CIR	66,732.00	105,152.00	171,884.00	296.00
027-640-009-000	880 BROWNING CIR	70,000.00	115,000.00	185,000.00	296.00
027-640-010-000	876 BROWNING CIR	75,000.00	125,000.00	200,000.00	296.00
027-640-011-000	872 BROWNING CIR	75,000.00	150,000.00	225,000.00	296.00
027-640-012-000	868 BROWNING CIR	70,000.00	115,000.00	185,000.00	296.00
027-640-013-000	864 BROWNING CIR	76,268.00	142,447.00	218,715.00	296.00
027-640-014-000	860 BROWNING CIR	70,000.00	115,000.00	185,000.00	296.00
027-640-015-000	856 BROWNING CIR	66,732.00	134,098.00	200,830.00	296.00
027-640-016-000	852 BROWNING CIR	66,732.00	114,047.00	180,779.00	296.00
027-640-017-000	848 BROWNING CIR	70,000.00	115,000.00	185,000.00	296.00
027-640-018-000	844 BROWNING CIR	70,000.00	130,000.00	200,000.00	296.00
027-640-019-000	840 BROWNING CIR	75,000.00	175,000.00	250,000.00	296.00
027-640-020-000	876 KINCHELOE DR	75,000.00	165,000.00	240,000.00	296.00
027-640-021-000	845 BROWNING CIR	66,732.00	109,944.00	176,676.00	296.00
027-640-022-000	849 BROWNING CIR	75,000.00	125,000.00	200,000.00	296.00
027-640-023-000	853 BROWNING CIR	70,000.00	115,000.00	185,000.00	296.00
027-640-024-000	857 BROWNING CIR	69,913.00	175,450.00	245,363.00	296.00
027-640-025-000	30 MULCAHY CT	70,000.00	115,000.00	185,000.00	296.00
027-640-026-000	26 MULCAHY CT	69,913.00	132,190.00	202,103.00	296.00
027-640-027-000	22 MULCAHY CT	69,913.00	141,253.00	211,166.00	296.00
027-640-028-000	18 MULCAHY CT	80,000.00	125,000.00	205,000.00	296.00
027-640-029-000	14 MULCAHY CT	69,913.00	155,610.00	225,523.00	296.00
027-640-030-000	10 MULCAHY CT	71,310.00	101,119.00	172,429.00	296.00
027-640-031-000	6 MULCAHY CT	75,000.00	155,000.00	230,000.00	296.00
027-640-032-000	2 MULCAHY CT	75,000.00	125,000.00	200,000.00	296.00
027-640-033-000	891 BROWNING CIR	69,913.00	109,308.00	179,221.00	296.00
027-640-034-000	895 BROWNING CIR	70,000.00	115,000.00	185,000.00	296.00
027-640-035-000	899 BROWNING CIR	75,000.00	125,000.00	200,000.00	296.00
027-640-036-000	1951 MAXWELL AVE	67,297.00	135,682.00	202,979.00	296.00
027-640-037-000	888 KINCHELOE DR	67,297.00	130,544.00	197,841.00	296.00
027-640-038-000	884 KINCHELOE DR	75,000.00	150,000.00	225,000.00	296.00
027-640-039-000	880 KINCHELOE DR	64,237.00	119,287.00	183,524.00	296.00
027-640-041-000	829 DINSDALE CIR	78,002.00	114,217.00	192,219.00	296.00
027-640-042-000	833 DINSDALE CIR	68,641.00	167,542.00	236,183.00	296.00
027-640-043-000	837 DINSDALE CIR	65,521.00	112,935.00	178,456.00	296.00
027-640-044-000	841 DINSDALE CIR	65,521.00	119,175.00	184,696.00	296.00
027-640-045-000	845 DINSDALE CIR	65,521.00	109,124.00	174,645.00	296.00
027-640-046-000	849 DINSDALE CIR	75,000.00	125,000.00	200,000.00	296.00
027-640-047-000	853 DINSDALE CIR	65,521.00	127,826.00	193,347.00	296.00
027-640-048-000	857 DINSDALE CIR	75,000.00	150,000.00	225,000.00	296.00
027-640-049-000	861 DINSDALE CIR	80,000.00	125,000.00	205,000.00	296.00
027-640-050-000	865 DINSDALE CIR	74,883.00	201,623.00	276,506.00	296.00
027-640-051-000	869 DINSDALE CIR	65,521.00	133,110.00	198,631.00	296.00
027-640-052-000	873 DINSDALE CIR	75,000.00	135,000.00	210,000.00	296.00
027-640-053-000	877 DINSDALE CIR	75,000.00	120,000.00	195,000.00	296.00

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027-640-054-000	881 DINSDALE CIR	65,521.00	116,562.00	182,083.00	296.00
027-640-055-000	885 DINSDALE CIR	75,000.00	120,000.00	195,000.00	296.00
027-640-056-000	889 DINSDALE CIR	75,000.00	150,000.00	225,000.00	296.00
027-640-057-000	893 DINSDALE CIR	75,000.00	120,000.00	195,000.00	296.00
027-640-058-000	897 DINSDALE CIR	68,641.00	135,824.00	204,465.00	296.00
027-640-059-000	903 FARNHAM AVE	74,883.00	117,527.00	192,410.00	296.00
027-640-060-000	907 FARNHAM AVE	75,000.00	120,000.00	195,000.00	296.00
027-640-061-000	911 FARNHAM AVE	81,600.00	113,257.00	194,857.00	296.00
027-640-062-000	915 FARNHAM AVE	75,000.00	175,000.00	250,000.00	296.00
027-640-063-000	856 DINSDALE CIR	75,000.00	120,000.00	195,000.00	296.00
027-640-064-000	850 DINSDALE CIR	65,521.00	141,232.00	206,753.00	296.00
027-640-065-000	844 DINSDALE CIR	74,883.00	124,313.00	199,196.00	296.00
027-640-066-000	871 FARNHAM AVE	75,000.00	125,000.00	200,000.00	296.00
027-640-067-000	875 FARNHAM AVE	67,297.00	133,360.00	200,657.00	296.00
027-640-068-000	879 FARNHAM AVE	75,000.00	120,000.00	195,000.00	296.00
027-640-069-000	883 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-640-070-000	887 FARNHAM AVE	75,000.00	120,000.00	195,000.00	296.00
027-640-071-000	891 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-640-072-000	895 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-640-073-000	884 DINSDALE CIR	68,641.00	117,697.00	186,338.00	296.00
027-640-074-000	878 DINSDALE CIR	68,641.00	127,290.00	195,931.00	296.00
027-651-001-000	1000 MORRIS CIR	75,000.00	125,000.00	200,000.00	296.00
027-651-002-000	1004 MORRIS CIR	75,000.00	165,000.00	240,000.00	296.00
027-651-003-000	1008 MORRIS CIR	65,521.00	192,372.00	257,893.00	296.00
027-651-004-000	1012 MORRIS CIR	75,000.00	125,000.00	200,000.00	296.00
027-651-005-000	1016 MORRIS CIR	65,521.00	135,405.00	200,926.00	296.00
027-651-006-000	1020 MORRIS CIR	70,000.00	115,000.00	185,000.00	296.00
027-651-007-000	1024 MORRIS CIR	65,521.00	115,432.00	180,953.00	296.00
027-651-008-000	1028 MORRIS CIR	65,521.00	146,487.00	212,008.00	296.00
027-651-009-000	1032 MORRIS CIR	75,000.00	165,000.00	240,000.00	296.00
027-651-010-000	1916 MORRIS CIR	68,641.00	196,378.00	265,019.00	296.00
027-651-011-000	1920 MORRIS CIR	70,357.00	116,461.00	186,818.00	296.00
027-651-012-000	1924 MORRIS CIR	65,521.00	115,821.00	181,342.00	296.00
027-651-013-000	1928 MORRIS CIR	65,521.00	110,257.00	175,778.00	296.00
027-651-014-000	1932 MORRIS CIR	75,000.00	150,000.00	225,000.00	296.00
027-651-015-000	1936 MORRIS CIR	70,000.00	115,000.00	185,000.00	296.00
027-651-016-000	1940 MORRIS CIR	75,000.00	125,000.00	200,000.00	296.00
027-651-017-000	1944 MORRIS CIR	70,000.00	115,000.00	185,000.00	296.00
027-651-018-000	1948 MORRIS CIR	64,237.00	116,856.00	181,093.00	296.00
027-651-019-000	1952 MORRIS CIR	65,521.00	105,850.00	171,371.00	296.00
027-652-001-000	1001 MORRIS CIR	70,000.00	170,000.00	240,000.00	296.00
027-652-002-000	1000 FREDERICKS ST	70,000.00	115,000.00	185,000.00	296.00
027-652-003-000	1004 FREDERICKS ST	75,000.00	165,000.00	240,000.00	296.00
027-652-004-000	1005 MORRIS CIR	70,000.00	155,000.00	225,000.00	296.00
027-652-005-000	1009 MORRIS CIR	75,000.00	125,000.00	200,000.00	296.00
027-652-006-000	1008 FREDERICKS ST	65,521.00	112,052.00	177,573.00	296.00
027-652-007-000	1012 FREDERICKS ST	70,000.00	115,000.00	185,000.00	296.00
027-652-008-000	1013 MORRIS CIR	65,521.00	103,505.00	169,026.00	296.00
027-652-009-000	1017 MORRIS CIR	65,521.00	128,999.00	194,520.00	296.00
027-652-010-000	1016 FREDERICKS ST	70,000.00	130,000.00	200,000.00	296.00
027-652-011-000	1020 FREDERICKS ST	65,521.00	142,384.00	207,905.00	296.00
027-652-012-000	1021 MORRIS CIR	70,000.00	115,000.00	185,000.00	296.00
027-652-013-000	1025 MORRIS CIR	65,521.00	129,118.00	194,639.00	296.00
027-652-014-000	1024 FREDERICKS ST	70,000.00	115,000.00	185,000.00	296.00
027-652-015-000	1028 FREDERICKS ST	70,000.00	170,000.00	240,000.00	296.00
027-652-016-000	1029 MORRIS CIR	65,521.00	103,716.00	169,237.00	296.00
027-653-001-000	1944 BRANIGAN AVE	25,477.00	135,084.00	160,561.00	296.00

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027-653-002-000	1940 BRANIGAN AVE	75,000.00	150,000.00	225,000.00	296.00
027-653-003-000	1936 BRANIGAN AVE	75,000.00	125,000.00	200,000.00	296.00
027-653-004-000	1932 BRANIGAN AVE	75,000.00	165,000.00	240,000.00	296.00
027-653-005-000	1005 FREDERICKS ST	75,000.00	150,000.00	225,000.00	296.00
027-653-006-000	30 FREDERICKS CT	75,000.00	165,000.00	240,000.00	296.00
027-653-007-000	26 FREDERICKS CT	78,002.00	166,756.00	244,758.00	296.00
027-653-008-000	22 FREDERICKS CT	74,883.00	130,301.00	205,184.00	296.00
027-653-009-000	18 FREDERICKS CT	39,469.00	142,374.00	181,843.00	296.00
027-653-010-000	14 FREDERICKS CT	78,002.00	137,274.00	215,276.00	296.00
027-653-011-000	10 FREDERICKS CT	68,641.00	185,835.00	254,476.00	296.00
027-653-012-000	6 FREDERICKS CT	75,000.00	125,000.00	200,000.00	296.00
027-653-013-000	1019 FREDERICKS ST	70,000.00	115,000.00	185,000.00	296.00
027-653-014-000	1023 FREDERICKS ST	65,000.00	125,000.00	190,000.00	296.00
027-653-015-000	1027 FREDERICKS ST	75,000.00	150,000.00	225,000.00	296.00
027-653-016-000	1939 MORRIS CIR	65,521.00	137,899.00	203,420.00	296.00
027-653-017-000	1943 MORRIS CIR	70,000.00	115,000.00	185,000.00	296.00
027-653-018-000	1947 MORRIS CIR	65,000.00	160,000.00	225,000.00	296.00
027-653-019-000	1951 MORRIS CIR	66,732.00	117,581.00	184,313.00	296.00
027-661-001-000	931 ANDERSON CIR	75,000.00	120,000.00	195,000.00	296.00
027-661-002-000	927 ANDERSON CIR	65,000.00	113,000.00	178,000.00	296.00
027-661-003-000	923 ANDERSON CIR	67,297.00	126,032.00	193,329.00	296.00
027-661-004-000	919 ANDERSON CIR	75,000.00	125,000.00	200,000.00	296.00
027-661-005-000	915 ANDERSON CIR	64,237.00	135,195.00	199,432.00	296.00
027-661-006-000	913 ANDERSON CIR	64,237.00	200,209.00	264,446.00	296.00
027-661-007-000	909 ANDERSON CIR	75,000.00	120,000.00	195,000.00	296.00
027-661-008-000	905 ANDERSON CIR	75,000.00	125,000.00	200,000.00	296.00
027-661-009-000	901 ANDERSON CIR	75,000.00	120,000.00	195,000.00	296.00
027-661-010-000	967 ANDERSON CIR	65,521.00	102,789.00	168,310.00	296.00
027-661-011-000	971 ANDERSON CIR	65,521.00	104,195.00	169,716.00	296.00
027-661-012-000	975 ANDERSON CIR	64,237.00	125,404.00	189,641.00	296.00
027-661-013-000	979 ANDERSON CIR	64,237.00	123,999.00	188,236.00	296.00
027-661-014-000	983 ANDERSON CIR	75,000.00	150,000.00	225,000.00	296.00
027-661-015-000	987 ANDERSON CIR	102,524.00	102,011.00	204,535.00	296.00
027-661-016-000	991 ANDERSON CIR	75,000.00	125,000.00	200,000.00	296.00
027-661-017-000	993 ANDERSON CIR	75,000.00	120,000.00	195,000.00	296.00
027-661-018-000	997 ANDERSON CIR	67,297.00	128,481.00	195,778.00	296.00
027-662-001-000	1789 LOSOYA DR	75,000.00	150,000.00	225,000.00	296.00
027-662-002-000	1785 LOSOYA DR	64,237.00	131,414.00	195,651.00	296.00
027-662-003-000	1781 LOSOYA DR	75,000.00	150,000.00	225,000.00	296.00
027-662-004-000	1777 LOSOYA DR	69,913.00	98,669.00	168,582.00	296.00
027-662-005-000	1773 LOSOYA DR	69,913.00	101,661.00	171,574.00	296.00
027-662-006-000	1769 LOSOYA DR	75,000.00	125,000.00	200,000.00	296.00
027-662-007-000	1765 LOSOYA DR	75,000.00	135,000.00	210,000.00	296.00
027-662-008-000	1761 LOSOYA DR	75,000.00	150,000.00	225,000.00	296.00
027-662-009-000	1757 LOSOYA DR	75,000.00	135,000.00	210,000.00	296.00
027-662-010-000	958 LOSOYA DR	80,000.00	150,000.00	230,000.00	296.00
027-662-011-000	962 LOSOYA DR	75,000.00	135,000.00	210,000.00	296.00
027-662-012-000	966 LOSOYA DR	70,000.00	100,000.00	170,000.00	296.00
027-662-013-000	970 LOSOYA DR	69,913.00	80,104.00	150,017.00	296.00
027-662-014-000	974 LOSOYA DR	50,843.00	151,961.00	202,804.00	296.00
027-662-015-000	978 LOSOYA DR	75,000.00	125,000.00	200,000.00	296.00
027-662-016-000	982 LOSOYA DR	50,843.00	141,893.00	192,736.00	296.00
027-662-017-000	986 LOSOYA DR	75,000.00	120,000.00	195,000.00	296.00
027-662-018-000	990 LOSOYA DR	75,000.00	135,000.00	210,000.00	296.00
027-662-019-000	994 LOSOYA DR	90,817.00	146,030.00	236,847.00	296.00
027-662-020-000	998 LOSOYA DR	66,732.00	108,819.00	175,551.00	296.00
027-662-021-000	900 ANDERSON CIR	75,000.00	125,000.00	200,000.00	296.00

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027-662-022-000	904 ANDERSON CIR	65,521.00	103,602.00	169,123.00	296.00
027-662-023-000	908 ANDERSON CIR	75,000.00	150,000.00	225,000.00	296.00
027-662-024-000	912 ANDERSON CIR	75,000.00	120,000.00	195,000.00	296.00
027-662-025-000	914 ANDERSON CIR	75,000.00	135,000.00	210,000.00	296.00
027-662-026-000	918 ANDERSON CIR	75,000.00	125,000.00	200,000.00	296.00
027-662-027-000	922 ANDERSON CIR	65,000.00	165,000.00	230,000.00	296.00
027-662-028-000	926 ANDERSON CIR	75,000.00	120,000.00	195,000.00	296.00
027-662-029-000	930 ANDERSON CIR	65,521.00	127,968.00	193,489.00	296.00
027-662-030-000	932 ANDERSON CIR	65,521.00	156,301.00	221,822.00	296.00
027-662-031-000	936 ANDERSON CIR	80,000.00	125,000.00	205,000.00	296.00
027-662-032-000	940 ANDERSON CIR	68,641.00	104,486.00	173,127.00	296.00
027-662-033-000	942 ANDERSON CIR	65,521.00	151,739.00	217,260.00	296.00
027-662-034-000	946 ANDERSON CIR	75,000.00	120,000.00	195,000.00	296.00
027-662-035-000	950 ANDERSON CIR	75,000.00	120,000.00	195,000.00	296.00
027-662-036-000	954 ANDERSON CIR	65,521.00	117,001.00	182,522.00	296.00
027-662-037-000	958 ANDERSON CIR	68,641.00	178,911.00	247,552.00	296.00
027-662-038-000	960 ANDERSON CIR	74,883.00	115,453.00	190,336.00	296.00
027-662-039-000	964 ANDERSON CIR	68,641.00	129,663.00	198,304.00	296.00
027-662-040-000	968 ANDERSON CIR	75,000.00	150,000.00	225,000.00	296.00
027-662-041-000	972 ANDERSON CIR	65,521.00	108,862.00	174,383.00	296.00
027-662-042-000	976 ANDERSON CIR	68,301.00	140,376.00	208,677.00	296.00
027-662-043-000	980 ANDERSON CIR	76,500.00	142,698.00	219,198.00	296.00
027-662-044-000	984 ANDERSON CIR	64,237.00	126,671.00	190,908.00	296.00
027-662-045-000	988 ANDERSON CIR	64,237.00	155,741.00	219,978.00	296.00
027-662-046-000	992 ANDERSON CIR	64,237.00	134,766.00	199,003.00	296.00
027-662-047-000	994 ANDERSON CIR	75,000.00	150,000.00	225,000.00	296.00
027-662-048-000	998 ANDERSON CIR	75,000.00	120,000.00	195,000.00	296.00
027-663-001-000	966 HUNTER LN	80,000.00	120,000.00	200,000.00	296.00
027-663-002-000	970 HUNTER LN	69,913.00	154,923.00	224,836.00	296.00
027-663-003-000	974 HUNTER LN	69,913.00	104,235.00	174,148.00	296.00
027-663-004-000	978 HUNTER LN	69,913.00	110,852.00	180,765.00	296.00
027-663-005-000	982 HUNTER LN	70,000.00	130,000.00	200,000.00	296.00
027-663-006-000	986 HUNTER LN	75,000.00	135,000.00	210,000.00	296.00
027-663-007-000	990 HUNTER LN	69,913.00	95,873.00	165,786.00	296.00
027-663-008-000	994 HUNTER LN	65,000.00	110,000.00	175,000.00	296.00
027-663-009-000	998 HUNTER LN	77,974.00	125,840.00	203,814.00	296.00
027-663-010-000	965 LOSOYA DR	100,000.00	95,000.00	195,000.00	296.00
027-663-011-000	969 LOSOYA DR	69,913.00	116,100.00	186,013.00	296.00
027-663-012-000	973 LOSOYA DR	75,000.00	150,000.00	225,000.00	296.00
027-663-013-000	977 LOSOYA DR	75,000.00	120,000.00	195,000.00	296.00
027-663-014-000	981 LOSOYA DR	52,722.00	127,121.00	179,843.00	296.00
027-663-015-000	985 LOSOYA DR	75,000.00	150,000.00	225,000.00	296.00
027-663-016-000	989 LOSOYA DR	75,000.00	125,000.00	200,000.00	296.00
027-663-017-000	993 LOSOYA DR	75,000.00	150,000.00	225,000.00	296.00
027-663-018-000	997 LOSOYA DR	75,000.00	125,000.00	200,000.00	296.00
027-664-001-000	965 HUNTER LN	70,000.00	110,000.00	180,000.00	296.00
027-664-002-000	969 HUNTER LN	70,000.00	140,000.00	210,000.00	296.00
027-664-003-000	973 HUNTER LN	75,000.00	120,000.00	195,000.00	296.00
027-664-004-000	977 HUNTER LN	69,913.00	128,331.00	198,244.00	296.00
027-664-005-000	981 HUNTER LN	69,913.00	90,241.00	160,154.00	296.00
027-664-006-000	985 HUNTER LN	75,000.00	125,000.00	200,000.00	296.00
027-664-007-000	989 HUNTER LN	75,000.00	120,000.00	195,000.00	296.00
027-664-008-000	993 HUNTER LN	75,000.00	135,000.00	210,000.00	296.00
027-664-009-000	997 HUNTER LN	75,000.00	125,000.00	200,000.00	296.00
027-670-001-000	1793 LOSOYA DR	67,297.00	188,399.00	255,696.00	296.00
027-670-002-000	974 WALLACE DR	75,000.00	195,000.00	270,000.00	296.00
027-670-003-000	978 WALLACE DR	67,297.00	191,266.00	258,563.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-670-004-000	982 WALLACE DR	75,000.00	150,000.00	225,000.00	296.00
027-670-005-000	986 WALLACE DR	65,000.00	205,000.00	270,000.00	296.00
027-670-006-000	990 WALLACE DR	75,000.00	158,000.00	233,000.00	296.00
027-670-007-000	994 WALLACE DR	70,357.00	196,276.00	266,633.00	296.00
027-670-008-000	998 WALLACE DR	75,000.00	155,000.00	230,000.00	296.00
027-670-009-000	997 WALLACE DR	75,000.00	185,000.00	260,000.00	296.00
027-670-010-000	995 WALLACE DR	75,000.00	180,000.00	255,000.00	296.00
027-670-011-000	991 WALLACE DR	75,000.00	150,000.00	225,000.00	296.00
027-670-012-000	987 WALLACE DR	65,000.00	200,000.00	265,000.00	296.00
027-670-013-000	983 WALLACE DR	70,000.00	165,000.00	235,000.00	296.00
027-670-014-000	979 WALLACE DR	70,000.00	165,000.00	235,000.00	296.00
027-670-015-000	1802 LOSOYA DR	67,297.00	158,892.00	226,189.00	296.00
027-670-016-000	1801 LOSOYA DR	67,297.00	220,984.00	288,281.00	296.00
027-670-017-000	1805 LOSOYA DR	75,000.00	150,000.00	225,000.00	296.00
027-670-018-000	1809 LOSOYA DR	68,641.00	137,287.00	205,928.00	296.00
027-670-019-000	1815 LOSOYA DR	68,641.00	186,625.00	255,266.00	296.00
027-670-020-000	1821 LOSOYA DR	75,000.00	150,000.00	225,000.00	296.00
027-670-021-000	1827 LOSOYA DR	68,641.00	172,545.00	241,186.00	296.00
027-670-022-000	1830 LOSOYA DR	75,000.00	195,000.00	270,000.00	296.00
027-670-023-000	1826 LOSOYA DR	68,641.00	153,984.00	222,625.00	296.00
027-670-024-000	1822 LOSOYA DR	75,000.00	180,000.00	255,000.00	296.00
027-670-025-000	1818 LOSOYA DR	75,000.00	150,000.00	225,000.00	296.00
027-670-026-000	1814 LOSOYA DR	75,000.00	180,000.00	255,000.00	296.00
027-670-027-000	1810 LOSOYA DR	68,641.00	142,570.00	211,211.00	296.00
027-670-028-000	1806 LOSOYA DR	68,641.00	181,301.00	249,942.00	296.00
027-670-029-000	26 HILLER CT	73,415.00	227,939.00	301,354.00	296.00
027-670-030-000	30 HILLER CT	67,297.00	186,467.00	253,764.00	296.00
027-670-031-000	34 HILLER CT	70,000.00	155,000.00	225,000.00	296.00
027-670-032-000	38 HILLER CT	75,000.00	180,000.00	255,000.00	296.00
027-670-033-000	42 HILLER CT	73,415.00	207,720.00	281,135.00	296.00
027-670-034-000	22 HILLER CT	75,000.00	180,000.00	255,000.00	296.00
027-670-035-000	18 HILLER CT	85,000.00	185,000.00	270,000.00	296.00
027-670-036-000	14 HILLER CT	75,000.00	180,000.00	255,000.00	296.00
027-670-037-000	10 HILLER CT	65,000.00	160,000.00	225,000.00	296.00
027-670-038-000	6 HILLER CT	75,000.00	185,000.00	260,000.00	296.00
027-670-039-000	2 HILLER CT	75,000.00	150,000.00	225,000.00	296.00
027-670-040-000	54 EPPERSON CT	75,000.00	155,000.00	230,000.00	296.00
027-670-041-000	50 EPPERSON CT	75,000.00	195,000.00	270,000.00	296.00
027-670-042-000	46 EPPERSON CT	75,000.00	195,000.00	270,000.00	296.00
027-670-043-000	42 EPPERSON CT	75,000.00	150,000.00	225,000.00	296.00
027-670-044-000	38 EPPERSON CT	68,641.00	173,472.00	242,113.00	296.00
027-670-045-000	34 EPPERSON CT	85,000.00	195,000.00	280,000.00	296.00
027-670-046-000	30 EPPERSON CT	74,883.00	197,926.00	272,809.00	296.00
027-670-047-000	26 EPPERSON CT	74,883.00	184,883.00	259,766.00	296.00
027-670-048-000	22 EPPERSON CT	74,883.00	211,154.00	286,037.00	296.00
027-670-049-000	18 EPPERSON CT	68,641.00	134,138.00	202,779.00	296.00
027-670-050-000	14 EPPERSON CT	75,000.00	185,000.00	260,000.00	296.00
027-670-051-000	10 EPPERSON CT	75,000.00	150,000.00	225,000.00	296.00
027-670-052-000	6 EPPERSON CT	75,000.00	185,000.00	260,000.00	296.00
027-670-053-000	2 EPPERSON CT	75,000.00	160,000.00	235,000.00	296.00
027-681-001-000	840 WALKER ST	75,000.00	150,000.00	225,000.00	296.00
027-681-002-000	844 WALKER ST	80,000.00	185,000.00	265,000.00	296.00
027-681-003-000	2 TADLOCK PL	71,797.00	196,660.00	268,457.00	296.00
027-681-004-000	6 TADLOCK PL	85,000.00	195,000.00	280,000.00	296.00
027-681-005-000	10 TADLOCK PL	87,365.00	272,697.00	360,062.00	296.00
027-681-006-000	14 TADLOCK PL	85,000.00	195,000.00	280,000.00	296.00
027-681-007-000	18 TADLOCK PL	74,883.00	142,506.00	217,389.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-681-008-000	1831 LOSOYA DR	80,000.00	185,000.00	265,000.00	296.00
027-682-001-000	839 WALKER ST	70,357.00	163,966.00	234,323.00	296.00
027-682-002-000	843 WALKER ST	80,000.00	185,000.00	265,000.00	296.00
027-682-003-000	847 WALKER ST	75,000.00	160,000.00	235,000.00	296.00
027-682-004-000	851 WALKER ST	75,000.00	180,000.00	255,000.00	296.00
027-682-005-000	855 WALKER ST	67,297.00	159,727.00	227,024.00	296.00
027-682-006-000	859 WALKER ST	85,000.00	180,000.00	265,000.00	296.00
027-682-007-000	14 REIFF PL	75,000.00	210,000.00	285,000.00	296.00
027-682-008-000	10 REIFF PL	79,534.00	225,642.00	305,176.00	296.00
027-682-009-000	14 HILDEBRAND CT	79,534.00	221,938.00	301,472.00	296.00
027-682-010-000	10 HILDEBRAND CT	79,534.00	148,044.00	227,578.00	296.00
027-682-011-000	6 HILDEBRAND CT	73,415.00	192,195.00	265,610.00	296.00
027-682-012-000	924 CRANSTON DR	80,000.00	204,000.00	284,000.00	296.00
027-682-013-000	928 CRANSTON DR	67,297.00	154,209.00	221,506.00	296.00
027-682-014-000	932 CRANSTON DR	75,000.00	180,000.00	255,000.00	296.00
027-682-015-000	940 CRANSTON DR	67,297.00	169,476.00	236,773.00	296.00
027-682-016-000	944 CRANSTON DR	75,000.00	195,000.00	270,000.00	296.00
027-682-017-000	883 WALKER ST	75,000.00	185,000.00	260,000.00	296.00
027-682-018-000	879 WALKER ST	79,534.00	190,835.00	270,369.00	296.00
027-682-019-000	875 WALKER ST	80,000.00	200,000.00	280,000.00	296.00
027-682-020-000	871 WALKER ST	76,474.00	192,890.00	269,364.00	296.00
027-682-021-000	2 REIFF PL	79,534.00	154,002.00	233,536.00	296.00
027-682-022-000	6 REIFF PL	80,000.00	200,000.00	280,000.00	296.00
027-682-023-000	18 HILDEBRAND CT	85,000.00	185,000.00	270,000.00	296.00
027-682-024-000	22 HILDEBRAND CT	79,534.00	240,764.00	320,298.00	296.00
027-682-025-000	26 HILDEBRAND CT	97,629.00	167,681.00	265,310.00	296.00
027-683-001-000	927 CRANSTON DR	75,000.00	180,000.00	255,000.00	296.00
027-683-002-000	931 CRANSTON DR	67,297.00	205,131.00	272,428.00	296.00
027-683-003-000	935 CRANSTON DR	75,000.00	150,000.00	225,000.00	296.00
027-683-004-000	939 CRANSTON DR	75,000.00	185,000.00	260,000.00	296.00
027-683-005-000	943 CRANSTON DR	75,000.00	180,000.00	255,000.00	296.00
027-683-006-000	891 WALKER PL	75,000.00	150,000.00	225,000.00	296.00
027-683-007-000	895 WALKER PL	70,000.00	255,000.00	325,000.00	296.00
027-683-008-000	899 WALKER PL	75,000.00	230,000.00	305,000.00	296.00
027-683-009-000	903 WALKER PL	90,000.00	195,000.00	285,000.00	296.00
027-683-010-000	907 WALKER PL	70,000.00	225,000.00	295,000.00	296.00
027-684-001-000	1834 LOSOYA DR	90,000.00	135,000.00	225,000.00	296.00
027-684-002-000	868 WALKER ST	73,415.00	221,907.00	295,322.00	296.00
027-684-003-000	872 WALKER ST	80,000.00	150,000.00	230,000.00	296.00
027-684-004-000	876 WALKER ST	81,124.00	179,982.00	261,106.00	296.00
027-684-005-000	6 BARTH CT	75,000.00	180,000.00	255,000.00	296.00
027-684-006-000	10 BARTH CT	75,000.00	185,000.00	260,000.00	296.00
027-684-007-000	14 BARTH CT	75,000.00	150,000.00	225,000.00	296.00
027-684-008-000	18 BARTH CT	75,000.00	185,000.00	260,000.00	296.00
027-684-009-000	22 BARTH CT	68,641.00	176,126.00	244,767.00	296.00
027-684-010-000	26 BARTH CT	75,000.00	180,000.00	255,000.00	296.00
027-684-011-000	30 BARTH CT	68,641.00	176,279.00	244,920.00	296.00
027-684-012-000	34 BARTH CT	80,000.00	150,000.00	230,000.00	296.00
027-684-013-000	33 BARTH CT	78,002.00	139,031.00	217,033.00	296.00
027-684-014-000	29 BARTH CT	68,641.00	168,580.00	237,221.00	296.00
027-684-015-000	25 BARTH CT	68,641.00	145,222.00	213,863.00	296.00
027-684-016-000	21 BARTH CT	75,000.00	180,000.00	255,000.00	296.00
027-684-017-000	17 BARTH CT	64,237.00	160,986.00	225,223.00	296.00
027-684-018-000	13 BARTH CT	68,641.00	229,533.00	298,174.00	296.00
027-684-019-000	9 BARTH CT	75,000.00	150,000.00	225,000.00	296.00
027-684-020-000	5 BARTH CT	80,000.00	180,000.00	260,000.00	296.00
027-684-021-000	1 BARTH CT	73,415.00	171,964.00	245,379.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-690-001-000	776 LAUGENOUR DR	65,000.00	145,000.00	210,000.00	296.00
027-690-002-000	1628 SILBERSTEIN PL	65,000.00	105,000.00	170,000.00	296.00
027-690-003-000	1622 SILBERSTEIN PL	75,000.00	170,000.00	245,000.00	296.00
027-690-004-000	1616 SILBERSTEIN PL	85,000.00	200,000.00	285,000.00	296.00
027-690-005-000	1612 SILBERSTEIN PL	75,000.00	150,000.00	225,000.00	296.00
027-690-006-000	1608 SILBERSTEIN PL	75,000.00	150,000.00	225,000.00	296.00
027-690-007-000	1604 SILBERSTEIN PL	80,000.00	205,000.00	285,000.00	296.00
027-690-008-000	1600 SILBERSTEIN PL	80,000.00	210,000.00	290,000.00	296.00
027-690-009-000	1603 SILBERSTEIN PL	80,000.00	185,000.00	265,000.00	296.00
027-690-010-000	1607 SILBERSTEIN PL	85,000.00	175,000.00	260,000.00	296.00
027-690-011-000	1611 SILBERSTEIN PL	80,000.00	150,000.00	230,000.00	296.00
027-690-012-000	1617 SILBERSTEIN PL	75,000.00	150,000.00	225,000.00	296.00
027-690-013-000	1623 SILBERSTEIN PL	80,000.00	165,000.00	245,000.00	296.00
027-690-014-000	1629 SILBERSTEIN PL	48,300.00	113,478.00	161,778.00	296.00
027-690-015-000	1633 SILBERSTEIN PL	90,000.00	120,000.00	210,000.00	296.00
027-690-016-000	780 LAUGENOUR DR	65,000.00	105,000.00	170,000.00	296.00
027-690-017-000	1635 GILLETTE DR	80,000.00	150,000.00	230,000.00	296.00
027-690-018-000	1631 GILLETTE DR	75,000.00	150,000.00	225,000.00	296.00
027-690-019-000	1625 GILLETTE DR	75,000.00	165,000.00	240,000.00	296.00
027-690-020-000	1619 GILLETTE DR	75,000.00	150,000.00	225,000.00	296.00
027-690-021-000	1615 GILLETTE DR	75,000.00	150,000.00	225,000.00	296.00
027-690-022-000	1609 GILLETTE DR	70,000.00	124,000.00	194,000.00	296.00
027-690-023-000	1605 GILLETTE DR	75,000.00	150,000.00	225,000.00	296.00
027-690-024-000	1601 GILLETTE DR	75,000.00	150,000.00	225,000.00	296.00
027-690-026-000	777 LAUGENOUR DR	75,000.00	150,000.00	225,000.00	296.00
027-690-027-000	781 LAUGENOUR DR	75,000.00	150,000.00	225,000.00	296.00
027-690-028-000	785 LAUGENOUR DR	75,000.00	135,000.00	210,000.00	296.00
027-690-029-000	789 LAUGENOUR DR	75,000.00	150,000.00	225,000.00	296.00
027-690-030-000	793 LAUGENOUR DR	75,000.00	185,000.00	260,000.00	296.00
027-690-031-000	797 LAUGENOUR DR	85,000.00	190,000.00	275,000.00	296.00
027-690-032-000	771 BOURN DR	75,000.00	150,000.00	225,000.00	296.00
027-690-033-000	767 BOURN DR	100,000.00	180,000.00	280,000.00	296.00
027-690-034-000	763 BOURN DR	100,000.00	185,000.00	285,000.00	296.00
027-690-035-000	759 BOURN DR	75,000.00	150,000.00	225,000.00	296.00
027-690-036-000	755 BOURN DR	75,000.00	150,000.00	225,000.00	296.00
027-690-037-000	751 BOURN DR	75,000.00	215,000.00	290,000.00	296.00
027-690-038-000	747 BOURN DR	75,000.00	120,000.00	195,000.00	296.00
027-690-039-000	743 BOURN DR	75,000.00	136,000.00	211,000.00	296.00
027-690-040-000	739 BOURN DR	80,000.00	185,000.00	265,000.00	296.00
027-690-042-000	1614 FARNHAM AVE	85,000.00	185,000.00	270,000.00	296.00
027-690-043-000	1618 FARNHAM AVE	85,000.00	150,000.00	235,000.00	296.00
027-690-044-000	1622 FARNHAM AVE	80,000.00	412,000.00	492,000.00	296.00
027-690-045-000	1626 FARNHAM AVE	75,000.00	200,000.00	275,000.00	296.00
027-690-046-000	1630 FARNHAM AVE	75,000.00	195,000.00	270,000.00	296.00
027-690-047-000	1634 FARNHAM AVE	61,513.00	87,144.00	148,657.00	296.00
027-690-048-000	768 LAUGENOUR DR	75,000.00	135,000.00	210,000.00	296.00
027-690-049-000	772 LAUGENOUR DR	75,000.00	150,000.00	225,000.00	296.00
027-690-050-000	773 LAUGENOUR DR	75,000.00	185,000.00	260,000.00	296.00
027-690-051-000	769 LAUGENOUR DR	75,000.00	185,000.00	260,000.00	296.00
027-690-052-000	765 LAUGENOUR DR	13,950.00	68,727.00	82,677.00	296.00
027-701-001-000	1601 LAUGENOUR DR	75,000.00	135,000.00	210,000.00	296.00
027-701-002-000	1605 LAUGENOUR DR	65,000.00	165,000.00	230,000.00	296.00
027-701-003-000	1609 LAUGENOUR DR	75,000.00	165,000.00	240,000.00	296.00
027-701-004-000	1613 LAUGENOUR DR	75,000.00	175,000.00	250,000.00	296.00
027-701-005-000	1619 LAUGENOUR DR	75,000.00	150,000.00	225,000.00	296.00
027-701-006-000	605 LAUGENOUR DR	75,000.00	135,000.00	210,000.00	296.00
027-701-007-000	611 LAUGENOUR DR	75,000.00	165,000.00	240,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-701-008-000	617 LAUGENOUR DR	75,000.00	150,000.00	225,000.00	296.00
027-701-009-000	623 LAUGENOUR DR	75,000.00	180,000.00	255,000.00	296.00
027-701-010-000	629 LAUGENOUR DR	75,000.00	165,000.00	240,000.00	296.00
027-701-011-000	635 LAUGENOUR DR	65,000.00	175,000.00	240,000.00	296.00
027-701-012-000	641 LAUGENOUR DR	75,000.00	180,000.00	255,000.00	296.00
027-701-013-000	647 LAUGENOUR DR	75,000.00	165,000.00	240,000.00	296.00
027-701-014-000	653 LAUGENOUR DR	75,000.00	135,000.00	210,000.00	296.00
027-701-015-000	659 LAUGENOUR DR	75,000.00	165,000.00	240,000.00	296.00
027-701-016-000	665 LAUGENOUR DR	75,000.00	165,000.00	240,000.00	296.00
027-701-017-000	671 LAUGENOUR DR	75,000.00	150,000.00	225,000.00	296.00
027-701-018-000	677 LAUGENOUR DR	75,000.00	165,000.00	240,000.00	296.00
027-701-019-000	1643 FARNHAM AVE	90,000.00	80,000.00	170,000.00	296.00
027-701-020-000	1647 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-701-021-000	1651 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-701-022-000	1655 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-702-001-000	601 BOURN DR	75,000.00	135,000.00	210,000.00	296.00
027-702-002-000	613 BOURN DR	75,000.00	165,000.00	240,000.00	296.00
027-702-003-000	625 BOURN DR	75,000.00	150,000.00	225,000.00	296.00
027-702-004-000	637 BOURN DR	75,000.00	165,000.00	240,000.00	296.00
027-702-005-000	649 BOURN DR	75,000.00	150,000.00	225,000.00	296.00
027-702-006-000	661 BOURN DR	75,000.00	165,000.00	240,000.00	296.00
027-702-007-000	673 BOURN DR	75,000.00	150,000.00	225,000.00	296.00
027-702-008-000	685 BOURN DR	90,000.00	80,000.00	170,000.00	296.00
027-702-009-000	697 BOURN DR	75,000.00	165,000.00	240,000.00	296.00
027-702-010-000	709 BOURN DR	75,000.00	150,000.00	225,000.00	296.00
027-702-011-000	721 BOURN DR	75,000.00	150,000.00	225,000.00	296.00
027-702-013-000	684 WOODARD DR	90,000.00	80,000.00	170,000.00	296.00
027-702-014-000	676 WOODARD DR	75,000.00	165,000.00	240,000.00	296.00
027-702-015-000	668 WOODARD DR	75,000.00	165,000.00	240,000.00	296.00
027-702-016-000	660 WOODARD DR	75,000.00	165,000.00	240,000.00	296.00
027-702-017-000	652 WOODARD DR	75,000.00	135,000.00	210,000.00	296.00
027-702-018-000	644 WOODARD DR	75,000.00	150,000.00	225,000.00	296.00
027-702-019-000	636 WOODARD DR	75,000.00	165,000.00	240,000.00	296.00
027-702-020-000	628 WOODARD DR	75,000.00	150,000.00	225,000.00	296.00
027-702-021-000	620 WOODARD DR	102,768.00	154,151.00	256,919.00	296.00
027-702-022-000	1610 LAUGENOUR DR	75,000.00	175,000.00	250,000.00	296.00
027-702-023-000	1618 LAUGENOUR DR	75,000.00	135,000.00	210,000.00	296.00
027-703-001-000	672 LAUGENOUR DR	90,000.00	115,820.00	205,820.00	296.00
027-703-002-000	680 LAUGENOUR DR	75,000.00	150,000.00	225,000.00	296.00
027-703-003-000	688 LAUGENOUR DR	75,000.00	135,000.00	210,000.00	296.00
027-703-004-000	1631 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-703-005-000	1627 FARNHAM AVE	75,000.00	165,000.00	240,000.00	296.00
027-703-006-000	1623 FARNHAM AVE	75,000.00	165,000.00	240,000.00	296.00
027-703-007-000	1619 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-703-008-000	1615 FARNHAM AVE	95,000.00	74,500.00	169,500.00	296.00
027-703-009-000	667 WOODARD DR	85,000.00	210,000.00	295,000.00	296.00
027-703-010-000	659 WOODARD DR	95,000.00	70,000.00	165,000.00	296.00
027-703-011-000	651 WOODARD DR	75,000.00	150,000.00	225,000.00	296.00
027-703-012-000	643 WOODARD DR	75,000.00	165,000.00	240,000.00	296.00
027-703-013-000	635 WOODARD DR	75,000.00	165,000.00	240,000.00	296.00
027-703-014-000	622 LAUGENOUR DR	75,000.00	135,000.00	210,000.00	296.00
027-703-015-000	626 LAUGENOUR DR	75,000.00	180,000.00	255,000.00	296.00
027-703-016-000	632 LAUGENOUR DR	75,000.00	150,000.00	225,000.00	296.00
027-703-017-000	638 LAUGENOUR DR	90,000.00	80,000.00	170,000.00	296.00
027-703-018-000	8 GWINN CT	75,000.00	150,000.00	225,000.00	296.00
027-703-019-000	6 GWINN CT	75,000.00	165,000.00	240,000.00	296.00
027-703-020-000	4 GWINN CT	75,000.00	175,000.00	250,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-703-021-000	2 GWINN CT	75,000.00	150,000.00	225,000.00	296.00
027-711-001-000	761 HATCHER DR	85,000.00	135,000.00	220,000.00	296.00
027-711-002-000	765 HATCHER DR	85,000.00	195,000.00	280,000.00	296.00
027-711-003-000	769 HATCHER DR	75,000.00	165,000.00	240,000.00	296.00
027-711-004-000	773 HATCHER DR	75,000.00	165,000.00	240,000.00	296.00
027-711-005-000	777 HATCHER DR	90,000.00	80,000.00	170,000.00	296.00
027-711-006-000	3 HAZEMAN CT	75,000.00	135,000.00	210,000.00	296.00
027-711-007-000	5 HAZEMAN CT	80,000.00	165,000.00	245,000.00	296.00
027-711-008-000	7 HAZEMAN CT	75,000.00	180,000.00	255,000.00	296.00
027-711-010-000	10 HAZEMAN CT	80,000.00	185,000.00	265,000.00	296.00
027-711-011-000	8 HAZEMAN CT	75,000.00	165,000.00	240,000.00	296.00
027-711-012-000	6 HAZEMAN CT	75,000.00	150,000.00	225,000.00	296.00
027-711-013-000	4 HAZEMAN CT	75,000.00	180,000.00	255,000.00	296.00
027-711-014-000	2 HAZEMAN CT	75,000.00	150,000.00	225,000.00	296.00
027-711-015-000	781 HATCHER DR	75,000.00	135,000.00	210,000.00	296.00
027-711-016-000	785 HATCHER DR	75,000.00	165,000.00	240,000.00	296.00
027-711-017-000	789 HATCHER DR	75,000.00	135,000.00	210,000.00	296.00
027-711-018-000	1649 HATCHER DR	75,000.00	165,000.00	240,000.00	296.00
027-711-019-000	1653 HATCHER DR	75,000.00	180,000.00	255,000.00	296.00
027-711-020-000	1657 HATCHER DR	76,500.00	81,600.00	158,100.00	296.00
027-711-021-000	1661 HATCHER DR	75,000.00	150,000.00	225,000.00	296.00
027-711-022-000	1665 HATCHER DR	75,000.00	180,000.00	255,000.00	296.00
027-711-023-000	1671 HATCHER DR	75,000.00	135,000.00	210,000.00	296.00
027-712-001-000	762 HATCHER DR	75,000.00	135,000.00	210,000.00	296.00
027-712-002-000	766 HATCHER DR	75,000.00	195,000.00	270,000.00	296.00
027-712-003-000	770 HATCHER DR	75,000.00	165,000.00	240,000.00	296.00
027-712-004-000	774 HATCHER DR	75,000.00	180,000.00	255,000.00	296.00
027-712-005-000	778 HATCHER DR	65,000.00	174,900.00	239,900.00	296.00
027-712-006-000	782 HATCHER DR	75,000.00	165,000.00	240,000.00	296.00
027-712-007-000	786 HATCHER DR	75,000.00	135,000.00	210,000.00	296.00
027-712-008-000	790 HATCHER DR	90,000.00	80,000.00	170,000.00	296.00
027-712-009-000	794 HATCHER DR	75,000.00	150,000.00	225,000.00	296.00
027-712-010-000	1636 HATCHER DR	80,000.00	175,000.00	255,000.00	296.00
027-712-011-000	1640 HATCHER DR	75,000.00	157,500.00	232,500.00	296.00
027-712-012-000	1644 HATCHER DR	75,000.00	150,000.00	225,000.00	296.00
027-712-013-000	1648 HATCHER DR	75,000.00	165,000.00	240,000.00	296.00
027-712-014-000	1652 HATCHER DR	75,000.00	150,000.00	225,000.00	296.00
027-712-015-000	1656 HATCHER DR	75,000.00	135,000.00	210,000.00	296.00
027-712-016-000	1660 HATCHER DR	75,000.00	165,000.00	240,000.00	296.00
027-712-017-000	1664 HATCHER DR	75,000.00	180,000.00	255,000.00	296.00
027-712-018-000	1668 HATCHER DR	75,000.00	150,000.00	225,000.00	296.00
027-712-019-000	1672 HATCHER DR	75,000.00	135,000.00	210,000.00	296.00
027-721-001-000	852 ATWELL CIR	80,000.00	143,000.00	223,000.00	296.00
027-721-002-000	850 ATWELL CIR	75,000.00	180,000.00	255,000.00	296.00
027-721-003-000	848 ATWELL CIR	70,000.00	175,000.00	245,000.00	296.00
027-721-004-000	846 ATWELL CIR	66,300.00	137,700.00	204,000.00	296.00
027-721-005-000	844 ATWELL CIR	70,000.00	140,000.00	210,000.00	296.00
027-721-006-000	842 ATWELL CIR	75,000.00	185,000.00	260,000.00	296.00
027-721-007-000	840 ATWELL CIR	70,000.00	130,000.00	200,000.00	296.00
027-721-008-000	838 ATWELL CIR	75,000.00	185,000.00	260,000.00	296.00
027-721-009-000	836 ATWELL CIR	75,000.00	190,000.00	265,000.00	296.00
027-721-010-000	834 ATWELL CIR	85,000.00	210,000.00	295,000.00	296.00
027-721-011-000	832 ATWELL CIR	70,000.00	185,000.00	255,000.00	296.00
027-721-012-000	830 ATWELL CIR	75,000.00	150,000.00	225,000.00	296.00
027-721-013-000	828 ATWELL CIR	70,000.00	210,000.00	280,000.00	296.00
027-721-014-000	826 ATWELL CIR	70,000.00	140,000.00	210,000.00	296.00
027-721-015-000	824 ATWELL CIR	81,600.00	175,746.00	257,346.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-721-016-000	822 ATWELL CIR	120,000.00	140,000.00	260,000.00	296.00
027-721-017-000	820 ATWELL CIR	80,000.00	135,000.00	215,000.00	296.00
027-721-018-000	818 ATWELL CIR	70,000.00	100,000.00	170,000.00	296.00
027-721-019-000	816 ATWELL CIR	70,000.00	130,000.00	200,000.00	296.00
027-721-020-000	814 ATWELL CIR	80,000.00	130,000.00	210,000.00	296.00
027-721-021-000	812 ATWELL CIR	75,000.00	120,000.00	195,000.00	296.00
027-721-022-000	810 ATWELL CIR	75,000.00	135,000.00	210,000.00	296.00
027-721-023-000	808 ATWELL CIR	75,000.00	135,000.00	210,000.00	296.00
027-721-024-000	806 ATWELL CIR	75,000.00	125,000.00	200,000.00	296.00
027-721-025-000	804 ATWELL CIR	75,000.00	135,000.00	210,000.00	296.00
027-721-026-000	802 ATWELL CIR	70,000.00	100,000.00	170,000.00	296.00
027-721-027-000	800 ATWELL CIR	75,000.00	135,000.00	210,000.00	296.00
027-722-001-000	801 ATWELL CIR	75,000.00	125,000.00	200,000.00	296.00
027-722-002-000	803 ATWELL CIR	75,000.00	125,000.00	200,000.00	296.00
027-722-003-000	805 ATWELL CIR	70,000.00	170,000.00	240,000.00	296.00
027-722-004-000	807 ATWELL CIR	70,000.00	100,000.00	170,000.00	296.00
027-722-005-000	809 ATWELL CIR	75,000.00	125,000.00	200,000.00	296.00
027-722-006-000	811 ATWELL CIR	75,000.00	150,000.00	225,000.00	296.00
027-722-007-000	813 ATWELL CIR	70,000.00	130,000.00	200,000.00	296.00
027-722-008-000	815 ATWELL CIR	75,000.00	150,000.00	225,000.00	296.00
027-722-009-000	817 ATWELL CIR	90,000.00	145,000.00	235,000.00	296.00
027-722-010-000	837 ATWELL CIR	85,000.00	150,000.00	235,000.00	296.00
027-722-011-000	839 ATWELL CIR	75,000.00	150,000.00	225,000.00	296.00
027-722-012-000	841 ATWELL CIR	70,000.00	100,000.00	170,000.00	296.00
027-722-013-000	843 ATWELL CIR	75,000.00	125,000.00	200,000.00	296.00
027-722-014-000	845 ATWELL CIR	75,000.00	120,000.00	195,000.00	296.00
027-722-015-000	847 ATWELL CIR	75,000.00	190,000.00	265,000.00	296.00
027-722-016-000	849 ATWELL CIR	75,000.00	120,000.00	195,000.00	296.00
027-722-017-000	851 ATWELL CIR	75,000.00	125,000.00	200,000.00	296.00
027-722-018-000	853 ATWELL CIR	75,000.00	125,000.00	200,000.00	296.00
027-731-001-000	1802 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-731-002-000	1806 ELSTON CIR	75,000.00	180,000.00	255,000.00	296.00
027-731-003-000	1810 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-731-004-000	1814 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-731-005-000	1818 ELSTON CIR	55,000.00	165,000.00	220,000.00	296.00
027-731-006-000	1822 ELSTON CIR	75,000.00	180,000.00	255,000.00	296.00
027-731-007-000	1826 ELSTON CIR	85,000.00	130,000.00	215,000.00	296.00
027-731-008-000	1813 GABLE DR	75,000.00	144,000.00	219,000.00	296.00
027-731-009-000	1809 GABLE DR	75,000.00	205,000.00	280,000.00	296.00
027-731-010-000	1805 GABLE DR	75,000.00	185,000.00	260,000.00	296.00
027-731-011-000	1801 GABLE DR	80,000.00	144,000.00	224,000.00	296.00
027-731-012-000	1817 HOMESTEAD WAY	80,000.00	180,000.00	260,000.00	296.00
027-731-013-000	1813 HOMESTEAD WAY	75,000.00	135,000.00	210,000.00	296.00
027-731-014-000	1809 HOMESTEAD WAY	75,000.00	150,000.00	225,000.00	296.00
027-731-015-000	1805 HOMESTEAD WAY	75,000.00	180,000.00	255,000.00	296.00
027-731-016-000	1801 HOMESTEAD WAY	75,000.00	144,000.00	219,000.00	296.00
027-732-001-000	1734 ELSTON CIR	75,000.00	144,000.00	219,000.00	296.00
027-732-002-000	1738 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-732-003-000	1742 ELSTON CIR	75,000.00	180,000.00	255,000.00	296.00
027-732-004-000	1746 ELSTON CIR	75,000.00	220,000.00	295,000.00	296.00
027-732-005-000	1750 ELSTON CIR	75,000.00	144,000.00	219,000.00	296.00
027-732-006-000	1754 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-732-007-000	1758 ELSTON CIR	81,600.00	185,640.00	267,240.00	296.00
027-732-008-000	1762 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-732-009-000	1766 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-732-010-000	1770 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-732-011-000	1774 ELSTON CIR	75,000.00	144,000.00	219,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-732-012-000	1775 HOMESTEAD WAY	75,000.00	135,000.00	210,000.00	296.00
027-732-013-000	1771 HOMESTEAD WAY	75,000.00	185,000.00	260,000.00	296.00
027-732-014-000	1767 HOMESTEAD WAY	75,000.00	135,000.00	210,000.00	296.00
027-732-015-000	1763 HOMESTEAD WAY	86,700.00	144,840.00	231,540.00	296.00
027-732-016-000	1759 HOMESTEAD WAY	75,000.00	180,000.00	255,000.00	296.00
027-732-017-000	1755 HOMESTEAD WAY	75,000.00	185,000.00	260,000.00	296.00
027-732-018-000	1751 HOMESTEAD WAY	75,000.00	150,000.00	225,000.00	296.00
027-732-019-000	1747 HOMESTEAD WAY	75,000.00	144,000.00	219,000.00	296.00
027-732-020-000	759 MERRITT CIR	75,000.00	185,000.00	260,000.00	296.00
027-733-001-000	754 MERRITT CIR	75,000.00	135,000.00	210,000.00	296.00
027-733-002-000	758 MERRITT CIR	75,000.00	180,000.00	255,000.00	296.00
027-733-003-000	762 MERRITT CIR	75,000.00	150,000.00	225,000.00	296.00
027-733-004-000	766 MERRITT CIR	75,000.00	135,000.00	210,000.00	296.00
027-733-005-000	770 MERRITT CIR	75,000.00	185,000.00	260,000.00	296.00
027-733-006-000	774 MERRITT CIR	80,000.00	175,000.00	255,000.00	296.00
027-733-007-000	778 MERRITT CIR	75,000.00	150,000.00	225,000.00	296.00
027-733-008-000	782 MERRITT CIR	75,000.00	185,000.00	260,000.00	296.00
027-733-009-000	786 MERRITT CIR	75,000.00	135,000.00	210,000.00	296.00
027-733-010-000	790 MERRITT CIR	75,000.00	180,000.00	255,000.00	296.00
027-733-011-000	794 MERRITT CIR	90,000.00	170,000.00	260,000.00	296.00
027-733-012-000	798 MERRITT CIR	75,000.00	135,000.00	210,000.00	296.00
027-733-013-000	799 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-733-014-000	795 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-733-015-000	791 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-733-016-000	787 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-733-017-000	783 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-733-018-000	779 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-733-019-000	775 ELSTON CIR	76,500.00	193,800.00	270,300.00	296.00
027-733-020-000	771 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-733-021-000	767 ELSTON CIR	75,000.00	180,000.00	255,000.00	296.00
027-733-022-000	763 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-733-023-000	759 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-734-001-000	796 ELSTON CIR	75,000.00	144,000.00	219,000.00	296.00
027-734-002-000	792 ELSTON CIR	70,000.00	188,000.00	258,000.00	296.00
027-734-003-000	788 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-734-004-000	784 ELSTON CIR	81,600.00	139,740.00	221,340.00	296.00
027-734-005-000	780 ELSTON CIR	75,000.00	215,000.00	290,000.00	296.00
027-734-006-000	776 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-734-007-000	772 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-734-008-000	768 ELSTON CIR	75,000.00	195,000.00	270,000.00	296.00
027-734-009-000	764 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-735-001-000	1726 MERRITT CIR	75,000.00	180,000.00	255,000.00	296.00
027-735-002-000	1722 MERRITT CIR	75,000.00	150,000.00	225,000.00	296.00
027-735-003-000	1718 MERRITT CIR	75,000.00	185,000.00	260,000.00	296.00
027-735-004-000	1714 MERRITT CIR	75,000.00	180,000.00	255,000.00	296.00
027-735-005-000	1710 MERRITT CIR	75,000.00	150,000.00	225,000.00	296.00
027-735-006-000	1706 MERRITT CIR	75,000.00	135,000.00	210,000.00	296.00
027-735-007-000	1702 MERRITT CIR	70,000.00	134,000.00	204,000.00	296.00
027-741-001-000	1799 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-741-002-000	1801 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-741-003-000	1805 FARNHAM AVE	70,000.00	182,000.00	252,000.00	296.00
027-741-004-000	1809 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-741-005-000	1813 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-741-006-000	1817 FARNHAM AVE	102,524.00	164,037.00	266,561.00	296.00
027-741-007-000	1821 FARNHAM AVE	70,000.00	130,000.00	200,000.00	296.00
027-741-008-000	1825 FARNHAM AVE	75,000.00	185,000.00	260,000.00	296.00
027-741-011-000	1829 FARNHAM AVE	100,000.00	205,000.00	305,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-742-001-000	1796 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-742-002-000	1785 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-743-001-000	1800 FARNHAM AVE	75,000.00	144,000.00	219,000.00	296.00
027-743-002-000	1804 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-743-003-000	1808 FARNHAM AVE	75,000.00	185,000.00	260,000.00	296.00
027-743-004-000	1812 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-743-005-000	1816 FARNHAM AVE	70,000.00	195,000.00	265,000.00	296.00
027-743-006-000	1820 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-743-007-000	1824 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-743-008-000	1828 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-743-009-000	1832 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-743-010-000	1836 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-743-011-000	1840 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-743-012-000	1844 FARNHAM AVE	75,000.00	144,000.00	219,000.00	296.00
027-743-013-000	1837 ELSTON CIR	75,000.00	144,000.00	219,000.00	296.00
027-743-014-000	1833 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-743-015-000	1829 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-743-016-000	1825 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-743-017-000	1821 ELSTON CIR	75,000.00	190,000.00	265,000.00	296.00
027-743-018-000	1817 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-743-019-000	1813 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-743-020-000	1809 ELSTON CIR	75,000.00	180,000.00	255,000.00	296.00
027-743-021-000	1805 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-743-022-000	1801 ELSTON CIR	75,000.00	144,000.00	219,000.00	296.00
027-744-001-000	1802 GABLE DR	75,000.00	135,000.00	210,000.00	296.00
027-744-002-000	1806 GABLE DR	75,000.00	150,000.00	225,000.00	296.00
027-744-003-000	1810 GABLE DR	75,000.00	185,000.00	260,000.00	296.00
027-744-004-000	1814 GABLE DR	75,000.00	180,000.00	255,000.00	296.00
027-744-005-000	1818 GABLE DR	75,000.00	185,000.00	260,000.00	296.00
027-744-006-000	1822 GABLE DR	75,000.00	150,000.00	225,000.00	296.00
027-744-007-000	1826 GABLE DR	75,000.00	180,000.00	255,000.00	296.00
027-744-008-000	1830 GABLE DR	75,000.00	185,000.00	260,000.00	296.00
027-744-009-000	1834 GABLE DR	75,000.00	144,000.00	219,000.00	296.00
027-751-001-000	1747 LEE DR	85,000.00	175,000.00	260,000.00	296.00
027-751-002-000	1749 LEE DR	75,000.00	180,000.00	255,000.00	296.00
027-751-003-000	1751 LEE DR	75,000.00	160,000.00	235,000.00	296.00
027-751-004-000	1753 LEE DR	75,000.00	165,000.00	240,000.00	296.00
027-751-005-000	1755 LEE DR	75,000.00	165,000.00	240,000.00	296.00
027-751-006-000	1757 LEE DR	75,000.00	165,000.00	240,000.00	296.00
027-751-007-000	1759 LEE DR	78,899.00	135,899.00	214,798.00	296.00
027-751-008-000	1761 FARNHAM AVE	80,000.00	185,000.00	265,000.00	296.00
027-751-009-000	1765 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-751-010-000	1769 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-751-011-000	1773 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-751-012-000	1777 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-751-013-000	1781 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-751-014-000	1785 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-751-015-000	1789 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-751-016-000	1793 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-751-017-000	1797 FARNHAM AVE	70,000.00	170,000.00	240,000.00	296.00
027-752-001-000	1740 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-752-002-000	1744 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-752-003-000	1748 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-752-004-000	1752 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-752-005-000	1756 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-752-006-000	1760 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-752-007-000	1764 FARNHAM AVE	75,000.00	185,000.00	260,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-752-008-000	1768 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-752-009-000	1772 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-752-010-000	1776 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-752-011-000	1780 FARNHAM AVE	76,500.00	165,240.00	241,740.00	296.00
027-752-012-000	1784 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-752-013-000	1788 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-752-014-000	1792 FARNHAM AVE	75,000.00	185,000.00	260,000.00	296.00
027-752-015-000	1781 ELSTON CIR	75,000.00	180,000.00	255,000.00	296.00
027-752-016-000	1777 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-752-017-000	1773 ELSTON CIR	65,000.00	160,000.00	225,000.00	296.00
027-752-018-000	1769 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-752-019-000	1765 ELSTON CIR	75,000.00	180,000.00	255,000.00	296.00
027-752-020-000	1761 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-752-021-000	1757 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-752-022-000	1753 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-752-023-000	1749 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-752-024-000	1745 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-752-025-000	1741 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-752-026-000	1737 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-761-001-000	1745 LEE DR	75,000.00	180,000.00	255,000.00	296.00
027-761-002-000	1741 LEE DR	75,000.00	165,000.00	240,000.00	296.00
027-761-003-000	1737 LEE DR	75,000.00	135,000.00	210,000.00	296.00
027-761-004-000	1733 LEE DR	76,500.00	168,300.00	244,800.00	296.00
027-761-005-000	1729 LEE DR	75,000.00	180,000.00	255,000.00	296.00
027-761-006-000	1725 LEE DR	75,000.00	135,000.00	210,000.00	296.00
027-761-007-000	1721 LEE DR	75,000.00	190,000.00	265,000.00	296.00
027-761-008-000	1717 LEE DR	95,000.00	70,000.00	165,000.00	296.00
027-761-009-000	1713 LEE CT	75,000.00	165,000.00	240,000.00	296.00
027-761-010-000	1709 LEE CT	75,000.00	180,000.00	255,000.00	296.00
027-761-011-000	1705 LEE CT	75,000.00	135,000.00	210,000.00	296.00
027-761-012-000	1703 LEE CT	75,000.00	165,000.00	240,000.00	296.00
027-761-013-000	1701 LEE CT	75,000.00	180,000.00	255,000.00	296.00
027-761-015-000	1706 LEE CT	75,000.00	180,000.00	255,000.00	296.00
027-761-016-000	1710 LEE CT	75,000.00	165,000.00	240,000.00	296.00
027-761-017-000	1714 LEE CT	86,700.00	163,200.00	249,900.00	296.00
027-761-018-000	603 EAKLE LN	75,000.00	135,000.00	210,000.00	296.00
027-761-019-000	607 EAKLE LN	75,000.00	165,000.00	240,000.00	296.00
027-761-020-000	1715 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-761-021-000	1711 FARNHAM AVE	75,000.00	165,000.00	240,000.00	296.00
027-761-022-000	1707 FARNHAM AVE	75,000.00	165,000.00	240,000.00	296.00
027-761-023-000	1703 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-762-001-000	1726 LEE DR	75,000.00	135,000.00	210,000.00	296.00
027-762-002-000	1730 LEE DR	75,000.00	150,000.00	225,000.00	296.00
027-762-003-000	1734 LEE DR	75,000.00	180,000.00	255,000.00	296.00
027-762-004-000	1738 LEE DR	95,000.00	70,000.00	165,000.00	296.00
027-762-005-000	1742 LEE DR	65,000.00	177,000.00	242,000.00	296.00
027-762-006-000	1746 LEE DR	75,000.00	165,000.00	240,000.00	296.00
027-762-007-000	1748 LEE DR	75,000.00	147,000.00	222,000.00	296.00
027-762-008-000	1752 LEE DR	75,000.00	185,000.00	260,000.00	296.00
027-762-009-000	1751 FARNHAM AVE	75,000.00	144,000.00	219,000.00	296.00
027-762-010-000	1747 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-762-011-000	1743 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-762-012-000	1739 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-762-013-000	1735 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-762-014-000	1731 FARNHAM AVE	75,000.00	175,000.00	250,000.00	296.00
027-762-015-000	1727 FARNHAM AVE	75,000.00	165,000.00	240,000.00	296.00
027-762-016-000	1723 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-763-001-000	1704 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-763-002-000	1708 FARNHAM AVE	75,000.00	165,000.00	240,000.00	296.00
027-763-003-000	1712 FARNHAM AVE	75,000.00	165,000.00	240,000.00	296.00
027-763-004-000	1716 FARNHAM AVE	75,000.00	165,000.00	240,000.00	296.00
027-763-005-000	1720 FARNHAM AVE	75,000.00	165,000.00	240,000.00	296.00
027-763-006-000	1724 FARNHAM AVE	75,000.00	135,000.00	210,000.00	296.00
027-763-007-000	1728 FARNHAM AVE	75,000.00	165,000.00	240,000.00	296.00
027-763-008-000	1732 FARNHAM AVE	95,000.00	70,000.00	165,000.00	296.00
027-763-009-000	1736 FARNHAM AVE	75,000.00	165,000.00	240,000.00	296.00
027-763-010-000	1733 ELSTON CIR	65,000.00	195,000.00	260,000.00	296.00
027-763-011-000	1729 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-763-012-000	1725 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-763-013-000	1721 ELSTON CIR	75,000.00	180,000.00	255,000.00	296.00
027-763-014-000	1717 ELSTON CIR	75,000.00	185,000.00	260,000.00	296.00
027-763-015-000	1713 ELSTON CIR	75,000.00	135,000.00	210,000.00	296.00
027-763-016-000	1709 ELSTON CIR	80,000.00	195,000.00	275,000.00	296.00
027-763-017-000	1705 ELSTON CIR	80,000.00	185,000.00	265,000.00	296.00
027-763-018-000	760 ELSTON CIR	75,000.00	150,000.00	225,000.00	296.00
027-771-001-000	1953 HECKE DR	75,000.00	125,000.00	200,000.00	296.00
027-771-002-000	1957 HECKE DR	65,000.00	130,000.00	195,000.00	296.00
027-771-003-000	1961 HECKE DR	70,000.00	100,000.00	170,000.00	296.00
027-771-004-000	1965 HECKE DR	75,000.00	120,000.00	195,000.00	296.00
027-771-005-000	1969 HECKE DR	75,000.00	125,000.00	200,000.00	296.00
027-771-006-000	1973 HECKE DR	70,000.00	100,000.00	170,000.00	296.00
027-771-007-000	1977 HECKE DR	12,852.00	42,563.00	55,415.00	296.00
027-771-008-000	1981 HECKE DR	85,000.00	135,000.00	220,000.00	296.00
027-771-010-000	1985 HECKE DR	70,000.00	100,000.00	170,000.00	296.00
027-771-011-000	1989 HECKE DR	75,000.00	125,000.00	200,000.00	296.00
027-771-012-000	1993 HECKE DR	75,000.00	125,000.00	200,000.00	296.00
027-771-013-000	1997 HECKE DR	75,000.00	135,000.00	210,000.00	296.00
027-772-001-000	1954 HECKE DR	75,000.00	125,000.00	200,000.00	296.00
027-772-002-000	1958 HECKE DR	70,000.00	100,000.00	170,000.00	296.00
027-772-003-000	1962 HECKE DR	75,000.00	125,000.00	200,000.00	296.00
027-772-004-000	1966 HECKE DR	65,000.00	125,000.00	190,000.00	296.00
027-772-005-000	1970 HECKE DR	75,000.00	125,000.00	200,000.00	296.00
027-772-006-000	1972 HECKE DR	70,000.00	100,000.00	170,000.00	296.00
027-772-007-000	1971 HERSHEY DR	70,000.00	100,000.00	170,000.00	296.00
027-772-008-000	1967 HERSHEY DR	75,000.00	125,000.00	200,000.00	296.00
027-772-009-000	1963 HERSHEY DR	75,000.00	125,000.00	200,000.00	296.00
027-772-010-000	1959 HERSHEY DR	75,000.00	125,000.00	200,000.00	296.00
027-772-011-000	1955 HERSHEY DR	70,000.00	100,000.00	170,000.00	296.00
027-772-012-000	1951 HERSHEY DR	75,000.00	125,000.00	200,000.00	296.00
027-773-001-000	1952 HERSHEY DR	75,000.00	135,000.00	210,000.00	296.00
027-773-002-000	1956 HERSHEY DR	75,000.00	125,000.00	200,000.00	296.00
027-773-003-000	1960 HERSHEY DR	75,000.00	135,000.00	210,000.00	296.00
027-773-004-000	1964 HERSHEY DR	81,600.00	112,200.00	193,800.00	296.00
027-773-005-000	1968 HERSHEY DR	75,000.00	135,000.00	210,000.00	296.00
027-773-006-000	1972 HERSHEY DR	75,000.00	125,000.00	200,000.00	296.00
027-773-007-000	1976 HERSHEY DR	75,000.00	135,000.00	210,000.00	296.00
027-773-008-000	1980 HERSHEY DR	75,000.00	125,000.00	200,000.00	296.00
027-773-009-000	1984 HERSHEY DR	75,000.00	135,000.00	210,000.00	296.00
027-773-010-000	1988 HERSHEY DR	70,000.00	100,000.00	170,000.00	296.00
027-781-001-000	1801 HARDY DR	75,000.00	150,000.00	225,000.00	296.00
027-781-002-000	1805 HARDY DR	81,600.00	147,900.00	229,500.00	296.00
027-781-003-000	1809 HARDY DR	92,490.00	164,428.00	256,918.00	296.00
027-781-004-000	1813 HARDY DR	75,000.00	180,000.00	255,000.00	296.00
027-781-005-000	1817 HARDY DR	75,000.00	150,000.00	225,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-781-006-000	1821 HARDY DR	70,000.00	140,000.00	210,000.00	296.00
027-781-007-000	1825 HARDY DR	75,000.00	180,000.00	255,000.00	296.00
027-781-008-000	1829 HARDY DR	80,000.00	215,000.00	295,000.00	296.00
027-781-009-000	1833 HARDY DR	86,700.00	96,900.00	183,600.00	296.00
027-782-001-000	1802 HARDY DR	70,000.00	115,000.00	185,000.00	296.00
027-782-002-000	1806 HARDY DR	85,000.00	195,000.00	280,000.00	296.00
027-782-003-000	1810 HARDY DR	75,000.00	150,000.00	225,000.00	296.00
027-782-004-000	1814 HARDY DR	85,000.00	195,000.00	280,000.00	296.00
027-782-005-000	1818 HARDY DR	75,000.00	180,000.00	255,000.00	296.00
027-782-006-000	1822 HARDY DR	75,000.00	180,000.00	255,000.00	296.00
027-782-007-000	1826 HARDY DR	85,000.00	210,000.00	295,000.00	296.00
027-782-008-000	1830 HARDY DR	75,000.00	150,000.00	225,000.00	296.00
027-782-009-000	1834 HARDY DR	79,000.00	140,000.00	219,000.00	296.00
027-782-010-000	1833 LOWE DR	80,000.00	145,000.00	225,000.00	296.00
027-782-011-000	1829 LOWE DR	85,000.00	195,000.00	280,000.00	296.00
027-782-012-000	1825 LOWE DR	75,000.00	180,000.00	255,000.00	296.00
027-782-013-000	1821 LOWE DR	75,000.00	150,000.00	225,000.00	296.00
027-782-014-000	1817 LOWE DR	85,000.00	195,000.00	280,000.00	296.00
027-782-015-000	1813 LOWE DR	70,000.00	115,000.00	185,000.00	296.00
027-782-016-000	1809 LOWE DR	80,000.00	210,000.00	290,000.00	296.00
027-782-017-000	1805 LOWE DR	75,000.00	180,000.00	255,000.00	296.00
027-782-018-000	1801 LOWE DR	75,000.00	150,000.00	225,000.00	296.00
027-783-001-000	1802 LOWE DR	75,000.00	144,000.00	219,000.00	296.00
027-783-002-000	1806 LOWE DR	85,000.00	210,000.00	295,000.00	296.00
027-783-003-000	1810 LOWE DR	85,000.00	170,000.00	255,000.00	296.00
027-783-004-000	1814 LOWE DR	75,000.00	185,000.00	260,000.00	296.00
027-783-005-000	1818 LOWE DR	81,600.00	144,840.00	226,440.00	296.00
027-783-006-000	1822 LOWE DR	85,000.00	210,000.00	295,000.00	296.00
027-783-007-000	1826 LOWE DR	75,000.00	180,000.00	255,000.00	296.00
027-783-008-000	1830 LOWE DR	85,000.00	195,000.00	280,000.00	296.00
027-783-009-000	1834 LOWE DR	70,000.00	115,000.00	185,000.00	296.00
027-783-010-000	1833 E GUM AVE	75,000.00	144,000.00	219,000.00	296.00
027-783-011-000	1829 E GUM AVE	85,000.00	210,000.00	295,000.00	296.00
027-783-012-000	1825 E GUM AVE	75,000.00	144,000.00	219,000.00	296.00
027-783-013-000	1821 E GUM AVE	75,000.00	180,000.00	255,000.00	296.00
027-783-014-000	1817 E GUM AVE	85,000.00	195,000.00	280,000.00	296.00
027-783-015-000	1813 E GUM AVE	90,000.00	165,000.00	255,000.00	296.00
027-783-016-000	1809 E GUM AVE	75,000.00	150,000.00	225,000.00	296.00
027-783-017-000	1805 E GUM AVE	75,000.00	150,000.00	225,000.00	296.00
027-783-018-000	1801 E GUM AVE	75,000.00	150,000.00	225,000.00	296.00
027-784-001-000	1948 HERSHEY DR	75,000.00	144,000.00	219,000.00	296.00
027-784-002-000	1944 HERSHEY DR	70,000.00	140,000.00	210,000.00	296.00
027-784-003-000	1940 HERSHEY DR	75,000.00	180,000.00	255,000.00	296.00
027-784-004-000	1936 HERSHEY DR	75,000.00	150,000.00	225,000.00	296.00
027-784-005-000	1932 HERSHEY DR	75,000.00	180,000.00	255,000.00	296.00
027-784-006-000	1928 HERSHEY DR	85,000.00	195,000.00	280,000.00	296.00
027-784-007-000	1924 HERSHEY DR	80,000.00	195,000.00	275,000.00	296.00
027-784-008-000	1920 HERSHEY DR	90,000.00	195,000.00	285,000.00	296.00
027-784-009-000	1916 HERSHEY DR	75,000.00	180,000.00	255,000.00	296.00
027-784-010-000	1912 HERSHEY DR	75,000.00	144,000.00	219,000.00	296.00
027-784-011-000	1908 HERSHEY DR	75,000.00	180,000.00	255,000.00	296.00
027-784-012-000	1904 HERSHEY DR	75,000.00	150,000.00	225,000.00	296.00
027-784-013-000	1900 HERSHEY DR	75,000.00	180,000.00	255,000.00	296.00
027-784-014-000	1896 HERSHEY DR	75,000.00	180,000.00	255,000.00	296.00
027-784-015-000	1892 HERSHEY DR	85,000.00	230,000.00	315,000.00	296.00
027-784-016-000	1888 HERSHEY DR	85,000.00	195,000.00	280,000.00	296.00
027-784-017-000	1884 HERSHEY DR	80,000.00	144,000.00	224,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-784-018-000	725 FARNHAM AVE	85,000.00	150,000.00	235,000.00	296.00
027-784-019-000	729 FARNHAM AVE	85,000.00	195,000.00	280,000.00	296.00
027-784-020-000	733 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-784-021-000	737 FARNHAM AVE	86,700.00	153,000.00	239,700.00	296.00
027-784-022-000	741 FARNHAM AVE	86,700.00	214,200.00	300,900.00	296.00
027-784-023-000	745 FARNHAM AVE	75,000.00	190,000.00	265,000.00	296.00
027-784-024-000	749 FARNHAM AVE	75,000.00	150,000.00	225,000.00	296.00
027-784-025-000	753 FARNHAM AVE	85,000.00	195,000.00	280,000.00	296.00
027-784-026-000	757 FARNHAM AVE	75,000.00	180,000.00	255,000.00	296.00
027-784-027-000	761 FARNHAM AVE	90,000.00	195,000.00	285,000.00	296.00
027-785-001-000	1950 HECKE DR	75,000.00	150,000.00	225,000.00	296.00
027-785-002-000	1946 HECKE DR	75,000.00	180,000.00	255,000.00	296.00
027-785-003-000	1942 HECKE DR	75,000.00	190,000.00	265,000.00	296.00
027-785-004-000	1938 HECKE DR	75,000.00	144,000.00	219,000.00	296.00
027-785-005-000	1934 HECKE DR	75,000.00	180,000.00	255,000.00	296.00
027-785-006-000	1930 HECKE DR	70,000.00	236,000.00	306,000.00	296.00
027-785-007-000	1919 HERSHEY DR	80,000.00	144,000.00	224,000.00	296.00
027-785-008-000	1923 HERSHEY DR	80,000.00	150,000.00	230,000.00	296.00
027-785-009-000	1927 HERSHEY DR	75,000.00	180,000.00	255,000.00	296.00
027-785-010-000	1931 HERSHEY DR	85,000.00	195,000.00	280,000.00	296.00
027-785-011-000	1935 HERSHEY DR	75,000.00	180,000.00	255,000.00	296.00
027-785-012-000	1939 HERSHEY DR	75,000.00	150,000.00	225,000.00	296.00
027-785-013-000	1943 HERSHEY DR	75,000.00	150,000.00	225,000.00	296.00
027-785-014-000	1947 HERSHEY DR	70,000.00	115,000.00	185,000.00	296.00
027-791-001-000	645 BLOWERS DR	75,000.00	144,000.00	219,000.00	296.00
027-791-002-000	643 BLOWERS DR	70,000.00	115,000.00	185,000.00	296.00
027-791-003-000	641 BLOWERS DR	85,000.00	195,000.00	280,000.00	296.00
027-791-004-000	637 BLOWERS DR	85,000.00	195,000.00	280,000.00	296.00
027-791-005-000	633 BLOWERS DR	75,000.00	150,000.00	225,000.00	296.00
027-791-006-000	629 BLOWERS DR	85,000.00	210,000.00	295,000.00	296.00
027-791-007-000	625 BLOWERS DR	75,000.00	180,000.00	255,000.00	296.00
027-791-008-000	621 BLOWERS DR	75,000.00	144,000.00	219,000.00	296.00
027-791-009-000	617 BLOWERS DR	85,000.00	210,000.00	295,000.00	296.00
027-791-010-000	613 BLOWERS DR	75,000.00	150,000.00	225,000.00	296.00
027-791-011-000	609 BLOWERS DR	75,000.00	180,000.00	255,000.00	296.00
027-791-012-000	605 BLOWERS DR	75,000.00	180,000.00	255,000.00	296.00
027-791-013-000	601 BLOWERS DR	95,000.00	212,300.00	307,300.00	296.00
027-791-014-000	1899 BLOWERS DR	80,000.00	190,000.00	270,000.00	296.00
027-791-015-000	1895 BLOWERS DR	75,000.00	180,000.00	255,000.00	296.00
027-791-016-000	1891 BLOWERS DR	95,000.00	160,000.00	255,000.00	296.00
027-791-017-000	1887 BLOWERS DR	85,000.00	210,000.00	295,000.00	296.00
027-791-018-000	1883 BLOWERS DR	75,000.00	150,000.00	225,000.00	296.00
027-791-019-000	1879 BLOWERS DR	75,000.00	150,000.00	225,000.00	296.00
027-791-020-000	1875 BLOWERS DR	92,490.00	179,843.00	272,333.00	296.00
027-791-021-000	1871 BLOWERS DR	75,000.00	180,000.00	255,000.00	296.00
027-791-022-000	1867 BLOWERS DR	75,000.00	180,000.00	255,000.00	296.00
027-791-023-000	1863 BLOWERS DR	75,000.00	144,000.00	219,000.00	296.00
027-791-024-000	1859 BLOWERS DR	85,000.00	210,000.00	295,000.00	296.00
027-791-025-000	1855 BLOWERS DR	75,000.00	180,000.00	255,000.00	296.00
027-791-026-000	1851 BLOWERS DR	81,600.00	153,000.00	234,600.00	296.00
027-791-027-000	1847 BLOWERS DR	75,000.00	180,000.00	255,000.00	296.00
027-791-028-000	1843 BLOWERS DR	85,000.00	195,000.00	280,000.00	296.00
027-791-029-000	1839 BLOWERS DR	85,000.00	170,000.00	255,000.00	296.00
027-791-030-000	1835 BLOWERS DR	70,000.00	185,000.00	255,000.00	296.00
027-791-031-000	1831 BLOWERS DR	70,000.00	160,000.00	230,000.00	296.00
027-791-032-000	1827 BLOWERS DR	75,000.00	150,000.00	225,000.00	296.00
027-791-033-000	1823 BLOWERS DR	75,000.00	180,000.00	255,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-791-034-000	1819 BLOWERS DR	91,800.00	193,698.00	285,498.00	296.00
027-792-001-000	1870 HARDY DR	70,000.00	115,000.00	185,000.00	296.00
027-792-002-000	1917 HECKE DR	80,000.00	150,000.00	230,000.00	296.00
027-792-003-000	1921 HECKE DR	85,000.00	195,000.00	280,000.00	296.00
027-792-004-000	1925 HECKE DR	75,000.00	180,000.00	255,000.00	296.00
027-792-005-000	1929 HECKE DR	75,000.00	180,000.00	255,000.00	296.00
027-792-006-000	1933 HECKE DR	85,000.00	210,000.00	295,000.00	296.00
027-792-007-000	1937 HECKE DR	75,000.00	150,000.00	225,000.00	296.00
027-792-008-000	1894 HARDY DR	75,000.00	144,000.00	219,000.00	296.00
027-792-009-000	1890 HARDY DR	75,000.00	180,000.00	255,000.00	296.00
027-792-010-000	1886 HARDY DR	85,000.00	210,000.00	295,000.00	296.00
027-792-011-000	1882 HARDY DR	75,000.00	150,000.00	225,000.00	296.00
027-792-012-000	1878 HARDY DR	75,000.00	180,000.00	255,000.00	296.00
027-792-013-000	1874 HARDY DR	85,000.00	195,000.00	280,000.00	296.00
027-793-003-000	1841 HARDY DR	75,000.00	165,000.00	240,000.00	296.00
027-793-004-000	1845 HARDY DR	80,000.00	225,000.00	305,000.00	296.00
027-793-005-000	1849 HARDY DR	75,000.00	200,000.00	275,000.00	296.00
027-793-006-000	1853 HARDY DR	85,000.00	195,000.00	280,000.00	296.00
027-793-007-000	1857 HARDY DR	75,000.00	150,000.00	225,000.00	296.00
027-793-008-000	1861 HARDY DR	70,000.00	115,000.00	185,000.00	296.00
027-793-009-000	1865 HARDY DR	75,000.00	185,000.00	260,000.00	296.00
027-793-010-000	1869 HARDY DR	85,000.00	195,000.00	280,000.00	296.00
027-793-011-000	1873 HARDY DR	75,000.00	180,000.00	255,000.00	296.00
027-793-012-000	1877 HARDY DR	70,000.00	115,000.00	185,000.00	296.00
027-793-013-000	1881 HARDY DR	85,000.00	195,000.00	280,000.00	296.00
027-793-014-000	1885 HARDY DR	85,000.00	210,000.00	295,000.00	296.00
027-793-015-000	1889 HARDY DR	75,000.00	180,000.00	255,000.00	296.00
027-793-016-000	1893 HARDY DR	75,000.00	150,000.00	225,000.00	296.00
027-793-017-000	1896 GABLE DR	75,000.00	144,000.00	219,000.00	296.00
027-793-018-000	1892 GABLE DR	75,000.00	180,000.00	255,000.00	296.00
027-793-019-000	1888 GABLE DR	75,000.00	180,000.00	255,000.00	296.00
027-793-020-000	1884 GABLE DR	85,000.00	210,000.00	295,000.00	296.00
027-793-021-000	1880 GABLE DR	70,000.00	115,000.00	185,000.00	296.00
027-793-022-000	1876 GABLE DR	75,000.00	150,000.00	225,000.00	296.00
027-793-023-000	1872 GABLE DR	85,000.00	210,000.00	295,000.00	296.00
027-793-024-000	1868 GABLE DR	70,000.00	209,000.00	279,000.00	296.00
027-793-025-000	1864 GABLE DR	75,000.00	150,000.00	225,000.00	296.00
027-793-026-000	1860 GABLE DR	85,000.00	195,000.00	280,000.00	296.00
027-793-027-000	1856 GABLE DR	75,000.00	180,000.00	255,000.00	296.00
027-793-028-000	1852 GABLE DR	75,000.00	180,000.00	255,000.00	296.00
027-793-029-000	1848 GABLE DR	85,000.00	195,000.00	280,000.00	296.00
027-793-030-000	1844 GABLE DR	75,000.00	180,000.00	255,000.00	296.00
027-793-031-000	1840 GABLE DR	75,000.00	144,000.00	219,000.00	296.00
027-794-001-000	1828 BLOWERS DR	75,000.00	115,000.00	190,000.00	296.00
027-794-002-000	1832 BLOWERS DR	75,000.00	180,000.00	255,000.00	296.00
027-794-003-000	1836 BLOWERS DR	75,000.00	180,000.00	255,000.00	296.00
027-794-004-000	1840 BLOWERS DR	85,000.00	195,000.00	280,000.00	296.00
027-794-005-000	1844 BLOWERS DR	75,000.00	147,000.00	222,000.00	296.00
027-794-006-000	1848 BLOWERS DR	85,000.00	210,000.00	295,000.00	296.00
027-794-007-000	1852 BLOWERS DR	90,000.00	165,000.00	255,000.00	296.00
027-794-008-000	1856 BLOWERS DR	75,000.00	144,000.00	219,000.00	296.00
027-794-009-000	1860 BLOWERS DR	75,000.00	180,000.00	255,000.00	296.00
027-794-010-000	1864 BLOWERS DR	85,000.00	195,000.00	280,000.00	296.00
027-794-011-000	1868 BLOWERS DR	75,000.00	150,000.00	225,000.00	296.00
027-794-012-000	1872 BLOWERS DR	80,000.00	225,000.00	305,000.00	296.00
027-794-013-000	1876 BLOWERS DR	70,000.00	144,000.00	214,000.00	296.00
027-794-014-000	1880 BLOWERS DR	85,000.00	210,000.00	295,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-794-015-000	1884 BLOWERS DR	70,000.00	115,000.00	185,000.00	296.00
027-794-016-000	1888 BLOWERS DR	75,000.00	210,000.00	285,000.00	296.00
027-794-017-000	1892 BLOWERS DR	85,000.00	210,000.00	295,000.00	296.00
027-794-018-000	1896 BLOWERS DR	75,000.00	144,000.00	219,000.00	296.00
027-794-019-000	1899 GABLE DR	75,000.00	150,000.00	225,000.00	296.00
027-794-020-000	1895 GABLE DR	85,000.00	210,000.00	295,000.00	296.00
027-794-021-000	1891 GABLE DR	71,976.00	90,570.00	162,546.00	296.00
027-794-022-000	1887 GABLE DR	75,000.00	180,000.00	255,000.00	296.00
027-794-023-000	1883 GABLE DR	85,000.00	195,000.00	280,000.00	296.00
027-794-024-000	1879 GABLE DR	71,400.00	163,200.00	234,600.00	296.00
027-794-025-000	1875 GABLE DR	75,000.00	180,000.00	255,000.00	296.00
027-794-026-000	1871 GABLE DR	85,000.00	210,000.00	295,000.00	296.00
027-794-027-000	1867 GABLE DR	70,000.00	115,000.00	185,000.00	296.00
027-794-028-000	1863 GABLE DR	75,000.00	150,000.00	225,000.00	296.00
027-794-029-000	1859 GABLE DR	85,000.00	195,000.00	280,000.00	296.00
027-794-030-000	1855 GABLE DR	75,000.00	185,000.00	260,000.00	296.00
027-794-031-000	1851 GABLE DR	75,000.00	144,000.00	219,000.00	296.00
027-794-032-000	1847 GABLE DR	85,000.00	195,000.00	280,000.00	296.00
027-794-033-000	1843 GABLE DR	85,000.00	210,000.00	295,000.00	296.00
027-794-034-000	1843 FARNHAM AVE	80,000.00	150,000.00	230,000.00	296.00
027-794-035-000	1837 FARNHAM AVE	90,000.00	210,000.00	300,000.00	296.00
027-800-001-000	1849 E GIBSON RD	389,700.00	933,600.00	1,323,300.00	344.84
027-800-002-000	1837 E GIBSON RD	154,436.00	3,814,492.00	3,968,928.00	1,808.66
027-800-003-000	1813 E GIBSON RD	500,000.00	446,000.00	946,000.00	668.56
027-800-004-000	1801 E GIBSON RD	889,600.00	1,162,200.00	2,051,800.00	788.20
027-800-005-000	1897 E GIBSON RD	580,200.00	882,000.00	1,462,200.00	513.74
027-800-006-000	1885 E GIBSON RD	2,114,000.00	6,000,000.00	8,114,000.00	3,955.16
027-800-007-000	1861 E GIBSON RD	873,800.00	1,072,900.00	1,946,700.00	774.14
027-810-001-000	1950 VALLEJO CT	55,000.00	145,000.00	200,000.00	296.00
027-810-002-000	1954 VALLEJO CT	55,000.00	125,000.00	180,000.00	296.00
027-810-003-000	1968 MILLER CT	55,000.00	115,000.00	170,000.00	296.00
027-810-004-000	1972 MILLER CT	55,000.00	145,000.00	200,000.00	296.00
027-810-005-000	1971 GREGORY CT	55,000.00	145,000.00	200,000.00	296.00
027-810-006-000	1967 GREGORY CT	55,000.00	130,000.00	185,000.00	296.00
027-810-007-000	1963 GREGORY CT	55,000.00	125,000.00	180,000.00	296.00
027-810-008-000	1953 GREGORY CT	55,000.00	117,000.00	172,000.00	296.00
027-810-009-000	1949 GREGORY CT	55,000.00	145,000.00	200,000.00	296.00
027-810-010-000	1950 GREGORY CT	55,000.00	145,000.00	200,000.00	296.00
027-810-011-000	1954 GREGORY CT	55,000.00	125,000.00	180,000.00	296.00
027-810-012-000	1964 GREGORY CT	55,000.00	115,000.00	170,000.00	296.00
027-810-013-000	1968 GREGORY CT	55,000.00	130,000.00	185,000.00	296.00
027-810-014-000	1972 GREGORY CT	55,000.00	145,000.00	200,000.00	296.00
027-810-015-000	1971 OCHOA CT	55,000.00	145,000.00	200,000.00	296.00
027-810-016-000	1967 OCHOA CT	66,300.00	127,500.00	193,800.00	296.00
027-810-017-000	1963 OCHOA CT	55,000.00	125,000.00	180,000.00	296.00
027-810-018-000	1953 OCHOA CT	55,000.00	115,000.00	170,000.00	296.00
027-810-019-000	1949 OCHOA CT	55,000.00	145,000.00	200,000.00	296.00
027-810-020-000	1950 OCHOA CT	55,000.00	145,000.00	200,000.00	296.00
027-810-021-000	1954 OCHOA CT	55,000.00	125,000.00	180,000.00	296.00
027-810-022-000	1964 OCHOA CT	55,000.00	120,000.00	175,000.00	296.00
027-810-023-000	1968 OCHOA CT	55,000.00	130,000.00	185,000.00	296.00
027-810-024-000	1972 OCHOA CT	56,100.00	147,900.00	204,000.00	296.00
027-820-002-000	1950 HAWKINS CT	55,000.00	115,000.00	170,000.00	296.00
027-820-003-000	1954 HAWKINS CT	55,000.00	130,000.00	185,000.00	296.00
027-820-004-000	1958 HAWKINS CT	55,000.00	125,000.00	180,000.00	296.00
027-820-005-000	1968 HAWKINS CT	55,000.00	115,000.00	170,000.00	296.00
027-820-006-000	1974 HAWKINS CT	55,000.00	130,000.00	185,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-820-007-000	1978 HAWKINS CT	55,000.00	145,000.00	200,000.00	296.00
027-820-008-000	648 AZEVEDO CT	102,524.00	139,417.00	241,941.00	296.00
027-820-009-000	647 AZEVEDO CT	55,000.00	125,000.00	180,000.00	296.00
027-820-010-000	642 RICO CT	55,000.00	115,000.00	170,000.00	296.00
027-820-011-000	1992 STONEHAVEN LP	55,000.00	115,000.00	170,000.00	296.00
027-820-012-000	1996 STONEHAVEN LP	55,000.00	130,000.00	185,000.00	296.00
027-820-013-000	738 STONEHAVEN LP	55,000.00	125,000.00	180,000.00	296.00
027-820-014-000	742 STONEHAVEN LP	55,000.00	130,000.00	185,000.00	296.00
027-820-015-000	746 STONEHAVEN LP	55,000.00	115,000.00	170,000.00	296.00
027-820-017-000	755 STONEHAVEN LP	55,000.00	130,000.00	185,000.00	296.00
027-820-018-000	751 STONEHAVEN LP	55,000.00	130,000.00	185,000.00	296.00
027-820-019-000	747 STONEHAVEN LP	55,000.00	115,000.00	170,000.00	296.00
027-820-020-000	748 STONEHAVEN LP	55,000.00	125,000.00	180,000.00	296.00
027-820-021-000	752 STONEHAVEN LP	55,000.00	130,000.00	185,000.00	296.00
027-820-022-000	756 STONEHAVEN LP	55,000.00	145,000.00	200,000.00	296.00
027-820-023-000	755 BREEN CT	55,000.00	145,000.00	200,000.00	296.00
027-820-024-000	751 BREEN CT	55,000.00	130,000.00	185,000.00	296.00
027-820-025-000	747 BREEN CT	55,000.00	115,000.00	170,000.00	296.00
027-820-026-000	748 BREEN CT	55,000.00	125,000.00	180,000.00	296.00
027-820-027-000	752 BREEN CT	55,000.00	130,000.00	185,000.00	296.00
027-820-028-000	756 BREEN CT	55,000.00	145,000.00	200,000.00	296.00
027-820-029-000	1971 MILLER CT	55,000.00	145,000.00	200,000.00	296.00
027-820-030-000	1967 MILLER CT	55,000.00	125,000.00	180,000.00	296.00
027-820-031-000	758 HALL CT	55,000.00	145,000.00	200,000.00	296.00
027-820-032-000	754 HALL CT	55,000.00	115,000.00	170,000.00	296.00
027-820-033-000	1957 VALLEJO CT	55,000.00	115,000.00	170,000.00	296.00
027-820-034-000	1953 VALLEJO CT	55,000.00	130,000.00	185,000.00	296.00
027-820-035-000	1949 VALLEJO CT	55,000.00	145,000.00	200,000.00	296.00
027-820-036-000	1950 VACA CT	55,000.00	145,000.00	200,000.00	296.00
027-820-037-000	1954 VACA CT	55,000.00	130,000.00	185,000.00	296.00
027-820-038-000	1958 VACA CT	55,000.00	125,000.00	180,000.00	296.00
027-820-039-000	1957 VACA CT	55,000.00	115,000.00	170,000.00	296.00
027-820-040-000	1953 VACA CT	55,000.00	135,000.00	190,000.00	296.00
027-820-041-000	1949 VACA CT	55,000.00	145,000.00	200,000.00	296.00
027-830-001-000	1948 COOK CT	55,000.00	130,000.00	185,000.00	296.00
027-830-002-000	1952 COOK CT	55,000.00	130,000.00	185,000.00	296.00
027-830-003-000	1956 COOK CT	55,000.00	125,000.00	180,000.00	296.00
027-830-004-000	1957 SAVALA CT	55,000.00	115,000.00	170,000.00	296.00
027-830-005-000	1953 SAVALA CT	55,000.00	130,000.00	185,000.00	296.00
027-830-006-000	1949 SAVALA CT	55,000.00	145,000.00	200,000.00	296.00
027-830-007-000	1948 SAVALA CT	55,000.00	145,000.00	200,000.00	296.00
027-830-008-000	1952 SAVALA CT	55,000.00	130,000.00	185,000.00	296.00
027-830-009-000	1956 SAVALA CT	55,000.00	125,000.00	180,000.00	296.00
027-830-010-000	1945 DAY CT	55,000.00	130,000.00	185,000.00	296.00
027-830-011-000	1949 HAWKINS CT	55,000.00	145,000.00	200,000.00	296.00
027-830-012-000	1953 HAWKINS CT	55,000.00	130,000.00	185,000.00	296.00
027-830-013-000	1957 HAWKINS CT	55,000.00	115,000.00	170,000.00	296.00
027-830-014-000	1967 HAWKINS CT	55,000.00	125,000.00	180,000.00	296.00
027-830-015-000	1971 HAWKINS CT	55,000.00	130,000.00	185,000.00	296.00
027-830-016-000	623 WATERMAN LN	55,000.00	145,000.00	200,000.00	296.00
027-830-017-000	1966 COOK CT	55,000.00	115,000.00	170,000.00	296.00
027-830-018-000	1970 COOK CT	55,000.00	130,000.00	185,000.00	296.00
027-830-019-000	1974 COOK CT	55,000.00	145,000.00	200,000.00	296.00
027-830-020-000	640 AZEVEDO CT	55,000.00	145,000.00	200,000.00	296.00
027-830-021-000	644 AZEVEDO CT	55,000.00	130,000.00	185,000.00	296.00
027-830-022-000	643 AZEVEDO CT	55,000.00	145,000.00	200,000.00	296.00
027-830-023-000	638 RICO CT	55,000.00	145,000.00	200,000.00	296.00

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-860-024-000	463 PIONEER AVE	93,903.00	840,216.00	934,119.00	548.92
027-860-025-000	475 PIONEER AVE	893,555.00	3,291,353.00	4,184,908.00	844.50
027-860-026-000	PIONEER AVE	164,940.00	128,459.00	293,399.00	964.14
027-860-027-000	521 PIONEER AVE	811,283.00	10,209,932.00	11,021,215.00	20,240.90
027-860-031-000	700 KINCHELOE CT	1,155,770.00	19,119,467.00	20,275,237.00	25,747.62
027-860-035-000	18440 CR 102	785,147.00	807,756.00	1,592,903.00	851.54
027-860-039-000	451 PIONEER AVE	541,796.00	3,377,580.00	3,919,376.00	3,166.94
Total Charge Amount					**$636,156.24**
Total Count:					**1,888**

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 2013/2014.

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, 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 Willdan Financial Services 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 THIS ________ DAY OF _________, 2013.

RESOLUTION NO.____________

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, _________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the ______ day of ___________, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

____

Marlin H. Davis, Mayor
City of Woodland

____

Ana Gonzalez, City Clerk
City of Woodland

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 2013/2014.

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 2013/2014, 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 2013/2014 (Beginning July 1, 2013 and ending June 30, 2014) 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 and approve it as modified.

RESOLUTION NO.____________

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 2013/2014.

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 Engineer's 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 landscaping improvements related thereto, for Fiscal Year 2013/2014.

RESOLUTION NO.____________

<u>Section 7</u>: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping and lighting improvements, park and related equipment replacement and storm drainage detention basin, 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.

<u>Section 8</u>: The boundaries of the District are described in the Engineer's 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."

<u>Section 9</u>: The proposed assessment for Fiscal Year 2013/2014 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

<u>Section 10</u>: 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.

<u>Section 11</u>: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 18, 2013** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2013.

RESOLUTION NO.____________

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, ________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the ______ day of ___________, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

____
Marlin H. Davis, Mayor
City of Woodland

____
Ana Gonzalez, City Clerk
City of Woodland

City of Woodland

City of Woodland

West Wood Unit No. 1 Landscaping and Lighting District

Engineer's Annual Levy Report
Fiscal Year 2013/2014

Intent Meeting: May 21, 2013
Public Hearing: June 18, 2013

27368 Via Industria
Suite 110
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial

WILLDAN Financial Services

ENGINEER'S REPORT AFFIDAVIT

West Wood Unit No. 1 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 2013/2014 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 2nd day of May, 2013.

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

By: Josephine Perez-Moses

Josephine Perez-Moses
Senior Project Manager, District Administration Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6-30-13
CIVIL
STATE OF CALIFORNIA

TABLE OF CONTENTS

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 2013/2014. 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 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 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 2013/2014 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 2013/2014.

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).

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 2013/2014 is within the previously authorized maximum assessment rate adjusted annually by the Consumer Price Index (February to February) for All Urban Consumers, for the San Francisco-Oakland-San Jose Area ("CPI") 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 the 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 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 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 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 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 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 is 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 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 balance either positively or Replenishment.
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 advanced 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.

Capital Improvement Fund Collection/(Transfer) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660,* provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Transfer) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

***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 right-of-ways, 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 EDU's, 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.

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 2013/2014

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$4,078.00
Utilities	2,293.00
Equipment & Supplies	10,924.00
Repairs/Miscellaneous Expenses	780.00
Direct Costs (Subtotal)	**$18,075.00**
ADMINISTRATION COSTS	
District Administration	$1,189.51
County Administration Fee	38.00
Administration Costs (Subtotal)	**$1,227.51**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$19,302.51
Reserve Collection (Contribution)	0.00
General Fund Replenishment/(Contribution)	0.00
CIP Collection/(Contribution)	0.00
Total Charge	**19,302.51**
Applied Charge	**$19,302.48**
Difference (due rounding)	**($0.03)**
DISTRICT STATISTICS	
Total Number of Parcels	38.00
Total Parcels Levied	38.00
Total Equivalent Dwelling Units	38.00
Levy Per EDU	**$507.96**
Maximum Assessment Per EDU	**$554.93**
Prior Year Maximum Assessment Per EDU	**$541.92**
RESERVE INFORMATION	
Previous Reserve Balance	$57,235.00
Reserve Fund Collection/(Contribution)	0.00
Estimated Ending Reserve Balance	**$57,235.00**

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 - 2013/2014 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 2013/2014 Assessment Roll".

City of Woodland
West Wood Unit No. 1 Landscaping and Lighting District
FY 2013/2014 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-560-046-000	248 QUAIL DR	$60,000.00	$85,000.00	$145,000.00	$507.96
027-560-047-000	252 QUAIL DR	75,000.00	165,000.00	240,000.00	507.96
027-560-048-000	256 QUAIL DR	85,000.00	150,000.00	235,000.00	507.96
027-560-049-000	260 QUAIL DR	75,000.00	165,000.00	240,000.00	507.96
027-560-050-000	264 QUAIL DR	80,000.00	130,000.00	210,000.00	507.96
027-560-051-000	269 QUAIL DR	75,000.00	165,000.00	240,000.00	507.96
027-560-052-000	265 QUAIL DR	85,000.00	150,000.00	235,000.00	507.96
027-560-053-000	261 QUAIL DR	85,000.00	125,000.00	210,000.00	507.96
027-560-054-000	257 QUAIL DR	75,000.00	165,000.00	240,000.00	507.96
027-560-055-000	253 QUAIL DR	85,000.00	170,000.00	255,000.00	507.96
027-560-056-000	249 QUAIL DR	80,000.00	130,000.00	210,000.00	507.96
027-560-057-000	245 QUAIL DR	71,400.00	87,618.00	159,018.00	507.96
027-560-058-000	244 PHEASANT CT	71,400.00	99,450.00	170,850.00	507.96
027-560-059-000	248 PHEASANT CT	80,000.00	130,000.00	210,000.00	507.96
027-560-060-000	252 PHEASANT CT	80,000.00	130,000.00	210,000.00	507.96
027-560-061-000	256 PHEASANT CT	75,000.00	165,000.00	240,000.00	507.96
027-560-062-000	260 PHEASANT CT	85,000.00	150,000.00	235,000.00	507.96
027-560-063-000	264 PHEASANT CT	80,000.00	130,000.00	210,000.00	507.96
027-560-064-000	268 PHEASANT CT	75,000.00	165,000.00	240,000.00	507.96
027-560-065-000	269 PHEASANT CT	85,000.00	150,000.00	235,000.00	507.96
027-560-066-000	265 PHEASANT CT	80,000.00	130,000.00	210,000.00	507.96
027-560-067-000	261 PHEASANT CT	75,000.00	165,000.00	240,000.00	507.96
027-560-068-000	257 PHEASANT CT	85,000.00	150,000.00	235,000.00	507.96
027-560-069-000	399 MALLARD DR	75,000.00	165,000.00	240,000.00	507.96
027-560-070-000	395 MALLARD DR	80,000.00	130,000.00	210,000.00	507.96
027-560-072-000	390 MALLARD DR	66,300.00	82,110.00	148,410.00	507.96
027-560-073-000	394 MALLARD DR	61,200.00	86,700.00	147,900.00	507.96
027-560-074-000	398 MALLARD DR	80,000.00	130,000.00	210,000.00	507.96
027-560-075-000	402 MALLARD DR	85,000.00	150,000.00	235,000.00	507.96
027-560-076-000	406 MALLARD DR	75,000.00	165,000.00	240,000.00	507.96
027-560-077-000	410 MALLARD DR	80,000.00	130,000.00	210,000.00	507.96
027-560-078-000	414 MALLARD DR	85,000.00	150,000.00	235,000.00	507.96
027-560-079-000	418 MALLARD DR	75,000.00	165,000.00	240,000.00	507.96
027-560-080-000	420 MALLARD DR	80,000.00	130,000.00	210,000.00	507.96
027-560-081-000	424 MALLARD DR	85,000.00	150,000.00	235,000.00	507.96
027-560-082-000	428 MALLARD DR	75,000.00	165,000.00	240,000.00	507.96
027-560-083-000	432 MALLARD DR	30,142.00	137,743.00	167,885.00	507.96
027-560-085-000	244 QUAIL DR	60,000.00	85,000.00	145,000.00	507.96
Total:					**$19,302.48**
Count:					**38**

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM
10.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: Long Range Calendar

Recommendation for Action

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

Background

This calendar is being provided for planning purposes only and is intended to keep the Council apprised of upcoming agenda items and better plan for upcoming Council meetings.

Prepared by: Ana Gonzalez
City Clerk

Reviewed by: Paul Navazio
City Manager

Paul Navazio
City Manager

Attachment

COUNCIL LONG RANGE CALENDAR

Items subject to removal and/or rescheduling

Tuesday, June 4, 2013 Reports due 5/21 Regular Meeting

Consent Calendar

Housing Element Update
Sewer Rate Study/Prop 218 Notices (tentative)
Approve Sale of Land for Water Treatment Plant Site to the Woodland-Davis Clean Water Agency
Increase Contract for the Water Transmission Main (East) Project, CIP #10-14
Approve Landscape Contract
Accept Contract as Complete Lemen Ave/North St Realignment, CIP 00-04
Long Range Calendar

Public Hearings

Starbucks Appeal
Yolo County Visitors Bureau Assessment Renewal

Regular Calendar

Appoint Voting Member and Alternate to the League of California Cities Annual Conference
Discussion on Proposed FY2013/14 Budget
Downtown Subcommittee – Report to Council
Draft Housing Element
Approve Priority Projects for Allocation of Available RDA Bond Proceeds

Tuesday, June 11, 2013 Reports due 5/21 Joint Council/PC Meeting

Kickoff Workshop – General Plan/Land Use Alternatives

Tuesday, June 18, 2013 Reports due 6/4 Regular Meeting

Tennis Program Contract
Approve Contract Extension with Woodland Access Visual Enterprises (WAVE)
Set Public Hearing on Waste Management Liens for July 2, 2013
Public Works Quarterly Status Report – March through May
4th of July Update
Adopt FY2013/14 Budget
Award Contract, Water Meter Phase 3, CIP 12-09
Consideration of Expansion and/or Relocation of Woodland Motors

Tuesday, July 2, 2013 **Reports due 6/18** **Regular Meeting**

Continued Discussion of Fluoride Treatment for City's Water Supply Future
Freeman Park Project Contract Award
Public Hearing on Waste Management Liens

Tuesday, July 16, 2013 **RECESS** **Regular Meeting**

Tuesday, August 6, 2013 **RECESS** **Regular Meeting**

Tuesday, August 20, 2013 **Reports due 8/6** **Regular Meeting**

Prop 218 Public Hearing – Sewer Rates

WOODLAND GENERAL PLAN UPDATE – UPCOMING EVENTS

2013

Sep 17	City Council #4 (adopt Housing Element) (submit to HCD no later than 10/18)
Oct 10	Combined CC#5/PC#6 (preferred land use plan; policy development)
Oct 15	Combined CC#6/PC#7 (preferred land use plan; policy development) (if needed)

2014

Jun	City Council #7 and 8 (hearings and adoption)

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:
WDCWA Joint Intake Schedule - Consider and Approve Construction – **(Apr)**
Regional Parksite Analysis Status Report – **TBD**
Weed Abatement Ordinance
Verizon Cell Tower Communication License Agreement

FUTURE STUDY SESSIONS (TBD):
City Council Goals/Progress Report
Street/Sidewalk Annual Status Report
Climate Action Plan
Update Economic Development Strategic Plan

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM
11.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: Public Hearing on the Fiscal Year 2013-2014 Community Development Block Grant Annual Action Plan and Authorization for Submittal of Action Plan

Recommendation for Action

Staff recommends that the City Council take the following actions.

1. Hold a Public Hearing to receive community input on the Fiscal Year (FY) 2013-2014 Community Development Block Grant (CDBG) Action Plan (Attachment A);
2. Adopt Resolution No. ______ to approve the Fiscal Year FY 2013-2014 CDBG Action Plan with the funding allocations as recommended by staff (Attachment D);
3. Adopt Resolution No. ______ to approve the 2013 Analysis of Impediments to Fair Housing Update (Attachment E);
4. Adopt Resolution No. ______ to amend the FY 2011-2012 CDBG Action Plan in order to re-program CDBG funds in the amount of $34,000 (Attachment F);
5. Direct staff to complete the FY 2013-2014 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
6. Direct staff to forward the completed FY 2013-2014 Action Plan and the 2013 Analysis of Impediments to Fair Housing Update to HUD once completed;
7. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
8. Authorize the Finance Officer to make the budget allocations as specified.

These Actions are consistent with the CDBG Consolidated Plan goals to reduce slum and blight conditions and assisting low and moderate income people.

Fiscal Impact

The total allocation for Administration for FY 2013-2014 is $77,438 and offsets the General Fund expenditure for the administration of the CDBG program.

The CDBG allocation recommended for the Engineering Division's ADA Accessibility Program (ADA compliant curb ramps, sidewalks, and driveways) relieves the General Fund of $110,000. The CDBG allocation recommended has allowed a mandated project that otherwise would not be funded, to proceed as required by the State of California.

Background

The City of Woodland receives Community Development Block Grant (CDBG) funds annually from the U.S. Department of Housing and Urban Development (HUD). CDBG funds must be used for activities that assist lower-income persons and eliminate conditions of slums and blight from the community. For FY 2013-2014, the City is expected to receive $387,192 in CDBG funds, a reduction of $20,379 from the FY 2012-2013 funding amount of $407,571. The City's FY 2013-2014 allocation was reduced by 5% as a result of the Federal budget sequestration process. As recently as FY 2011-2012 the City received more than $500,000 in CDBG funds.

Overview of FY 2013-2014 CDBG Budget

The City of Woodland FY 2013-2014 CDBG Entitlement amount is expected to be $387,192. Table 1 displays the breakdown of the allocation of $387,192 and unexpended funds totaling an estimated $428,786 available in the City's FY 2013-2014 CDBG program. See Attachment B for the proposed FY 2013-2014 CDBG budget and staff recommended allocations.

Table 1
FY 2013-2014 CDBG Entitlement Budget

Proposed Expenses 13-14	Entitlement	Program Income	Unexpended Funds	TOTAL
20% Administration	$ 77,438	$0	$23,390	$100,828
15% Public Services	$ 58,079	$0	$55,866	$113,945
Public Facilities/ Improvements	$251,675	$0	$349,530	$601,205
Budget TOTAL	$387,192	$TBD	$428,786	$815,978

Administration

As approved by City Council each year, 20% of the Entitlement is allocated to Planning and Administration Activities. This is the maximum percentage of entitlement available for administration activities according to HUD guidelines. The total allocation for Administration for FY 2013-2014 is $77,438 and offsets the General Fund expenditure for the administration of the CDBG program.

Public Services
In FY 2013-2014, $58,079 is proposed to be allocated to Public Services program. According to HUD guidelines, a maximum of 15% of the Entitlement can be allocated to Public Service programs in addition to 15% of previous year's program income (if available). In addition to scoring the applications based on the rating and ranking system, City policy reserves a minimum of 40 percent of all public service funds for food and shelter programs ($23,232). CDBG staff makes an effort to award a minimum of $6,000 per eligible public service program. Public service grants are used to provide services to lower-income residents of Woodland (including seniors and children), provide food and shelter to homeless residents, prevent homelessness, and offer other public services eligible under HUD guidelines.

Public Facilities and Improvements
As indicated in Table 1, the combined total of Planning and Administration and Public Services, expenditures from the total FY 2013-2014 CDBG allocation amount provides the City with a balance of approximately $251,675 in new entitlement available for funding Public Facilities construction projects. For previous years, there is an estimated total of $349,530 in unexpended funds for Public Facilities construction projects. Most of these funds are expected to be expended during the FY 2013-2014 program years. Attachment B provides summary information of all Public Facilities construction projects recommended for funding during FY 2013-2014.

Re-programming of FY 2011-2012 CDBG Funds
For FY 2011-2012, the City funded the Youth Center/Club 180 (project and program) and the City of Woodland Substandard Housing Assistance and Program (project and program) in the aggregate amount of $34,000. Because the two CDBG subrecipients had not reported progress for their projects and programs, City staff contacted the subrecipients in late 2012 to determine whether they still intended to move forward with CDBG funding. Subsequently, staff defunded the CDBG funds that had been allocated. Staff recommends that the funds be re-programmed to two public facility projects: (1) Yolo County Housing (YCH) in the amount of $12,000 (Site Preparation for New Yolo Education, Recreation and Boxing Club Facility) and (2) Woodland Community College (WCC) in the amount of $22,000 (Digital Media/Motion Graphics Training Project).

YCH plans to demolish its former office building on Lemen Avenue which is adjacent to the Tana Art Center and construct a community education and recreation center. Separately, City staff has recommended $62,515 in FY 2013-2014 CDBG public facility funds for the site preparation. The site preparation is expected to include preparation of a demolition plan for the existing building as well as architecture and engineering costs for design of the new facility. WCC is seeking funding to extend cable across Gibson Road to the college. WCC is limited to printed, online, or library materials as learning resources. Cable capabilities at WCC would provide the opportunity for educational programming, media literacy, enhancement of digital media and other related programs, and the use of new technologies for educational purposes and job training.

Program Income
Through April 30, 2013 of FY 2012-2013, the City has received $14,383 in CDBG Program Income (PI). These funds and any PI received during the final two months of the fiscal year will be receipted and drawn down via CDBG's online disbursement system (IDIS).

Discussion

Many more applications were received this year than could be funded with the allocation available. The CDBG program received $142,844 in total Public Service grant requests, but the program only has $58,079 available to allocate. For facility improvement applications, the CDBG program received $800,457 in total requests and only had $251,675 to allocate to recipients. For a full list of applications received, see Attachment B.

To evaluate the applications staff followed the same application rating system which was implemented in the 2007-2008 program year by the City Council. The rating system is an objective system that scores the applications based on the following criteria: benefit to low and very low income persons; activity need and justification; reasonableness of cost estimates; activity management and timeliness; experience, past performance, and organizational capability; and project budget—evidence of sufficient funding.

Staff is recommending the City Council to approve the CDBG funding allocations for public service and public facility projects and programs outlined in the attached 2013-2014 Action Plan. These funding allocations will provide needed support to the community's public services, such as food, shelter, counseling, etc., and to rehabilitate valued community facilities.

Staff continues to work with subrecipients to shorten the timeframes required for completion of their public service projects. As of April 30, 2013, the City's CDBG timeliness ratio is below the 1.5 timeliness ratio threshold permissible by HUD.

Public Contact

Information regarding the CDBG program was provided to the public through a Notice of Funding Available (NOFA) published on January 30, 2013. Emails were sent to interested parties and applicants on February 1, 2013 and a public meeting was held on February 15, 2013 to explain the City's allocation process. A public meeting to announce staff recommendations for the 2013-2014 CDBG program year was held on March 25, 2013. The Notice and applications were posted on the City's CDBG webpage. The draft 2013-2014 Annual Action Plan was made available for public review and comments on April 23, 2013 and at this public hearing on May 21, 2013. The Public Hearing Notice was printed in the Daily Democrat and posted at City Hall on April 23, 2013. Comments that were received during this period will be considered for incorporation into the draft Plan.

This item was also posted on the City's webpage as part of the May 21, 2013 City Council Agenda.

Conclusion

Staff recommends that the City Council take the following actions.

1. Hold a Public Hearing to receive community input on the Fiscal Year (FY) 2013-2014 Community Development Block Grant (CDBG) Action Plan (Attachment A);
2. Adopt Resolution No. ______ to approve the Fiscal Year FY 2013-2014 CDBG Action Plan with the funding allocations as recommended by staff (Attachment D);
3. Adopt Resolution No. ______ to approve the 2013 Analysis of Impediments to Fair Housing Update (Attachment E);
4. Adopt Resolution No. ______ to amend the FY 2011-2012 CDBG Action Plan in order to re-program CDBG funds in the amount of $34,000 (Attachment F);
5. Direct staff to complete the FY 2013-2014 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
6. Direct staff to forward the completed FY 2013-2014 Action Plan and the 2013 Analysis of Impediments to Fair Housing Update to HUD once completed;
7. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
8. Authorize the Finance Officer to make the budget allocations as specified.

These Actions are consistent with the CDBG Consolidated Plan goals to reduce slum and blight conditions and assisting low and moderate income people.

Prepared by: Dan Sokolow
Senior Planner

Reviewed by: Ken Hiatt
Community Development Director

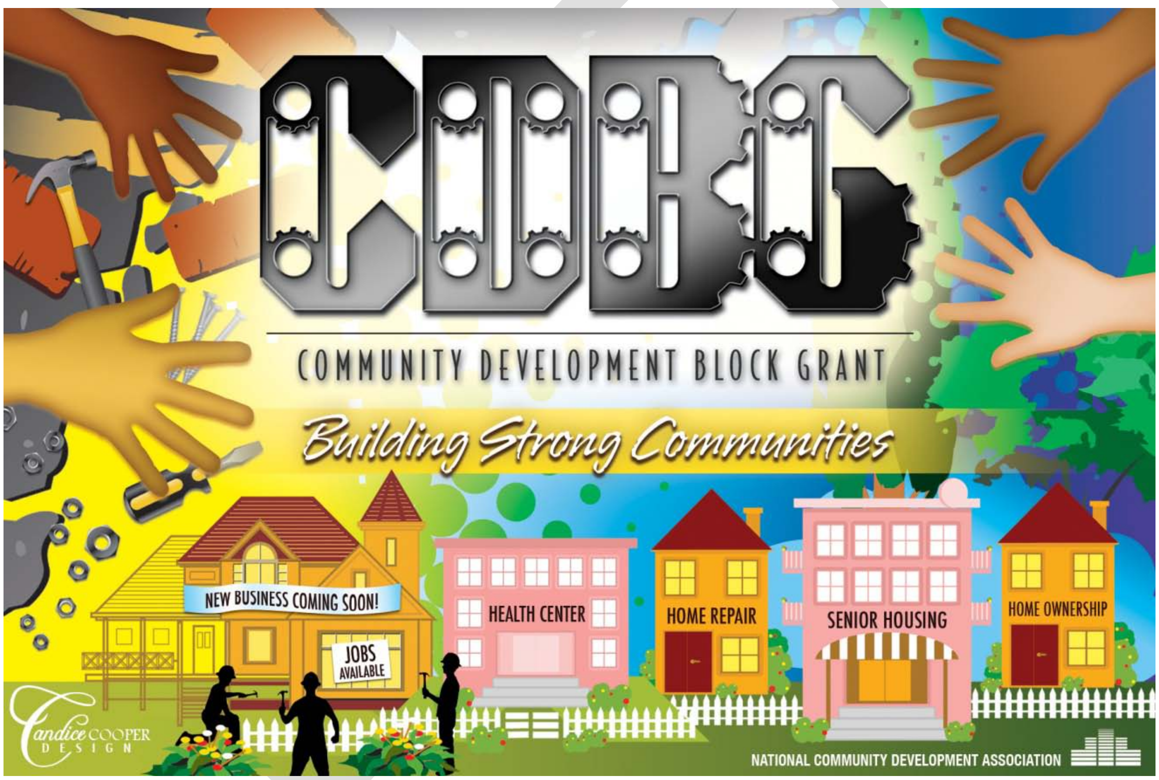
Paul Navazio
City Manager

Attachment A:	Draft Action Plan FY 2013-2014
Attachment B:	Proposed CDBG Budget/Public Service & Public Infrastructure Projects
Attachment C:	Draft 2013 Analysis of Impediments to Fair Housing Update
Attachment D:	Resolution for FY 2013-2014 Action Plan
Attachment E:	Resolution for 2013 Analysis of Impediments to Fair Housing Update
Attachment F:	Resolution to Amend FY 2011-2012 Action Plan

2013-2014 Program Year

City of Woodland

DRAFT Action Plan



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Appendix E: CDBG Maps

Appendix F: Organizations Involved in the Homeless Coalition

Appendix G: Continuum of Care List of Programs

EXECUTIVE SUMMARY

The 2013-2014 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Woodland. It is a portion of the implementation of the five-year Consolidated Plan, and provides a detailed summary of how the City's annual Community Development Block Grant (CDBG) entitlement will be spent in the coming year. Both the Consolidated Plan and the Action Plan are implemented by the City's community development staff.

In the 2013-2014 fiscal year, the City anticipates receiving $387,192 in HUD CDBG Entitlement program funds.

City staff encouraged citizen participation throughout the Action Plan process. This included holding public meetings, consulting local organizations, and encouraging input from the public during the review process. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

INTRODUCTION

The 2013-14 Action Plan establishes the specific actions that will be taken to continue to address the City's priority needs and strategies. The Action Plan is submitted on an annual basis throughout the five-year period of the 2010-2014 Consolidated Plan. This Action Plan is for the 12-month period from July 1, 2013 to June 30, 2014.

To set annual priorities to meet the housing and non-housing needs in the City of Woodland, information was evaluated and analyzed from the data and needs assessment provided in the Consolidated Plan. The Action Plan is also based on input from the citizen participation process described below including the identification of priority community development needs.

Consistent with the overall goals of the U.S. Department of Housing and Urban Development, the City has identified the following five-year goals to pursue during 2010-2014.

GOAL

- Promote the development of affordable housing in the City to meet the needs of very-low and low to moderate-income households as outlined in the Housing Element of the General Plan and The City's 5-year Implementation Housing Component.
- Revise the City's Inclusionary Housing Ordinance (6A) and Spring Lake Affordable Housing Ordinance to improve the Inclusionary Housing Ordinance Program and increase homeownership for low-income households.
- Support the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing.
- Provide fair housing services to ensure that persons regardless of race, creed, color, national origin, religion, sex, family status, age, or handicap/disability have an equal opportunity to secure decent housing and are treated fairly in dealing with landlords, real estate brokers and lenders.
- Continue to support programs to address the need for emergency and transitional housing.
- Continue to support programs to transition homeless persons to permanent housing.
- Continue to support programs for the prevention of homelessness.
- Infrastructure improvements including water, sewer, and storm water improvements.

- Facilities for health care and youth centers.
- Accessibility for the physically disabled particularly through ADA improvements.
- Emergency food and shelter for the homeless and at risk homeless, youth services, health services, crime awareness activities, and fair housing counseling
- Job training, placement and other types of employment services.
- Partner with private commercial developers to develop/redevelop existing vacant or underutilized commercial sites in CDBG eligible areas.
- Address priority non-residential historic preservation needs in the Historic Downtown area.
- Provision of business loans to for-profit entities to carry out economic development, such as growing the industry or business in the City of Woodland.

All activities included in the Action Plan must meet at least one of three national objectives of the CDBG program. Those objectives are:

1. Provide benefit to low- and moderate-income persons;

2. Aid in the prevention or elimination of slums or blight; and

3. Meet community development needs having a particular urgency.

This Action Plan outlines the City of Woodland's plan for the use of CDBG funds for the 2013-14 program year and includes a description of all planned housing and community development activities. The Action Plan also includes a description of citizen participation efforts and discussions on lead-based paint, anti-poverty strategy, fair housing, and coordination with other agencies.

A. ANNUAL FUNDING SOURCES

Introduction

The City's CDBG grantee entitlement is $387,192 for FY 2013-2014. Of this 20% of the entitlement amount or $77,438 may be used for planning and administrative costs. Of the entitlement a maximum of $58,079, or 15% of entitlement, may be used for public services. At least 70% of all expenditures must benefit low- and moderate-income households.

During the 2013-2014 fiscal year, the City of Woodland will utilize several federal, state, local and private resources to address housing and community development needs. Additionally, the City is actively seeking funding to address low- and moderate-income community development needs through a variety of funding sources. Below is a summary of the major funding resources that will be used to carry out activities.

CDBG ENTITLEMENT

The U.S. Department of Housing and Urban Development unofficially notified the City of Woodland on January 23, 2013 of its estimated Program Year 2013 allocation. According to the estimate, the City should anticipate receiving an amount similar to the Program Year 2012 allocation of $407,571. Since that time, a reduction in the Federal budget through sequestration has reduced the estimated allocation by five percent resulting in an estimated allocation of $387,192 available for fiscal year 2013-2014. CDBG funds can be used to address a wide range of activities including acquisition, rehabilitation, public facilities and infrastructure improvements, public services, and homeless assistance. The level of need for each project is determined by a Consolidated Plan Priorities Table and included in the Action Plan (this table is located in **Appendix A**).

PROGRAM INCOME – UPDATE WITH CURRENT INFO

The City of Woodland receives program income from loan payoffs, lien repayments and other scheduled monthly loan payments. When housing rehabilitation or business loan payments/payoffs are made the revenue is recorded as program income. For fiscal year 2012-2013, the City has received $13,286 in program income through April 19, 2013 which will be receipted and drawn down via CDBG's online disbursement system (IDIS) in this fiscal year.

UNEXPENDED FUNDS – *UPDATE WITH CURRENT FINANCIAL INFORMATION*

Staff is in the process of closing out prior year program years and anticipates the completion of most these close outs prior to the submittal of the fiscal year 2012-2013 CAPER Report. Outstanding program years (PY) include 2008-09, 2009-10, 2010-11, and 2011-12. Work funded through the PY 2008-09 Emergency Generator Project at the St. John's Retirement Village has been completed. However, additional funds were needed to convert an old back generator from single-phase to three-phase and connect it to the facility's kitchen. A second generator project, Backup Generator Conversion, was funded during PY 2011-12 and the work is scheduled for completion in June 2013. Construction of the PY 2009-10 Supportive Housing Rehabilitation project for the Yolo County Care Continuum (YCCC) is complete with the exception of a wheelchair lift. YCCC has a general contractor under contract and the work should be completed prior to the City submittal of the fiscal year 2012-13 CAPER Report. The Cottonwood Meadows Rehabilitation Project was funded during PY 2010-11 and is expected to be constructed by the end of June 2013.

The City's Water (utility) Assistance program has not been as successful in reaching qualified residents to reduce their bill as had been anticipated, as the cost of water increases. As such, in FY 11/12 staff was authorized to shift a portion of these funds to a new program "recreation scholarship" ($6,000) to assist low income (youth) customers to be able to participate in city programmed recreation activities. Most public facility projects are on track to be completed and funded expended by June 30, 2012. St. John's Supportive Housing Rehabilitation Project has a remaining balance (FY 09-10) and Yolo Adult Healthcare (YADHC) has a balance; both anticipate completing the approved improvements by June 2013. FY11/12 Projects that have not yet been completed are the following expected to be completed by June 2012:, St John ADA compliance (part 2) ($16,800) is in the process of securing bids and letting the contract, the City's ADA Accessibility Program funds ($103,513), Cottonwood Meadows Rehab Project ($43,000) has not yet begun. Staff is awaiting the executed MOU and expects work to begin in FY 12-13. Discussions with subrecipients regarding the delayed expenditure of funds has been described as "due to the difficulty in finding a contractor to complete the work for the estimated budget or the lack of available "small" contractors who have not been bidding (due to closures, consolidations, etc)" because of the cost. It has also been the occasion that the subrecipients have had to lay off staff and consequently there are fewer people available to administer the contracts and develop the project. City staff will continue to assist subrecipients through the CDBG process (as was indicated in the city's HUD on-site monitoring with HUD CPD Rep, Greg Harrick).

With the exception of a portion of the administration funds that the City did not utilize, staff closed out the CDBG ARRA funds and grant as well as the individual projects during the 2012 Program Year.

Other Resources – Update from current info from housing

During the 2006-2007 fiscal year, the City was successful in securing $4 million in HOME funds from the State of California for the Rochdale Grange affordable housing project. Construction of the 44-unit project was completed in 2011 and the project provides 43 units for households earning no more then 50 percent of area median income. The project reached 100 percent occupancy in April 2012. Since 2007 the City has used CalHome, BEGIN, HOME, redevelopment tax-increment, and HOME/CDBG Program Income funds to provide homebuyer assistance to low- and moderate-income homebuyers. In 2011, the California Department of Housing and Community Development awarded the City an $800,000 HOME grant for first time homebuyer assistance. To date, the City has assisted 4 low-income households through the grant and expects to assist another three households before the grant's expenditure deadline of July 31, 2013.

The City with the help of the Homeless Coordinator and the Yolo Wayfarer Center annually applies for funding for homeless assistance and service provider programs. The City of Woodland received a grant renewal under the 2012 HUD Continuum of Care (CoC) Program in the amount of $165,920 to assist Wayfarer's transitional housing programs. The City also submitted three other 2012 CoC grant applications to assist Wayfarer's supportive housing programs and is awaiting decisions on the grants.

At the local level, the City may defer building permits/plan check fees and development impact fees, and use housing monitoring fees to further develop, promote, and preserve affordable housing.

Citizen Participation

On January 30, 2013 a Notice of Funding Available (NOFA) for the CDBG FY 2013-2014 funding round was published in the *Daily Democrat* newspaper and on February 1, 2013 an email notification was sent to past applicants and other potential applicants. The email included links to the 2013-2014 funding application. An application workshop was held on February 15, 2013.

The CDBG Review Team, made up of a planner from the City, a management analyst from Yolo County, and two City Planning Commissioners reviewed CDBG proposals and made funding recommendations for the CDBG program. After staff's funding recommendations had been determined, a public meeting was noticed in the *Daily Democrat* and held on March 25, 2013 to announce the CDBG Review Team's staff recommendations and receive comments. Citizens were notified in a public notice published on April 23, 2013, that the draft 2013-2014 City of Woodland Annual Action Plan was available for citizen review and comment. During the 30-day comment period from April 23, 2013 through May 22, 2013 the Annual Action Plan was made available to the public at the Woodland City Hall, City Clerk's office, and the Woodland Public Library.

Citizens' Comments and Public Notices

No written or public comments were received during the 30 notice period prior to or at the public hearing on May 21, 2013.

(Public notices are included in **Appendix B**)

Coordination and Institutional Structure

The City will continue to focus on improving coordination and eliminating gaps in the institutional structure. The City has continued the liaison between the City and the Housing Authority (Yolo County

Housing) and consulted with them on other development opportunities within the City. In addition, the City continues to work to improve communication between City departments and divisions, including the Building, Finance, Development Engineering, Planning, Public Works, and Parks and Recreation.

INTEGRATED APPROACH/VISION

As stated in the Five-Year Strategic Plan, the City has integrated several required programs and plans into its Consolidated Plan to ensure that City government and related agencies work together on a uniform vision for the benefit of residents of the City. The CDBG work program reflects objectives that are contained in these plans and programs.

CDBG WORK PROGRAM

The City Council approved funding allocations for FY 2013-14 on May 21, 2013. The list of projects, with additional information, can be found in Table 3C, **Appendix C**. The CDBG program will be implemented in accordance with the HUD Certifications presented in **Appendix D**. These projects are consistent with priority needs and the five-year goals identified in the Consolidated Plan.

Starting in the 2011-12 program year the City updated its application rating system to evaluate public service and public facility (construction-like) applications separately. Public Service applications are scored more heavily on past performance and community need, while public facility applications are scored more heavily on readiness, past performance and organizational capability to carry out the program. In addition, the City adheres to a minimum public service grant of $6,000 and reserved a minimum 40 percent of all public service funds to food and shelter programs. Staff continues to implement public services in this manner.

A summary of the specific activities that will be implemented with the allocation of 2013-14 CDBG Entitlement funds ($407,571) and unexpended funds of ($479,523.55) is provided in **Table 1**.

Table 1 – Will Be Updated with Finance Data
CDBG Summary Table 2013-14**

CDBG Program/Activities	**SOURCES**			
Planning And Administrative	**‘13-‘14 Entitlement**	**Unexpended prior year funds**	**Program Income**	**Total Funds Available**
Administration	$77,438			**$77,438**
Subtotal Planning, Administration	$77,438	$0	To be determined	**$77,438**
Public Facilities and Public Improvements				
Yolo Family Service Agency HVAC System	$20,000			**$20,000**
COW ADA Accessibility Program (13/14)	$110,000			**$110,000**
COW Series Street Light Design	$25,000			**$25,000**
Friends of the Mission Walter’s Housing Improvement Project	$22,160			**$22,160**
Yolo County Housing Site Prep for Education, Recreation and Boxing Club Facility	$62,515			**$62,515**

GRID Alternatives Solar Affordable Hsng Proj	$12,000			**$12,000**
Cityreach Group of Woodland, Inc.		$6,000		**$6,000**
COW/CDD Substandard Housing Program		$12,000		**$12,000**
St. John ADA Compliance (10/11)		$490		**$490**
COW ADA Accessibility Program (11/12)		$84,731.46		**$84,731.46**
St. John's ADA Compliance 2 (fy 11/12)		$15,000		**$15,000**
COW Series Street Light Replacement		$157,034.66		**$157,034.66**
Cottonwood Meadows Rehab Project		$43,000		**$43,000**
YCCC Haven House Repairs		$39,199		**$39,199**
YCCC Supportive Hsng Rehab (166 College)		$45,227.90		**$45,227.90**
Contingency-Willdan Activity Delivery Assist.		$6,500		**$6,500**
Subtotal Public Facilities and Public Improvements	**$251,675**	**$409,183.02**	TBD	**$674,104.02**
Public Services				
COW Strength Through Education Program	$6,000			**$6,000**
YCCC New Dimensions Supportive Housing	$6,500			**$6,500**
Yolo Wayfarer Center Emergency Shelter	$9,000			**$9,000**
Elderly Nutrition Home Delivered Meals	$8,000			**$8,000**
CommuniCare Uninsured Health Care	$6,000			**$6,000**
COW Utility Assistance Program	$6,000			**$6,000**
Legal Services of N. Cal Fair Housing Services	$10,000			**$10,000**
Planned Parenthood Teen Success	$6,579			**$6,579**
Literacy Council-S.T.E.P. (11/12)		$5,787.50		**5,787.50**
Cityreach Group of Woodland, Inc. (11/12)		$6,000		**$6,000**
Substandard Housing assistance-COW (11/12)		$10,000		**$10,000**
YFSA-Low Income Counseling (11/12)		$3,045		**$3,045**
Home Delivered Meals (11/12)		$4,500		**$4,500**
Teen Success-PPMM (11/12)		$6,000		**$6,000**
Fair Housing Services-LSNC (11/12)		$7,500		**$7,500**
New Dimensions Supported Housing (11/12)		$2,922.67		**$2,922.67**
Emergency Food & Shelter-Wayfarer (11/12)		$9,004		**$9,004**
Enough To Eat-Food Bank (11/12)		$2,441.36		**$2,441.36**
COW Water (utility) Assistance (11/12)		$7,140		**$7,140**
COW Recreation Scholarship (11/12)		$6,000		**$6,000**
Subtotal Public Services inc. unexpended prior year funds	**$61,136**	**$70,340.53**	**TBD**	**$131,476.53**
Total in CDBG Program Income Funds from Previous Year to be spent in FY 2013-2014			TBD	**TBD**
Total Amount for CDBG Activities for FY 2013-14	**$407,571**	**$479,523.55**	TBD	**$887,094.55**

**Unexpended funding balances are as of March 22, 2013 when staff completed and submitted Voucher #5408282 for a drawdown.

SUMMARY OF PROPOSED PROJECTS AND PROGRAM

The following text summarizes each of the proposed activities in each category:

PLANNING AND ADMINISTRATION:

1) Program: CDBG Administration
   Agency: City of Woodland
   Funding Amount: $77,438
   HUD Matrix Code: 21A General Program Administration
   Citation: 570.206

   Description:
   Funding will cover costs of staff time and consultant services related to the overall administration of the City's CDBG program, including coordination, implementation, management, monitoring, reporting, and evaluation. Funds will also contribute to planning and citizen participation efforts required to implement grants under the CDBG program.

CAPITAL AND OTHER PROJECTS:

1) Program: HVAC System Replacement
   Agency: Yolo Family Service Agency
   Funding Amount: $20,000
   HUD Matrix Code: 03 Public Facilities
   Citation: 570.201(c)
   National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

   Description:
   Yolo Family Service Agency (YFSA) is a non-profit organization that provides preventive mental health services to strengthen families. YFSA's heating and cooling system is nearly 20-years-old and needs to be replaced. The system consists of four separate units. This project will benefit the 130 low-income clients that are served by YFSA on a weekly basis.

2) Project: ADA Accessibility Program
   Agency: City of Woodland
   Funding Amount: $110,000
   HUD Matrix Code: 03L Sidewalks
   Citation: 570.201(c)
   National Objective: 570.208(a)(2)(D)(ii)(A) – Low/Mod Limited Clientele

   Description:
   There is a need to comply with the Americans with Disabilities Act (ADA) to provide design and construction of curb ramps for public use to individuals with disabilities. The City receives candidate locations for ADA improvements from various departments, residents, and members

of the disabled community. The funding will be used to construct ADA-compliant curb ramps, sidewalks, and driveways.

3) Project: Series Street Light
Agency: City of Woodland
Funding Amount: $25,000
HUD Matrix Code: 03L Sidewalks
Citation: 570.201(c)
National Objective: 570.208(a)(1)

Description:
This project will design the replacement of a 65-year-old plus direct buried wire street lighting system with an energy efficient system in area north of Gibson Road from College Street to Sixth Street and from Granada Drive/Cottage Drive to Gibson Road. There is no short circuit protection on the existing system and it is not in conduit. This allows the electrical current to potentially travel through the soil and nearby utility pipes and pose a shock hazard to citizens and work crews.

4) Project: Walter's House Improvement Project
Agency: Friends of the Mission
Funding Amount: $22,160
HUD Matrix Code: 03C Homeless Facilities
Citation: 570.201(c)
National Objective: 570.208 (a)(2) – Low/Mod Limited Clientele

Description:
Walter's House provides a place of residence for 44 homeless individuals in its transitional housing program. The main courtyard recreational space is covered with gravel and dirt. The previous grass surface did not survive because of high foot traffic. This project will fund the installation of high quality turf to provide a safe zone to foster social interactions and outdoor activities for the residents of Walter's House.

5) Project: Site Preparation for New Yolo Education, Recreation and Boxing Club Facility
Agency: Yolo County Housing
Funding Amount: $62,515
HUD Matrix Code: 03E Neighborhood Facilities
Citation: 570.202(a)(4)
National Objective: 570.208(a)(1) – Low/Mod Area

Description:
Woodland Parks and Recreation and Yolo County Housing provide recreation and education services on-site at the low rent public housing complexes located at Yolano Village and Donnelly Circle. Because of the growth of demand for on-site recreational and educational opportunities and the aging of the current facility, there is a need for a facility that will allow for expansion of programming to meet the needs of the broader community. Funding will be provided for the demolition of the existing building at 1224 Lemen Avenue and the architectural and engineering design for the construction of a new facility at the Lemen Avenue location.

6) Project: Woodland-Solar Affordable Housing Project
Agency: GRID Alternatives-North Valley
Funding Amount: 12,000
HUD Matrix Code: 14A Rehab; Single Unit Residential
Citation: 570.202(a)(1)
National Objective: 570.208(a)(3)

Description:
Funding will help provide for the rehabilitation of owner-occupied affordable single-family units through the retrofit installation of solar energy systems for low-income families living in qualified affordable housing.

PUBLIC SERVICES:

1) Program: Strength Through Education Program (STEP)
Agency: Woodland Literacy Council/Woodland Public Library Literacy Service+
Funding Amount: $6,000
HUD Matrix Code: 05 Public Services
Citation: 570.201(e)
National Objective: 570.208 (a)(2) – Low/Mod Limited Clientele

Description:
S.T.E.P., in partnership with the Yolo Wayfarer Center offers reading, writing and comprehension skills in a goal-oriented one-on-one and small group educational situation. Residents work on goals centered on job skills, housing, health and family skills as well as basic literacy. Literacy is essential to an individual's successful transition from living on the streets to living an independent life style.

2) Program: New Dimensions Supportive Housing
Agency: Yolo Community Care Continuum (YCCC)
Funding Amount: $6,500
HUD Matrix Code: 05O Mental Health Services
Citation: 570.201(e)
National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

Description:
CDBG funds will be utilized to help staff provide individualized services to residents of the New Dimensions Supportive Housing Project, a 15-unit affordable project for adults at risk of mental illness. Services provided include teaching independent living skills such as meal planning, shopping, cooking, cleaning, and laundry. Other services provided to the residents include locating housing, providing clinical and medical support, teaching vocational skills, and ensuring safety.

3) Program: Emergency Shelter Services (ESS)
Agency: Yolo Wayfarer Center – DBA Fourth and Hope
Funding Amount: $9,000
HUD Matrix Code: 05 Public Services

Citation: 570.201(e)
National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

Description:
Provides daily emergency food and shelter services to homeless and low-income citizens of Woodland and Yolo County, including weekday nutritional meals, case management, and access to mail, shower, telephone, and laundry facilities—in addition to providing referrals to agencies that provide rental and utility assistance, work needs, medicine, travel expenses, clothing, household items, and mental health services.

4) Program: Home Delivered Meals to Low Income Seniors
Agency: People Resources, Inc./Elderly Nutrition Program
Funding Amount: $8,000
HUD Matrix Code: 05A Senior Services
Citation: 570.201(e)
National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

Description:
The Home Delivered Meals Program provides frail homebound seniors with a home-delivered, hot, nutritious noon-time meal that is prepared fresh daily and served by volunteers throughout Yolo County. Many of the seniors who receive home-delivered meals are recently discharged from the hospital and are completely bedridden with no family support or other assistance in purchasing food and preparing meals.

5) Program: Primary Health Care for Uninsured Youth and Adults
Agency: CommuniCare Health Centers
Funding Amount: $6,000
HUD Matrix Code: 05M
Citation: 570.201(e)
National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

Description:
Serving 6,560 patients last year, CommuniCare's Peterson Clinic provides primary health care services to uninsured patients and also allows them to pay on a sliding fee scale. If patients are unable to pay, CommuniCare will still assist them. CommuniCare also provides services in case management, nutrition and health education, referral assistance and enrollment assistance into health coverage programs.

6) Program: Water Assistance Program
Agency: City of Woodland
Funding Amount: $6,000
HUD Matrix Code: 05
Citation: 570.201(e)
National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

Description:
Water Rates have increased over the past four years and are proposed to continue increasing for the next three. This program will provide a $45 discount to qualified low-income

participants ($15 per month for 3 months in a 12 month period) towards their fixed rate portion of their utility bill for three consecutive months.

7) Program: Fair Housing Services
Agency: Legal Services of Northern California (LSNC)
Funding Amount: $10,000
HUD Matrix Code: 05J Fair Housing Services
Citation: 570.206
National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

Description:
The City will contract with Legal Services of Northern California to provide fair housing services through the Fair Housing Hotline Project, per its ongoing contract. This program provides free information and advice on fair housing issues, case intake and complaint processing, and investigation of alleged fair housing violations. Other services include fair housing education and outreach activities for rental property owners, managers, and consumers. During April, which is Fair Housing Month, the City holds a Fair Housing Workshop for housing providers and consumers. This activity is designed to affirmatively further fair housing objectives of Title VIII of the Civil Rights Act of 1968.

8) Program: Teen Success
Agency: Planned Parenthood Mar Monte (PPMM)
Funding Amount: $6,579
HUD Matrix Code: 05D Public Services
Citation: 570.201(e)
National Objective: 570.208 (a)(2) – Low/Mod Limited Clientele

Description:
Addresses the issues of teen pregnancy by helping pregnant and parenting teen mothers between the ages of 13-18 years old set and achieve short- and long-term goals and by developing healthy alternatives for teens instead of having more children. Facilitated group sessions meet for two hours weekly over the course of a year to provide a supportive environment for teen mothers to discuss issues facing adolescent parents. Childcare and nutritional snacks are provided during meetings.

FUNDS FROM PREVIOUS YEARS:
There is some funding for capital improvement projects that will carry over from year-to-year. These programs, the amounts being carried into 2012-13, and the year the funds were originally allocated are all listed below.

1) Program: Cityreach Group of Woodland, Inc.
Year: 2011-2012
Carry-over amount: $6,000

2) Program: COW Substandard Housing Program
Year: 2011-2012
Carry-over amount: $12,000

3) Program: St. John's ADA Compliance
Year: 2010-2011;2011-2012
Carry-over amount: $490; $15,000

4) Program: City of Woodland ADA Accessibility
Year: 2011-2012
Carry-over amount: $84,731.46

5) Program: YCCC-Supp Housing Rehabilitation
Year: 2009-2010
Carry-over amount: $45,227.90

6) Program: COW Water Assist
Year: 2010-2011
Carry-over amount: $7,140

7) Program: COW Series Street Light Replacement
Year: 2011-2012
Carry-over amount: $157,034.66

8) Program: Cottonwood Meadows Rehab Project
Year: 2010-2011Carry-over
amount: $43,000

9) Program: YCCC Haven House Repairs
Year: 2011-2012
Carry-over amount: $39,199

10) Program: YCCC Supportive Housing Rehab.
Year: 2009-2010
Carry-over amount: $45,227.90

While there was a balance remaining for the FY 2013-2013 public services projects, all funds will be completely expended by end of this fiscal year. These balances are included in the spreadsheet, however they are not included in the listing above.

GENERAL PRIORITIES FOR ALLOCATING INVESTMENT GEOGRAPHICALLY

The City will focus program activities and projects in low- and moderate-income target areas, some projects include: ADA Accessibility Program, Sac Valley Historic Railways, St. John's Retirement Village weather walkway, Cottonwood Meadows Rehab (cont.) and, for example. This year's funding program will vary from previous years when we had the benefit of redevelopment tax increment funding. Effective February 1, per AB 1x 26, the state of California dissolved all redevelopment agencies. The City of Woodland has taken on the role of Successor Agency to "wind down" the business of the Woodland Redevelopment Agency. Unfortunately this is a significant "hit" to subsidizing housing and other CDBG eligible projects and programs. Program activities that benefit low- and moderate-income individuals and households, including public service and housing rehabilitation activities, will be available on a city-wide basis to income-eligible households. (Referenced areas can be found on maps in **Appendix E—see three maps figures 1-3**).

RELATIONSHIP OF ACTIVITIES TO FIVE-YEAR GOALS AND STRATEGIES

HOUSING STRATEGY –City staff will modify the Comprehensive Plan to reflect the statutory changes caused by AB 1x 26 and subsequent bills currently under review by California lawmakers.

***STRATEGY*:** Utilize the City's Inclusionary Housing Ordinance and First-time Homebuyer Program to promote the development of affordable ownership and rental housing

Goal: The City will work to develop at least 75 Multi-family and/or single-family affordable housing units over the next five years and revise the Inclusionary Housing Ordinance to increase homeownership opportunities.

Expected Outcome for 2012-2013: Staff is working with the Sacramento/Yolo Mutual Housing Association on the construction of a new 101-unit apartment complex in the Spring Lake Specific Plan Area. In July 2010, the Woodland City Council approved up to $910,000 in funding assistance for the project through the City's Spring Lake Affordable Housing Fund. Units will be available to low, very-low and extremely-low households. Funding is expected to be completed by Summer 2012 with construction beginning in late 2012 or Spring 2013.

STRATEGY: Maintain and Improve Affordable Housing Monitoring program for rent-restricted units.

Goal: The City will continue to annually monitor the current inventory of more than 1,131 affordable multifamily rental units/apartments and senior designated housing units.

Expected Outcome for 2012-2013: City staff will continue to annually monitor the current inventory to be sure that the affordability restrictions are met. Activities will include on-site monitoring visits to affordable multi-family projects and mailings to owner-occupied affordable units to verify continued residency.

***STRATEGY*:** Partner with for-profit and non-profit housing developers for the development and/or rehabilitation of affordable housing by exploring various funding mechanisms including Federal Tax Exemption Bonds, Mortgage Revenue Bonds, Low Income Housing Tax Credits, Section 108, State of California HOME funds, other new grant programs as they become available, and private financing.

Goal: The City will work to develop or rehabilitate 100 affordable housing units over the next five years.

Expected Outcome for 2013-2014: Staff has been working with the Sacramento/Yolo Mutual Housing Association for the construction of a 101-unit apartment building. This project has secured State Serna funding as well as USDA Funding and rental assistance. In July 2010, the Woodland City Council approved up to $910,000 in funding assistance for the project through the City's Spring Lake Affordable Housing Fund. In addition, staff will be working with Capital Valley Investment group for the acquisition and rehabilitation of the Crossroad Villages apartments located at 555 Matmor Ave. To date, the City would assist the developer in securing tax credits through the California Tax Credit Allocation Committee.

***STRATEGY*:** Preserve the City's existing housing stock for owner-occupied low- and moderate-income single-family residential units through the CDBG and other State funded Residential Rehabilitation Loan and Grant programs.

Goal: Rehabilitate 5 units over the next five years.

Expected Outcome for 2013-2014: The City is hopes to rehabilitate at least one owner-occupied unit in 2012-2013. Few applications have been received over the past year.

***STRATEGY*:** Continue to contract with a Fair Housing Agency to provide a variety of fair housing services including landlord tenant counseling and fair housing education.

Goal: Assist approximately 500 Woodland households with discrimination allegations, dispute, counseling and education and outreach during the five years of the Plan.

Expected Outcome for 2013-2014: The City maintains its contract with Legal Services of Northern California (LSNC) to provide fair housing services. Under the contract, residents and landlords can call LSNC and ask questions in regards to fair housing. LSNC also presents an annual Fair Housing Workshop, generally in April as part of Fair Housing Month, to inform residents and landlords of various fair housing issues of interest. LSNC is also a resource to City Staff and routinely reviews new policies and procedures to ensure they do not violate fair housing laws.

HOMELESSNESS

***STRATEGY*:** Work with the County Homeless Coordinator and County Homeless Coalition to identify housing programs, support services and homeless prevention programs to address the needs of the homeless.

Goal: Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in the Homeless Coordinator Project.

Expected Outcome for 2013-2014: The City supports the County Homeless Coordinator by providing funding for the position. The City also prioritizes at least 40 percent of its CDBG funding for Public Services for emergency food and shelter programs which directly benefit homeless or those at-risk of homelessness.

***STRATEGY*:** Continue to fund agencies that provide emergency housing assistance and support services to assist the homeless and persons threatened with homelessness.

Goal: Assist approximately 1,000 Woodland residents during the five years of the Plan.

Expected Outcome for 2013-2014: The City prioritizes 40 percent of the Public Services portion of CDBG funding for emergency food and shelter programs. For 2013-2014 the recommended grant amounts equals $24,255.

PUBLIC FACILITIES AND INFRASTRUCTURE

STRATEGY: Work with the Public Works Department to identify urgent water, sewer, or storm water improvements in low- and moderate-income neighborhoods.

Goal: Complete one infrastructure improvement project over the next five-year period.

Expected Outcome for 2013-2014: CDBG staff will work closely with the Public Works Department to determine an eligible project.

STRATEGY**:** Construction or rehabilitation of public facilities providing health and youth services.

Goal: Construct public facility improvements at a minimum of three such facilities during the next five years.

Expected Outcome for 2013-2014: The Yolo County Care Continuum will make repairs to the New Haven House that provides transitional housing to families and individuals**.**

STRATEGY**:** Continue the City's activities and efforts to remove materials and architectural barriers that restrict the mobility and accessibility of elderly and handicapped persons to public facilities within the City.

Goal: Complete five public improvement projects over the next five years to remove architectural barriers.

Expected Outcome for 2013-2014: The St. John ADA Compliance, and City of Woodland ADA Accessibility project will remove architectural barriers and the specific service facilities and city-wide. The City's ADA Accessibility project will be focused on priority corridors in the City, located throughout the Beamer St. and Cottonwood corridors.

PUBLIC SERVICES

STRATEGY: The City will continue to fund agencies that provide assistance to the homeless population.

Goal: Provide emergency food, shelter and mental health services to over 5,000 homeless individuals or those "at-risk" of homelessness over the next five years.

Expected Outcome for 2013-2014: Provide a portion of the CDBG Public Services funds aimed at programs that assist the homeless and those at-risk of homelessness. These programs include New Affordable Housing Project for Families provided by Friends of the Mission, S.T.E.P. provided by the

Woodland Literacy Council, New Dimensions Supported Housing provided by Yolo County Care Continuum, and the Yolo County Emergency Shelter provided by the Yolo Wayfarer Center.

***STRATEGY*:** The City will, with the assistance of local agencies, continue to support youth programs to primarily very low-, low- and moderate-income youth and families as a means of improving the quality of life and prevent youth from engaging in criminal activity or substance abuse.

Goal: Assist approximately 50 Woodland residents annually during the five years of the Plan.

Expected Outcome for 2013-2014: The S.T.E.P, COW Recreation Assistance/scholarship program and Teen Success programs will assist Woodland youth throughout program year 2012. The Sanctuary and City-reach program have had significant delays. Staff will work with the nonprofit develop their teen program.

STRATEGY: The City will, with the assistance of local agencies, continue to support health services to primarily very low-, low-, and moderate-income individuals and families, and special needs populations such as victims of domestic violence, the homeless and mentally ill.

Goal: Assist approximately 300 Woodland residents annually during the five years of the Plan.

Expected Outcome for 2013-2014: St. John's Retirement Village will remove safety hazards and build a weather walkway to improve its infrastructure. This project will improve and expand health services for low- and moderate-income persons in Woodland. CommuniCare's Peterson Clinic will provide primary medical care for uninsured children and adults living in Woodland.

STRATEGY: The City will partner with local agencies to provide job training or other employment-like services to assist low- and moderate-income individuals in obtaining a new job.

Goal: Participate on the Workforce Investment Board (WIB).

Expected Outcome for 2013-2014: The S.T.E.P program provides literacy training required for employment opportunities. The Economic Development Manager is a member of the WIB Board. Staff work closely with S.T.E.P. staff to assist with job placement, business development and assist with displaced workers.

STRATEGY: Explore the possibility of establishing a Neighborhood Revitalization Area to maintain and improve a low- and moderate income neighborhood in Woodland through code enforcement, graffiti removal, and crime awareness services.

Goal: Establish a Neighborhood Revitalization Area if it is found to be feasible.

Expected Outcome for 2013-2014: Collaborate with the Woodland Police Department, and code enforcement and planning staff to propose possible revitalization area boundaries. – IS THIS

ECONOMIC DEVELOPMENT

***STRATEGY*:** Provide assistance to developers via CDBG Section 108, CDBG, and other financing tools appropriate to support economic development objectives.

Goal: Provide financial assistance to two development projects and/or business assistance over the next five years.

Expected Outcome for 2013-2014: City staff will assist developers that bring forward projects in the that will benefit Woodland businesses, focusing on small businesses.

***STRATEGY*:** Despite the dismantling of all Redevelopment Agency's throughout California, Woodland will continue to preserve and renovate existing historic commercial buildings as stated in the Façade Improvement Program.

Goal: Rehabilitate two units over the next five years.

Expected Outcome for 2013-2014: The Historic Woodland Train Depot restoration project will improve the facility's infrastructure premises in addition to completing two ADA improvement projects. All components of the project will help the Historic Woodland Train Depot open to the public.

STRATEGY: Provide financial assistance to for-profit entities/business to carry out an economic development project, such as expansion of the business. An appropriate member of the business must have completed the Entrepreneurial Business Development class at Woodland Community College and/or developed an acceptable business plan.

Goal: Provide financial assistance to two businesses to either start-up or expand the business over the next five years.

Expected Outcome for 20132 - 2014: Continue to work with the Small Business Development Center to identify possible businesses that might benefit from this assistance.

MONITORING

CDBG Program Activities – In 2007-2008 the City revised and updated its CDBG Monitoring Policies and Procedures based on HUD guidelines. The policies and procedures include detailed requirements for desk and on-site monitoring of subrecipients' programs, construction project monitoring, and consultant oversight. An annual calendar for project and program monitoring was developed to insure timely completion of CDBG monitoring. In addition, CDBG staff monitors all programs and financial activities on a monthly/quarterly basis, as appropriate.

Financial Monitoring – All project costs are paid on a reimbursement basis, rather than paid in advance. A request for reimbursement is required to have appropriate documentation attached to verify all expenditures.

A combination of data from the request and the program activities report provides the data necessary to input data into the IDIS system. Collecting this data throughout the program year is very helpful in compiling year-end reports. Requiring documentation for reimbursement allows the City to closely monitor program requirements and ensure program goals are being met.

Davis-Bacon Compliance – Davis-Bacon regulations require contractors and subcontractors to pay federal prevailing wage rates to employees in various labor classifications. These regulations are written out in the CDBG agreements between the City and the subrecipients. Compliance with Davis-Bacon standards is monitored through preconstruction conferences, on-site interviews, and labor compliance monitoring. City staff consult with specialist to be sure City staff are current with regulations and review of documents is accurate.

Environmental Review – Each project that is budgeted is first reviewed for compliance with the National Environmental Protection Agency regulations (NEPA). California Environmental Quality Act (CEQA) regulations may also apply. Projects that are community service in nature are exempt from NEPA. Projects that require further investigation after their environmental review are researched using feedback from environmental agencies. For projects that fall in this category, a description of the project is sent to the State Historic Preservation Office and to other applicable regulatory agencies for consultation. Once required consultations have been completed and any mitigation measures identified, the City prepares the appropriate paperwork, including the Statutory Worksheet and publishes a combined NOI/RROF and/or a Finding regarding impacts (if the project is an Environmental Assessment [EA]). Once environmental clearance has been obtained, the project can move forward to the City of Woodland Planning Commission or City Council and/or bid, etc., as appropriate. All environmental reviews are monitored by Community Development Department staff.

FAIR HOUSING

In fiscal year 2013-2014, the City will continue its contract with Legal Services of Northern California to provide fair housing services for the City of Woodland through the Fair Housing Hotline Project. This program will continue to provide free information and advice on fair housing issues, case intake/complaint processing, and fair housing counseling investigation of alleged fair housing violations. Other services include fair housing education/outreach activities for rental property owners, managers, and consumers. During Fair Housing Month, the City annually hosts (in partnership with the Yolo County Housing Authority) the Fair Housing Workshop for housing providers and consumers.

OTHER ACTIONS

In the following paragraphs, the City describes actions it will take during the next year to address other pertinent issues.

OBSTACLES TO MEET UNDERSERVED NEEDS – SECTION ON REDEVELOPMENT AGENCY

The City of Woodland is confident in the level of communication and contact that exists between various social services, housing, and economic development service providers. Information and referral services are provided to citizens upon request. The City always works to assist citizens in obtaining the information they require to meet their housing and supportive service needs.

The City has not identified any gaps in the City's Housing and Community Development programs and services provided. However, because the level of demand for these programs exceeds the supply of funding to meet the demand, City staff has committed to work with interested applicants to ready their projects for CDBG funding and improve their applications so they will be more competitive next year.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City continues to explore opportunities to develop affordable housing through collaborative efforts with both for-profit and non-profit developers. The need for affordable housing is increasing and the City of Woodland will continue to be at the forefront of the creation of quality affordable housing. The City utilizes all available resources to foster and maintain affordable housing within the community. The City will also continue creating affordable housing through its Inclusionary Housing Program.

LEAD-BASED PAINT HAZARD REDUCTION

In 2013 - 2014, the City of Woodland will continue to take action to evaluate and reduce lead-based paint hazards, including disseminating information through the service-provider agencies, securing funding to assess lead hazard risk in CDBG-funded facilities, remediating lead hazards in CDBG-funded facilities, and cooperating with the County Health Department in promoting comprehensive health programs, risk screening, public education and prevention.

The City will take the following actions during FY 2013-2014 to reduce lead-based paint hazards:

- Require all CDBG-funded construction projects to comply with HUD lead-based paint hazard reduction requirements;

- Provide technical assistance to people undertaking home improvement projects to avoid exposure to lead-based paint hazards.

REDUCTION OF BARRIERS TO AFFORDABLE HOUSING -

Of the barriers identified in the Strategic Plan, the greatest barriers continue to be lack of affordable land, the cost of construction, and the cost of financing. The following actions will be taken in 2013-2014 to reduce the barriers to providing the City of Woodland with an adequate amount of affordable housing.

Actions taken by the City can have a significant impact on the price and availability of housing in Woodland. A number of barriers to affordable housing, such as the cost of construction, land costs, and the cost of capital, are beyond the City's control. The City of Woodland uses all available funding sources to help alleviate this financial barrier. The City will continue to foster these resources to encourage the development, improvement and retention of affordable housing. In July 2010, the Woodland City Council approved up to $910,000 in funding assistance through the City’s Spring Lake Affordable Housing Fund for the Mutual Housing at Spring Lake project, a 101-unit affordable housing project. The City is assisting the project’s developer, Sacramento/Yolo Mutual Housing Assocation, with securing tax credits through the California Tax Credit Allocation Committee. If the developer’s tax credit application is successful, construction of Mutual Housing will begin in late 2012 or in Spring 2013. Additional assistance from the City will include the deferral of development impact fees.

In 2004-2005, the City adopted an Inclusionary Housing Ordinance requiring all single-family developments over eight units include at least 10 percent of their units as affordable to households at or below 80 percent of area median income. This percentage is increased to 30 to 35 percent for multifamily properties. In November 2007, the City revised its Inclusionary Housing program guidelines to assist moderate-income households, those who earn up to 120 percent of area median income as well as those earning 80 percent of area median income.

In response to the growing need for first-time homebuyer assistance and the increasing cost of homes in Yolo County, the City has increased the cap for the HOME-funded first time homebuyer program to provide up to the HUD 221(d) 3 limits per unit, based on number of bedrooms. While this does reduce the number of households assisted, the alternative could possibly be that unless the assistance cap was increased no affordable housing assistance would be provided via the city's first time homebuyer program, which is funded by State of California HOME program. In previous years, the City had increased its maximum loan amount available for housing rehabilitation from $60,000 to $75,000.

The City continues to do its part to work closely with non-profit and for-profit developers to secure alternative funding sources to aid in the construction of affordable housing. In the past, the City and its partners have been successful in securing HOME funds, State HELP funds, Mortgage Revenue Bonds, Low Income Housing Tax Credit Equity, MPROP (State Assistance for Mobile Home Parks), Mortgage Credit Certificates, Affordable Housing Program (AHP), Multifamily Housing Program (MHP) and transportation funds through the Sacramento Area Council of Governments' (SACOG) Community Design Grant to pay for offsite infrastructure improvements for affordable housing projects. The City anticipates that as the need for affordable housing increases, the City will have to secure more of these competitive funding sources. In the 2006-2007 program year, the City was able to secure a HOME loan from the State for a 44-unit very low-income apartment complex, a $1.25 million HELP Loan from the state to aid in the acquisition and rehabilitation of a 68-unit senior rental complex, as well as $168,500 to aid in the construction of the community room at the Terracina Spring Lake Family Apartments. In 2007-2008, the City secured $700,000 in First Time Homebuyer Assistance from HCD to be used for first-time homebuyers in the City's Inclusionary Housing Program. The City will also continue to work in partnership with the Yolo County Housing Authority to administer the Section 8 Program and oversee public housing projects. The City of Woodland and USA Properties was successful in obtaining 17 Section 8 project-based vouchers for Fair Plaza East from the Housing Authority.

ANTI-POVERTY STRATEGY

As discussed in the Consolidated Plan, the level of poverty in the City of Woodland is an estimated 11.9 percent. Of the 5,787 individuals living below the poverty level, 3,671 were adults and 2,116 were less than 18 years of age. In addition, 358 seniors were estimated to be below the poverty line.

The following have been identified as major factors that work to create poverty:

- Lack of education;
- Lack of marketable job skills;
- General unemployment;
- Low wages;
- Lack of affordable child care;
- Substance abuse; and
- Lack of reliable transportation.

For FY 2012-2013, the City will continue the following ongoing programs to address poverty in the City:

- The City of Woodland will continue programs for economic revitalization in the City's redevelopment project area including the Historic Downtown Core to encourage appropriate commercial and industrial development, as well as business retention.

- The City will continue to work with the Yolo County Employment Development Department (EDD) and Workforce Investment Board to implement the One-Stop Shop for people to gain access to available jobs and assist with job displacement as businesses close or downsize in the current economy.

- The City plans to support existing social services and housing activities to better address the needs of extremely low and low-income households to promote self-sufficiency. In the 2013-2014 the City is funding the Yolo County Care Continuum, Yolo Wayfarer Center and Legal Services of Northern California which provides transitional housing, emergency shelter facilities and legal counseling, to families and individuals in danger of being evicted from their homes or those already homeless.

- Minimize homelessness in the City by improving referrals of homeless and those at-risk of homelessness to homeless shelters and service agencies which offer programs to increase self-sufficiency. In 2013-2014 the City has reserved a majority of its Public Service funds to support specific programs that supply residence with adequate food and shelter. These programs provide the City's homeless population with resources to ensure they can meet basic human needs. (A list of organizations involved in the homeless coalition can be seen in **Appendix G**).

- Look at priority City needs that may be addressed with CDBG funds.

STRUCTURES TO ENHANCE COORDINATION IN THE COMMUNITY

During the 2013-2014 program year, the City will continue to:

- Ensure adequate coordination between public agencies, private entities, and community residents;
- Encourage non-profit agencies and for-profit and non-profit housing developers to be active in the housing and community development process
- Develop a close working relationship with Yolo County Housing, other departments in Yolo County, and the Yolo County Continuum of Care (A list of programs and services can be found in **Appendix I**);
- Work closely with service providers in the City to encourage collaboration.

It is recognized that these kinds of collaborative efforts can help the City and the various agencies to maximize service and needed funding, while minimizing administrative costs.

PUBLIC HOUSING –

The City of Woodland collaborates with Yolo County Housing (YCH), the housing authority serving Yolo County, to provide for assisted housing needs in the City. YCH currently provides 436 Housing Choice Vouchers to Woodland residents and operates 132 public housing units, 48 HUD multi-family units, and a four-bed transitional housing unit. YCH's non-profit subsidiary, New Hope Community Development Corporation, operates 47 senior rent restricted and market rate units and 44 affordable tax credit townhomes.

City staff will continue to develop its relationship with Yolo County Housing and assist in developing programs in Woodland. YCH has proven to be a valuable partner in assisting the City with providing affordable housing. New Harmony, a non-profit arm of YCH, was an active participant on the Rochdale Grange Project. In addition, the City is working with YCH trying to preserve Crosswoods Village, an expiring Section 8 apartment complex in Woodland. (A list of programs and services can be found in **Appendix G**).

APPENDIX A

COMMUNITY DEVELOPMENT NEEDS TABLE

2012-2013 COMMUNITY DEVELOPMENT NEEDS TABLE

Community Development Needs		Priority Needs	Plan to Fund?	Fund Source
Public Facilities	68.Senior Centers	M	$25,000	CDBG
	69.Youth Centers	M		
	70.Neighborhood Facilities	M		
	71.Child Care Centers	L		
	72.Parks/Recreational Facilities	M	$64,921	CDBG
	73.Health Facilities	M		
	74.Parking Facilities	L		
	75.Other Public Facilities	H		
Infrastructure Improvement	76.Solid Waste Disposal	L		
	77.Flood Drainage	H		
	78.Water	H		
	79.Street	M		
	80.Sidewalk	M	$150,000	CDBG
	81.Sewer	L		
	82.Asbestos	M		
	83.Other (affordable housing repairs)	M	$25,000	CDBG
Public Service	84.Senior Services	H		
	85.Handicapped Services	H		
	86.Youth Services	H	$6,500	CDBG
	87.Transportation Services	H		
	88.Substance Abuse Services	H		
	89.Employment Training	H	$6,500	CDBG
	90.Crime Awareness	M		
	91.Fair Housing Counseling	M	$10,000	CDBG
	92.Tenant/Landlord Counseling	M		
	93.Child Care Services	M		
	94.Health Services (Counseling)	H	$7,000	CDBG
	95.Other (Homelessness & Sp. Needs)	H	*$25,136	CDBG

Community Development Needs		Priority Needs	Plan to Fund?	Fund Source
96. Accessibility		H		
97. Residential Historic Preservation		L		
98. Non-Residential Historic Preservation		L		
99. Economic Development Needs		H		
100.Other Community Development Needs (Water Assistance)		M	$6,000	CDBG
101.Planning		M		
TOTAL ESTIMATED DOLLARS NEEDED			**$326,057 Fy 12/13 allocation**	

- *includes 3 projects: $6,000 – New Dimensions; Home Delivered Meals $10,000; $9,136 Emergency Food & Shelter

APPENDIX B

PUBLIC NOTICES

APPENDIX C

LIST OF PROJECTS

(Table 3C)

APPENDIX D

HUD CERTIFICATIONS

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about –

   (a) The dangers of drug abuse in the workplace;

   (b) The grantee's policy of maintaining a drug-free workplace;

   (c) Any available drug counseling, rehabilitation, and employee assistance programs; and

   (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -

   (a) Abide by the terms of the statement; and

   (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction.

Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

   (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

   (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official Date

City Manager

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2010, 2011, and 2012 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

__________________________________ ____________________

Signature/Authorized Official Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. *Lobbying Certification*

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

B. *Drug-Free Workplace Certification*

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City of Woodland
300 First Street
Woodland, CA 95695
County of Yolo

Check X if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APPENDIX E

CDBG MAPS

(from Consolidated Plan)

APPENDIX F

ORGANIZATIONS INVOLVED IN THE HOMELESSNESS COALITION

HOMELESS COALITION

	Organization	Address	Phone Number
	Yolo County Department of Employment and Social Services	120 W. Main Street Woodland, CA 95776	(916) 375-6200
1	Yolo Wayfarer Center	201 Fourth Street Woodland, CA 95776	(530) 661-1218
2	United Christian Center – Broderick Christian Center	110 Sixth Street West Sacramento, CA 95605	(916) 372-0200
3	Food Bank of Yolo County	1244 Fortna Avenue Woodland, CA 95776	(530) 668-0690 1-800-621-3086
4	Short Term Emergency Aid Committee	P.O. Box 1047 Davis, CA 95617	(530) 661-3444 (530) 758-5444
5	Davis Community Meals	640 Hawthorne Lane Davis, CA 95616	(530) 756-4008 (530) 753-9204
6	Yolo County Sexual Assault And Domestic Violence Center	933 Court Street Woodland, CA 95695	(530) 661-6336
7	Families First Yolo Crisis Nursery	Administrative Office 2100 Fifth St. Davis, CA 95616	(530) 758-6680
8	Woodland Youth Services	Administrative Office 9 Woodland Avenue Woodland, CA 95695	(530) 666-4622
9	Community Housing Opportunities Corporation	1490 Drew Avenue, Suite 160 Davis, CA 95616-6136	(530) 757-4452
10	Yolo Community Care Continuum	1950 5th Street Davis, CA 95616	(530) 758-2160

APPENDIX G

CONTINUUM OF CARE LIST OF PROGRAMS

PROGRAMS AND SERVICES

Organization	Program Description
Food Programs	
Yolo Wayfarer Center 201 Fourth St. Woodland, CA (530) 661-1218	Free meals, grocery distribution
Community/Senior Center 2001 East Street, Woodland, CA 95695 (530) 661-2010	Elderly Nutrition Program/Meals on Wheels.
Food Bank of Yolo County 1244 Fortna Ave. Woodland, CA (530) 668-0690	Provides grocery distribution on Fridays from 8:00 a.m. to 9:00 a.m. Distribution is at the agency's warehouse.
Woodland Volunteer Food Closet 509 College St., Woodland, CA (530) 662-7020	Clients must obtain referral from county or social service providers.
Eviction Prevention and First Month's Rent	
Short Term Emergency Aid Committee (530) 758-544	Provides rent payments for very-low income families with emergencies to keep them from being evicted fro their homes. Also provides funds for first month's rent and the deposit to move into permanent housing. Provides motel vouchers in need of temporary shelter. Agency referral needed.
Emergency Shelter Programs	
Yolo Wayfarer Center 201 Fourth St. Woodland, CA (530) 661-1218	Day shelter services include phones, showers, mail, laundry and referrals. Provides Cold Weather Shelter during the winter months (mid-November through early-March). Cold Weather Shelter check-in is at 1:00 p.m.
Sexual Assault and Domestic Violence Center (530) 661-6336	Provides emergency shelter and supportive services for victims of sexual assault and domestic violence.
Yolo Crisis Nursery FamiliesFirst, Inc.	Provides a safe haven for children less than 6 years of age, while parents (caregivers) experiencing high levels of stress or significant hardship are provided with support and resources to resolve the crisis or cope with

Organization	Program Description
Administration Office 2100 Fifth St. Davis, CA 95616 (530) 758-6680 1-888-281-3000 (24-hour parent support line) www.familiesfirstinc.org	stress. Children may stay up to 30 days.
Transitional Housing	
Yolo Wayfarer Center (530) 661-1218	Provides transitional housing for families and single adults. Includes supportive services through a case-management approach.
Permanent Supportive Housing	
New Dimensions Supportive Housing	Provides cooperative living opportunities in Woodland. Residents have their own room and do their own shopping and cooking. Weekly meetings are facilitated by Yolo Community Care Continuum (YCCC) and the County Department of Alcohol, Drug, and Mental Health Services (ADMH). One monthly payment includes rent, utilities, cable, maintenance, furniture and major appliances.
East Yolo House West Sacramento	Provides a structured day rehabilitation program with a focus on developing independent living skills through peer counseling and mental health support. A drop-in service is provided on weekday afternoons and on Saturday.
Haven House Woodland	Provides a structured day rehabilitation program that focuses on developing independent living skills and includes peer support, employment opportunities, and time to socialize.
Safe Harbor Woodland	A short-term residential treatment program, providing crisis intervention in a supportive, group living environment. The program's goal is to reduce the length of time an individual must stay in the hospital during a mental health crisis.
Permanent Housing	
Community Housing Opportunities Corporation 5030 Business Center Drive, Suite 260 Fairfield, CA 94534 (707) 759-6043 www.chochousing.org	Provides permanent housing opportunities for very low, low and moderate-income households, including seniors. A Resident Services Program also provides residents with supportive services aimed at promoting self-sufficiency, personal growth and community involvement.
Habitat for Humanity (530) 668-4301	Provides funds and recruits volunteers to build and rehabilitate houses for the lowest possible cost. Houses are the sold to very low-income household earning less than 50% of the median income for the county.

Organization	Program Description
	Prospective homeowners put in 500 hours of "sweat equity" working on their own home Habitat then sells them the house at low cost via a 0% interest mortgage held by Habitat.
Yolo Mutual Housing Association (530) 297-1032	Provides affordable housing based on the mutual housing model. This model offers residents key roles in decision that affect their quality of life and financial stability through participation in resident councils.
Supportive Services/Programs	
Beamer Street Detox Ctr. Woodland, CA (530) 666-8655	Alcohol and drug treatment center and substance abuse services.
Broderick Christian Center 110 Sixth Street West Sacramento (916) 372-0200 ext. 104	Children Development Program – provides early child development services to working or training low-income families in Yolo County on weekdays from 7:30 a.m. to 5:30 p.m. Transportation Program – Provides transportation to and from individual and work programs for customers of community and county agencies. One bus is wheelchair accessible.
CommuniCare Health Centers, Peterson Clinic 8 North Cottonwood St. Woodland, CA 95695 (530) 666-8960 (med) (530) 666-8954 (dental)	Provides outpatient primary care medical services, walk-in services, health services, prenatal care, childhood immunizations, confidential HIV testing, dental clinic, teen clinic.
County Health Dept. HIV/AIDS Services Peterson Clinic 8 North Cottonwood St. Woodland, CA 95695 (530) 666-8960 (med)	Provides AIDS education and prevention, outreach services, HIV positive client services and case management.
Legal Services 619 North Street Woodland, CA (530) 662-1065	Legal assistance for low-income individuals and families.
Public Health AIDS Prog. 120 W. Main Street Woodland, CA 95695	Offers confidential and anonymous testing for HIV, and AIDS education and prevention.
Short Term Emergency Aid Committee	Living Assistance (Helping Hand) Program – provides small grants to assist individuals and families pay for essential daily expenses (e.g., medical

Organization	Program Description
(530) 758-544	prescriptions, Legal documents, transportation, etc.) Utility Assistance Program – Provides utility payments for very-low income families and vulnerable individuals who are suffering a temporary economic hardship.
Yolo Community Care Continuum (530) 758-2160	Provides services to the individual needs of Yolo County residents with a serious mental illness.
Yolo County Dept. of Alcohol, Drug and Mental Health Services 14 N. Cottonwood Woodland, CA (530) 666-8630	Prevention, treatment and rehabilitation of mental health and substance abuse disorders and disabilities experienced by Yolo County residents.
Yolo Family Resource Ctr. 409 Lincoln Ave. Woodland, CA 95695 (530) 406-7221 yolofrc.org	Provides families with resource information and referral to appropriate services. Referrals are provided to public health nursing, consultation and case management, parent/child interactive classes, teen parenting and support groups.
Yolo Wayfarer Center (530) 661-1218	Clothing - Provides clothing vouchers for those in need. Program staff is available Monday through Friday from 1:00 p.m. to 4:00 p.m.
Yolo Wayfarer Center Walter House (530) 662-2699	Provides residential drug treatment for homeless individuals. Includes 30, 60 or 90-day intensive recovery programs that require a 40-day per week commitment.
Job Training/Employment Assistance	
Woodland One-Stop Career Center 25 North Cottonwood St. Woodland, CA 95695 (530) 661-2750	Provides career assessment, job search, resume, applications assistance, interview preparation, job training, and recruitment assistance to employers, internships, on-the-job training and career workshops.
CalWORKS Employment Dept. of Employment and Social Services 25 North Cottonwood St. Woodland, CA 95695 (530) 669-2390	CalWORKS employment services (Welfare-to-Work) is a program designed to help people on public assistance become employed. Program offers job services, job search workshop, access to phones and job leads, training and education and pays transportation and child care for participants.
Workforce Investment Act 25 North Cottonwood St. Woodland, CA 95695	Provides employment and training seminars to adults and youth with guidance from the Workforce Investment Board.

Organization	Program Description
(530) 661-2750	
Youth Employment Program (530) 661-2750 ext. 2642	Provides employment and training services to youth 14-21 years old.

CDBG Recommended Allocation FY2013-2014

TOTAL CDBG FUNDS FY 13-14	**$387,192.00**
Public Services (15%)	**$58,079.00**
Food/Shelter (At least 40% of Public Services)	$23,232.00
Fair Housing (required FY 13-14)	$10,000.00
Other Public Services	$24,847.00
Public Infrastructure (65%)	**$251,675.00**
Administration (20%)	**$77,438.00**

PUBLIC INFRASTRUCTURE (65%)

Applicant	Project Title	$ Amount Requested	$ Recommended Allocation	Council approved $	Project Accounting/coding
Yolo Family Service Agency	HVAC System Replacement	$20,000.00	$20,000.00		
Yolo Community Care Continuum	Farmhouse Renovation	$68,000.00	$0.00		
City of Woodland	ADA Accessibility Project	$264,922.00	$110,000.00		
City of Woodland	Series Street Light	$25,000.00	$25,000.00		
Friends of the Mission	Walter's House Improvement Project	$22,160.00	$22,160.00		
Yolo County Housing	Site Preparation for New Yolo Education, Recreation and Boxing Club Facility	$154,900.00	$62,515.00		
St. John's Retirement Village	Abestos Removal	$145,000.00	$0.00		
GRID Alternatives - North Valley	Woodland - Solar Affordable Housing Project	$24,000.00	$12,000.00		
Yolo County Arts Council dba YoloArts	The Art Exchange	$76,475.00	$0.00		
TOTAL		**$800,457.00**	**$251,675.00**		

PUBLIC SERVICES (15%)

Applicant	Project Title	$ Amount Requested	$ Recommended Allocation	Council approved $	Project Accounting/coding
City of Woodland	Strength Through Education Program	$9,000.00	$6,000.00		
Yolo Family Service Agency	Low Income Counseling	$8,000.00	$0.00		
Yolo Community Care Continuum	New Dimensions Supported Housing	$15,000.00	$6,500.00		
Yolo Wayfarer Center - DBA Fourth and Hope	Emergency Shelter Services (ESS)	$15,000.00	$9,000.00		
People Resources, Inc./Elderly Nutrition Program	Home Delivered Meals to Low Income Seniors	$15,000.00	$8,000.00		
CommuniCare Health Centers	Primary Health Care for Uninsured Youth and Adults	$10,000.00	$6,000.00		
North California Children's Therapy Center	Project Hope for Children	$15,000.00	$0.00		
Yolo County CASA	Yolo County CASA - Americorps Partnership	$6,000.00	$0.00		
City of Woodland	Utility Assistance Program	$15,000.00	$6,000.00		
Legal Services of Northern California	Fair Housing Services	$10,000.00	$10,000.00		
Planned Parenthood Mar Monte (PPMM)	Teen Success	$18,844.00	$6,579.00		
City of Woodland	Summertime Fun Club Camperships	$6,000.00	$0.00		
TOTAL		**$142,844.00**	**$58,079.00**		

City of Woodland

Analysis of Impediments to Fair Housing

Adopted May 2006
Updated May 2013

Table of Contents

I. INTRODUCTION AND EXECUTIVE SUMMARY OF THE ANALYSIS

The United States Department of Housing and Urban Development (HUD) requires all jurisdictions that participate in their funding programs to prepare an analysis of impediments to fair housing choice. By identifying these impediments and attempting to address them, the jurisdictions can help HUD to accomplish one of its major objectives, making housing available to anyone, regardless of race, color, religion, sex, national origin, disability, or familial status. This document is generally prepared at the same time as a jurisdictions Consolidated Plan and runs the life of the plan.

A. WHO CONDUCTED

In preparation for its 2005-2010 Consolidated Plan the City of Woodland Community Development Department updated the City's fair housing plan which was written to address the City's Analysis of Impediments to Fair Housing. The City also reported these barriers/impediments that were identified as part of the planning document portion of the Housing Element that was submitted to the State of California Department of Housing and Community Development. The information contained in these two documents provided the necessary background information needed to prepare the Analysis of Impediments to Fair Housing Choice document.

B. PARTICIPANTS

With the preparation of both the 2008 Housing Element and the 2010-2014 Consolidated Plan, the City of Woodland encouraged input from the citizens, local and regional organizations to provide the best available data to identify and address these impediments. The City works closely with its consultant for fair housing, Legal Services of Northern California, to try to identify these impediments and address them with the most efficient method available.

A critical component is the citizen participation process. Woodland has an ongoing citizen participation process that has been strong and vital over the years. It is a comprehensive process by which the City keeps its residents, community agencies, businesses, and all other interested parties informed about its community development efforts through the CDBG and other HUD programs. It is also the tool to gather a wide variety of input from the City's low- and moderate-income residents, as well as the City's public and private sectors. Citizen input is solicited and gathered at every step of the Plan process.

The City encourages involvement of all people, including those that do not speak English and disabled people. All meetings are held in ADA accessible buildings, all public notices are published in both English and Spanish, and arrangements for non-English-speaking individuals are available. Residents of public and assisted housing are encouraged to become involved through outreach and representation by Yolo County Housing (formerly known as the Housing Authority) and other service agencies.

Citizens of Woodland are informed about every stage of the development and citizen participation process via legal noticing and public advertisements up to two-weeks in advance in the local news paper.

C. METHODOLOGY USED

To prepare the information within involved interviews with numerous staff from the City of Woodland, Legal Services of Northern California, Yolo County Housing, a variety of social service agencies and other interested organizations that serve the Woodland community.

D. HOW FUNDED

The Analysis of Impediments is a condition of the Consolidated Plan and therefore the preparation of this document is funded through CDBG Funds.

E. CONCLUSIONS

Impediments Found

There are a number of potential constraints beyond the local jurisdictions control to building housing that is affordable to very-low, low- and moderate-income households. In the City of Woodland these include:

1. Development costs

a) Required Site Improvement Costs

Upon securing the raw land, a residential developer is required to make certain site improvements to “finish” the lot before a home can actually be built on the property. Such improvements may include construction of streets, installation of water, sewer and storm drainage lines, and construction of curbs, gutters, and sidewalks, fire hydrants and street lighting. In addition, the developer is required to provide a deposit for street trees pursuant to the City fee schedule on the portion of the front or sides of a lot adjoining a public street. According to the City of Woodland, typical site improvement costs for single-family lots in Woodland are estimated at $30,000 to $32,000 per lot. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Woodland.

b) Construction Costs

Construction costs (including materials and labor) range from approximately $95 to $100 per square foot for typical single-family home in Woodland. Therefore, total construction costs for a 1,200 square foot home in Woodland are estimated between $114,000 to $120,000.

c) Total Housing Development Costs

As shown in Table I below, the total of all housing development costs discussed above for a typical entry-level single-family home (1,200 square feet) is $230,154 , including land, site improvements, construction costs, fees and permits. This figure does not include developer profit, marketing, or financing costs.

TABLE I

CITY OF WOODLAND SPRING LAKE DEVELOPMENT COSTS (ESTIMATED)

SINGLE-FAMILY HOUSING DEVELOPMENT COSTS, 2013

Finished Lot Price	$32,000
Total Construction Cost	$120,000
Total Development Impact Fees	$24,502
Spring Lake Infrastructure Fees (SLIF)	$39,377
Building Permit and Plan Check Fees	$2,876
Various other fees	$11,399
Total Housing Development Cost	**$230,154**

Source: City of Woodland Community Development Department

The specifications for the hypothetical house used for this analysis here were chosen to define it as an entry-level family home.

Table II indicates the development impact fees for a typical 1,200 square feet single family home in Woodland. However, in addition to these fees, homes built in the Spring Lake Area of Woodland have a fee for the School District of $4.64 per square foot. Furthermore, an additional infrastructure fee is levied for the Spring Lake Specific Plan Area which ranges from approximately $24,687 for a multifamily unit to approximately $37,405 for a single family unit.

TABLE II
DEVELOPMENT IMPACT FEES FOR CITY OF WOODLAND,

SPRING LAKE RESIDENTIAL FEES 2013

Development Impact Fees	**Amount**
General City	$754.00
Fire Facilities	$1,162.00
Library Facilities	$47.00
Parks & Recreation Fee	$3,446.00
Police Facilities	$995.00
Water	$3,038.00
School Impact Fees (1)	$5,424.00
Wastewater Facilities	$5,457.00
Streets and Roads Facilities	$5,028.00
Storm Drainage (2)	$0
County Facilities and Services Authorization Fees	$ 3,141.60
Total	**$ 25,762.60**

Sources: City of Woodland Public Works Department, 2011
Notes: Based on a 1,200 square foot (living area) single-family, single-story detached entry level home with three bedrooms, two full baths, and an attached two-car garage (400 square feet). Permit Inspection Fee and Plan Check Fee not included.
(1) $4.52 per square foot.
(2) No Storm Drainage Fees in Spring Lake.

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions require fees in addition to those listed above. Some of these costs are summarized in Table III below.

TABLE III
CITY OF WOODLAND OTHER PLANNING FEES, 2013

General Plan Amendment	$5,540
Rezoning	$5,340
Site Plan Review	$2,287
Use Permit	$3,807
Environmental Review	$1922 for negative declaration; additional fees if analysis required

Source: City of Woodland Community Development Department, 2011

2. Access to Credit

Due to the issues with the recession the economy is currently suffering through, lenders have tightened lending standards to a point where many households do not have access to credit. This includes allowing lower debt to income ratios, performing more analysis on income, and allowing lower front end ratios. These tougher lending standards have made it so that many households who could typically (now) afford to purchase a home do not meet the new underwriting requirements needed to obtain a home loan.

Although the economy is still not at its best state, accessibility to credit has become more feasible in comparison to the years of the recent recession. Many banks are offering 30-year fixed interest rate for approximately 3.5%. With rates lower than those of the economic downturn, homebuyers may find less strict standards and more accessibility in obtaining a home loan.

3. Public Sector Assistance

Unlike many larger jurisdictions, the City of Woodland has very little guaranteed funding that is allocated annually. This annual federal allocation, Community Development Block Grant (CDBG) funding, is not conducive for development of housing. CDBG regulations state that the funding may only be used for development of housing if it is a funding source of “last resort”. Additionally, CDBG funds can only be used to assist housing projects if it is not the funding source of “last resort” to aid infrastructure that helps the development as a whole. This lack of funding opportunity requires the City of Woodland to pursue funds competitively from State and Federal sources. These funds are not guaranteed which affect financing and timing of possible City projects. The lack of funding also makes it difficult for the City to aid potential home buying families with down payment assistance so that they may purchase a single family home. However, in 2011, the city was awarded an $800,000 grant for low-income household who were first time home buyers (FTHB). With additional funding, FTHBs have an alternative means to help purchase a home.

Spring Lake Affordable Housing Fund --

5. Growth Controls/Growth Management

The City of Woodland manages growth primarily through the Specific Plan process and the requirement for development to be consistent with General Plan goals and policies. In addition, the General Plan defines the City’s Urban Limit Line where urban development can occur until 2020 (time frame of the 1996 General Plan). The City does not have a specific growth control ordinance which could serve as a constraint to affordable housing. Policy 1.A.7 in the Land Use Element of the General Plan states:

“The City shall manage residential growth at an even and reasonable pace, so as to not exceed a population of 60,000 in the year 2015.”

California’s Department of Finance has estimated that Woodland’s population has reached to 55,646 in 2012.

Based on a 1990 U.S. Census population figure of 39,802, the 60,000 population goal is equivalent to a 1.7 percent annual average growth rate for the timeframe of 1990 to 2015.

Program 1.3 in the Land Use Element of the General Plan implements this policy:

"The City shall monitor housing and population growth and regional growth projections and report annually to the City Council regarding the need to take any actions so as to not exceed the growth projections of Policy 1.A.7."

Page 13 of the *Spring Lake Specific Plan (SLSP) Financing Plan* contains the following text:

"The City of Woodland's General Plan land use policies and the Specific Plan limit the average annual city-wide development/ growth rate to 1.7 percent. This growth rate restriction will control the pace of the SLSP development. It is estimated that an average of 360 units per year will be developed in the City of Woodland, although there will be annual variations in response to market demand."

Section 8.0 (Implementation) of the SLSP anticipates a citywide population of 64,084 by 2015 and 69,719 by 2020. It also shows an anticipated average of 360 new housing units per year from 2001 to 2020. It states that "this maintains the annualized 1.7 growth rate, but results in a citywide total in excess of the 60,000 population cap sometime in 2011, and in excess of 60,000 population cap sometime in 2016." Since the SLSP is adopted City policy, the City has clearly committed to exceeding the 60,000 population level before 2015, based on maintaining a 1.7 percent annual growth rate. Thus, it has implemented Program 1.3 in the Land Use Element by maintaining a commitment to a 1.7 percent annual growth rate, but allowing the 60,000 population level to be exceeded before 2015. However, due to the recent economic collapse, it seems that these population estimates may not happen. The City has seen a significant decrease over the last two years in the number of building permits issued and the expected population increases as a result of new construction. Especially with the recent economic downturn, the City has faced trouble reaching its population goal by 2015. In addition, the development in Spring Lake is occurring slower than anticipated, which may inhibit additional population growth in the near future.

The 2010 Census reports Woodland's population to increase from 49,751 in 2000 to 55,468 in 2010, an average annual growth rate of 1.1 percent.

It is also important to note that growth controls, such as the one that the City of Woodland has adopted, can slow down the production of new housing. With a limited supply available to keep up with the immediate demand, these growth caps can cause the prices of the housing stock to increase disproportionally to a market that has not implemented growth caps.

6. State of California Prevailing Wage Laws and Federal Davis Bacon and Related Acts Law.

Developments of affordable housing with state or federal funds quite often require the payment of prevailing wages. These requirements require contractors and developers to pay wages, generally at union scale, for the projects that are being publicly financed. These increased costs require identification of more funding to finance the project. These laws also impose rules and regulations for tracking payment of the wages that make these projects more time consuming and expensive for the developer, contractor, and City.

2. Actions to Address Impediments

The City of Woodland has attempted to address the impediments to fair housing in the following ways:

1. Development Costs

a) Required Site Improvement Costs

b) Construction Costs

City staff works closely with developers to obtain financing to bridge any financing gaps that may exist in the projects. These gaps can be created by high cost of materials, labor, or other things such as insurance (bonding).

c) Total Housing Development Costs

As part of the City's Inclusionary Housing Program, Development Fees for affordable units that are built concurrently with the market units are eligible for fee deferrals and waiving of Plan Check/Building Permit fees. In Spring Lake with approximately $25,000 in development fees per single family unit, the financing savings to the developer can be significant.

2. Access to Credit

The City has a housing consultant under contract, currently NeighborWorks of Sacramento, which review credit histories for potential buyers. If they find the buyer to be deficient in anyway, NeighborWorks will work with the buyers to help address the deficiencies. The City also works closely with various lending institutions to identify financial products that could be beneficial and allow the households to secure financing.

3. Public Sector Assistance

City of Woodland staff routinely attends trainings and conferences that discuss various funding available for affordable housing. As developers of affordable housing propose projects in the City, staff attempts to determine if any of the programs that are available would be relevant to the propose development. At the request of the developer, staff will prepare and submit applications for these various funding sources. The City has been very successful in preparing these applications. In the past, the City of Woodland has received fund of Federal HOME funds through the California State Department of Housing and Community Development (HCD) for First Time Homebuyer and Multifamily New Construction, HELP funds from CalHFA, SACOG Community Design Grant Funds, Multifamily Revenue Bonds, and Low Income Housing Tax Credits. This success allows the City to maintain a large portfolio of various affordable housing types for a City of its size.

4. Growth Controls/Growth Management

The City of Woodland strives to control growth through its General Plan and the Specific Plan process. In the development of the Spring Lake area, it was determined that there would be a restricted number of permits issued for each phase of the development. In order to be issued permits on a housing unit, a developer must have an adequate number of BUAs or Building Unit Allocations available to them. If the developer has used all of their BUAs for the year, the City will not issue a permit for construction. The City has implemented a policy where affordable units do not fall within the BUA cap. BUAs only apply to single family detached units and allows for development of multifamily properties that are not subject to BUAs. This policy allows the City to maintain a steady stream of affordable units as it is growing as there is demand and funding is available.

5. State of California Prevailing Wage Laws and Federal Davis Bacon and Related Acts Law

The use of State and Federal funds generally triggers the payment of prevailing wages. Prevailing wages are based on surveys in a geographic area that establishes what someone performing a specific task should be paid. These laws include the payment of certain fringe benefits. These laws are estimated to add between 15-30% to the costs of affordable housing projects. City staff informs developers of potential affordable housing projects of these laws and will also query Legal Counsel if there are questions as to whether or not these laws will be triggered by the project and public subsidy. Staff also informs developers of the thresholds that trigger these laws and developers are also informed of the reporting requirements that are involved with these laws.

It should be noted that the City has addressed other impediments to fair housing by adoption of a Reasonable Accommodation Ordinance, updating the Density Bonus Ordinance that assists in the development of affordable housing, and by performing periodic updates of the City's Inclusionary Housing Ordinance (Chapter 6A), the Spring Lake Affordable Housing Plan, and the CDBG Annual Action Plan.

II. JURISDICTIONAL BACKGROUND DATA

Woodland is a community of 55,468 people (according to the 2010 census) located 20 miles northwest of the State Capitol City of Sacramento. Woodland is the County seat for Yolo County. It was incorporated in 1871 and is presently 14.5 square miles. It is a diverse community with a large industrial area, a commercial area that includes the largest shopping center in Yolo County, and residential areas that provide a variety of housing types. It is also the home of Woodland Community College.

Woodland's major industry sector is Trade, Transportation and Utilities, which includes activities such as retail trade, wholesale trade, warehousing and distribution, truck transportation, and electricity services. Other large employment sectors in Woodland include Educational & Health Services, and Manufacturing. This employment structure reflects Woodland's role as a hub of manufacturing and distribution activities in the Sacramento Region due to its central location on Interstate 5 just 15 minutes north of its intersection with I-80, and its proximity to Sacramento International Airport (9 miles to the southeast). Woodland's origin is in agriculture and although only 2 percent of employment is in the agriculture industry many of the manufacturing, distribution, and transportation type businesses support the agriculture industry in Yolo County.

The commercial areas activity in Woodland falls into several categories: 1) the registered historic downtown which contains the original "Main Street" and a number of historical structures; 2) auto-oriented commercial uses along Main and East Streets, and adjacent to I-5; 3) several "big box" style retailers on the east end of Main Street and south of I-5 on Highway 102; and 4) many retail centers including the County Fair Fashion Mall located at Gibson Road and East Street.

Woodland is a community of neighborhoods, with housing choices to suit a broad spectrum of needs and tastes. Many of the original 19th century Victorians, classical revival farmhouses, and Queen Anne-style homes remain in place today, particularly in the area south of downtown, lending a special charm to this community that takes considerable pride in its heritage. New suburban growth has taken place in Spring Lake with the construction of more than 1000 residential unit homes with planned build-out at 4,000 units.

A. DEMOGRAPHIC DATA

Note: Some limited 2010 Census data has been released. Where available, staff used the most current data for the updated census information.

Population

As shown in **Table 1**, population in the City of Woodland increased by about 11 percent from 2000 to 2010. The City is experiencing an annual population growth slightly less than the County's growth.

TABLE 1
Population Trends
City of Woodland and Yolo County

Year	Population	Change	% Change	Simple Annual % change
CITY OF WOODLAND				
2000	49,751	N/A	N/A	N/A
2010	55,468	5,717	11.4	1.1
2012	55,646	178	0.4	
YOLO COUNTY				
2000	168,660	N/A	N/A	N/A
2010	200,849	32,189	19.1	1.9
2012	203,314	2465	1.3	

Source: US Census 2000 and 2010
California Department of Finance (DOF), 2012

Race and Ethnicity

The 2010 Census reports that approximately 62.9 percent of the population of the City of Woodland is White (Caucasian), as seen in Table 2A. About 1.5 percent of the population is Black or African American and 6.2 percent is Asian. Another 1.3 percent is American Indian and Alaskan Native with 0.3 percent Native Hawaiian and other Pacific Islander. Approximately 47 percent of the population of the City is of Hispanic or Latino origin. The figures for Yolo County reflect comparable percentages with about 63.2 percent White, 2.6 percent Black or African American, 1.1 percent American Indian and Alaska Native and 0.4 percent Native Hawaiian and other Pacific Islander. The County had a higher percentage of Asians at 13.9 percent and a lower percentage of Hispanics at 30.3 percent.

When compared with the Census's American Community Survey (ACS) 2009-2011 estimates the racial and ethnic groups are generally the same percentages as the 2010 Census. Therefore, although the population of Woodland has increased since the 2000 Census by over 5,000 people the racial and ethnic group ratios have remained steady.

Race and ethnicity may impact housing needs and conditions. Cultural influences of races may reflect preference for specific types of housing. For example, some cultures place greater emphasis on maintaining an "extended family," potentially leading to an increased demand for larger single-family housing or to problems of overcrowding.

Table 2 City and County Population by Race and Ethnicity: 2010 Census				
City of Woodland			Yolo County	
Number	**Percent**	**Category**	**Number**	**Percent**
34,889	62.9	White	126,883	63.2
832	1.5	Black or African American	5,208	2.6
721	1.3	American Indian and Alaska Native	2,214	1.1
3439	6.2	Asian	26,052	13.0
167	0.3	Native Hawaiian and other Pacific Islander	910	0.4
12,536	22.6	Some other race	27,882	13.9
2,884	5.2	Two or more races	11,700	5.8
55,468	**100.0**	**Total**	**200,849**	**100.0**
26,292	47.4	Hispanic or Latino	60,953	30.3
29,176	52.6	Not Hispanic or Latino	139,896	69.7
55,468	**100.00**	**TOTAL**	**200,849**	**100.0**
Source: 2010 Census Interactive Population Map				

Areas of Low- And Moderate-Income Families and/or Racial/Ethnic Minorities

Figure 1 shows the areas of low- and moderate-income concentration in Woodland, also referred to as the CDBG eligible areas. The "concentration" of low- and moderate-income households in the City of Woodland is the Census Tract Block Groups adjacent to Main Street both north and south from Cottonwood Street on the west to approximately State Highway 113 on the east. An "area of low/moderate-income concentration" is one in which over 50 percent of all residents in that Census Tract or Block Group are earning 80 percent or less of the area median income (AMI). Some of these same areas in the City also have a "concentration" of minority residents, as see in **Figure 3.**

Areas of Racial/Ethnic Minority Concentration

Figure 2 shows the distribution of minority persons throughout the City. The Black and Asian populations do not appear to be concentrated in any one area of the City. There are a number of census tracts in the City with a concentration of Hispanic, however, the highest area concentration of Hispanics is found in the central and eastern areas of the City.

Age Characteristics

Age is an important influence on housing demand because people of different age groups have different housing needs. It is generally assumed that younger persons prefer apartments, low to moderate cost condominiums and smaller single-family units. Adults with higher incomes and larger household sizes provide the major market for moderate to high-end apartments, condominiums and single-family homes. The senior population tends to either remain in place in single-family homes or to require low to moderate cost apartments and condominiums, group quarters and mobile homes.

According to the 2010 Census, adults (18 years and older) comprised of 72.5 percent of the City's population, while only 10.3 percent were people 65 years and older and 7.9 percent were children 5 years and younger. Since the 2010 Census these age groups have remained steady. According to the Census' ACS 2009-2011 estimate adults increased to 75.5 percent and those 62 years and older decreased to 14.1 percent, while children 5 years and younger increased to 7.5 percent. As Woodland's population continue to age, the percentage of seniors will increase.

B. INCOME PROFILE

Household Income

Income is a major factor influencing the demand for housing and to a large extent reflects the affordability of housing in a city. According to the 2010 Census, the median household income in Woodland was $56,859 and the median income of Yolo County was $61,632. Per the Census' ACS 2009-2011 estimate, the median household income increased to $58,083; approximately $2,000 more than the 2010 Census. Yolo County's estimated median household income in 2011 was $56,311; approximately $2,000 lower than Woodland's 2011 median household income. .

Insert Figure 1

Insert Figure 2

Insert Figure 3

Household Size and Type

The change in the number of households in a city is one of the prime determinants of the demand for housing. Household characteristics are important indicators of the type and size of housing needed in a city. Between 2010 and 2012, the number of households in the City increased by0.3 percent, as seen in Table 3.

Table 3
Household Formation Trends

Year	Households	Change	Percentage Change
City of Woodland			
2010	55,468	N/A	N/A
2012	55,646	178	0.3
Yolo County			
2010	200,849	N/A	N/A
2012	202,133	1,284	0.7
Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, January 2011-2012, with 2010 Benchmark*			

According to the State Department of Finance, the average household size in Woodland has remained stagnant from 2010 to 2012 with 2.9 persons per household. The average household size for Yolo County has also remained steady from 2010 to 2012 with 2.7 persons per household. .

Overall, the City of Woodland's population has increased, providing more housing to households of consistent composition and attracting households with slightly higher incomes. Much of the City's new growth has occurred in the Spring Lake Specific Plan Area. With this growth, the median household income has increased by approximately $12,000 per household since 2000 and families living below the poverty line have increased from 7 percent to 11.3 percent.

C. EMPLOYMENT DATA

Located in northern California, Yolo is close to both the San Francisco Bay Area and Sacramento. Surrounding counties include Colusa to the north, Sacramento and Sutter to the east, Solano to the south, and Napa and Lake to the west. Availability of transportation is a major asset to Yolo County providing access to water, rail, and air transportation facilities, as well as an extensive roadway system, including major interstates 5 and 80. Woodland is located approximately 20 miles north of Downtown Sacramento. Sacramento International Airport is approximately 9 miles and the City has access to rail and major highways. This central location is ideal for manufacturing and warehousing businesses.

The Following table shows the unemployment rate for the State of California and the City of Woodland for the calendar year 2012:

Year	Month	Yolo County Unemployment Rate	State of California Unemployment Rate
2010	April	12.8%	12.8%
	May	11.8%	11.9%
	June	12.1%	12.2%
	July	12.2%	12.8%
	August	11.7%	12.5%
	September	11.5%	12.1%
	October	11.9%	12.1%
	November	13.5%	12.5%
	December	14.3%	12.3%
2011	January	15.2%	12.7%
	February	14.8%	12.2%
	March	14.8%	12.3%

Month	Yolo County Unemployment Rate	State of California Unemployment Rate
January	13.9%	11.3%
February	14.3%	11.4%
March	13.9%	11.5%
April	12.2%	10.5%
May	10.7%	10.4%
June	10.7%	10.7%
July	10.4%	10.9%
August	9.7%	10.4%
September	8.9%	9.7%
October	9.7%	9.8%
November	10.6%	9.6%
December	11.7%	9.7%
Source: State of California, Employment Development Department (EDD), *Historical Data for Unemployment Rate and Labor Force*		

Also, estimates from the 2012 MSA Wage Survey prepared by the Labor Market Information Division of the State of California shows the following:

2012- 1st Quarter Wage

SOC Code	Occupational Title	May 2011 Employment Estimates	Mean Hourly Wage	Mean Annual Wage	Mean Relative Standard Error (1)	25th Percentile Hourly Wage	50th Percentile (Median) Hourly Wage	75th Percentile Hourly Wage
00-0000	Total all occupations	805120	$25.13	$52,261	2.79	$12.36	$19.89	$32.15
11-0000	Management Occupations	43100	$54.69	$113,765	1.49	$34.54	$48.07	$66.74
13-0000	Business and Financial Operations Occupations	56120	$33.57	$69,817	1.23	$24.99	$31.13	$38.30
15-0000	Computer and Mathematical Occupations	29280	$40.04	$83,299	1.18	$31.57	$38.16	$46.56
17-0000	Architecture and Engineering Occupations	17850	$42.81	$89,053	1.92	$31.75	$42.61	$52.90
19-0000	Life, Physical, and Social Science Occupations	13570	$35.05	$72,912	2.23	$24.87	$34.63	$44.08
21-0000	Community and Social Services Occupations	14280	$26.09	$54,251	4.91	$16.68	$24.49	$33.77
23-0000	Legal Occupations	8150	$49.54	$103,045	3.97	$31.42	$45.32	$61.81
25-0000	Education, Training, and Library Occupations	53990	$26.97	$56,090	2.22	$16.76	$24.72	$35.36
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	8950	$25.99	$54,059	2.92	$15.23	$22.29	$32.34
29-0000	Healthcare Practitioners and Technical Occupations	43380	$45.60	$94,848	2.6	$27.93	$41.77	$56.05
31-0000	Healthcare Support Occupations	19630	$15.97	$33,210	1.92	$12.36	$15.33	$18.56
33-0000	Protective Service Occupations	22220	$24.99	$51,979	7.06	$13.79	$23.64	$34.34
35-0000	Food Preparation and Serving-Related Occupations	70190	$10.73	$22,323	1.26	$8.74	$9.27	$11.04
37-0000	Building and Grounds Cleaning and Maintenance Occupations	24290	$14.02	$29,152	2.15	$9.88	$12.26	$16.65
39-0000	Personal Care and Service Occupations	19710	$12.40	$25,793	1.66	$9.16	$10.56	$13.36
41-0000	Sales and Related Occupations	77300	$18.13	$37,706	1.87	$9.66	$13.01	$20.57
43-0000	Office and Administrative Support Occupations	155960	$18.86	$39,221	2.53	$13.57	$17.62	$22.59
45-0000	Farming, Fishing, and Forestry Occupations	3350	$11.88	$24,718	5.8	$8.66	$9.24	$11.01
47-0000	Construction and Extraction Occupations	29420	$25.14	$52,306	1.48	$16.96	$24.42	$31.45
49-0000	Installation, Maintenance, and Repair Occupations	26450	$23.49	$48,847	1.3	$16.87	$22.59	$29.40
51-0000	Production Occupations	24540	$18.07	$37,597	1.49	$11.29	$15.04	$22.06
53-0000	Transportation and Material Moving Occupations	43380	$16.83	$34,997	2.28	$10.64	$15.08	$20.95

The Yuba College Small Business Development Center (SBDC) offers a 14-week Micro Enterprise/Small Business Training Program course series. The course is designed to be a very comprehensive process that will cover many subjects such as: The Business Image, Understanding the Customer, Business Planning, Marketing, Record Keeping/Taxes, Product/Service Pricing, Expense/Revenue Forecasting, Accounting Concepts, and Loan Preparation. The City works closely with the SBDC to offer small business loans to students who have successfully completed the microenterprise training course and developed a good business plan.

The City also has a dedicated position to Economic Development activities. This person aggressively responds to any interested business in terms of relocation to Woodland, expanding ongoing operations in the City, or any other activity that can result in the creation of new jobs or retention of existing jobs within the City limits. This person also helps interested business to locate buildings, land, or other amenities they need to successfully locate their business in Woodland.

D. HOUSING PROFILE

The 2012 City/County Population and Housing Estimates report from the California Department of Finance reported a total of 19,912 housing units in the City. Approximately 68.8 percent or 13,705 were single-family units, 28.5 percent (5,670) were multi-family units. Mobile homes, trailers, and other housing units composed of 2.6 percent (537). There was a net increase of 106 housing units in the city from 2010 to 2012.

Tenure

The ratio between homeowner and renter households can be affected by several factors, such as housing costs, housing type, housing availability, and preference. The percentage of homeownership in Woodland from 2010 to 2012 (estimates) increased 1.4 percent. Woodland has consistently had a higher homeownership rate than Yolo County, which was estimated to be 54.6 percent in 2012 (See **Table 4**).

One of the gauges of strong communities is the rate of homeownership. Although the City's homeownership rate increased 1.4 percent, it did so at a time when homeownership rates in the United States were on the increase. The recent foreclosure crisis has greatly impacted the rate of homeownership and it is not yet reflected in the data. It can be expected that the number of homeowners will decrease in the next year. Although Woodland is a fairly established community, the new growth areas have experienced a higher possibility of foreclosure. There is an ongoing need to support homeownership within the community, as well as to ensure that there is a sufficient quantity of both single-family units for homeownership and affordable multi-family units available to residents.

Table 4
Tenure by Household

	2010		2012 estimate	
City of Woodland	Number of Households	Percent	Number of Households	Percent
Owner occupied	10,472	55.9	10,872	57.1
Renter occupied	8,249	44.1	8,170	42.9
Yolo County	Number of Households	Percent	Number of Households	Percent
Owner occupied	37,416	52.8	37,952	54.6
Renter occupied	33,456	47.2	31,541	45.4
Source: Census Bureau (2010 Census SF 3:H17); Census American Community Survey 2009-2011				

Vacancy Rates

The residential vacancy rate is an indicator of the balance between housing supply and demand in the community. When the demand for housing exceeds the available supply, the vacancy rate will be low. A low vacancy rate drives the cost of housing upward and serves as a disincentive for property owners to perform needed maintenance. In a healthy market, the vacancy rate is usually between 1.0 and 3.0 percent for single-family dwellings and between 3.0 and 5.0 for multi-family dwellings. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the City, there should be an adequate selection of housing for all income levels.

According to the 2010 Census, the City of Woodland's vacancy rate was 5.48 percent. For 2012, the California State Department of Finance estimated the vacancy rate in Woodland at 5.48 percent; the same vacancy rate as 2010. This vacancy level is a sign of a healthy market, especially after recovering from the foreclosure crisis. . According to Realtytrac.com, Woodland currently has 274 homes in some process of foreclosure; 67 are available at auction and 100 are currently bank owned. With 13,705 single family homes in the City of Woodland (See Table 5) the number of homes in some process of foreclosure is 0 percent; and the percentage of bank owned homes is 0.02 percent. Therefore Woodland has not been impacted by the foreclosure crisis like other communities in the Sacramento region however the presence of foreclosures does increase the vacancy rate and has caused a decrease in home prices. Vacancy rates in the rental market have been maintained at a healthy level. The affordable apartment complexes in Woodland have reported vacancy levels below 5 percent.

Type of Housing Units

Table 5 indicates about 68.8 percent of the housing units in the City of Woodland in 2012 were single-family homes, with approximately 28.5 percent multi-family, and about 2.7 percent mobile homes and trailers. Over the last two years, 62 new housing units constructed in the City were single-family homes. Multifamily housing increased by 45 housing units and mobile homes remained constant. With the City's Inclusionary Housing ordinance the City is focused on providing quality, affordable housing for homeownership and rental.

Table 5 Housing Unit Comparison 2010-2012					
Unit Type	**2010**		**2012**		**Percent Change 2010-2012**
	Number	Percent	Number	Percent	
Single-Family	13,643	68.8	13,705	68.8	0.5
Multi-Family	5,626	28.5	5,670	28.5	0
Mobile Home, Trailer and Other	537	2.7	537	2.7	-0.5
Totals	19,806	100.0	19,912	100.0	14.8
Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, January 2011 and 2012, with2010 Benchmark*					

Affordability and Housing Costs

A household is considered to be "overpaying" if its monthly housing cost or gross rent plus utilities exceeds 30 percent of a household's gross income. HUD provides estimates of the amount of income people pay for housing based on the U.S. Census.

Table 6A (Housing Problems) and Table 6B (Affordability Mismatch)

An analysis of households with any type of housing problem (see **Table 6A**); including affordability (See **Table 6B**) appears on the following pages. These tables are known as the Comprehensive Housing Affordability Strategy (CHAS) dataset and represent housing issues based on 2010 census data. The CHAS tables are compiled by HUD and are a required element of the Consolidated Plan.

Table 6A identifies the number of low and moderate income renter and owner households identified in Census 2000 that are experiencing housing problems, as defined as paying more than 30 percent of income for rent or mortgage, and/or living in overcrowded conditions, and/or living in dwellings without complete kitchen or plumbing facilities. A total of 16,416 households are identified, with 30.7 percent paying more than 30 percent of their income for housing costs. Approximately 38.9 percent of all renters and 24.8 percent of all owner households spend more than 30 percent of their gross income on housing costs. Furthermore, according to the 2000 Census, 11.4 percent of all households in the City of Woodland spend more than 50 percent of their income for housing.

Table 6B identifies the number of rental and ownership units affordable to low and moderate income persons in 2000, based on rents and the value of housing established in 2000 Census.

The high rates of overpayment reflect considerably slower growth in income in comparison with rapidly increasing housing costs. However, what this chart does not reflect is the affect of the current foreclosure crisis, which has halted the drastic rise in housing costs and decreased the home sale price. While owners must cover higher costs for owning a home, renters appear to be more heavily burdened with a higher percent paying more than 30 percent for housing costs.

THERE ARE NO NEW CHAS TABLES; THE MOST RECENT UPDATE WAS MADE IN 2000.

TABLE 6A
Housing Problems Output for - All Households

Name of Jurisdiction:	Source of Data:	Data Current as of:
Woodland (CDBG), California	CHAS Data Book	2000

	Renters					Owners					
	Elderly	Small Related	Large Related	All	Total	Elderly	Small Related	Large Related	All	Total	Total
	1 & 2	(2 to 4)	(5 or more)	Other	Renters	1 & 2	(2 to 4)	(5 or more)	Other	Owners	Households
	member			Households		member			Households		
	households					households					
Household by Type, Income, & Housing Problem	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	580	1,031	435	588	2,634	421	254	130	66	871	3,505
2. Household Income <=30% MFI	295	521	126	311	1,253	246	116	38	48	448	1,701
3. % with any housing problems	70.2	87.9	100	85.9	84.4	74.8	84.5	73.7	70.8	76.8	82.4
4. % Cost Burden >30%	70.2	84.1	96.8	85.9	82.5	74.8	67.2	47.4	70.8	70.1	79.2
5. % Cost Burden >50%	54.9	66.8	81.7	81.4	69.1	60.2	60.3	26.3	33.3	54.5	65.3
6. **Household Income >30% to <=50% MFI**	285	510	309	277	1,381	175	138	92	18	423	1,804
7. % with any housing problems	71.2	86.5	90.6	84.1	83.8	37.7	79.7	95.7	100	66.7	79.8
8. % Cost Burden >30%	71.2	75.7	61.8	84.1	73.4	37.7	62.3	69.6	100	55.3	69.1
9. % Cost Burden >50%	16.8	19.4	17.5	10.8	16.7	13.7	44.9	43.5	55.6	32.2	20.3
10. **Household Income >50 to <=80% MFI**	169	772	278	487	1,706	544	435	226	114	1,319	3,025
11. % with any housing problems	40.2	53.5	88.1	50.9	57.1	27.2	79.3	84.5	66.7	57.6	57.3
12.% Cost Burden >30%	28.4	25.3	24.5	44.8	31	27.2	66.2	50	66.7	47.4	38.1
13. % Cost Burden >50%	14.2	0.5	0	0	1.6	11.4	17.9	25.2	49.1	19.2	9.3
14. Household Income >80% MFI	197	1,215	491	591	2,494	1,515	4,096	967	814	7,392	9,886
15. % with any housing problems	13.2	17	68.8	6.1	24.3	9.8	19.9	43.3	22.4	21.2	22
16.% Cost Burden >30%	11.2	2.3	0.8	4.7	3.3	9.8	17.9	14.9	22.4	16.3	13
17. % Cost Burden >50%	7.1	0	0	0	0.6	2.2	1.5	0	1	1.4	1.2
18. **Total Households**	946	3,018	1,204	1,666	6,834	2,480	4,785	1,323	994	9,582	16,416
19. % with any housing problems	53.3	50.3	82.1	47.1	55.5	22	28.6	54.9	31.2	30.8	41.1
20. % Cost Burden >30	50.7	34.7	32	44.8	38.9	22	24.7	25.6	31.2	24.8	30.7
21. % Cost Burden >50	26.2	14.9	13	17	16.7	10.8	5.6	8.1	9.1	7.7	11.4

Definitions applicable to Table 6A are as follows:

Any housing problem: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities

Elderly households: 1 or 2 person household, either person 62 years old or older.

Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: 2000 U.S. Census and Department of Housing and Urban Development

TABLE 6B SOCDS CHAS Data: Affordability Mismatch Output for All Households									
Name of Jurisdiction: **Woodland(CDBG), California**				Source of Data: CHAS Data Book	Data Current as of: 2000				
	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
Housing Units by Affordability	0-1 (A)	2 (B)	3+ (C)	Total (D)		0-1 (E)	2 (F)	3+ (G)	Total (H)
1. Rent <= 30%					**Value <=30%**				
# occupied units	272	150	75	497		N/A	N/A	N/A	N/A
%occupants <=30%	66.2	39.3	13.3	50.1		N/A	N/A	N/A	N/A
%built before 1970	40.1	62.7	54.7	49.1		N/A	N/A	N/A	N/A
%some problem	38.2	26	24	32.4		N/A	N/A	N/A	N/A
#vacant for rent	0	0	4	4		N/A	N/A	N/A	N/A
2. Rent >30 to <=50%					**Value <= 50%**				
# occupied units	701	479	182	1,362		149	410	192	751
%occupants <=50%	59.1	53	48.4	55.5		57	23.7	34.9	33.2
%built before 1970	60.2	48.6	56	55.6		47	28	37.5	34.2
% some problem	64.8	49.1	63.2	59		33.6	20.5	5.2	19.2
#vacant for rent	43	10	0	53	#vacant for sale	4	0	10	14
3. Rent >50 to <=80%					**Value >50 to <=80%**				
# occupied units	1,703	1,585	1,013	4,301		42	91	1,255	1,388
%occupants <=80%	73.3	56.3	33.7	57.7		42.9	19.8	35	34.2
%built before 1970	32.4	23.3	37.8	30.3		81	67	60.4	61.5
%some problem	74.9	46.1	37.4	55.4		23.8	4.4	0	1
#vacant for rent	12	26	8	46	#vacant for sale	4	0	16	20
4. Rent >80%					**Value >80%**				
# occupied units	352	88	285	725		458	935	6,104	7,497
#vacant for rent	8	0	4	12	# vacant for sale	0	4	76	80

Definitions applicable to Table 6B are as follows:

Rent 0-30% - These are units with current gross rents (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income as of 2000. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

Rent 30-50% - These are units with current gross rents that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD's Area Median Family Income.

Rent 50-80% - These are units with current gross rents that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD's Area Median Family Income.

Rent greater than 80% - These are units with current gross rents that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Value 0-50% - These are homes with current (2000) values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase.

Value 50-80% - These are homes with current values that are affordable to households with income greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Value greater than 80% - These are homes with current values that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Source: 2000 U.S. Census and Department of Housing and Urban Development

Homeowners

According to the ACS 2009-2011 estimates, the median value of a single-family home in the City of Woodland is $261,200. Woodland consistently has lower median housing values than Yolo County or nearby Davis, but not those of Sacramento (See **Table** 7). Listed below is a comparison of 2000 Census median housing values and estimated 2011 median housing values for single-family homes for the City and surrounding areas. The median value of a home has decreased by -32.26% in Woodland and approximately -30% in the other surrounding cities and county. .

	TABLE 7 **HOUSING AFFORDABILITY- 2011 CITY OF WOODLAND**			
Area		**2008**	**2011**	**Percentage Change -2008-2011**
Woodland		385,600	261,200	-32.26
Yolo County		430,800	294,000	-31.75
Sacramento		340,900	227,300	-33.32
Davis		589,900	476,100	-19.29
	Source: US Census (SF3) Dp-4. Profile of Selected Housing Characteristics; Census 2009-2011 American Community Survey			

As seen in Table 7, the foreclosure crisis of 2009 to 2010 has made a considerable impact in the median price of homes. However, prices have began to recover within the last couple of years. According to Trend Graphix, utilized by the real estate industry to track median sale prices Yolo County's median single-family home prices have decreased by 38 percent between January 2007 and January 2009. Woodland alone has experience a 49.5 percent decrease in median home prices. While cities are dealing with the affect of foreclosures on the housing stock; the decrease in home values has made homeownership possible for many households who were unable to afford a home previously. Today, the median price sold of a single-family home is approximately $228,000 as of November 2009 (Trend Graphix).

According to the 2010 Census,median household income for Woodland was $56,859. Although housing values have decreased drastically recently, the unemployment rate has also increased, decreasing the median household income for those that have lost employment. The decline in home values is improving housing affordability, but for the households who have experienced a decline in income, homeownership is still out of reach.

Renters

According to the ACS 2009-2011 estimate, the median gross rent (rent plus utilities) in the City of Woodland was $935, up 39.2 percent from the 2000 median gross rent of $655. Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, the 2011 estimated gross rent was affordable to households earning approximately $37,646 per year. This puts affordable rentals out of reach for many Woodland low-income residents.

According to the 2000 Census and CHAS Data, 2000, 41.4 percent of households with incomes less than 80 percent AMI were paying 30 percent or more of their household income on housing costs. Since 2000, the City of Woodland has developed 509 affordable housing units in partnership with affordable housing developers or with the help of its Inclusionary Housing Ordinance (6A). The increase in regulatory units has been made in an effort to decrease the housing burden on low to moderate income households.

Overcrowding

According to the ACS 2009-2011 estimate, 6.9 percent of all households in the City of Woodland were classified as "overcrowded," defined as containing 1.01 persons or more per room. Overcrowding of housing in the City decreased since the 2010 Census, which reported 6.9 percent of all Woodland households as being overcrowded. This is a drastic decrease of 7.6 percent. The decrease in overcrowding can be contributed to two factors; approximately 200 affordable units have been added to Woodland's housing stock since 2005 and the median income of households has increased. Despite the decrease, the percentage of overcrowding in the City is still higher than the rate for Yolo County at 4.7 percent.

Housing Conditions

The City of Woodland's 2008 Housing Element Update conducted a housing conditions survey. Of the parcels surveyed, staff rated most residential areas to be in good condition. The majority of the existing housing stock was considered to be in good to fair condition with about 24 percent of the houses with conditions ranging from poor to needs improvement. These conditions were based on criteria such as the foundation, siding, windows, roof, etc.

In addition according to the 2000 Census, nearly all Woodland housing units (99.6 percent) had complete plumbing facilities in 2000 as indicated in **Table 8** below. Overall, the majority of Woodland's housing is in good condition**Age of Housing Stock**

In most cases, the age of a community's housing stock is a good indicator of the likely condition of the housing stock. According to the 2000 Census 1.5 percent of Woodland's 2000 housing stock was a year or less old. The 2012 California Department of Finance estimate of 20,423 housing units in Woodland represents an increase of 2,558 units over the 2000 figure of 17,101 (see **Table 8**). These housing units added to the 2,719 housing units built from 1990 to 2000 represent a total of 5,277 units built from 1990 to 2009. Approximately 26.8 percent of Woodland's housing stock is 19 years old or less.

Table 8
Housing Stock Conditions, 2010

Age of Structure		
Year Structure Built	All Housing Units	Category as Percentage of Total
2005 or later	1,808	8.9
2000 to 2004	1,342	6.7
1990-1999	2,303	11.3
1980-1989	3,313	16.2
1970-1979	4,277	20.9
1960-1969	2,893	14.2
1950 to 1959	2,029	9.9
1940 to 1949	684	3.3
1939 or earlier	1,774	8.6
Total	20,423	100.0
Plumbing Facilities	All Housing Units	Category as Percentage of Total
Units With Complete Plumbing Facilities	20,373	99.75
Units Lacking Complete Plumbing Facilities	50	0.25
Total	20,423	100.0

Assisted Housing Needs

WAITING FOR YCH EMAIL/RESPONSE
Public Housing

Yolo County Housing operates two low-income public housing projects in the City of Woodland: Yolano Village (60 units) and Donnelly Circle (72 units). These units are located in the northeast portion of the City, north of Lemen Avenue. Yolano-Donnelly is generally fully occupied and averages more than 98 percent leased up. The wait list for this housing is currently open with 2,661 families on the wait list.

Housing Choice Voucher Program

Rental Assistance is available to Woodland residents through the Housing Choice Voucher Program (formerly known as "Section 8") administered by Yolo County Housing. Rental assistance provides affordable rental housing opportunities to residents that are facing housing problems including cost burden (paying more than 30 percent of income for rent), overcrowded conditions, and/or living in substandard units. The CHAS data presented in **Table 6A** indicates that nearly twice as many renters (55.5 percent) compared to owners (30.8 percent) in the City face these housing problems. Renters are more likely to be paying more than 30 percent of their income on housing (38.9 percent) than owners (24.8 percent).

In the City of Woodland, 452 families are currently receiving Housing Choice Voucher Assistance from Yolo County Housing. The need for rental assistance in Woodland far exceeds the resources. Yolo County Housing reported that there are currently 1,641 families on the voucher program wait list. In addition, 626 families are waiting for regular project-based units and 138 families are waiting for complexes that provide supportive services. These wait lists are only for vouchers, due to the extremely high demand for housing Yolo County Housing has had its regular wait list closed since 2007.

WAITING FOR YTC EMAIL/REPONSE

III. EVALUATION OF JURISDICTION'S CURRENT FAIR HOUSING LEGAL STATUS

A. FAIR HOUSING COMPLAINTS OR COMPLIANCE REVIEWS WHERE THE SECRETARY HAS ISSUED A CHARGE OF OR MADE A FINDING OF DISCRIMINATION

None

A. FAIR HOUSING DISCRIMINATION SUIT FILED BY THE DEPARTMENT OF JUSTICE OR PRIVATE PLAINTIFFS

None

B. REASONS FOR ANY TRENDS OR PATTERNS

None

D. DISCUSSION OF OTHER FAIR HOUSING CONCERNS OR PROBLEMS

In September of 2005, the City of Woodland had a grievance filed against by Legal Services of Northern California (LSNC). This grievance was in regards to some conditions that were attached by City Staff to the development of a homeless shelter in the City. City Legal Counsel and legal representatives of LSNC were able to reach a Voluntary Compliance Agreement and Conciliation Agreement ("VCA") re HUD Case Numbers 09-05-1056-8 (Title VIII), 09-05-1056-4 (Section 504) and 09-05-1056-D (ADA). The City maintains a close working relationship with LSNC.

IV. IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE

A. PUBLIC SECTOR

Land Use Controls
Growth Controls/Management
Site Development Standards and Performance Standards
Building Codes and Enforcement
On/Off Site Improvement Requirements
Development Fees and other Exactions Required of Developers
Processing and Permit Procedures
Local Efforts to Remove Barriers
Persons with Disabilities

1. Zoning and Site Selection

By definition, local land use controls constrain housing development by restricting housing to certain sections of the city and by restricting the number of housing units that can be built on a given parcel of land. The City of Woodland General Plan establishes land use designations for all land within the city's boundaries. These land use designations specify the type of development that the City will permit. The General Plan land use designations include seven designations that permit a range of residential development types (see Table III.1), from Rural Residential development (density of 2 units per acre) up to High Density Residential (density of 16 to 25 units per acre).

TABLE III.1
CITY GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

General Plan Designation	Description
Rural Residential (RR)	Single family detached homes at a maximum density of 2 units per acre.
Very Low Density Residential (VLDR)	Single family detached homes with a density range of 1 to 4 units per acre.
Low Density Residential (LDR)	Single family detached and attached homes with a density range of 3 to 8 units per acre.
Neighborhood Preservation (NP)	Single family detached and attached homes, duplexes, triplexes and fourplexes, existing multifamily units (as of 1979), with a density range of 3 to 8 units per acre.
Medium-Low Density Residential (MLDR)	Single family detached and attached homes with a density range of 5 to 12 units per acre.
Medium Density Residential (MDR)	Single family detached and attached homes, duplexes, triplexes and fourplexes, multifamily units, group quarters, mobilehome parks with a density range of 8 to 16 units per acre.
High Density Residential (HDR)	Multi-family residential units, triplexes, fourplexes, group quarters, medical and professional offices, public and quasi-public use, with a density of 16 to 25 units per acre.
Planned Neighborhood (PN)	Fixed density units.

Source: City of Woodland General Plan

2. Neighborhood Revitalization, Municipal and Other Services, Employment-Housing-Transportation Linkage

a. Neighborhood Revitalization

The City utilizes a portion of its Community Development Block Grant (CDBG) funds for the Housing Rehabilitation Program. This program is aimed at making loans at a low interest rate to low income owner occupied households to aid in rehabilitation to their homes. These homes are generally part of the City's older housing stock and require significant rehabilitation to bring them up to the City's current building code. Repairs include new roofs, electrical repair, replacement of doors and windows, repainting, and rehabilitation of kitchens and bathrooms. Although the program has been successful, due to limited funding, the City maintains a waiting list for these funds. Applicants to this program are evaluated on income only. The order in which the loans are made is based on the order in which the applications were received. Applicant assistance is not based on gender, racial/ethnic background, or sexual preferences.

In part of the State's 2011 Budget Act, Redevelopment Agencies throughout California have been eliminated as of February 1, 2012 pursuant to AB 1X26. As a result, the 20% of tax increment money generated to fund housing for low and moderate households have, likewise, diminished. Existing property tax revenues are now obligations of local entities such as: cities, counties, special districts, schools, and community college districts to preserve core public services. The City is currently exploring options for replacing funds.

b. Municipal and Other Services

Municipal and other services provided by the City such as Parks and Recreation Programs, Water, Garbage (via a contract between the City and a Subcontractor), Sewer Services, Street Maintenance, Police and Fire Service, and other like services are all provided equability throughout the community regardless of income level, ethnic/racial composition, or any other factors regarding the residents of a particular area.

The Parks and Recreation Service, in conjunction with the City's Public Works Department, have been making an effort to fund improvements to older City parks. These improvements include upgrading park facilities, making the parks accessible under the Americans with Disabilities Act (ADA), and making needed repairs to existing park facilities. Parks and Recreation and Public Works apply annually to the City Community Development Department for CDBG funds to facilitate these projects.

3. PHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures; Housing Choices for Certificate and Voucher Holders

The City of Woodland is serviced by the Yolo County Housing Authority. The Housing Authority administers 132 units of Public Housing and 438 leased Section 8 or Housing Choice Vouchers within the City limits.

For units that are subsidized by local, state, or federal funds, the developers and managers are required to adhere to all fair housing laws. These complexes are required to accept residents regardless of sex, ethnic/racial characteristics, and/or sexual preferences. These complexes are also expected to maintain a waiting list and fill vacancies on a first-come, first-serve basis and based on order as they appear on the waiting list.

4. Sale of Subsidized Housing and Possible Displacement

The City of Woodland does not own any Public Housing units. The City has assisted many for-sale and rental projects with governmental subsidies and by using the City's Bonus Density Ordinance.

For-Sale units are required to remain affordable for the life of the affordability covenant. Sale of these units during this time period must be made to a household of a like income level. If and when these units are sold at a Market Rate, the City generally employs an equity share model which results in the City receiving a proportional amount of the proceeds to the City's investment to make the property affordable.

Rental Projects are required to remain affordable based on the funding sources that assisted the project. In the older City projects that received parking waivers or density bonuses, this time frame was generally 15-20 years. In newer projects, these units are expected to remain affordable into perpetuity. . On January 15, 2013, the City of Woodland held a Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for Crosswood Apartments. This 48 unit apartment complex provided affordable housing based on a project-based Section 8 contract, which could possibly lead individuals and families to displacement. However, Yolo County Housing proposed to rehabilitate Crosswood Apartments in order to offer affordable units for a 55-year period. This proposition was approved by the City's mayor and city council.

The City will adopt a Resolution No. _____, approving the issuance of revenue bonds by the California Affordable Housing Agency (CAHA), not to exceed five million dollars for the purposes of financing the acquisition and rehabilitation of an affordable housing facility.Projects that require displacement of residents are evaluated carefully by City staff and are required to abide by State and Federal Relocation laws to receive funding and participation from the City.

5. Property Tax Policies

Property tax assessments are mandated by the State of California as a means to fund local and state government programs. Under Proposition 13, passed by the voters of California in June of 1978, property taxes can only be increased at a rate of 2% per year.

6. Planning and Zoning Boards

The City has no policies and practices that affect the representation of all racial, ethnic, religious, and disabled segments of the community on planning and zoning boards and commissions.

The Planning Commission meets on every third Thursday of the month. Agendas for these meetings are available online at the City of Woodland website, www.cityofwoodland.org . These meetings are also recorded and broadcasted on the local cable channel, Channel 21, the WAVE.

City staff makes an annual report to the Planning Commission and City Council in regards to the planning activity. Staff also updates the public by submitting articles to the City's Enewsletter. This is a monthly electronic newsletter that is electronically mailed to all citizens and agencies who have requested it. This newsletter allows the staff to keep residents updated on projects and programs that staff views as being important.

7. Building Codes (Accessibility)

In July of 2004, the City of Woodland adopted the Uniform Housing Code. The purpose of this ordinance was to adopt the Uniform Housing Code, 1997 Edition, as published by the International Conference of Building Officials and as modified by the state in the State Code. The purpose of the code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the use and occupancy, location, and maintenance of all residential buildings and structures within the City of Woodland. The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

Also adopted in July 2004 was the City's Reasonable Accommodation Ordinance. Both State and Federal Fair Housing law require local governments to allow for modifications or exceptions in their zoning and other land use regulations and practices when such "reasonable accommodations" are necessary to allow disabled persons equal access to housing. With the assistance of the City's Fair Housing consultant, Legal Services of Northern California, staff prepared an ordinance to add to the City Zoning Code a section to establish such a process and criteria.

Staff's recommendation to adopt a proposed Zoning Code amendment that was based on the following considerations for satisfying certain objectives of the City's Housing Element along with establishing a formal review procedure for reasonable accommodation requests:

- Housing that is accessible to persons with disabilities has been identified as a special housing need in the Housing Element of the City's General Plan.

- The Federal Fair Housing Act and the California Fair Employment and Housing Act require local jurisdictions to grant reasonable accommodations where necessary to allow for equal housing opportunity.

- The establishment of a formal procedure for reviewing requests for reasonable accommodation will provide for fair and efficient handling of such requests in accordance with Federal and State Fair Housing law.

Under the Ordinance, an applicant for a reasonable accommodation must demonstrate that the requested modification or exception is necessary to make housing available to a person with a disability as defined under Federal and State Fair Housing law. A typical request for reasonable accommodation, for example, could be the addition of a wheelchair ramp within the required setback of a dwelling unit.

The Community Development Director will review the request using the set of criteria listed in the ordinance, and either grant or deny the request for reasonable accommodation. Staff may place certain conditions on the granting of a reasonable accommodation request, such as a requirement that any removable structure or physical feature that is installed through the granting of a reasonable accommodation request be removed once that feature is no longer needed to provide access to housing for the current occupants of the dwelling unit.

Requests for reasonable accommodation that are associated with an application requiring discretionary review by the Planning Commission will be reviewed and decided upon by the Commission.

B. Private Sector

Lending Policies and Practices

One of the major issues in regards to private sector lending for low income households is that of predatory lending. Predatory lending occurs when a lender charges a household with bad credit a substantially higher interest rate, charge high and unnecessary fees for loan origination, and/or charge restrictive fees for prepayment to discourage early pay off of loans. According to the National Low-Income Housing Coalition, subprime lenders target homeowners with credit, households in minority concentrated areas, and women. These lending practices will often result in owners facing foreclosures and adversely affect home values.

Although the City cannot control these lending practices within the City, the City has taken steps to ensure that any unit that receives City assistance is not subject to these types of loans. In the City's Inclusionary Housing Program and First Time Homebuyer Program, the homebuyer is required to have a 30 year fixed rate mortgage only. City staff or consultants review these loans to ensure that the homebuyer is not being subject to any predatory lending practices. If the loan does not meet the guidelines of these programs, the City will not allow the subsidized unit to be purchased with these types of loans.

C. Public and Private Sector

1. Fair Housing Enforcement

The City of Woodland dedicates a portion of CDBG funds each year to operate its fair housing program. The City contracts with Legal Services of Northern California (LSNC) to implement its Fair Housing Hotline Program. This program allows renters and landlords to contact and ask fair housing questions via an 800 number. If there are any infractions of the laws, the Fair Housing Hotline Staff recommends courses of actions to the renters to remedy these issues.

2. Informational Programs

As part of its Fair Housing Program, the City of Woodland has informational brochures available that explain various fair housing related issues. These flyers cover issues that quite often seem to generate the most questions from renters in regards to fair housing issues.

As part of their annual contract, LSNC also presents the Fair Housing Seminar. This seminar is aimed primarily at landlords to inform them of fair housing issues. In this seminar guest speakers address such issues as fair housing laws, fair housing in regards to people with disabilities, and the fair housing compliant process. This open forum gives landlords the opportunity to ask questions without making them liable for violating fair housing laws. This seminar is well attended by the members of Woodland's rental community.

3. Visitability in Housing

The "visitability" concept involves a voluntary standard in new construction and existing properties. This concept is to make homes more "friendly" to people with disabilities, therefore making the property easier to visit. The concept includes such things as eliminating steps in doorways, thereby making entrances friendlier for people who are mobility impaired, or making entrance and interior doors 34 inches, which allows approximately 32 inches of clear passage space inside the housing unit.

Although the City of Woodland has not adopted an ordinance that requires visitability, it does encourage developers of new construction and rehabilitation projects to incorporate visitablity design to make all housing units more accessible to all members of the Woodland Community.

D. Determination of Unlawful Segregation

There have been no determination of unlawful segregation by a court or a finding of noncompliance by HUD under Title VI of the Civil Rights Act of 1964 or Section 504 of the Rehabilitation Act of 1973, or where the Secretary has issued a charge under the Fair Housing Act regarding assisted housing within a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to help remedy the discriminatory condition, including actions involving the expenditure of funds by the jurisdiction.

V. Assessment of Current Public and Private Fair Housing Programs And Activities in the Jurisdiction

As part of the City's Housing Element, the City identifies housing programs and activities recently and currently underway which include promoting fair housing. The City has implemented procedures and timelines in which to increase these various tasks. The Housing Element is adopted by the City Council and available for review. Annually, City staff also provides the California Department of Housing and Community Development (HCD) with an update in regards to the City's projects and programs identified in the Housing Element. The City of Woodland has been successful in its attempts to maintain fair housing within the City limits. Most importantly, the implementation of the City's Inclusionary Housing Ordinance which will allow the City to maintain a steady supply of affordable housing with all new development.

VI. Conclusions and Recommendations

A. Public Sector

After a review of local laws and ordinances relating to the possible impediments to fair housing choice in the public sector, there is no evidence of impediments of the following nature:

- Local building, occupancy, and health and safety codes that may affect the availability of housing for minorities, families with children, and persons with disabilities;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of public (assisted) and private housing such as: the provision of essential municipal services (e.g., water, sewage, electricity, public transportation, roads);
- Real estate property tax assessments;
- Building codes;
- Accessibility standards that do not meet the accessibility requirements of the Fair Housing Act (42 U.S.C. 3604, Section 804(f)(3)(C));
- Equalization of municipal services;

- Local zoning laws and policies (e.g., minimum lot size requirements, dispersal requirements for housing facilities for persons with disabilities in single-family zones, and restrictions on the number of unrelated persons in dwellings based on size of unit or number of bedrooms);
- Demolition and displacement decisions pertaining to assisted housing and the removal of slums and blight (e.g., relocation policies and practices affecting persons displaced by urban renewal, revitalization, and /or private commercialization or gentrification in low-income neighborhoods);
- Public policies that restrict the provision of housing and community development resources to areas of minority concentration, or policies that inhibit the employment of minority persons and individuals with disabilities;
- Public policies that restrict the interdepartmental coordination between other local agencies in providing housing and community development resources to areas of minority concentration or to individuals with disabilities;
- Planning, financing, and administrative actions related to the provision and siting of public transportation and supportive social services that may inhibit or concentrate affordable housing opportunities for persons with disabilities;
- Policies and practices affecting the representation of all racial, ethnic, religious, and disabled segments of the community on planning and zoning boards and commissions.

B. Private Sector

After a review of local laws and ordinances relating to the possible impediments to fair housing choice in the private sector, there is no evidence of impediments of the following nature:

- Lending Policies and Practices

VII. Signature Page

I certify that the attached Analysis of Impediments (AI) to Fair Housing has been reviewed and adopted by the City Council of the City of Woodland.

Paul Navazio
City Manager

Date

Appendix A:

Resolution Adopting the
Analysis of Impediments to Fair Housing

Appendix B:

Public Noticing of the
Analysis of Impediments to Fair Housing

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO HOLD A PUBLIC HEARING TO RECEIVE COMMUNITY INPUT ON THE 2013-2014 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND APPROVE THE ANNUAL ACTION PLAN

WHEREAS, the City of Woodland ("City") annually receives an allocation of Community Development Block Grant (CDBG) Funds from the Department of Housing and Urban Development (HUD);

WHEREAS, as part of the program requirements, the City must submit the Annual Action Plan that describes how the funding will be spent for the following program year; and

WHEREAS, the Annual Action Plan is required to be approved after receiving public input.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1: This City Council hereby finds and determines that the foregoing recitals are true and correct;

Section 2: This City Council hereby approves the 2013 - 2014 CDBG Annual Action Plan with the funding allocations as recommended by staff;

Section 3: This City Council hereby directs staff:

(a) To complete the 2013-2014 Action Plan, as well as any other items required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period and incorporating changes to past projects as proposed by staff;

(b) To forward the completed 2013-2014 Action Plan to HUD once completed;

Section 4: This City Council hereby authorizes the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG Funded activities;

Section 5: This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this _________ day of ____________, 2013 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Marlin H. Davies, Mayor

ATTEST:

Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

Andrew J. Morris, City Attorney

RESOLUTION NO.________

RESOLUTION AUTHORIZING THE ADOPTION OF THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING UPDATE

WHEREAS, the Department of Housing and Urban Development (HUD) requires jurisdictions that receive Federal funds to affirmatively further fair housing (AFFH); and

WHEREAS, in 1988 HUD developed Fair Housing Review Criteria that states if a grantee conducted an Analysis of Impediments (AI) and took actions to address any identified impediments, HUD would presume that the grantee had met the AFFH certification; and

WHEREAS, as part of the City of Woodland's Community Development Block Grant (CDBG) Annual Action Plan submission, HUD has required the City to submit an Update to the AI every 5 years;

NOW, THEREFORE, BE IT RESOLVED that the City of Woodland adopts the Analysis of Impediments to Fair Housing Update and instructs staff to submit the document to HUD once approved by City Council. The City Manager of the City of Woodland is hereby authorized and empowered to execute in the name of the City of Woodland all necessary applications, contracts, agreements, and amendments.

PASSED AND ADOPTED on this _______ day of ___________, 2013 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Marlin H. Davies, Mayor

ATTEST:

____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Andrew J. Morris, City Attorney

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO AMEND THE FY 2011-2012 CDBG ANNUAL ACTION PLAN IN ORDER TO APPROVE THE RE-PROGRAMMING OF CDBG FUNDS IN THE AMOUNT OF $34,000

WHEREAS, the City of Woodland ("City") annually receives an allocation of Community Development Block Grant (CDBG) Funds from the Department of Housing and Urban Development (HUD);

WHEREAS, $34,000 is available in CDBG funding from FY 2011-2012 projects and programs that were defunded by the City; and

WHEREAS, the amount of funding available represents less than 10 percent of the City's FY 2011 – 2012 CDBG allocation of $526,642 and therefore does not trigger a substantial amendment to the City's FY 2011-2012 Annual Action Plan.

NOW THEREFORE, BE IT RESOLVED, as follows:

The City Council does hereby amend its FY 2011-2012 CDBG Annual Action Plan to re-program $34,000 and allocates these funds to the following public facility projects: (1) Yolo County Housing (YCH) in the amount of $12,000 (Site Preparation for New Yolo Education, Recreation and Boxing Club Facility) and (2) Woodland Community College (WCC) in the amount of $22,000 (Digital Media/Motion Graphics Training Project).

PASSED, APPROVED AND ADOPTED this _________ day of ____________, 2013 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Marlin H. Davies, Mayor

ATTEST:

____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Andrew J. Morris, City Attorney

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM
12.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: Council Sub-Committee Report:
California Voting Rights Act / District Elections

Recommendation for Action

The Council sub-committee recommends that the City Council:

1) Consider a proposed map for City Council districts developed by the Council's CVRA sub-committee, and
2) Proceed with the establishment of an ad-hoc Citizens' Advisory Committee whose charge is to review and comment on the proposed Council district map, and
3) Direct the Citizens' Advisory Committee to present its comments to the City Council no later than the meeting of July 2, 2013.

Council Goal

Governance / Organizational Effectiveness – Promote local government and city organization committed to meeting the needs of the community, encourages collaboration, civic participation, and promotes accountability and transparency in the effective delivery of services.

Fiscal Impact

The fiscal impact of the proposed sub-committee recommendation would consist of the incremental cost ($30,000) of placing a measure on the citywide ballot for the June 2014 primary election.

Background

The California Voting Rights Act (CVRA) of 2002 creates a framework for citizens to challenge cities, school districts, community college districts and special districts if these public entities elect their members to its governing body through "at-large" elections and if it can be proven that the votes of minority voters are being diluted. The CVRA does not mandate the abolition of at-large election systems, but makes the use of at-large election systems more susceptible to a legal challenge.

In January the City Council established a sub-committee (Marble / Stallard) to evaluate shifting from At-Large to District-based elections for City Council members. The sub-committee presented its initial report at the City Council meeting of March 19, 2013, recommending that the City transition to District-Based elections for City Council. This recommendation was made, in part, due to the legal requirements of the CVRA, as well as the benefits that arise out of providing more citizens with the opportunity to seek election to the Woodland City Council. In addition, given the potential for a legal challenge to the city's current at-large election system, the sub-committee recommended that the City Council establish a process to ensure that the Council and public have maximum flexibility for transitioning to district-based elections.

At the meeting of April 23rd, the CVRA Sub-Committee presented its recommendation that the City Council:

1) Proceed with placing a Council District ballot measure before the voters at the June 3, 2014 election, and
2) Direct staff to return to the Council with a timetable for specific actions needed to place a measure on the June 2014 ballot, and
3) Schedule a future discussion of specific elements and timing of converting to district Council elections

To this end, the sub-committee is now recommending taking the next steps in the process by proposing a districting map for Council consideration, and establishing a Citizens' Advisory Committee to specifically review the proposed map and provide comments and feedback to the City Council. The Citizens Advisory Committee, to be established via nominations from individual City Council members, will provide an initial forum for public comments on the proposed district map. Additional public hearings on any proposed district map may still take place prior to formal adoption of a map by the City Council.

Discussion

In considering possible district boundaries, the CVRA sub-committee worked with staff from the Yolo County elections Office to ensure that all applicable requirements for establishing Council districts were met, including the requirements implied by the CVRA.

In general, the sub-committee sought to establish five City Council Districts that:

a) Balance populations across each district
b) Maintained logical community of interests within districts
c) Ensured that any qualified candidates would not be disadvantaged by virtue of background, and
d) Considered how district boundaries impacted existing, seated members of the City Council.

The sub-committee developed and evaluated a number of maps for consideration, and subsequently reached consensus on a preferred map which is now being presented to the City Council and public through this sub-committee report (Exhibit A). The sub-committee believes that this preferred map best meets the criteria required of electoral districts, and advances the intent of the CVRA.

The following demographic data summarizes the proposed district boundaries

	Population	Deviation from Mean	Hispanic Origin *	%
ONE	11,055	(45)	5,867	53.07%
TWO	11,034	(66)	4,282	38.81%
THREE	11,122	22	6,224	55.96%
FOUR	11,204	104	4,216	37.63%
FIVE	11,084	(16)	5,726	51.66%
	55,499		26,315	47.42%
Mean	*11,100*			

** Origin can be viewed as the heritage, nationality group, lineage or country of birth of the person or person's ancestors. People who identify their origin as Hispanic, Latino or Spanish may be of any race.(United States' Census Bureau)*

Public Review and Comment - As a next step in the process to formally establish a district boundary map to be presented to the voters in June 2014, the sub-committee recommends that the City Council form an ad-hoc Citizens' Advisory Committee to review and comment on the proposed map. The City Council would then consider feedback, comments and suggestions from the Citizens' Advisory Committee prior to adoption. It is anticipated that the City Council would hold one or more public hearings on the proposed map(s) as part of this process.

Selection of Mayor / Vice-Mayor - By virtue of advancing a preferred map that would establish five City Council districts, the sub-committee is recommending against the election of an "at-large" mayor. Rather, the sub-committee recommends that, upon transitioning to district elections, that the position of mayor and vice-mayor be designated by the City Council. It would be anticipated that the positions be assigned on a rotating basis, similar to the tradition currently employed by the Yolo County Board of Supervisors.

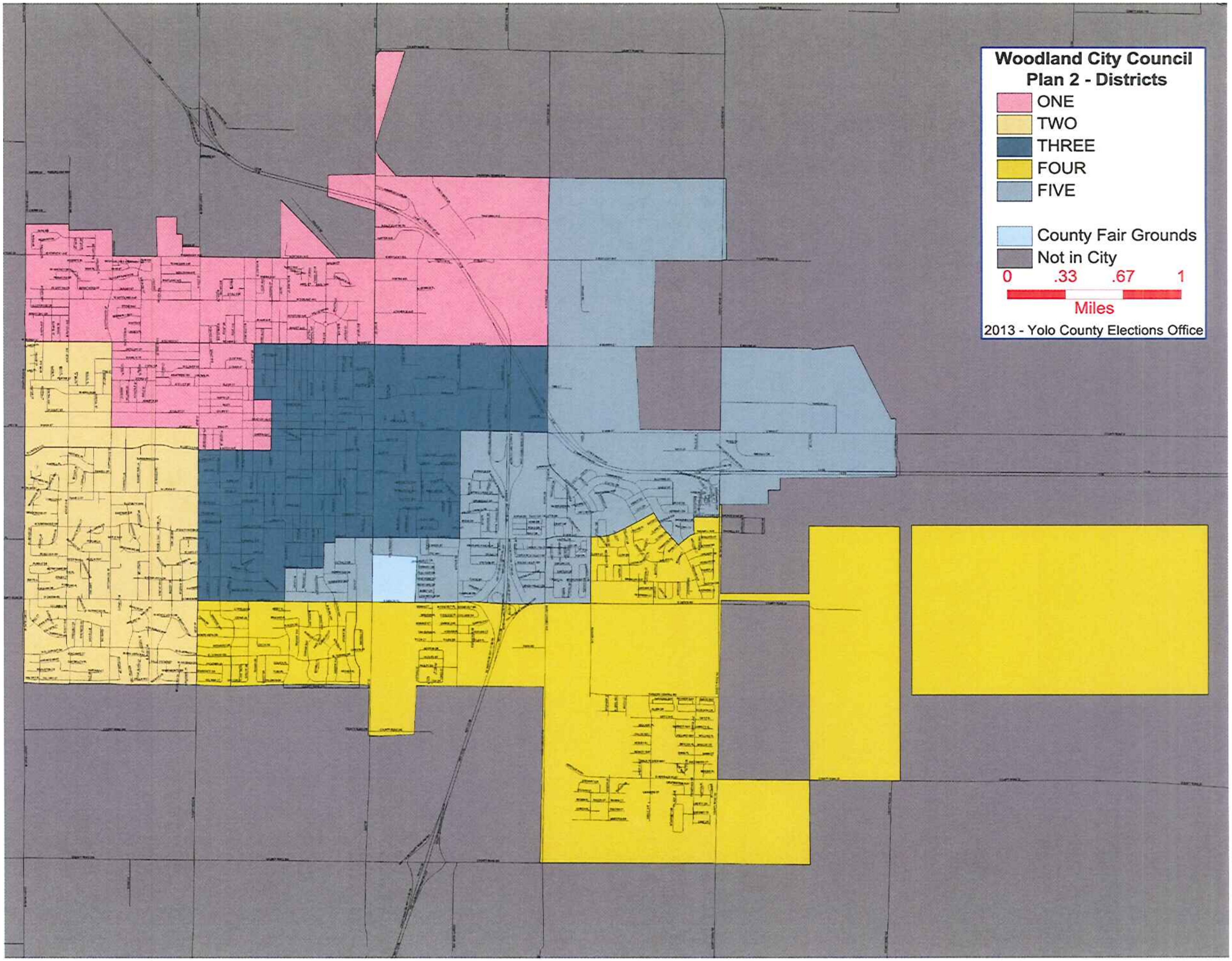
Timeline for Implementing Council District Elections – At this point the sub-committee has not arrived at a consensus recommendation as to the timing for implementing district elections – assuming passage of the June 2014 ballot measure. Absent any formal action by the City Council in this regard, the June 2014 ballot measure would be before the voters concurrent with an at-large election for two expiring city council terms. If the district election ballot measure is approved by the voters, three council district seats would be contested in the June 2016 election.

As an alternative, the sub-committee has considered the option of deferring the June 2014 city Council election to November, such that – if the June district ballot measure is approved – two city council district seats would filled by a November 2014 council election, followed by three council district seats in 2016. The 2016 Council election could return to June, or remain on the November cycle. The City Council can determine the timing of its elections by ordinance.

Conclusion

At this time the CVRA sub-committee recommends that a Citizens' Advisory Committee be established to review the proposed Council District map, and return to the City Council no later than July 2, 2013 with comments and feedback.

Paul Navazio
City Manager



Woodland City Council
Plan 2 - Districts
ONE
TWO
THREE
FOUR
FIVE
County Fair Grounds
Not in City
0 .33 .67 1
Miles
2013 - Yolo County Elections Office

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM
13.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: State Theater Update Report

Recommendation for Action

Receive report for informational purposes only; no action required.

Fiscal Impact

The City purchased the State Theatre for $275,000 with Measure E revenue. The State Theatre is a city asset that needs to be maintained and managed. Minimal additional City funds have been expended to date to cover utilities, nominal maintenance and an environmental assessment of the building. There will, however, likely be ongoing costs associated with preventing the building from further deterioration and maintaining it in a preservation state, pending commencement of the renovation project.

Report in Brief

This informational item is to bring Council and the community up to date on the status of the State Theatre project.

Background

In March 2012, Council authorized staff to complete a purchase agreement for the State Theatre, which was finalized with close of escrow on July 10, 2012. On July 3, 2012 City Council formally approved re-use of the building as a Children's Performing Art and Event Center to be operated by the Woodland Opera House. Furthermore, the City Manager was authorized to execute agreements with the State Theatre of Woodland Management Group, for fund-raising and renovation efforts, and the Woodland Opera House for operation of the facility as a children's performing art center and event center when renovation is complete.

The State Theatre is recognized as a community landmark and an important component of downtown revitalization for the City of Woodland. The Theatre opened in 1937 as a 999-seat grand theater with Streamline Moderne architectural design elements and an iconic marquee. It originally had two store-fronts on either side of the entrance opening onto Main Street which operated independently of the theatre. The State Theatre operated as a cinema theater until 2010 when it closed for economic reasons. There has been considerable support towards preserving the State Theatre for the community.

Purchase of the State Theatre

In 2012 City Council authorized purchase of the property and re-use of the building as a performing art center and event center to be operated by the Woodland Opera House. At that time the Council did not allocate funding for the renovation or ongoing maintenance and upkeep of the building.

State Theatre Management Group

Shortly after the purchase of the Theatre by the city, a community-based group established the State Theatre Management Group (STMG) to raise funds for the rehabilitation and reuse of the facility. The Group has filed articles of incorporation with the Secretary of State and is awaiting confirmation of their nonprofit (501(c) 3) status from IRS. STMG has been meeting regularly over the past year to coordinate with the Woodland Opera House and the City on the needed renovations for conversion of the Theatre to a Children's Performing Arts and Event Center and to develop a fundraising strategy for the needed improvements project. The Group has solicited a proposal to conduct a feasibility study for the fund raising effort needed for the project. The cost of the study is $20,000 and STMG has indicated they will not enter into the feasibility study until they have raised sufficient funds to complete it.

Woodland Opera House Operating Agreement

City staff and the City Attorney are working with the Woodland Opera House on an agreement for operation of the facility as a Children's Performing Art and Events Center. The preliminary terms of this agreement are being discussed and it is anticipated that these would be presented to the City Council this summer with a comprehensive report outlining the full extent of the needed improvements and a potential funding plan. A detailed business plan for operation of the State Theatre as a Children's Performing Art and Events Center has been prepared and is being evaluated as part of the discussions on the operating agreement. The Woodland Opera House has requested that the City continue to cover certain costs and liabilities during the first phase of the renovation project as well as over the first 10 years of the operating agreement.

It is anticipated that following completion of the operating agreement with the Woodland Opera House for use of the Theatre, the City would enter into an agreement with the State Theatre Management Group for fund raising and completion of the revitalization of the building. The operating agreement with the Woodland Opera House would be contingent on successful execution of the agreement with the STMG and completion of the renovation work to the building.

Theater Renovation

Current estimates for renovation and reuse of the State Theater are in the range of $3-$4 million. A thorough assessment of the projected costs to stabilize and improve the building, along with detailed funding strategy is being prepared in cooperation with the STMG and Woodland Opera House. As referenced earlier, the STMG is in the process of undertaking a feasibility study for the required fund raising effort. Depending on the outcome of the feasibility study, assistance from the City may be required as part of the project capital financing plan. Additionally, staff and the STMG are assessing respective roles and responsibilities for the planning, design and construction phases of renovations.

State Theatre as City Facility Asset Responsibility

The State Theatre property is a city asset to be managed and maintained prior to formalizing agreements with Woodland Opera House and the State Theatre of Woodland Management Group.

In February of 2013, the City Building Official inspected the State Theatre building to assess the condition and safety of the building. His assessment identified several health and safety concerns and closed building access to professionals only. The City is required by Yolo Solano Air Quality Management to perform an asbestos study prior to any work being done on the building. Based on the Building Official's assessment and these requirements, the City contracted with ESS Environmental to perform a complete environmental assessment of the building. ESS was selected based on City staff's experience with them on other City projects and their experience on similar projects (Memorial Auditorium in Sacramento).

Staff is also working with McCandless and Associates Architects to develop a preservation plan for the building. McCandless will prepare two scopes of work for two preservation scenarios. The first scenario and cost estimate is to maintain the building in a preservation state and prevent further deterioration. This plan will likely require electrical updates, address any leaks and increase ventilation to minimize temperature and humidity fluctuations and extremes. The second scenario will develop a plan and cost estimate to preserve the building and bring it to a condition that will allow public access for volunteer or fund-raising efforts. This effort will address the conditions outlined in the Building Official's memo and the ESS Environmental report on environmental hazards.

In the meantime, there will be ongoing costs associated with preventing the building from further deterioration and maintaining it in a preservation state. The budget proposal for FY2013/14 will include for Council's consideration, funding sufficient to cover the city's carrying costs for the building over the next year and perform necessary improvements to the building to prevent further deterioration.

Conclusion

The State Theatre is a significant community asset and the City has taken steps to ensure its future viability as such. However, the costs needed to not only stabilize the building from further deterioration but to complete improvements compatible with its historic heritage are potentially significant. A thorough assessment of the projected costs to stabilize and improve the building, along with detailed funding strategy is being prepared in cooperation with the STMG and Woodland Opera House. A more comprehensive report will be prepared upon completion of this assessment and presented to City Council for consideration prior to its summer recess.

Prepared by: Ken Hiatt
Community Development Director

Paul Navazio
City Manager

Attachment

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

14.

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 21, 2013

SUBJECT: Presentation of FY2013/14 Proposed Budget

As part of the City Council meeting of May 21st, the City Manager has scheduled a presentation for the introduction of the FY2013/14 Budget. The preliminary budget document will be distributed within one week of this introduction.

The FY2013/14 budget will implement the second year of the two-year General Fund budget-balancing framework approved by the City Council for the FY2012/13 budget. The proposal will also include recommendations related to one-time funding augmentations as well as limited ongoing funding augmentations to address priority needs, primarily in the areas of addressing ongoing unfunded liabilities. The presentation will also summarize elements of the proposed FY2013/14 and five-year Capital Improvement Plan.

The City Council received a preview of the budget outlook and provided feedback on short- and long-term budget priorities during the Spring Budget Workshop held on April 2, 2013. Staff has incorporated this Council feedback in the development of the FY2013/14 budget proposal.

The overriding goal for the FY2013/14 budget is to advance the Council's goal of long-term fiscal stability, including maintaining a balanced-budget with prudent reserves, addressing long-standing unfunded liabilities, and ensuring that resources are available in support of other priority Council goals related to infrastructure, economic development and organizational effectiveness.

Following the introduction of the FY2013/14 budget and subsequent publication of the formal proposed Budget Document, the Council will have an opportunity to discuss and provide feedback on the specific budget recommendations as part of the June 4th Council meeting. It is anticipated that formal adoption of the FY2013/14 budget will occur at the Council meeting of June 18th. Should it be necessary, adoption of the FY2013/14 budget could be carried over to a Special Meeting on June 25th. The resulting adopted budget would then become effective with the beginning of the new fiscal year, on July 1st, 2013.

Paul Navazio
City Manager