City of Woodland

Meeting Agenda

City Council

City Hall
300 First Street
Woodland, CA 95695

Tuesday, May 15, 2018 | 6:00 PM | Council Chambers

CITY COUNCIL
CLOSED SESSION

5:15 PM

A. CALL TO ORDER

B. CLOSED SESSION

B.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Government Code Section 54956.9(d)(1)): 3 cases

Name of case: 1. Daniel Barrera, et al. v. City of Woodland, et al., E.D. Cal Case Number 2:18-CV-00329-JAM-KJN

2. Bobby Harris v. City of Woodland, Yolo County Superior Court Case No. PT18-594

3. Bobby Harris v. City of Woodland, Yolo County Superior Court Case No. PT18-731

JOINT MEETING CITY COUNCIL/WOODLAND FINANCE AUTHORITY

May 15, 2018
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

This is 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.

1. Long Range Calendar

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

F. MINUTES

2. City Council Meeting Minutes of April 3, 2018 and April 17, 2018

   Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of April 3, 2018 and April 17, 2018.

G. PRESENTATIONS

3. May 2018 is Older Americans Month - Proclamation

   Staff recommends that the City Council adopt a Proclamation declaring May 2018 as Older Americans Month.

4. Proclamation - Public Works Week - May 20-26, 2018

   Staff recommends that the City Council proclaim May 20-26,2018 as "Public Works Week."

H. CONSENT CALENDAR

5. Fire Department Quarterly Status Report for the Period of January-March 2018

   Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January through March 2018.

6. Police Department Quarterly Status Report for the period of January 2018 through March 2018

   Staff recommends that the City Council accept the Police Department Quarterly Status Report for January 2018 through March 2018.

7. Treasurer's Investment Report Quarter Ending March 31, 2018

   Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2018.

8. Lease Agreements with Rafael Saldana to Farm portions of three City owned parcels known as APN's: 027-852-005, 057-170-003, and 027-360-010

   Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to enter into Lease Agreements with Rafael Saldana to farm portions of three City owned parcels known as APN's: 027-852-005, 057-170-003, and 027-360-010.

9. Final Acceptance and Notice of Completion for ASR Wells #29 and #30 Well Equipping and Building Project, CIP 15-02

   Staff recommends that the City Council adopt Resolution No. _____, accepting the ASR Wells #29 and #30 Well Equipping and Building Project, CIP 15-02, construction contract with Myers & Sons Construction LP as complete and authorize the City Clerk to file a Notice of Completion.

10. FY18 Budget Increase for Solid Waste and Recycling Program

    Staff recommends that the City Council approve Resolution No. _____, authorizing an additional FY 2017/18 appropriation of $10,000 in the Solid Waste and Recycling program budget to implement an organics recycling program at each City facility and support continued outreach efforts for public recycling and organics recycling programs.

11. Authorize Contract Amendment to Citywide Landscape Maintenance Contract with Dominguez Landscape Services, Inc.

    Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a contract amendment for a new landscape area with Dominguez Landscape Service, Inc. for Citywide Landscape Maintenance Services.

12. Contract Amendment – FY 2017-2018 Annual Cyclical Tree Pruning

    Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a contract amendment to the FY 2017/18 annual cyclical tree pruning and maintenance service contract with West Coast Arborist in the amount of $66,000 for a contract total not to exceed $244,474.

13. Authorize the Revised Amount of $250K for the Sole-source Purchase of Coagulants for the WPCF

    Staff recommends that the City Council adopt Resolution No. _____, authorizing an additional $90,000 to the previously-approved sole-source purchase of Coagulants for the Water Pollution Control Facility, for a new not-to-exceed amount of $250,000.

14. Authorize Appropriation of $24,000 to the Vehicle Theft Deterrent Program for the purchase of Police Observation Devices (PODs) equipped with license plate reading (LPR) ability

    Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase of License Plate Readers and Police Observation Devices. The resolution authorizes an additional $24,000 appropriation from General Fund to the Vehicle Theft Deterrent program.

15. Appropriation of $90,086 from the General Fund to Pay the County for Underpayment of the County's Share of Parking Revenues from July 2008 through June 2017.

    Staff recommends that the City Council approve Resolution No.______ authorizing the appropriation of $90,086 from the General Fund to pay the County for the underpayment of the County's share of parking revenues from July 2008 through June 2017.

16. Approve Construction Management Consultant Agreement for the North Regional Pond and Pump Station Project, CIP #17-21

    Staff recommends that the City Council adopt Resolution No. _____, approving a consultant contract with WSP for construction management and inspection services in the amount of $622,156 and approve amendment(s) for construction management and inspection contingencies of up to an additional 10% of the contract award amount ($62,216).

17. Approve Consultant Agreement for Construction Management and Inspection Services for Improvements Associated with Oyang South Backbone and Phase 1 and Phase 2 Subdivision

    Staff recommends that the City Council adopt Resolution No. _____, approving a consultant services agreement for construction management and inspection with Associated Engineering Consultants, Inc. in the amount of $439,836.00 for the

Oyang South Backbone, Phase 1 and Phase 2 Subdivision Improvements; and authorize the City Manager to execute the agreement and amendments up to 15% of the agreement amount.

18. Fee Schedule for the Adult Sports Programs

    Staff recommends that the City Council adopt Resolution No. _____, authorizing a new fee schedule for adult sports programs, including adult basketball leagues ($400-750); volleyball leagues ($300-$550); and softball leagues ($500-800).

19. Appoint Member to the Personnel Board

    Staff recommends that the City Council appoint Nicole Carr to the Personnel Board.

I. REPORTS OF THE CITY MANAGER

20. Agreement with Motorola Solutions, Inc. for Products and Services Related to Body-Worn Cameras for the Police Department and Supplemental Appropriation of $114,365 for the 5-Year Service Agreement

    Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a five-year service agreement, totaling $237,365, with Motorola Services, Inc. for body-worn cameras for the Woodland Police Department under the sole-source provisions of the City's Purchasing Ordinance, and appropriating an additional $114,365 in funding over the term of the agreement.

21. West Woodland Safe Routes to School Project, CIP 17-09; Award Construction Contract

    Staff recommends that the City Council:
    1. Receive an update on the progress of City roadway projects; and
    2. Adopt Resolution No. _____, approving a construction contract and consultant agreement for the West Woodland Safe Routes to School Project, CIP 17-09; award the construction contract in the amount of $3,826,653.90 for the base bid to McGuire and Hester; authorize a contract contingency up to 15%; and authorize the City Manager to execute the construction contract and change orders; and
    3. Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $429,460.00 for the Project and authorize the City Manager to execute the agreement and amendments up to 15%.

22. Approve Contracts with Mark Thomas and Economic Planning Systems, Inc.

    Staff recommends that the City Council:
    1. Receive an update regarding the Woodland Research and Technology Park Specific Plan project; and
    2. Approve Resolution No. _____, authorizing the City Manager to execute a consultant services agreement with Mark Thomas for an amount up to $153,769 and authorize a contingency of up to 20% ($30,753.80) (**Attachment 1**); and
    3. Approve Resolution No. _____, authorizing the City Manager to execute a consultant services agreement with Economic & Planning Systems, Inc. ("EPS") for an amount up to $80,000 and authorize a contingency of up to 20% ($16,000) (**Attachment 3**).

23. Presentation of FY2018/19 Budget

    Staff recommends that the City Council receive a presentation related to FY 2018/19 Proposed Budget funding recommendations.

24. Approval of the Measure E Spending Plan

    Staff recommends that the City Council adopt Resolution No. _____, approving the updated Measure E Spending Plan.

25. Authorize Appropriations for an Extra Payment of Unfunded Liability to CalPERS

    Staff recommends that the City Council adopt Resolution No. _____, authorizing amendments to the budget totaling $3,975,991 for extra unfunded liability payments to CalPERS.

26. Intent to Levy Assessments: Lighting and Landscaping Districts

    Staff recommends that the City Council approve fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 19, 2018.

27. Fire Department Fee Schedule Adjustment

    Staff recommends that the City Council receive a presentation on preliminary recommendations for updates to Fire Department prevention and inspection fees, and provide feedback prior to staff returning to Council for formal adoption.

J. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Regular Meeting of the City of Woodland scheduled for May 15, 2018 was posted on May 11, 2018 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

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	1.
SUBJECT:	Long Range Calendar

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

Staff Contact:
Ana B. Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

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 items.

Prepared By: Ana B. Gonzalez, City Clerk

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Long Range Calendar	5/11/2018	Backup Material

UPDATED COUNCIL LONG RANGE CALENDAR

JUNE 5th **REGULAR MEETING**

Presentation - Police Department Community Outreach Programs
City Council Meeting Minutes of May 1, 2018 and May 15, 2018
Chamber of Commerce Annual Presentation
Board and Commission Appointments and Process
FY2018/19 Proposed Budget – Continng Discussion
Woodland Spring Lake CFD – 2018 Special Tax Bond
Non-Conforming Use Zoning Update
Shopping Cart Ordinance (1st Reading)
Review Conflict of Interest Code

JUNE 7th **STUDY SESSION @ C&SC**

Overview of City Fees / Update of Development Impact Fees

JUNE 19th **REGULAR MEETING**

Call for Public Hearing regarding Waste Management Liens on July 17, 2018
Public Hearing – Landscape and Lighting Assessment Districts
Ag Mitigation Ordinance (1st Reading)
FY2018/19 Budget Adoption
Military Leave Policy

JULY 3rd **REGULAR MEETING**

City Council Meeting Minutes of June 5, 2018 and June 19, 2018
Call for Election

JULY 17th **REGULAR MEETING**

Public Hearing – Waste Management Liens

Future Topics / Study Sessions:
Housing / Homeless Study Session
Animal Control Ordinance – Ferrel Cats

SUMMER RECESS – JULY 18 TO AUGUST 20

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	2.
SUBJECT:	City Council Meeting Minutes of April 3, 2018 and April 17, 2018

Recommendation for Action:
Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of April 3, 2018 and April 17, 2018.

Staff Contact:
Ana B Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Draft CC Minutes of April 3, 2018	5/10/2018	Minutes

City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Regular Meeting Minutes

Tuesday, April 3, 2018

6:00 PM

Council Chambers

City Council

JOINT MEETING CITY COUNCIL/WOODLAND FINANCE AUTHORITY

April 3, 2018
6:00 PM

VIDEO **A. CALL TO ORDER**

Meeting called to order at 6:02 PM.

VIDEO **B. ROLL CALL**

All Council Members present.
Present: Barajas, Davies, Fernandez, Rodriguez and Stallard

VIDEO **C. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance led by Lt. Heath Parsons.

VIDEO **D. COMMUNICATIONS-PUBLIC COMMENT**

None.

VIDEO **E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS**

Verbal updates provided by Council Members/Staff.

VIDEO 1. Long Range Calendar

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

VIDEO **F. MINUTES**

VIDEO 2. Parks & Recreation Commission Meeting Minutes for February 26, 2018

Staff recommends that the City Council receive the February 26, 2018 Parks & Recreation Commission Minutes that were approved on March 26, 2018.

On a motion by Council Member Barajas, seconded by Council Member Stallard and carried unanimously, Council Members received the Parks & Recreation Commission Meeting Minutes for February 26, 2018.

Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard

G. CONSENT CALENDAR

VIDEO 3. Recognition of Kiwanis Club of Woodland

Staff recommends that the City Council recognize the Kiwanis Club of Woodland with a Certificate of Appreciation for being a sponsor for the City's Recreation Exposition "ReXpo" and providing swim lesson scholarships.

On a motion by Mayor Pro Tem Rodriguez, seconded by Council Member

Stallard and carried unanimously, Council Members recognized the Kiwanis Club of Woodland with a Certificate of Appreciation for being a sponsor for the City's Recreation Exposition "ReXpo" and providing swim lesson scholarships. Consent Calendar Item No. 3 was in fact a presentation and treated as such.

Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard

VIDEO

4. Final Acceptance and Notice of Completion for 2017 Water and Sewer Repair and Replacement Project, CIP 15-22

Staff recommends that the City Council approve Resolution No. ______, accepting the 2017 Water and Sewer Repair and Replacement Project, CIP 15-22, construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Adopted Resolution No. 7027, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE 2017 WATER AND SEWER REPAIR AND REPLACEMENT PROJECT (CIP 15-22) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

5. Award Construction Contract for the West Street Transmission Main Project (Phase One), CIP #17-08

Staff recommends that the City Council adopt Resolution No. ______, to:
1. Award a construction contract in the amount of $1,772,945 to Civil Engineering Construction, Inc. for CIP 17-08, West Street Transmission Main Project (Phase One) and authorize a contract contingency of up to 10% ($177,295),
2. Approve a consultant agreement for construction inspection services with Psomas in an amount up to $237,520.

Adopted Resolution No. 7028, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT WITH CIVIL ENGINEERING CONSTRUCTION, INC. FOR CIP 17-08, WEST STREET TRANSMISSION MAIN PROJECT (PHASE ONE).

6. Approve Contract with Laugenour and Miekle for Phase II - West Street Water Main Project, CIP 17-08

Staff recommends that the City Council approve Resolution No. ______ authorizing the City Manager to execute the consultant services agreement with Laugenour and Miekle (L&M) for the Phase II - West Street Water Main Project, CIP 17-08, for an amount up to $131,000 and authorize a contingency of up to 10% ($13,100).

Adopted Resolution No. 7029, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH LAUGENOR & MEIKLE FOR ENGINEERING CONSULTING SERVICES.

VIDEO

7. Award Construction Contract for the WPCF Pond 7 Biosolids Drying and Removal, CIP 18-06

Staff recommends that the City Council Adopt Resolution No. _____, awarding a construction contract with Sierra National Construction for construction services in the amount of $429,000 for the WPCF Pond 7 Biosolids Drying and Removal Project and approve construction contract change order(s) for construction contingencies of up to an additional 25% of the contract award amount ($107,250).

Council Member Stallard had concerns about this item including a 25% contingency instead of the normal 10-15%. Assistant Engineer Matt Cohen and City Manager Paul Navazio provided a response.

On a motion by Council Member Stallard, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 7030, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONSTRUCTION CONTRACT FOR THE WPCF POND 7 BIOSOLIDS DRYING AND REMOVAL PROJECT, CIP 18-06.

Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard

8. Approval of Agreement for Countywide Homeless Coordination Project

   Staff recommends that the City Council adopt Resolution No.____, approving a new three-year Homeless Coordination Project Agreement for the period of July 1, 2018 – June 30, 2021 (Fiscal Years 2019 - 2021) and authorize the City Manager to execute any and all documents needed for the City to implement the project.

Adopted Resolution No. 7031, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT FOR THE HOMELESS COORDINATION PROJECT FOR THE PERIOD OF JULY 1, 2018 – JUNE 30, 2021.

9. Approve Contract with Laugenour and Miekle for 2019 Water Main Replacement Project, CIP 19-15

   Staff recommends that the City Council approve Resolution No. ____ to:

   1. Create a new capital project, 2019 Water Main Replacement Project, CIP 19-15;
   2. Approve the reallocation of $200,000 of Water Enterprise Funds from the Water System Leak Detection, Maintenance and Repairs Project, CIP 09-23 to the 2019 Water Main Replacement Project, CIP 19-15 to provide for the project budget.
   3. Authorize the City Manager to execute a consultant agreement with Laugenour & Miekle in the amount of $139,320 for the design of the 2019 Water Main Replacement Project, CIP 19-15;
   4. Authorize a contingency of up to 10% ($13,930) for the design of the 2019 Water Main Replacement Project, CIP 19-15.

Adopted Resolution No. 7032, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH LAUGENOUR & MIEKLE FOR ENGINEERING CONSULTING SERVICES.

10. Proclamation for Business of Excellence to Hoblit Dodge

Staff recommends that the City Council adopt a Proclamation honoring Hoblit Chrysler Jeep Dodge Ram (Hoblit Dodge) for their contribution to the community and local economy.

Adopted a proclamation honoring Hoblit Chrysler Jeep Dodge Ram (Hoblit Dodge) for their contribution to the community and local economy.

11. Proclamation Recognizing Woodland High School Girls Soccer Team

Staff recommends that the City Council recognize the Woodland High School Girls Soccer Team on their recent victory to become the 2018 CIF Northern California Regional Girls Soccer Champions. The certificate will be presented at an event on April 13, 2018.

Recognized the Woodland High School Girls Soccer Team on their recent victory to become the 2018 CIF Northern California Regional Girls Soccer Champions. Certificate will be presented at an event on April 13, 2018.

VIDEO 12. Approve New Job Classification and Updated Salary Schedule

Staff recommends that the City Council approve 1) the new job classification of Social Services Manager and 2) Updated City of Woodland Salary Schedule.

A request was made by Council Member Stallard to pull Consent Calendar Item No. 7 and 12 from the Consent Calendar.

Council Member Stallard specifically asked about treating this new position as a contract rather than a staff position of the City. City Manager Paul Navazio provided a response.

On a motion by Council Member Davies, seconded by Mayor Pro Tem Rodriguez, Council Members approved the new job classification of Social Services Manager and updated City of Woodland Salary Schedule.

Ayes: Barajas, Davies, Fernandez, Rodriguez and Stallard

On a motion by Council Member Stallard, seconded by Council Member Davies and carried unanimously, Council Members adopted Consent Calendar Items No. 3 through 11, minus Items No. 7 and 12 that were pulled for discussion.

Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard

VIDEO H. PUBLIC HEARINGS

VIDEO 13. Project Appeal - Woodland Downtown Suites - Tentative Subdivision Map, Site Plan and Design Review

Staff recommends that the City Council:

1. Conduct a public hearing; and
2. Adopt Resolution No.______ (**Attachment 1**), Denying the Appeal of the Planning Commission's March 1, 2018 Decision to Approve Planning Application PLNG-18-00006, a 14-lot Tentative Subdivision Map (Map No. 5141), and Site Plan and Design Review for a 14-unit, Residential

Development Proposal at 447 and 451 Third Street in the Downtown Specific Plan, District D.

Council Member Tom Stallard recused himself from this item, as he has property next to this development.

On a motion by Council Member Davies, seconded by Mayor Pro Tem Rodriguez and carried unanimously, Adopted Resolution No. 7033, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND DENYING THE APPEAL OF THE PLANNING COMMISSION'S MARCH 1, 2018 DECISION TO APPROVE PLANNING APPLICATION PLNG-18-00006 FOR A PROPOSED 14 LOT TENTATIVE SUBDIVISION MAP AND A 14-UNIT, RESIDENTIAL INFILL DEVELOPMENT PROJECT LOCATED AT 447 AND 451 THIRD STREET.

Ayes: Barajas, Davies, Fernandez, Rodriguez

Absent: Stallard

VIDEO 14. Mobilitie Small Cell Co-location CUP and License Agreement

Staff recommends that the City Council
(1) Conduct the public hearing;
(2) Approve the Conditional Use Permit (CUP) for the construction and operation of two small cell co-location telecommunications facilities and the installation of related equipment co-located on two separate City of Woodland light poles within the public right-of-way. Site One: located on the north side of West Cross Street just east of Community Lane (Lat-Long 38.67223300, -121.79109100) Site Two: located on Lincoln Avenue, near the intersection of Summertree Lane (Lat-Long 38.676177, -121.789697); and
(3) Adopt the attached resolution authorizing the City Manager to execute the Communications Site License Agreement with Mobilitie LLC Wireless for the small cell locations.

At 7:25 PM, Council Members took a five-minute recess.

On a motion by Council Member Davies, seconded by Mayor Pro Tem Rodriguez and carried unanimously, Council Members conducted a Public Hearing and adopted Resolution No. 7034, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION AND OPERATION OF TWO SMALL CELL COLOCATION TELOCOMMUNICATIONS FACILITIES LOCATED ON CITY OF WOODLAND LIGHT POLES WITHIN THE PUBLIC RIGHT-OF-WAY. LOCATED AT APNs 065-300-009 (LAT-LONG 38.67223300, -121.79109100) AND APN 065-280-039LOCATED AT (LAT-LONG 38.676177,-121.789697) and Resolution No. 7035, RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A NON-EXCLUSIVE LICENSE AGREEMENT BETWEEN THE CITY OF WOODLAND, CALIFORNIA AND MOBILITIE, LLC FOR THE USE OF MUNICIPAL FACILITIES TO INSTALL SMALL CELL ANTENNAS AND ASSOCIATED EQUIPMENT.

Ayes: Barajas, Davies, Fernandez, Rodriguez, Stallard

VIDEO **I. REPORTS OF THE CITY MANAGER**

VIDEO 15. Regulation of Shopping Carts

Staff recommends that the City Council introduce the ordinance amending Sections 14A-5-1, 14A-5-3, 14A-5-4, 14A-5-6, 14A-5-7, 14A-5-8, 14A-5-9, and 14A-5-10, related to shopping carts.

No action taken. Staff received recommendations from Council and will bring this item back at a later date.

VIDEO **J. ADJOURN**

Meeting adjourned at 8:14 PM.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: May 15, 2018
ITEM #: 3.
SUBJECT: May 2018 is Older Americans Month - Proclamation

Recommendation for Action:
Staff recommends that the City Council adopt a Proclamation declaring May 2018 as Older Americans Month.

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

Background:
Across the country, older Americans – a rapidly growing population – are taking part in activities that promote wellness and social connection. They are sharing their wisdom and experience with future generations, and they are giving back to make enrich their communities. They're working and volunteering, mentoring and learning, leading and engaging.

For 55 years, Older Americans Month (OAM) has been observed to recognize older Americans and their contributions to our communities. Led by the Administration for Community Living's Administration on Aging, every May offers opportunity to hear from, support, and celebrate our nation's elders. This year's OAM theme, "Engage at Every Age," emphasizes the importance of being active and involved, no matter where or when one is in life. One is never too old (or too young) to participate in activities that can enrich one's physical, mental, and emotion well-being.

Conclusion:
Staff recommends that the City Council adopt a Proclamation declaring May 2018 as Older Americans Month.

Prepared By: Dallas Tringali, Community Services Program Manager

Reviewed By: Christine Engel, Community Services Director

Paul Navazio

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
May 2018 Older Americans Month Proclamation	4/24/2018	Cover Memo

CITY OF WOODLAND PROCLAMATION HONORING
MAY 2018 AS OLDER AMERICANS MONTH

WHEREAS, the City of Woodland includes countless older Americans who enrich and strengthen our community; and

WHEREAS, the City of Woodland is committed to engaging and supporting older adults, their families, and caregivers; and

WHEREAS, we acknowledge the importance of taking part in activities that promote physical, mental, and emotional well-being — no matter your age; and

WHEREAS, the City of Woodland can enrich the lives of individuals of *every age* by:

- promoting home- and community-based services that support independent living;
- involving older adults in community planning, events, and other activities; and
- providing opportunities for older adults to work, volunteer, learn, lead, and mentor.

NOW THEREFORE, be it resolved that the City Council of the City of Woodland do hereby proclaim May 2018 to be Older Americans Month. We urge every resident to take time this month to acknowledge older adults and the people who serve them as powerful and vital individuals who greatly contribute to the community.

PASSED AND ADOPTED this 15th Day of May, 2018

____

Enrique Fernandez, Mayor

Xóchitl Rodriguez, Mayor Pro Tem

Marlin H. "Skip" Davies, Council Member

Angel Barajas, Council Member

Tom Stallard, Council Member

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: May 15, 2018
ITEM #: 4.
SUBJECT: Proclamation - Public Works Week - May 20-26, 2018

Recommendation for Action:
Staff recommends that the City Council proclaim May 20-26,2018 as "Public Works Week."

Staff Contact:
JOHANNA CURRIE, Senior Management Analyst, (530) 661-5902, johanna.currie@cityofwoodland.org

Background:
Woodland's Public Works Department plays a key role in planning, building and maintaining infrastructure and facilities that allow current and future generations to enjoy a higher quality of life. Since 1960, the American Public Works Association (APWA) has sponsored National Public Works Week. Across the country, more than 28,000 member agencies use this week to educate the public on the critical contributions of public works to their daily lives.

The 2018 theme, "The Power of Public Works" recognizes the role Public Works plays in wide variety of public service and the impact that work has on the community.

Discussion:
The mission of Woodland's Public Works Department is "*To provide and maintain public works infrastructure, facilities and services in a cost-effective manner in order to meet the current projected needs of the City."*

Public Works Week presents an opportunity to convey to both the community and to our own staff a greater understanding of how our services benefit the City of Woodland. Woodland Public Works employees enhance public health and safety and create a resilient community by providing a wide variety of services, including:

1. Potable water production and distribution;
2. Storm water and drainage management;
3. Wastewater collection and treatment;
4. State-certified water quality testing and industrial pretreatment programs;
5. Operation and maintenance of streets and roads;
6. Street lighting, traffic signals, street signs and road markings;
7. Environmental resource management;
8. Management of solid waste collection and recycling;
9. Operation and maintenance of Woodland's fleet and facilities.

In recent years, the City's growth, reductions in resources, aging infrastructure, and an increasingly restrictive regulatory environment have challenged our ability to provide these services in the most efficient and cost-effective manner possible. However, one of the great satisfactions of working in the public works profession is that, regardless of the resource environment, Public Works staff has consistently provided quality services that directly impact the quality of life in our community and create a sustainable future for Woodland.

Conclusion:
Staff recommends that the City Council proclaim May 20-26, 2018 as "Public Works Week."

Prepared By: Johanna Currie, Senior Management Analyst

Reviewed By: Craig Locke, Acting Public Works Director

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Proclamation for Public Works Week 2018	5/1/2018	Cover Memo

CITY OF WOODLAND
PROCLAMATION
PUBLIC WORKS WEEK 2018

WHEREAS, Public Works services are an integral part of our community and the everyday lives of our citizens; and

WHEREAS, public infrastructure and facilities such as water systems, sewers, streets, traffic signals, street lights, and the wastewater treatment facility are operated and maintained by the Public Works Department, providing services enjoyed and demanded by our community on a 24/7 basis; and

WHEREAS, programs such as fleet & facilities maintenance, water conservation, and waste reduction/recycling are administered by Public Works' professionals; and

WHEREAS, the services provided by our Public Works Department contribute to the health, safety, and comfort of our community members, and to the beauty and cleanliness of our City; and

WHEREAS, the quality and sustainability of our infrastructure, facilities, programs, and services are vitally dependent upon the expertise and dedicated efforts of Public Works employees; and

WHEREAS, the efficiency of these Public Works employees is influenced by the community's attitude, support, and understanding of the work they perform;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland does hereby proclaim the week of May 20-26, 2018 as **PUBLIC WORKS WEEK** in Woodland, and calls upon all citizens and civic organizations to acquaint themselves with the issues involved in providing public works services and to recognize the contributions that Woodland's Public Works employees make every day to our health, safety, and comfort, and how Public Works makes all of these connections possible.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Woodland to be affixed.

DATED: May 15, 2018

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Enrique Fernandes, Mayor

Xochitl Rodriguez, Mayor Pro Tempore

Marlin H. "Skip" Davies, Council Member

Angel Barajas, Council Member

Tom Stallard, Council Member

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: May 15, 2018
ITEM #: 5.
SUBJECT: Fire Department Quarterly Status Report for the Period of January-March 2018

Recommendation for Action:
Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January through March 2018.

Staff Contact:
Rebecca Ramirez, Fire Chief, (530) 661-5861, becky.ramirez@cityofwoodland.org

Background:
The Fire Department Quarterly Status Report includes a summary of all activity within the Department. In lieu of providing comprehensive monthly status reports to the City Council and department heads via e-mail communication, the City Council now receives status reports on a quarterly basis via agenda packet.

Conclusion:
Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January through March 2018.

Prepared By: Jeran Ulrich, Management Analyst

Reviewed By: Rebecca Ramirez, Fire Chief

Paul Navazio

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Fire Department Quarterly Report Jan-Mar 2018	5/3/2018	Report

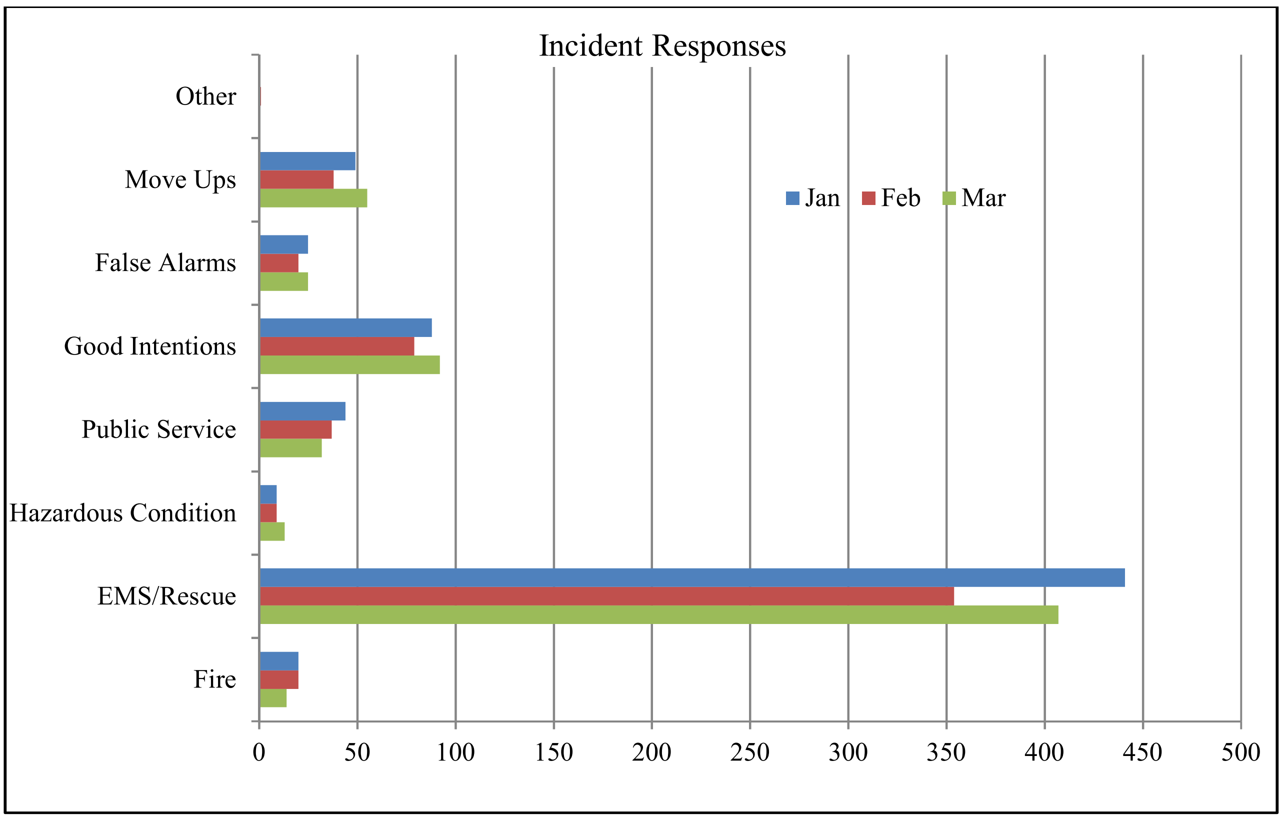
WOODLAND FIRE DEPARTMENT
Quarterly Report

DATE: May 15, 2018

SUBJECT: QUARTERLY REPORT FOR JANUARY-MARCH 2018

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

Total Incident Responses	January	February	March
Fire	20	20	14
EMS/Rescue	441	354	407
Hazardous Condition	9	9	13
Public Service	44	37	32
Good Intentions	88	79	92
False Alarms	25	20	25
Move Up*	49	38	55
Other	0	1	0
TOTAL	**676**	**558**	**638**



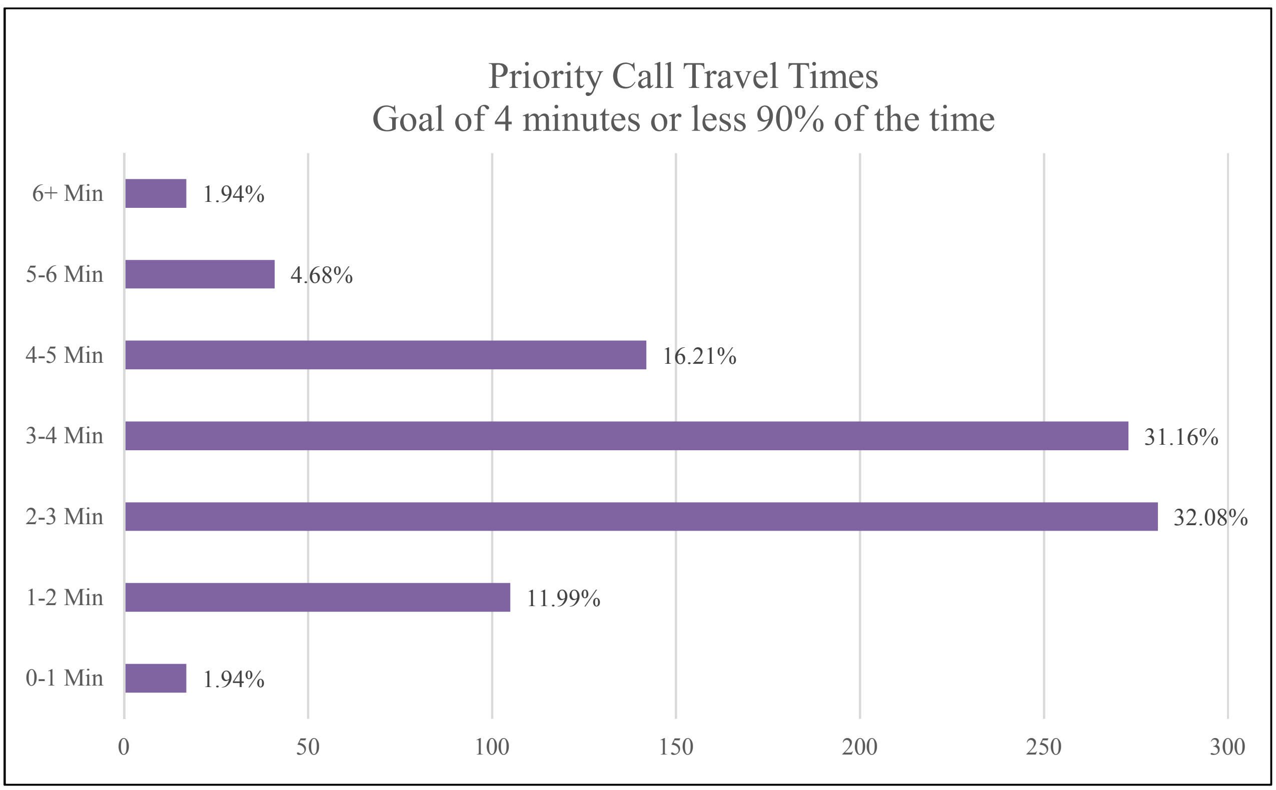
*When two or three (dependent on area) engine/truck companies are committed to calls simultaneously, the remaining engine/truck companies move strategically into the vacated area(s) to ensure adequate coverage based upon the number of available apparatus. This practice is called an “move up”.

Fire Prevention	January	February	March
Engine Company Inspections	62	22	64
Inspections	120	153	171
Plan Reviews	7	5	9
Code Enforcement Hours	8	1.5	0
Fire Investigation Hours	0	0	1

Quarterly Travel Times:

Based on the City's general plan, the Woodland Fire Department has adopted the national travel time standards set forth in NFPA 1710. These times are calculated using en route time (the time the company leaves the station) and arrival time (the time the company arrives on scene). Below is a breakdown of travel time goals and average travel times (in minutes) by type of call:

Quarterly Travel Times	January-March		
	Response Goal	Actual Performance	Average Travel Time
Structure Fire (1st Unit)	4 minutes 90% of the time	75.00%	3:50
Fire- Other	4 minutes 90% of the time	70.96%	3:21
Full First Alarm Assignment *(3 Engines, 1 Truck, 1BC)*	8 minutes 90% of the time	100.00%	NA
Emergency Medical	4 minutes 90% of the time	75.55%	3:19



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.

	January	**February**	**March**
Aid Received	17	20	7
Aid Given	5	13	8
TOTAL	**22**	**33**	**15**

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	6.
SUBJECT:	Police Department Quarterly Status Report for the period of January 2018 through March 2018

Recommendation for Action:

Staff recommends that the City Council accept the Police Department Quarterly Status Report for January 2018 through March 2018.

Staff Contact:

Luis Soler, Chief of Police, (530) 661-7865, Luis.Soler@cityofwoodland.org

Background:

The Police Department Quarterly Status Report includes a summary of all activity within the Department. 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.

Conclusion:

Staff recommends that the City Council accept the Police Department Quarterly Status Report for January 2018 through March 2018.

Prepared By: Trista Kennedy, Executive Assistant

Reviewed By: Derrek Kaff, Police Captain

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Quarterly Report Jan - March 2018	5/8/2018	Report

WOODLAND POLICE DEPARTMENT
QUARTERLY REPORT
January – March 2018

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

OFFICE OF THE CHIEF:

Personnel

January – March 2018	Budgeted	Filled
Sworn	64	64
Non-sworn (FTE)	15	15
Non-sworn (PT/Temp.)	4	4
TOTAL	**83**	**83**

Volunteers in Policing Program (ViPs):

The Department's ViP program consists of 35 Volunteers and 7 Chaplains. The ViPs and Chaplains have currently volunteered a total of 777.5 hours for 2018. The total hours for this quarter are:

ViP Hours	January	February	March	Total
Chaplains	25.5	5.5	28.5	**59.5**
Volunteers	210	235.23	272.75	**717.98**

PATROL BUREAU:

CRIME

				Calendar Year 2018	
Category	**January**	**February**	**March**	**Reported to CA DOJ**	**Percent change**
Homicide	0	0	0	0	0.00%
Rape	1	0	3	3	50.00%
Robbery	6	4	4	8	-27.27%
Aggravated Assaults	6	5	14	19	-24.00%
Simple Assaults	33	23	41	64	-52.59%
Burglary	31	11	29	40	-45.95%
Larceny/Thefts	82	76	117	193	-17.87%
Auto Theft	21	10	34	44	-25.42%
Arson	3	0	0	0	-100.00%
TOTAL	**183**	**129**	**242**	**371**	

WOODLAND POLICE DEPARTMENT
QUARTERLY REPORT
January – March 2018

Reports

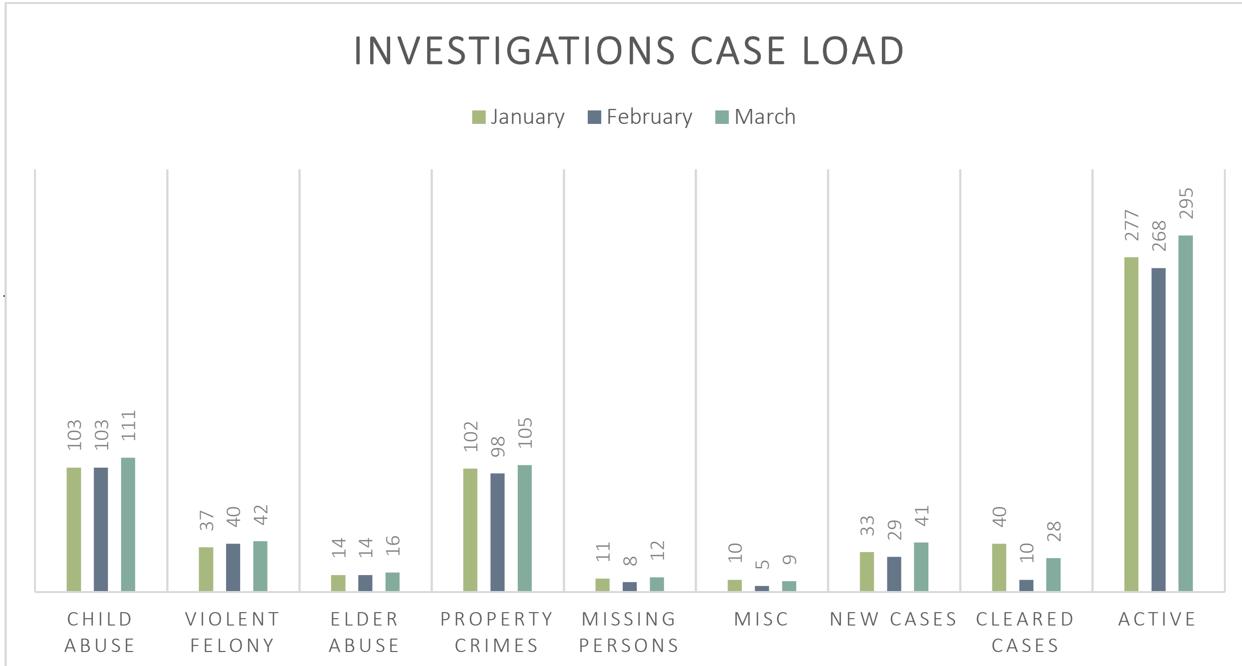
Online Reports/Coplogics	32	32	21	**85**
Mail-in Reports (MLRs)	80	76	83	**239**
Other case numbers issued	516	468	532	**1516**
TOTAL	**628**	**576**	**636**	**1840**

Response Times	**January**	**February**	**March**
Priority 1	8:33	7:12	8:38
Priority 2	10:08	11:24	10:43
Priority 3	29:16	29:29	24:46

WORKLOAD

Calls for Service	**January**	**February**	**March**	**TOTAL**
Priority 1	81	90	127	**298**
Priority 2	1,890	1,699	2012	**5,601**
Priority 3	145	123	143	**411**
All other calls for service	3,854	3,406	3513	**10,773**
TOTAL	**5,970**	**5,318**	**5,795**	**17,084**

INVESTIGATIONS BUREAU:



290 Registrant Activity	January	February	March
Total registrants	**140**	**137**	**136**
Total transient registrants	15	14	14
290 PC violation warrants issued	2	0	1
Not in compliance with annual update	2	0	1

COMMUNITY RELATIONS BUREAU:

School Resource Officers (SRO):

The SROs had the following activity for the 1st quarter of 2018:

Activity	January	February	March
Consensual contacts	2071	2227	1906
Fighting	11	8	10
Alcohol violations	2	0	0
Gang activity	1	0	1
Narcotics	5	6	4

Truancy	1	4	5
Tobacco use	0	0	0
Vandalism	0	1	1
Theft	0	0	0
Weapons	0	0	2
Other misdemeanor crimes	2	0	3
Other felony crimes	2	3	4
Administrative/Home visits	125	155	143
Overall Total:	**2220**	**2404**	**2079**

The SROs taught the G.R.E.A.T. Program at Sci-Tech Elementary and Beamer Elementary.

SRO Gray attended meetings for YTAC (Yolo Truancy Abatement Committee), SARB (Student Attendance Review Board), District Attorney Mediation, WJUSD Board and WJUSD Safety Committee. As part of that committee, he continues to work on Active Shooter Training and a Safety Plan for WJUSD sites. SRO Gray also participated in Kindness Week at Whitehead Elementary School. This involved giving a daily announcement about kindness over the schools PA system.

SRO McManus prepared and coordinated Active Shooter training for several schools including Adult Education staff and Pioneer High School Staff. This training is ongoing and more presentations are scheduled for next quarter. SRO McManus also conducted traffic enforcement at Cache Creek High School and as part of a School Traffic detail. SRO McManus participated in the City of Woodland Afterschool Teen Pack Program at Douglass Middle School and Lee Middle School.

SRO Flores attended meetings for Junior Giants (WPAL), SARB (Student Attendance Review Board) and the WPD Explorer Program. SRO Flores attended and worked at several boys/girls basketball and soccer games for Pioneer High School and Woodland High School. SRO Flores participated in WPAL fundraising efforts and spoke at a Youth Summit. He also attended and spoke at an ELAC (English Language Advisory Committee) presentation.

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	7.
SUBJECT:	Treasurer's Investment Report Quarter Ending March 31, 2018

Recommendation for Action:
Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2018.

Staff Contact:
Adam Devlin, Senior Accountant, (530) 661-5835, adam.devlin@cityofwoodland.org

Fiscal Impact:
There is no impact on the City funds in association with the information contained herein. This report is for informational purposes only.

Background:
Each quarter staff is required to provide the City Council with a report form the City Treasurer on the status of investments. The purpose of this report is to provide the Council with information regarding liquidity, monthly cash flow and expected cash disbursements.

The City manages its investment portfolio in accordance with the guidelines established by the Council-approved Investment Policy. In managing the city's investment portfolio, preservation of principal is the primary objective, followed by liquidity and finally yield on investments.

The City primarily invests in the Local Agency Investment Fund (LAIF) and federal agency obligations because these are generally considered low risk investments. The City's securities are held in custodial care by U.S. Bank N.A., which provides monthly statements to the City of Woodland. The source of valuations for the securities is marked to market by U.S. Bank N.A.

The City utilizes the services of the investment firm of Cantor Fitzgerald L.P. to implement its investment strategy with the objective to increase yield and generate additional investment earnings while, at the same time, ensure that the portfolio's primary goal of providing safety and liquidity is preserved.

Discussion:
As of March 31, 2018 the City treasury consisted of investments with a total book value of $111,266,268. The yield on the Local Agency Investment Fund (LAIF) balances for the quarter ending March 2018 was 1.51%, the average yield on the City of Woodland's investments as of March 31, 2018 was 2.15%. This results in an overall portfolio yield, combining all investments and LAIF of 1.61%.

The City Investment Policy has established a benchmark equal to the 90-day U.S. Treasury bill, which for the quarter ending March 2018 was 1.70%. The City fell short of its benchmark by 0.09% as short term interest rates continue to increase faster than previously forecasted. The increasing yield on the short term Treasury bill often occur as a result of actions by the Federal Reserve and the volatility across other investment types. Historically, the periods of time when the short term yield of the Treasury bill exceeds the longer, 12 month average of other treasury investments have been infrequent and short-lived. Over the long term, the City's investment policy and strategy is still expected to outperform short term investments.

The City's investment strategy is to maintain 40% of the investment portfolio in highly liquid funds, achieve an overall effective duration for investments of twenty-one months, and achieve an investment return of 1.66% based on the parameter of allowable investments. As of March 31, 2018 the City maintained 39.25% of the investment portfolio in highly liquid funds, achieved an overall effective duration for investments of eighteen months, and achieved an investment return of 1.61%. The City narrowly missed its target yield by 0.05% due to faster than previously anticipated increases in the federal interest rate.

The City met its goal of fully implementing its investment strategy and finished the quarter fully invested with no investible liquidity remaining. Over the next quarter the City will continue to implement and evaluate its investment strategy by investing any future investable liquidity in agency callable bonds, corporate securities, and certificates of deposit. The investments will be made with the goal of increasing the overall effective duration of investments to twenty-one months and increasing the City's return on investment while maintaining compliance with the City's adopted Investment Policy. During this time the City forecasts that there will be no maturities on its investments.

The attached report provides a summary of the City's current investments, includes the investment interest rates as they have matured, and current rates for new investments. All activities comply with the existing Investment Policy approved by the City Council. Additionally, a glossary of investment terminology and a report titled "Cash with Fiscal Agent" is included which lists the most recent information available regarding investments for the assessment districts/bond reserve fund dollars. The source of this information is monthly reports from the various district/bond Trustees.

Conclusion:
Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2018.

Prepared By: Adam Devlin, Senior Accountant

Reviewed By: Kimberly McKinney, Finance Officer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
3rd Quarter Investment Report Summary	4/30/2018	Report

CITY OF WOODLAND
INVESTMENT REPORT

March-18

SUMMARY OF INVESTMENTS

TYPE OF INVESTMENT	AMOUNT	TOTAL
Local Agency Investment Fund (LAIF)	46,036,471	41.4%
Certificate of Deposit	4,000,000	3.6%
Agency	40,638,686	36.5%
Corporate Securities	20,591,112	18.5%
TOTAL	111,266,268	100.0%

	Maturity Date	*Interest*	*Call Date*	*PAR Amount*	*Principal Amount*	Current Market Value	*Security ID*
United Bankers	2/11/2019	1.55	N/a	250,000	250,000	N/a	909557GP9
BMW Bank	6/16/2020	1.85	N/a	250,000	250,000	N/a	05580AJK1
Comenity Capital Bank	6/19/2020	1.75	N/a	250,000	250,000	N/a	20033AUE4
Merrick Bank	6/19/2020	1.80	N/a	250,000	250,000	N/a	59013JYV5
Ally Bank	6/22/2020	1.90	N/a	250,000	250,000	N/a	02006L3N1
Wex Bank	8/3/2020	1.85	N/a	250,000	250,000	N/a	92937CFV5
Bridgwater Bank	6/16/2021	1.85	N/a	250,000	250,000	N/a	108622FR7
Business Bank	6/23/2021	1.80	N/a	250,000	250,000	N/a	12325EHU9
First Financial Bank	6/29/2021	1.85	N/a	250,000	250,000	N/a	32021MEY1
Summitt Community Bank	6/30/2021	1.85	N/a	250,000	250,000	N/a	86604XLZ7
DNB First Bank	6/16/2022	1.95	N/a	250,000	250,000	N/a	25590AAF7
Goldman Sachs Bank	6/21/2022	2.35	N/a	250,000	250,000	N/a	68148PKX4
Marine Bank	6/29/2022	1.95	N/a	250,000	250,000	N/a	56817TAA9
Marlin Business Bank	6/29/2022	1.95	N/a	250,000	250,000	N/a	57116APK8
Discover Bank	7/26/2022	2.30	N/a	250,000	250,000	N/a	2546726C7
Wells Fargo Bank	7/28/2022	2.30	N/a	250,000	250,000	N/a	949763JU1
Total CD Investments				4,000,000	4,000,000		
Federal Home Loan Bank	7/17/2018	1.25	7/17/2018	1,000,000	1,000,200	998,125	3130ABTP1
Federal Home Loan Mortgage Corp	8/24/2018	1.04	5/24/2018	2,000,000	1,998,000	1,993,234	3134GAGM0
Federal National Mortgage Association	5/30/2019	1.25	5/31/2018	2,000,000	2,000,000	1,978,572	3136G3MH5
Federal National Mortgage Association	10/27/2019	1.00	10/27/2019	2,000,000	1,981,300	1,960,532	3135G0R39
Federal National Mortgage Association	2/26/2020	1.20	5/26/2018	2,000,000	2,000,000	2,000,892	3136G2XT9
Federal National Mortgage Association	4/27/2020	1.70	4/27/2020	2,000,000	2,005,000	1,974,018	3136G4NJ8
Federal National Mortgage Association	4/28/2020	1.50	4/28/2020	2,000,000	2,000,000	1,965,928	3136G2GR2
Federal National Mortgage Association	8/28/2020	1.25	8/28/2020	1,000,000	1,000,000	973,600	3136G33E3
Federal National Mortgage Association	9/15/2020	1.38	9/15/2020	2,000,000	2,000,000	1,951,826	3136G3PK5
Federal Home Loan Mortgage Corp	10/29/2020	1.18	4/29/2018	2,000,000	1,998,500	1,967,188	3134G7S77
Federal Home Loan Bank	10/29/2020	1.12	4/29/2018	1,142,857	1,142,286	1,134,613	3130A6KG1
Federal Home Loan Mortgage Corp	3/29/2021	2.53	3/29/2019	2,000,000	2,000,000	2,000,522	3134GSGT6
Federal Home Loan Mortgage Corp	4/28/2021	1.50	4/28/2021	2,000,000	2,000,000	1,940,220	3134G9AD9
Federal Home Loan Bank	8/24/2021	1.32	5/24/2018	2,000,000	2,000,000	1,957,054	3130A93A7
Federal Home Loan Bank	9/7/2021	1.19	6/7/2018	2,000,000	2,000,000	1,950,896	3130A94G3
Federal Home Loan Bank	10/28/2021	1.25	10/28/2019	2,000,000	1,987,000	1,952,700	3130A9S85
Federal Home Loan Mortgage Corp	11/4/2021	1.23	5/4/2018	1,500,000	1,500,000	1,471,734	3134GAVP6
Federal Home Loan Mortgage Corp	12/29/2021	1.50	6/29/2018	2,000,000	2,000,000	1,981,026	3134GBTY8
Federal Home Loan Mortgage Corp	1/26/2022	2.13	4/26/2018	2,000,000	2,000,000	1,960,182	3134GAT79
Federal Home Loan Mortgage Corp	4/27/2022	2.63	4/27/2018	2,000,000	2,026,400	2,001,162	3134GBHM7
Federal Home Loan Mortgage Corp	6/29/2022	2.12	6/29/2018	2,000,000	2,000,000	1,949,930	3134GBWY4
Federal Home Loan Mortgage Corp	3/29/2023	2.50	6/29/2018	2,000,000	2,000,000	1,998,210	3134GSGC3
Total Agency Investments				40,642,857	40,638,686	40,062,164	

CITY OF WOODLAND
INVESTMENT REPORT

	Maturity Date	Interest	Call Date	PAR Amount	Principal Amount	Current Market Value	Security ID
Honda	10/10/2018	2.13	N/a	500,000	510,470	498,269	02665WAC5
Pepsi Co	1/7/2019	2.25	N/a	500,000	511,715	499,548	713448CK2
Oracle	1/15/2019	2.38	N/a	500,000	514,730	500,001	68389XAQ8
JP Morgan Chase & Co	1/28/2019	2.35	N/a	500,000	510,478	499,381	46625HJR2
Cisco	3/1/2019	2.13	N/a	500,000	507,360	498,743	17275RAR3
Apple Inc	5/6/2019	2.10	N/a	500,000	513,105	498,640	037833AQ3
PFIZER	5/15/2019	2.10	N/a	500,000	506,585	498,157	717081DL4
Walt Disney Company	5/30/2019	1.85	N/a	500,000	505,430	496,411	25468PDA1
Oracle	10/8/2019	2.25	N/a	500,000	512,440	497,053	68389XAX3
JP Morgan Chase & Co	10/22/2019	2.20	N/a	500,000	506,335	495,140	48127HAA7
US Bank Cincinnati	10/28/2019	2.13	N/a	500,000	502,535	494,972	90331HML4
General Electric Cap Corp	12/11/2019	2.10	N/a	500,000	511,285	490,819	36962G6P4
Costco	12/15/2019	1.70	N/a	500,000	499,510	492,898	22160KAF2
Cisco	1/15/2020	4.45	N/a	500,000	548,733	515,537	17275RAH5
Exxon	3/6/2020	1.91	N/a	500,000	508,480	492,887	30231GAG7
IBM	5/15/2020	1.63	N/a	500,000	490,433	488,534	459200HM6
Qualcomm Inc	5/20/2020	2.25	N/a	500,000	496,870	491,693	747525AD5
Cisco	6/15/2020	2.45	N/a	500,000	511,695	496,963	17275RAX0
Wal-Mart	7/8/2020	3.63	N/a	500,000	545,540	510,862	931142CU5
Wal-Mart	7/8/2020	3.63	N/a	500,000	540,835	510,862	931142CU5
Intel	7/29/2020	2.45	N/a	500,000	508,463	497,155	458140AQ3
Pfizer	8/12/2020	5.20	N/a	500,000	571,167	528,450	717081DR1
Ralph Lauren Corp	8/18/2020	2.63	N/a	500,000	502,865	498,254	751212AB7
Simon Property Group	9/1/2020	2.50	N/a	500,000	509,175	494,513	828807CU9
Automated Data Processing (ADP)	9/15/2020	2.25	N/a	500,000	507,140	493,977	053015AD5
Coca-Cola Co	10/27/2020	1.88	N/a	500,000	497,735	490,332	191216BT6
UPS	1/15/2021	3.13	N/a	1,000,000	1,042,770	1,007,781	911312AM8
Johnson & Johnson	5/15/2021	3.55	N/a	500,000	531,000	514,976	478160AZ7
Google	5/19/2021	3.63	N/a	1,000,000	1,069,370	1,030,549	02079KAA5
Caterpillar	8/9/2021	1.70	N/a	500,000	501,113	478,892	14912L6U0
Pepsico	10/6/2021	1.70	N/a	500,000	488,785	480,338	713448DL9
GE	10/17/2021	4.65	N/a	500,000	553,830	522,048	36962G5J9
JPMorgan Chase & Co	1/24/2022	4.50	N/a	500,000	535,990	520,199	46625HJD3
Apple (APPL)	2/9/2022	2.50	N/a	500,000	509,485	492,278	037833CM0
Costco	2/15/2022	2.25	N/a	500,000	499,745	488,253	22160KAH8
Chevron	3/3/2022	2.41	N/a	500,000	506,350	489,929	166764AT7
Pepsico	5/2/2022	2.25	N/a	500,000	504,250	486,322	713448DT2
IBM	9/8/2022	2.20	N/a	500,000	497,315	480,176	44932HAC7
Total Corporate Investments				20,000,000	20,591,112	19,961,784	
Total of LAIF Funds & Investments Detail					111,266,268		
Check Total (Should be zero)					-		

CASH ACCOUNTS as of 3/31/18

Bank Accounts with U.S. Bank	$5,628,927
Petty Cash	$2,778
Cash with Fiscal Agent	$6,011,577

INTEREST SUMMARY

Prior Quarters Interest Earned - Investments	$571,805
Prior Quarters Interest Earned - LAIF	$227,093
Total Interest Received	$798,899
Interest Received from January 1, 2018 to March 31, 2018	$397,904
Total Fiscal Year-to-Date Interest Received	**$1,196,803**

Maturity Date	Interest	Call Date	PAR Amount	Principal Amount	Current Market Value	Security ID

The interest received does not always represent the interest earned. LAIF records interest on a quarterly basis but does not report it until the 15th of the month following the end of the quarter. The interest received on Treasury Notes is received every six months either on the 15th or the last day of the month. Bond interest is posted every six months to the date of settlement.

CITY OF WOODLAND
ACTIVITY REPORT

DATE	DESCRIPTION	DEBIT	CREDIT	DEBITS
LAIF	**TREASURER**			
01/01/18	Month Beginning Balance			**42,906,145**
01/11/18	Quarterly Interest	130,325		**43,036,471**
01/17/18	Deposit into LAIF	3,000,000		**46,036,471**
02/01/18	Deposit into LAIF	12,000,000		**58,036,471**
02/26/18	Withdraw from LAIF		3,000,000	**55,036,471**
02/28/18	Withdraw from LAIF		1,000,000	**54,036,471**
03/08/18	Withdraw from LAIF		1,000,000	**53,036,471**
03/20/18	Withdraw from LAIF		3,000,000	**50,036,471**
03/27/18	Withdraw from LAIF		4,000,000	**46,036,471**
03/31/18	Month End Balance			**46,036,471**
Bonds and Other Investments				
1/1/2018	BEGINNING BALANCE			**61,229,797**
3/29/2018	Purchase FHLMC 3134GSGC3	2,000,000		**63,229,797**
3/29/2018	Purchase FHLMC 3134GSGT6	2,000,000		**65,229,797**
3/31/2018	Month End Balance			**65,229,797**
		END OF MONTH TOTAL DEBITS		**111,266,268**
		Check Total (Should be Zero)		-

Transactions w/LAIF	8
Purchase of New Bonds	2
Bonds Called	0
Purchase of New CD	0
CD Matured	0
Bonds Sold	0
Bonds Matured	0
Purchase of Corp Securities	0
Sale of Corp Securities	0

2009 Wastewater Revenue Bonds					
reserve fund	$0.00	AIG-Notes, Mortgages, etc	$0.00	Cash Management-Fidelity	
interest fund	$0.00		$0.00	Cash Management-Fidelity	0.00
Revenue Fund	$0.00		$0.00	Cash Management-Fidelity	0.00
interest fund	$0.00		0.00	Cash Management-Fidelity	0.00
Reserve fund	$128.58		$128.58	Cash Management-Fidelity	0.02
CFD - Gibson Ranch					
94-1					
Spc tax debt svc	$0.00		$0.00	Cash Mgmt-1st Am Treasury	0.00
reserve acct	$0.00		$0.00	Cash Mgmt-1st Am Treasury	0.00
Spc tax debt svc	$0.00		$0.00	Cash Mgmt-1st Am Treasury	0.00
Series 2001 Acct	$0.00		$0.00	Cash Mgmt-1st Am Treasury	0.00
2004 Refunding spc tax	$0.00		$0.00	Cash Mgmt-1st Am Treasury	0.00
2004 Refunding spc tax	$0.00		$0.00	Cash Mgmt-1st Am Treasury	0.00
2004 Subordinate Revenue	$893.40		$893.40	Cash Mgmt-1st Am Treasury	0.15
2004 Subordinate (Incl Reserve)	$226,448.52		$226,448.52	Cash Mgmt-1st Am Treasury	141.02
Spring Lake 2013					
Reserve Fund	$2,137,105.33		$2,137,105.33	Cash Mgmt-1st Am Prime Obligation	1,309.94
Spring Lake 2016					
Special tax proceeds	$0.19		$0.19	Cash Mgmt-1st Am Prime Obligation	0.00
Special tax fund	$15.49		$15.49	Cash Mgmt-1st Am Prime Obligation	13.91
Reserve fund	$1,126,115.51		$1,126,115.51	Cash Mgmt-1st Am Prime Obligation	689.01
Revenue Anticipation Notes					
Water Revenue Bonds 2011					
revenue acct.	$434.94		$434.94	US Bank Mmkt 5 -Ct	14.28
Interest acct.	$7.95		$7.95	US Bank Mmkt 5 -Ct	0.00
reserve acct.	$1,324,577.50		$1,324,577.50	US Bank Mmkt 5 -Ct	203.22
proceeds acct	$0.00		$0.00	US Bank Mmkt 5 -Ct	0.00
ARRA 2011					
Principal and Interest account	$237,552.49		$237,552.49	US Bank Mmkt 5 -Ct	280.18
Reserve fund	$225,249.77		$225,249.77	US Bank Mmkt 5 -Ct	130.59
Bond Anticipation Notes					
2007 RDA TABS					
Tax Revenue Fund	$0.00		$0.00	Cash Mgmt - Ist Am Treasury Oblig	0.00
Interest Account	$603.03		$603.03	Cash Mgmt - Ist Am Treasury Oblig	0.07
Principal Account	$5.59		$5.59	Cash Mgmt - Ist Am Treasury Oblig	0.00
reserve account - 2007 A	$594,066.15		$594,066.15	Cash Mgmt - Ist Am Treasury Oblig	91.15
reserve account - 2007 B	$0.00		$0.00	Cash Mgmt - Ist Am Treasury Oblig	0.00
CDBG Account					
Savings Account	$138,372.72	$138,372.72		Bank of America - Quarterly Bank Statement	0.00
TOTAL	$6,011,577.16				
Check Summary Total (Should be zero)	$0.00				

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	8.
SUBJECT:	Lease Agreements with Rafael Saldana to Farm portions of three City owned parcels known as APN's: 027-852-005, 057-170-003, and 027-360-010

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to enter into Lease Agreements with Rafael Saldana to farm portions of three City owned parcels known as APN's: 027-852-005, 057-170-003, and 027-360-010.

Staff Contact:
Ken Hiatt, Assistant City Manager, (530) 661-5930, Ken.Hiatt@cityofwoodland.org

Fiscal Impact:
The fiscal impact to the city is general fund revenue of $13,000, in total, for the term of the three agreements. Should the lessee and the City desire to extend the term of any of the leases, additional rent will be negotiated.

There would be significant cost to the City to provide the required fire prevention abatement to the parcels before the summer season. No abatement is required if the grasses are cut for hay purposes which is cost beneficial for the City.

Background:
The City has held previous lease agreements with Mr. Saldana for City owned properties known as the "Old Waste Water Treatment Plant" located at Beamer Street and CR102 and also a portion of land east of the Gateway Shopping Center. City owned land known as "Bypass Property" has also been previously leased for farming from a different lessee.

Mr. Saldana's lease on the old Waste Water Treatment Plant property expired in December 2017 and his lease on the property south of the Gateway Center will expire in August 2018. The Bypass property has not been under a farming contract since 2016, but is in need of farming prior to the warmer weather when the grass dries out. The growth of grass on all three properties needs to be abated prior to the fire season. Since the grassland is also of farming quality, Mr. Saldana will farm the grasses for hay.

The Lessee has been made aware that we also have a separate active license agreement for storage of bee boxes on all three parcels and to avoid any conflicts of use.

Discussion:
Staff and Mr. Saldana have negotiated terms for the Lease Agreements as summarized below:

Terms for Lease Agreements

Term:
1-year with option to extend under additional 1-year contracts. (Bypass property ends on October 15th, 2019 to allow for full harvest of hay crop)

Rent:

1. East of Gateway Center (027-852-005): $1,000
2. Old Waste Water Treatment Plant (027-360-010): $2,000
3. Bypass Property (057-170-003): $10,000

Maintenance:
Lessee responsible for keeping properties free and clear of noxious weeds, trash, and in good and proper condition.

Termination:
City retains right to terminate leases without cause with 60 day notice.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to enter into Lease Agreements with Rafael Saldana to farm portions of three City owned parcels known as APN's: 027-852-005, 057-170-003, and 027-360-010.

Prepared By: Lynn Johnson, Senior Management Analyst

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/11/2018	Resolution
Lease Agreement Old Waste Water Treatment Plant	5/11/2018	Agreement
Lease Agreement - East of Gateway Shopping Center	5/11/2018	Agreement
Lease Agreement - Bypass Property	5/11/2018	Agreement

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO LEASE AGREEMENTS WITH RAFAEL SALDANA TO USE PORTIONS OF THREE CITY OWNED PARCELS FOR FARMING PUPORSES

WHEREAS, the City of Woodland is the owner of the following parcels: APN 027-852-005 ("East of Gateway Shopping Center"), APN 027-360-010 ("Old Waste Water Treatment Plant"), and APN 057-170-003("Bypass Property"); and

WHEREAS, Rafael Saldana is interested in using portions of the before mentioned parcels for the purposes of farming as shown in the attached Exhibit A; and

WHEREAS, the parties desire to enter into three agreements whereby the property owner will lease a portion of the parcels from the City as follows: APN 027-852-005 - $1,000, APN 027-360-010 - $2,000, and APN 057-170-003 - $10,000; and

WHEREAS, allowing portions of City owned property to be used as farming property provides no harm or burden for the City.

NOW, THEREFORE, BE IT RESOLVED that: The City Council of the City of Woodland authorizes the City Manager to enter into three separate Lease Agreements with Rafael Saldana for use of portions of three separate City owned parcels pursuant to the terms set forth in the Lease Agreements.

PASSED AND ADOPTED by the City Council this 15th day of May, 2018, by the following vote:

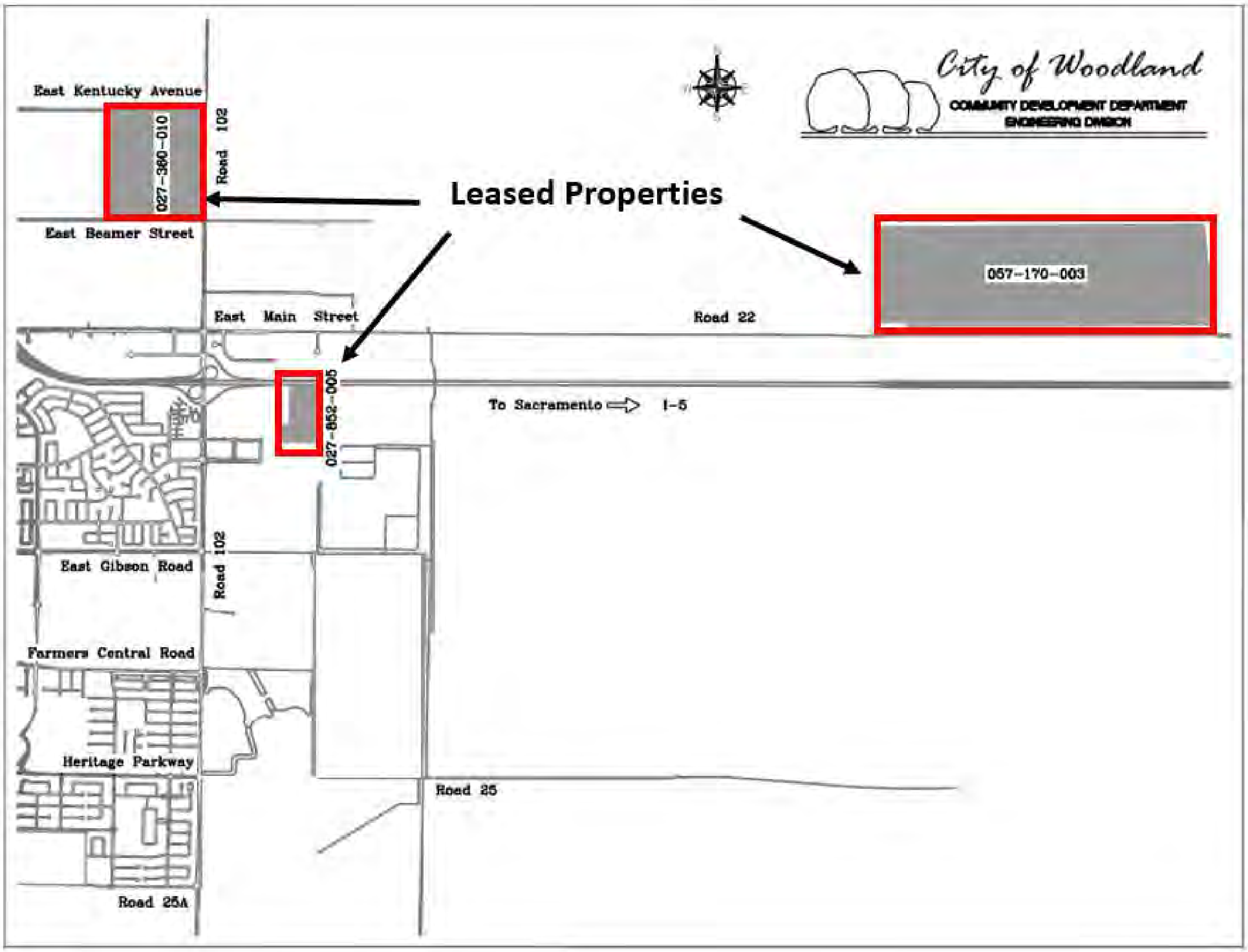
AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

Exhibit A



City of Woodland
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION
Leased Properties
East Kentucky Avenue
027-360-010
Road 102
East Beamer Street
East Main Street
Road 22
057-170-003
027-852-005
To Sacramento
I-5
East Gibson Road
Farmers Central Road
Heritage Parkway
Road 25
Road 25A

CITY OF WOODLAND
LEASE AGREEMENT WITH RAFAEL SALDANA

1. Parties and Date.

This Lease Agreement ("Lease") is made as of May __, 2018, by and between the City of Woodland, a municipal corporation of the State of California ("City") and Rafael Saldana, an individual ("Lessee"). City and Lessee are sometimes referred to collectively as the "Parties" or individually as a "Party."

2. Recitals.

2.1 Description of Leased Land. The City is the record owner of a piece of real property generally located at the old Wastewater Treatment Plant, County of Yolo, Assessor's Parcel Number 027-360-010, legally described in the attached Exhibit "A" incorporated by this reference ("City Property"). As set forth in this Lease, Lessee desires to lease a portion of the City Property as more particularly depicted in Exhibit "A" ("Leased Land").

2.2 Purpose of Lease. City and Lessee desire to enter into this Lease in exchange for due and adequate consideration, the receipt and sufficiency of which are acknowledged by Parties and further described and set forth in this Lease.

3. Terms.

3.1 Leased Land. City hereby leases to Lessee the Leased Land on the terms and conditions contained in this Lease. The grant of this Lease shall not relieve Lessee from the requirement to obtain, at its expense, any land use permits or other approvals for Lessee's use of the Leased Land. However, neither Party anticipates that Lessee will apply for or desire any other land use permit or other approval as Lessee shall lease the Leased Land for farming purposes only. Lessee has been notified of existing License Agreement between City and BZ-Bee Pollination on Leased Land and agrees that the bee storage yards will not be disturbed or modified in any way.

3.2 Use. Subject to the terms and conditions of this Lease, Lessee may use the Leased Land solely for farming and related purposes including leveling it; disking it; planting it; cultivating, fertilizing, irrigating, and harvesting crops on it; removing weeds and other growth from it; and laying temporary water lines for the irrigation of crops on it.

3.3 Term.

3.3.1 The initial term of this Lease shall be for one (1) year, commencing on the date of execution of this Agreement (“Effective Date”).

3.3.2 In their sole and absolute discretion, City and Lessee may agree to extend the term of this Lease for additional one (1) year terms (each an "Additional Term"). In the event City and Lessee wish to extend the Lease for any Additional Term, they shall both provide written notice to the other Party of their desire to do so, and this Lease will be amended to provide for the Additional Term.

3.4 Rent. Lessee shall pay to the City a one-time rental payment of Two Thousand Dollars ($2,000.00) (“Rent”). Rental payments for the Initial Term shall be due on the Effective Date. Rent for any Additional Term shall be agreed upon by both parties and is due on or prior to the commencement of that term. Rental payments shall be sent to the City in the same manner as other notices.

3.5 Termination. This Lease may be terminated by either Party upon the other Party's breach of any of its obligations under this Lease and failure to cure such breach within thirty (30) days after receipt of written notice from the non-breaching Party or, if such cure cannot be completed within thirty (30) days, the breaching Party's failure to commence such cure within thirty (30) days after its receipt of written notice and failure to diligently prosecute such cure to completion. City May terminate without cause upon 60 days written notice to Lessee. In the event City terminates without cause, Lessee's rent payment shall be reimbursed in full within 30 days of Lessee's vacation of property pursuant to Section 3.7.

3.6 Improvements. Lessee shall not construct or maintain any improvements on the Leased Land or City Property without City's prior written approval, except as otherwise provided herein. The City may grant such approval in its sole and complete discretion following Lessee's written request for approval.

3.7 Vacating the Property. At the termination of this Lease, Lessee shall quit and surrender possession of the Leased Land and shall return the Leased Land to the condition as they existed on the Effective Date, excepting any weed or brush removal. Lessee agrees to pay any costs incurred by City if Lessee fails to comply with this provision, including reasonable attorneys' fees and costs expended on any action by City to compel Lessee to restore the Leased Land to the condition that existed on the Effective Date. At its sole and exclusive option, if Lessee does not restore the Leased Land as required, City may do so at Lessee's sole cost and expense.

3.8 Maintenance. Lessee shall, at its sole cost and expense, keep the Leased Land free of noxious weeds and trash, and in good and proper condition in compliance with all applicable laws and regulations concerning the use of the Leased Land. Lessee shall also not cause trash or other debris to be placed on the Leased Land or City Property. In addition, Lessee shall make any repairs to the Leased Land caused by or incident to Lessee's use of the Leased Land or implementation of this Lease.

3.9 Additional Requirements.

3.9.1 For purposes of this Lease, the term "Hazardous Substances" means: (a) any substance, products, waste, or other material of any nature whatsoever which is or becomes listed, regulated, or addressed pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 United States Code Section 9601 et seq.; the Resources Conservation and Recovery Act, 42 United States Code Section 6901 et seq.; the Hazardous Materials Transportation Conservation and Recovery Act, 42 United States Code Section 1801 et seq.; the Clean Water Act, 33 United States Code Section 1251 et seq.; the Toxic Substances Control Act, 15 United States Code Section 2601 et seq.; the California Hazardous Waste Control Act, Health and Safety Code Section 25100 et seq.; the Hazardous Substance Account Act, Health and Safety Code Section 25330 et seq.; the California Safe Drinking Water and Toxic Enforcement Act, Health and Safety Code Section 25249.5 et seq.; California Health and Safety Code Section 25280 et seq. (Underground Storage of Hazardous Substances); the California Hazardous Waste Management Act, Health and Safety Code Section 25170.1 et seq.; California Health and Safety Code Section 25501 et seq. (Hazardous Materials Release Response Plans and Inventory); or the California Porter-Cologne Water Quality Control Act, Water Code Section 13000 et seq., all as amended (the above cited California state statutes are hereinafter collectively referred to as "the State Toxic Substances

Law"); or any other federal, state, or local statute, law, ordinance, resolution, code, rule, regulation, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning any Hazardous Substance, now or at any time hereinafter in effect; (b) any substance, product, waste, or other material of any nature whatsoever that may give rise to liability under any of the above statutes or under any statutory or common law theory based on negligence, trespass, intentional tort, nuisance, or strict liability or under any reported decisions of a state or federal court; (c) petroleum or crude oil, other than petroleum and petroleum products which are contained within regularly operated motor vehicles; and (d) asbestos.

3.9.2 City makes no warranty or representation whatsoever concerning the Leased Land or City Property, including without limitation, the condition, fitness, or utility for any purpose thereof, of any improvements thereto with applicable laws, ordinances, or governmental regulations. Lessee's right to use the Leased Land and City Property is strictly on an "as is" basis with all faults. City hereby disclaims all warranties whatsoever, express or implied, regarding the condition of the soil (or water), geology, and any warranty of merchantability or habitability or fitness for a particular purpose.

3.9.3 Except as otherwise specifically permitted under the terms of this Lease, Lessee shall not use, create, generate, store, deposit, dispose of, or allow any Hazardous Substances on, under, about, or within the City Property or Licensed Land in violation of any federal, state, or local law, rule, regulation, order, decree, or other requirement listed in subsection 3.9.1. The storage, use, and application of usual and customary agricultural pesticides is excepted from the preceding prohibition of use by Lessee of Hazardous Substances on the Leased Land, so long as Lessee complies with all applicable federal, state, and local laws, rules, and regulations governing the use of such items.

3.9.4 City or its officers, employees, contractors, or agents shall at all times have the right to go upon and inspect the Leased Land and the operations conducted thereon to assure compliance with the requirements herein stated. This inspection may include taking samples for chemical analysis of substances and materials present and/or testing soils on the Leased Land and taking photographs.

3.9.5 Lessee shall, within forty-eight (48) hours of the discovery by Lessee of the presence of, or believed presence of, a Hazardous Substance as defined herein, give written notice to City in the event that Lessee knows or has reasonable cause to believe that any release of Hazardous Substance has come or will come to be located on, under, about, or within the Leased Land or City Property. The failure to disclose in a timely manner the release of a Hazardous Substance, including but not limited to, an amount that is required to be reported to a state or local agency pursuant to law (e.g., California's Hazardous Materials Storage and Emergency Response Act, Health and Safety Code Section 25550 et seq.) shall be grounds for termination of this Lease by City in addition to actual damages and other remedies provided by law. Lessee shall immediately clean up and completely remove all Hazardous Substances placed by Lessee on, under, about, or within the Leased Land or City Property, in a manner that is in all respects safe and in accordance with all applicable laws, rules, and regulations.

3.9.6 In the event Hazardous Substances are discovered, Lessee shall disclose to City the specific information regarding Lessee's discovery of any Hazardous Substances placed on, under, about, or within the Leased Land or City Property by Lessee or its employees or agents, and provide written documentation of its safe and legal disposal.

3.9.7 Breach of any of the covenants, terms, and conditions contained in this Section 3.9 shall give City the authority to either immediately terminate this Lease or to require the shutdown of Lessee's operations thereon, at the sole discretion of City. In either case, Lessee will continue to be liable under this Lease to remove and mitigate all Hazardous Substances placed by Lessee on, under, about, or within Leased Land or City Property. Lessee shall be responsible for, and bear the entire cost of removal and disposal of, all Hazardous Substances introduced to the Leased Land and City Property by Lessee during Lessee's period of use and possession of the Leased Land or City Property. Upon termination of this Lease, Lessee shall, in accordance with all laws, remove from the Leased Land or City Property any equipment or improvements placed on the Leased Land or City Property by Lessee that may be contaminated by Hazardous Substances.

3.9.8 Lessee shall defend (by counsel reasonably satisfactory to the City's attorney), indemnify and hold City and its officials, officers, employees, contractors and agents free and harmless from any and all claims, liability, injury, damage, costs, or expenses (including, without limitation, the cost of attorney's fees) arising as a result of the presence of use of any Hazardous Substances placed or caused to be placed by Lessee or its agents, contractors, or employees on the City Property or Leased Land. The foregoing indemnity is intended to operate as an agreement pursuant to, among other requirements, Section 107, subdivision (e) of CERCLA, 42 United States Code Section 9607, subdivision (e), and California Health and Safety Code Section 25364, to insure, protect, hold harmless and indemnify each Party from any liability created by the other Party pursuant to such sections.

3.10 Risk of Loss. Except as expressly provided in Section 3.11 and without limiting the scope of Section 3.19, Lessee shall bear the sole and complete risk of loss or damage to its agricultural operations and auxiliary equipment while on City Property or the Leased Land, including but not limited to damage from flooding. Lessee understands and acknowledges that the primary use of the City Property and the Leased Land is for storm water conveyance and flood control purposes, that City or other regulatory agencies may use the City Property and the Leased Land for this purposed as necessary, notwithstanding this Lease, and that the Leased Land and/or City Property may flood or become impassable without notice.

3.11 Entry by Owner. Lessee shall permit City to enter upon the Leased Land at any time, and City shall be liable for any damage to Lessee's personal property in the course thereof, but only to the extent that damage was caused by the negligence of City or its personnel. Pursuant to section 3.10, damage to Lessee's personal property from flooding and/or stormwater retention shall not be deemed to be due to the City's negligence regardless of its cause.

3.12 Subordinate Rights.

3.12.1 This Lease is subject and subordinate to the prior and future rights and obligations of City, its successors and assigns, to use the City Property in the exercise of its powers and in the performance of its duties. Accordingly, there is reserved and retained unto City, its successors, assigns, grantees, and permittees, the right to construct and reconstruct facilities and appurtenances in, upon, over, under, across, and along City Property, and in connection therewith, the right to grant and convey to others, rights and interests to City Property.

3.12.2 This Lease is subject to all leases, easements, restrictions, conditions, covenants, encumbrances, liens, claims, and other matters of title ("Title Exceptions") that may affect the Leased Land now or hereafter.

3.12.3 Lessee further acknowledges that the City may grant licenses to community groups and others permitting recreational uses of the Leased Land, provided that these uses do not unreasonably interfere with Lessee's agricultural operations on the Leased Land.

3.13 Assignment or Subletting. Lessee shall not assign or sublease this Lease without the prior express written consent of the City, which consent may be withheld in the City's sole discretion, notwithstanding sections 1995.260 and 1995.270 of the California Civil Code, as they may be amended.

3.14 Taxes. The possessory property interest created by this Lease may be subject to property taxation, and Lessee may be subject to the payment of property taxes levied on such interest by the appropriate taxing authority. Lessee is required to pay any such tax directly to the appropriate taxing authority.

3.15 Mechanic's Liens. Lessee shall keep the Leased Land and the City Property free from any liens arising out of any work performed, material furnished, or obligations incurred by Lessee.

3.16 Waiver. The waiver by City or Lessee of any breach of any term, covenant, condition, or provision contained herein ("Terms"), shall not be deemed to be a waiver of such Terms for any subsequent breach of the same or any other Terms contained herein.

3.17 Attorneys' Fees. The prevailing party in any action brought by either Party hereto, based on any claim arising under this Lease, shall be entitled to reasonable attorneys', expert, and/or consultants' fees.

3.18 Insurance.

3.18.1 Types; Amounts. Lease shall obtain, and shall require any subcontractor to obtain, insurance in the amounts described below unless specifically altered or waived by City **("Required Insurance").** If any of the Required Insurance contains a general aggregate limit, such insurance shall apply separately to this Lease or be no less than two times the specified occurrence limit.

(i) *General Liability Insurance.* Lessee shall maintain occurrence version general liability insurance, or equivalent form, with a combined single limit of not less than Two Million Dollars ($2,000,000) per occurrence, which limit may be satisfied by a combination of primary and umbrella policies.

(ii) *"All Risk" Property Insurance.* Lessee shall maintain a policy of property insurance for perils usual to a standard "all risk" insurance policy on all its improvements or alterations in, on, or about the Leased Land, with limits equal to the value of all such improvements or alterations.

3.18.2 General Provisions. The general liability insurance policy shall name City, its elected officials, officers, employees, agents, and volunteers as additional insureds. The Required Insurance shall be primary as to Lessee's defense and indemnification obligations herein with respect to any insurance or self-insurance programs covering City, its elected officials, officers, employees, agents, and volunteers, or if in excess stand in an unbroken chain of coverage in excess of Lessee's scheduled underlying coverage. The Required Insurance shall contain standard separation of insureds provisions, and shall contain no special limitations on the scope of its protection to City, its elected officials, officers, employees, agents, and volunteers.

3.18.3 Certificates; Insurer Rating; Cancellation Notice. On the Effective Date, Lessee shall furnish to City properly executed certificates of insurance that evidence all Required Insurance. Lessee shall maintain the Required Insurance at all times while this Lease is in effect, and shall replace any certificate, policy, or endorsement which will expire prior to that date. All policies shall be endorsed to provide the Required Insurance shall not be suspended, voided, reduced, canceled, or allowed to expire except on thirty (30) days prior written notice to City. Unless approved in writing by City, Lessee shall place the Required Insurance with insurers Leased to do business in the State of California and with a current A.M. Best rating of at least A-.

3.18.4 Waiver of Subrogation. City and Lessee release each other and their respective officials, directors, employees, representatives, and agents from any claims for damage or harm to any person or the Leased Land caused by, or which result from, risks insured under any insurance policy carried by the Parties at the time of such damage or harm. City and Lessee shall cause each insurance policy obtained by them to provide the insurance company waives all right of recovery by way of subrogation against the other in connection with any damage or harm covered by such policy.

3.19 Indemnity. Lessee hereby agrees to defend (by counsel reasonably satisfactory to the City attorney), indemnify, and hold City and its directors, officials, officers, agents, and employees free and harmless from and against any and all claims, demands, causes of action, costs, liabilities, expenses, losses, damages, or injuries of any kind in law or equity, to persons or property, including wrongful death, in any manner to the extent caused by the negligence or willful misconduct of Lessee, its agents, or employees in performance of this Lease or use of the Leased Land. Lessee shall defend, with counsel selected by City, at Lessee's sole expense, any and all aforesaid suits, actions or proceedings, legal or equitable, that may be brought or instituted against City, its directors, officials, officers, agents, or employees. Lessee shall pay and satisfy any judgment, award, or decree that may be rendered against City, its directors, officials, officers, agents, or employees. Lessee shall reimburse such parties for any and all legal expenses and costs incurred by one or all of them in connection with this Lease or the indemnity herein provided. Lessee's obligation shall survive termination or expiration of this Lease, and shall not be restricted to insurance proceeds, if any, received by City or its directors, officials, officers, agents or employees. In no event shall Lessee's be obligated to indemnify, defend and/or hold City harmless for claims to the extent such claims are caused by City's negligence or willful misconduct.

3.20 Amendments. The provisions of this Lease may be amended only by mutual written agreement of the Parties.

3.21 No Relocation Assistance. Lessee acknowledges that Lessee is not entitled to relocation assistance or any other benefits under the Uniform Relocation Assistance Act or any other applicable provision of law upon termination of this Lease.

3.22 Time. Time is of the essence of this Lease.

3.23 Notices. All notices permitted or required under this Lease shall be given to the respective parties at the following addresses, or at such other address as the respective parties may provide in writing for this purpose:

Lessee:

Rafael Saldana
34209 Road 23 A
Woodland, CA 95695

City:
City of Woodland
300 First Street
Woodland, California 95695
Attn: Paul Navazio, City Manager

Such notice shall be deemed made when personally delivered or forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the Party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.24 Entire Agreement. This Lease constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations, and other agreements concerning the subject matter contained herein.

3.25 Invalidity. If any provision of this Lease is invalid or unenforceable with respect to any Party, the remainder of this Lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected, and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

3.26 Successors and Assigns. This Lease shall be binding on and inure to the benefit of the successors and permitted assignees of the respective Parties.

3.27 Governing Law and Venue. This Lease shall be governed by the laws of the State of California. Any action to interpret or enforce this Lease shall be brought and maintained exclusively in the courts of and for Yolo County, California.

3.28 Execution of Lease. This Lease may be executed in duplicate counterparts, each of which shall be deemed an original.

3.29 Survival. All obligations of Lessee hereunder not fully performed as of the completion or termination of this Lease shall survive such completion or termination, including without limitation all obligations concerning the condition of the Leased Land and the City Property.

3.30 Authority to Enter Agreement. Both Parties represent to the other that they have the requisite power and authority to conduct their business and to execute, deliver, and perform the requirements of, this Lease. Each Party warrants that the individuals who have signed this Lease have the legal power, right, and authority to enter into this Lease and bind each respective Party.

3.31 Discrimination. Lessee covenants by and for itself, its heirs, executors, administrators, and assigns, and all persons claiming under or through it, and this Lease is made and accepted upon and subject to the requirement that there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the leasing, use, occupancy, tenure, or enjoyment of the premises, nor shall

Lessee, or any person claiming under or through Lessee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of the Leased Land.

[Signature page follows]

The effective date of this Lease Agreement is the date of execution by the last Party to sign (the "Effective Date").

City of Woodland	**LESSEE**
By: ______________________________ Paul Navazio City Manager	By: ______________________________ Rafael Saldana
Date: ______________________________	Date: ______________________________

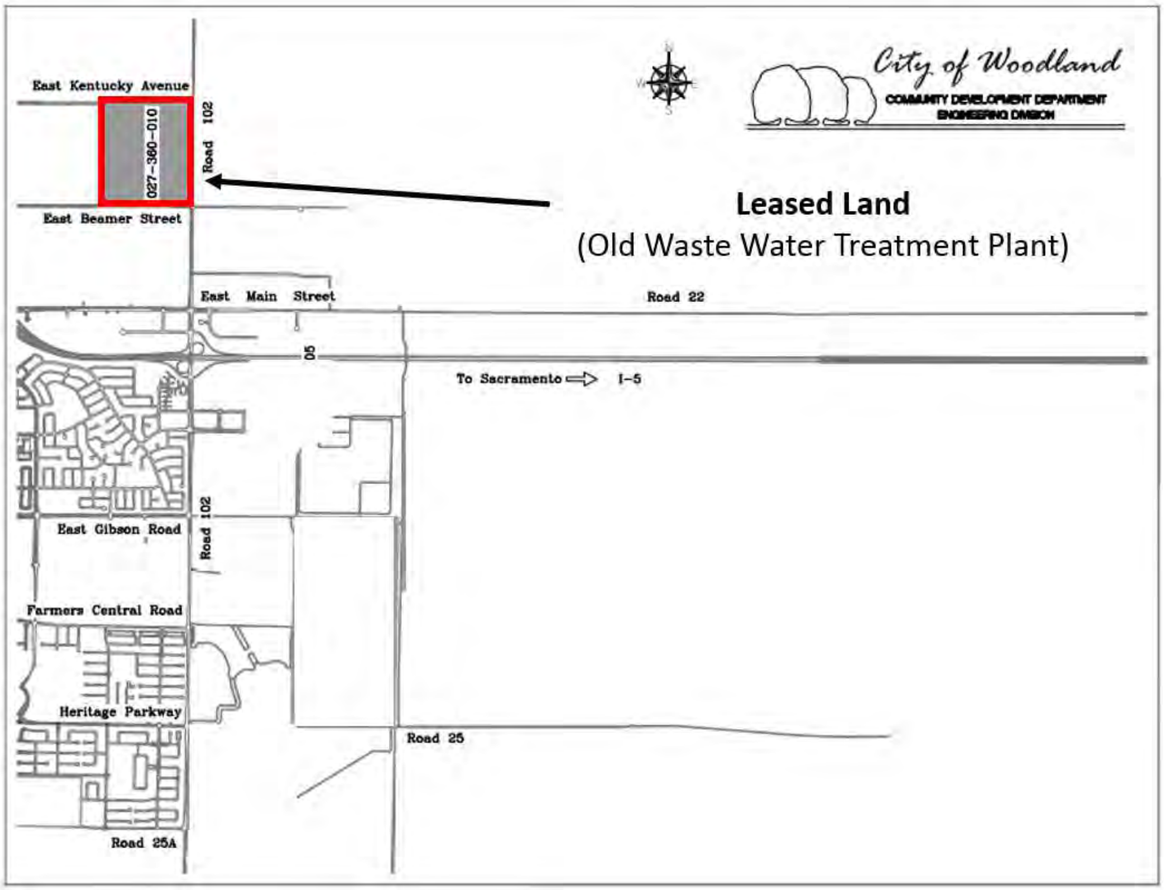
ATTEST:

____
Ana B. Gonzalez, City Clerk

Exhibit "A"

Description and Site Map of Leased Land

The Northeast Quarter of Section Twenty Seven in Township Ten North Range Two East Mount Diablo Base and Meridian and containing one hundred and sixty acres. This has been altered by subsequent parcel sales to the west and road easements to the north, south and east. Please refer to site map for actual area. Farmable acreage is approximately 90 acres plus or minus.



CITY OF WOODLAND
LEASE AGREEMENT WITH RAFAEL SALDANA

1. Parties and Date.

This Lease Agreement ("Lease") is made as of May __, 2018, by and between the City of Woodland, a municipal corporation of the State of California ("City") and Rafael Saldana, an individual ("Lessee"). City and Lessee are sometimes referred to collectively as the "Parties" or individually as a "Party."

2. Recitals.

2.1 Description of Leased Land. The City is the record owner of a piece of real property generally located East of the Gateway Shopping Center, County of Yolo, Assessor's Parcel Number 027-852-005, legally described in the attached Exhibit "A" incorporated by this reference ("City Property"). As set forth in this Lease, Lessee desires to lease a portion of the City Property as more particularly depicted in Exhibit "A" ("Leased Land").

2.2 Purpose of Lease. City and Lessee desire to enter into this Lease in exchange for due and adequate consideration, the receipt and sufficiency of which are acknowledged by Parties and further described and set forth in this Lease.

3. Terms.

3.1 Leased Land. City hereby leases to Lessee the Leased Land on the terms and conditions contained in this Lease. The grant of this Lease shall not relieve Lessee from the requirement to obtain, at its expense, any land use permits or other approvals for Lessee's use of the Leased Land. However, neither Party anticipates that Lessee will apply for or desire any other land use permit or other approval as Lessee shall lease the Leased Land for farming purposes only. Lessee has been notified of existing License Agreement between City and BZ-Bee Pollination on Leased Land and agrees that the bee storage yards will not be disturbed or modified in any way.

3.2 Use. Subject to the terms and conditions of this Lease, Lessee may use the Leased Land solely for farming and related purposes including leveling it; disking it; planting it; cultivating, fertilizing, irrigating, and harvesting crops on it; removing weeds and other growth from it; and laying temporary water lines for the irrigation of crops on it.

3.3 Term.

3.3.1 The initial term of this Lease shall be for one (1) year, commencing on August 1, 2018 ("Effective Date").

3.3.2 In their sole and absolute discretion, City and Lessee may agree to extend the term of this Lease for an additional one (1) year terms (each an "Additional Term"). In the event City and Lessee wish to extend the Lease for any Additional Term, they shall both provide written notice to the other Party of their desire to do so, and this Lease will be amended to provide for the Additional Term.

3.4 Rent. Lessee shall pay to the City a one-time rental payment of One Thousand Dollars

($1,000.00) (“Rent”). Rental payment for the Initial Term shall be due upon execution of this Agreement. Rent for any Additional Term shall be agreed upon by both parties and is due on or prior to the commencement of that term. Rental payments shall be sent to the City in the same manner as other notices. City May terminate without cause upon 60 days written notice to Lessee. In the event City terminates without cause, Lessee’s rent payment shall be reimbursed in full within 30 days of Lessee’s vacation of property pursuant to Section 3.7.

3.5 Termination. This Lease may be terminated by either Party upon the other Party's breach of any of its obligations under this Lease and failure to cure such breach within thirty (30) days after receipt of written notice from the non-breaching Party or, if such cure cannot be completed within thirty (30) days, the breaching Party's failure to commence such cure within thirty (30) days after its receipt of written notice and failure to diligently prosecute such cure to completion.

3.6 Improvements. Lessee shall not construct or maintain any improvements on the Leased Land or City Property without City's prior written approval, except as otherwise provided herein. The City may grant such approval in its sole and complete discretion following Lessee’s written request for approval.

3.7 Vacating the Property. At the termination of this Lease, Lessee shall quit and surrender possession of the Leased Land and shall return the Leased Land to the condition as they existed on the Effective Date, excepting any weed or brush removal. Lessee agrees to pay any costs incurred by City if Lessee fails to comply with this provision, including reasonable attorneys’ fees and costs expended on any action by City to compel Lessee to restore the Leased Land to the condition that existed on the Effective Date. At its sole and exclusive option, if Lessee does not restore the Leased Land as required, City may do so at Lessee's sole cost and expense.

3.8 Maintenance. Lessee shall, at its sole cost and expense, keep the Leased Land free of noxious weeds and trash, and in good and proper condition in compliance with all applicable laws and regulations concerning the use of the Leased Land. Lessee shall also not cause trash or other debris to be placed on the Leased Land or City Property. In addition, Lessee shall make any repairs to the Leased Land caused by or incident to Lessee’s use of the Leased Land or implementation of this Lease.

3.9 Additional Requirements.

3.9.1 For purposes of this Lease, the term "Hazardous Substances" means: (a) any substance, products, waste, or other material of any nature whatsoever which is or becomes listed, regulated, or addressed pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 United States Code Section 9601 et seq.; the Resources Conservation and Recovery Act, 42 United States Code Section 6901 et seq.; the Hazardous Materials Transportation Conservation and Recovery Act, 42 United States Code Section 1801 et seq.; the Clean Water Act, 33 United States Code Section 1251 et seq.; the Toxic Substances Control Act, 15 United States Code Section 2601 et seq.; the California Hazardous Waste Control Act, Health and Safety Code Section 25100 et seq.; the Hazardous Substance Account Act, Health and Safety Code Section 25330 et seq.; the California Safe Drinking Water and Toxic Enforcement Act, Health and Safety Code Section 25249.5 et seq.; California Health and Safety

Code Section 25280 et seq. (Underground Storage of Hazardous Substances); the California Hazardous Waste Management Act, Health and Safety Code Section 25170.1 et seq.; California Health and Safety Code Section 25501 et seq. (Hazardous Materials Release Response Plans and Inventory); or the California Porter-Cologne Water Quality Control Act, Water Code Section 13000 et seq., all as amended (the above cited California state statutes are hereinafter collectively referred to as "the State Toxic Substances Law"); or any other federal, state, or local statute, law, ordinance, resolution, code, rule, regulation, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning any Hazardous Substance, now or at any time hereinafter in effect; (b) any substance, product, waste, or other material of any nature whatsoever that may give rise to liability under any of the above statutes or under any statutory or common law theory based on negligence, trespass, intentional tort, nuisance, or strict liability or under any reported decisions of a state or federal court; (c) petroleum or crude oil, other than petroleum and petroleum products which are contained within regularly operated motor vehicles; and (d) asbestos.

3.9.2 City makes no warranty or representation whatsoever concerning the Leased Land or City Property, including without limitation, the condition, fitness, or utility for any purpose thereof, of any improvements thereto with applicable laws, ordinances, or governmental regulations. Lessee's right to use the Leased Land and City Property is strictly on an "as is" basis with all faults. City hereby disclaims all warranties whatsoever, express or implied, regarding the condition of the soil (or water), geology, and any warranty of merchantability or habitability or fitness for a particular purpose.

3.9.3 Except as otherwise specifically permitted under the terms of this Lease, Lessee shall not use, create, generate, store, deposit, dispose of, or allow any Hazardous Substances on, under, about, or within the City Property or Licensed Land in violation of any federal, state, or local law, rule, regulation, order, decree, or other requirement listed in subsection 3.9.1. The storage, use, and application of usual and customary agricultural pesticides is excepted from the preceding prohibition of use by Lessee of Hazardous Substances on the Leased Land, so long as Lessee complies with all applicable federal, state, and local laws, rules, and regulations governing the use of such items.

3.9.4 City or its officers, employees, contractors, or agents shall at all times have the right to go upon and inspect the Leased Land and the operations conducted thereon to assure compliance with the requirements herein stated. This inspection may include taking samples for chemical analysis of substances and materials present and/or testing soils on the Leased Land and taking photographs.

3.9.5 Lessee shall, within forty-eight (48) hours of the discovery by Lessee of the presence of, or believed presence of, a Hazardous Substance as defined herein, give written notice to City in the event that Lessee knows or has reasonable cause to believe that any release of Hazardous Substance has come or will come to be located on, under, about, or within the Leased Land or City Property. The failure to disclose in a timely manner the release of a Hazardous Substance, including but not limited to, an amount that is required to be reported to a state or local agency pursuant to law (e.g., California's Hazardous Materials Storage and Emergency Response Act, Health and Safety Code Section 25550 et seq.) shall be grounds for termination of this Lease by City in addition to actual damages and other remedies provided by law. Lessee shall immediately clean up and completely remove all Hazardous Substances placed by Lessee on, under, about, or within the Leased Land or City Property, in a manner that is in all respects safe and in accordance with all applicable laws, rules, and regulations.

3.9.6 In the event Hazardous Substances are discovered, Lessee shall disclose to City the specific information regarding Lessee's discovery of any Hazardous Substances placed on, under, about, or within the Leased Land or City Property by Lessee or its employees or agents, and provide written documentation of its safe and legal disposal.

3.9.7 Breach of any of the covenants, terms, and conditions contained in this Section 3.9 shall give City the authority to either immediately terminate this Lease or to require the shutdown of Lessee's operations thereon, at the sole discretion of City. In either case, Lessee will continue to be liable under this Lease to remove and mitigate all Hazardous Substances placed by Lessee on, under, about, or within Leased Land or City Property. Lessee shall be responsible for, and bear the entire cost of removal and disposal of, all Hazardous Substances introduced to the Leased Land and City Property by Lessee during Lessee's period of use and possession of the Leased Land or City Property. Upon termination of this Lease, Lessee shall, in accordance with all laws, remove from the Leased Land or City Property any equipment or improvements placed on the Leased Land or City Property by Lessee that may be contaminated by Hazardous Substances.

3.9.8 Lessee shall defend (by counsel reasonably satisfactory to the City's attorney), indemnify and hold City and its officials, officers, employees, contractors and agents free and harmless from any and all claims, liability, injury, damage, costs, or expenses (including, without limitation, the cost of attorney's fees) arising as a result of the presence of use of any Hazardous Substances placed or caused to be placed by Lessee or its agents, contractors, or employees on the City Property or Leased Land. The foregoing indemnity is intended to operate as an agreement pursuant to, among other requirements, Section 107, subdivision (e) of CERCLA, 42 United States Code Section 9607, subdivision (e), and California Health and Safety Code Section 25364, to insure, protect, hold harmless and indemnify each Party from any liability created by the other Party pursuant to such sections.

3.10 Risk of Loss. Except as expressly provided in Section 3.11 and without limiting the scope of Section 3.19, Lessee shall bear the sole and complete risk of loss or damage to its agricultural operations and auxiliary equipment while on City Property or the Leased Land, including but not limited to damage from flooding.

3.11 Entry by Owner. Lessee shall permit City to enter upon the Leased Land at any time, and City shall be liable for any damage to Lessee's personal property in the course thereof, but only to the extent that damage was caused by the negligence of City or its personnel.

3.12 Subordinate Rights.

3.12.1 This Lease is subject and subordinate to the prior and future rights and obligations of City, its successors and assigns, to use the City Property in the exercise of its powers and in the performance of its duties. Accordingly, there is reserved and retained unto City, its successors, assigns, grantees, and permittees, the right to construct and reconstruct facilities and appurtenances in, upon, over, under, across, and along City Property, and in connection therewith, the right to grant and convey to others, rights and interests to City Property.

3.12.2 This Lease is subject to all leases, easements, restrictions, conditions, covenants, encumbrances, liens, claims, and other matters of title ("Title Exceptions") that may affect the Leased Land now or hereafter.

3.12.3 Lessee further acknowledges that the City may grant licenses to community groups and others permitting recreational uses of the Leased Land, provided that these uses do not unreasonably interfere with Lessee's agricultural operations on the Leased Land.

3.13 Assignment or Subletting. Lessee shall not assign or sublease this Lease without the prior express written consent of the City, which consent may be withheld in the City's sole discretion, notwithstanding sections 1995.260 and 1995.270 of the California Civil Code, as they may be amended.

3.14 Taxes. The possessory property interest created by this Lease may be subject to property taxation, and Lessee may be subject to the payment of property taxes levied on such interest by the appropriate taxing authority. Lessee is required to pay any such tax directly to the appropriate taxing authority.

3.15 Mechanic's Liens. Lessee shall keep the Leased Land and the City Property free from any liens arising out of any work performed, material furnished, or obligations incurred by Lessee.

3.16 Waiver. The waiver by City or Lessee of any breach of any term, covenant, condition, or provision contained herein ("Terms"), shall not be deemed to be a waiver of such Terms for any subsequent breach of the same or any other Terms contained herein.

3.17 Attorneys' Fees. The prevailing party in any action brought by either Party hereto, based on any claim arising under this Lease, shall be entitled to reasonable attorneys', expert, and/or consultants' fees.

3.18 Insurance.

3.18.1 Types; Amounts. Lease shall obtain, and shall require any subcontractor to obtain, insurance in the amounts described below unless specifically altered or waived by City **("Required Insurance").** If any of the Required Insurance contains a general aggregate limit, such insurance shall apply separately to this Lease or be no less than two times the specified occurrence limit.

(i) *General Liability Insurance.* Lessee shall maintain occurrence version general liability insurance, or equivalent form, with a combined single limit of not less than Two Million Dollars ($2,000,000) per occurrence, which limit may be satisfied by a combination of primary and umbrella policies.

(ii) *"All Risk" Property Insurance.* Lessee shall maintain a policy of property insurance for perils usual to a standard "all risk" insurance policy on all its improvements or alterations in, on, or about the Leased Land, with limits equal to the value of all such improvements or alterations.

3.18.2 General Provisions. The general liability insurance policy shall name City, its elected officials, officers, employees, agents, and volunteers as additional insureds. The Required Insurance shall be primary as to Lessee's defense and indemnification obligations herein with respect to any insurance or self-insurance programs covering City, its elected officials, officers, employees, agents, and volunteers, or if in excess stand in an unbroken chain of coverage in excess of Lessee's scheduled underlying coverage. The Required Insurance shall contain standard separation of insureds provisions, and shall contain no special limitations on the scope of its protection to City, its elected officials, officers, employees, agents, and volunteers.

3.18.3 Certificates; Insurer Rating; Cancellation Notice. On the Effective Date, Lessee shall furnish to City properly executed certificates of insurance that evidence all Required Insurance. Lessee shall maintain the Required Insurance at all times while this Lease is in effect, and shall replace any certificate, policy, or endorsement which will expire prior to that date. All policies shall be endorsed to provide the Required Insurance shall not be suspended, voided, reduced, canceled, or allowed to expire except on thirty (30) days prior written notice to City. Unless approved in writing by City, Lessee shall place the Required Insurance with insurers Leased to do business in the State of California and with a current A.M. Best rating of at least A-.

3.18.4 Waiver of Subrogation. City and Lessee release each other and their respective officials, directors, employees, representatives, and agents from any claims for damage or harm to any person or the Leased Land caused by, or which result from, risks insured under any insurance policy carried by the Parties at the time of such damage or harm. City and Lessee shall cause each insurance policy obtained by them to provide the insurance company waives all right of recovery by way of subrogation against the other in connection with any damage or harm covered by such policy.

3.19 Indemnity. Lessee hereby agrees to defend (by counsel reasonably satisfactory to the City attorney), indemnify, and hold City and its directors, officials, officers, agents, and employees free and harmless from and against any and all claims, demands, causes of action, costs, liabilities, expenses, losses, damages, or injuries of any kind in law or equity, to persons or property, including wrongful death, in any manner to the extent caused by the negligence or willful misconduct of Lessee, its agents, or employees in performance of this Lease or use of the Leased Land. Lessee shall defend, with counsel selected by City, at Lessee's sole expense, any and all aforesaid suits, actions or proceedings, legal or equitable, that may be brought or instituted against City, its directors, officials, officers, agents, or employees. Lessee shall pay and satisfy any judgment, award, or decree that may be rendered against City, its directors, officials, officers, agents, or employees. Lessee shall reimburse such parties for any and all legal expenses and costs incurred by one or all of them in connection with this Lease or the indemnity herein provided. Lessee's obligation shall survive termination or expiration of this Lease, and shall not be restricted to insurance proceeds, if any, received by City or its directors, officials, officers, agents or employees. In no event shall Lessee's be obligated to indemnify, defend and/or hold City harmless for claims to the extent such claims are caused by City's negligence or willful misconduct.

3.20 Amendments. The provisions of this Lease may be amended only by mutual written agreement of the Parties.

3.21 No Relocation Assistance. Lessee acknowledges that Lessee is not entitled to relocation assistance or any other benefits under the Uniform Relocation Assistance Act or any other applicable provision of law upon termination of this Lease.

3.22 Time. Time is of the essence of this Lease.

3.23 Notices. All notices permitted or required under this Lease shall be given to the respective parties at the following addresses, or at such other address as the respective parties may provide in writing for this purpose:

Lessee:
Rafael Saldana
34209 Road 23 A
Woodland, CA 95695

City:
City of Woodland
300 First Street
Woodland, California 95695
Attn: Paul Navazio, City Manager

Such notice shall be deemed made when personally delivered or forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the Party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.24 Entire Agreement. This Lease constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations, and other agreements concerning the subject matter contained herein.

3.25 Invalidity. If any provision of this Lease is invalid or unenforceable with respect to any Party, the remainder of this Lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected, and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

3.26 Successors and Assigns. This Lease shall be binding on and inure to the benefit of the successors and permitted assignees of the respective Parties.

3.27 Governing Law and Venue. This Lease shall be governed by the laws of the State of California. Any action to interpret or enforce this Lease shall be brought and maintained exclusively in the courts of and for Yolo County, California.

3.28 Execution of Lease. This Lease may be executed in duplicate counterparts, each of which shall be deemed an original.

3.29 Survival. All obligations of Lessee hereunder not fully performed as of the completion or termination of this Lease shall survive such completion or termination, including without limitation all obligations concerning the condition of the Leased Land and the City Property.

3.30 Authority to Enter Agreement. Both Parties represent to the other that they have the requisite power and authority to conduct their business and to execute, deliver, and perform the requirements of, this Lease. Each Party warrants that the individuals who have signed this Lease have the legal power, right, and authority to enter into this Lease and bind each respective Party.

3.31 Discrimination. Lessee covenants by and for itself, its heirs, executors, administrators, and assigns, and all persons claiming under or through it, and this Lease is made and accepted upon and subject to the requirement that there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the leasing, use, occupancy, tenure, or enjoyment of the premises, nor shall Lessee, or any person claiming under or through Lessee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of the Leased Land.

[Signature page follows]

The effective date of this Lease Agreement is the date of execution by the last Party to sign (the "Effective Date").

City of Woodland **LESSEE**

By: ______________________________ By: ______________________________
Paul Navazio Rafael Saldana
City Manager

Date: ______________________________ Date: ______________________________

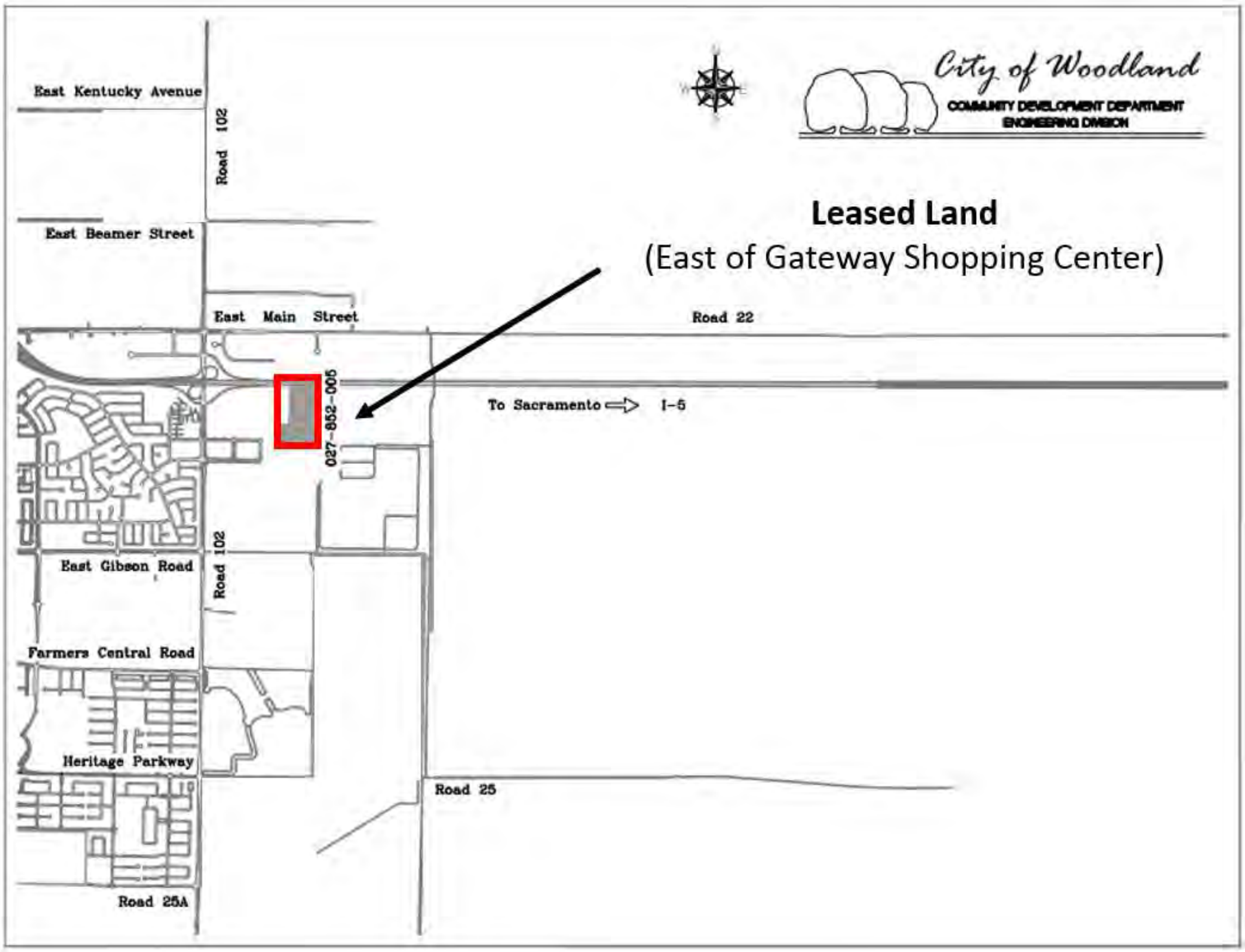
ATTEST:

____
Ana B. Gonzalez, City Clerk

Exhibit "A"

Description and Site Map of Leased Land

The South East Quarter of the North West Quarter Section Thirty five in Township Ten North Range Two East Mount Diablo Base and Meridian and containing twenty-two acres. This has been altered by subsequent parcel sales to the west and road easements to the north, south and east. Please refer to site map for actual area. Farmable acreage is approximately 22 acres plus or minus.



CITY OF WOODLAND
LEASE AGREEMENT WITH RAFAEL SALDANA

1. Parties and Date.

This Lease Agreement ("Lease") is made as of May __, 2018, by and between the City of Woodland, a municipal corporation of the State of California ("City") and Rafael Saldana, an individual ("Lessee"). City and Lessee are sometimes referred to collectively as the "Parties" or individually as a "Party."

2. Recitals.

2.1 Description of Leased Land. The City is the record owner of a piece of real property generally called the Bypass Property, County of Yolo, Assessor's Parcel Number 057-170-003, shown in the attached Exhibit "A" incorporated by this reference ("City Property"). As set forth in this Lease, Lessee desires to lease a portion of the City Property as more particularly depicted in Exhibit "A" ("Leased Land").

2.2 Purpose of Lease. City and Lessee desire to enter into this Lease in exchange for due and adequate consideration, the receipt and sufficiency of which are acknowledged by Parties and further described and set forth in this Lease.

3. Terms.

3.1 Leased Land. City hereby leases to Lessee the Leased Land on the terms and conditions contained in this Lease. The grant of this Lease shall not relieve Lessee from the requirement to obtain, at its expense, any land use permits or other approvals for Lessee's use of the Leased Land. However, neither Party anticipates that Lessee will apply for or desire any other land use permit or other approval as Lessee shall lease the Leased Land for farming purposes only. Lessee has been notified of existing License Agreement between City and BZ-Bee Pollination on Leased Land and agrees that the bee storage yards will not be disturbed or modified in any way.

3.2 Use. Subject to the terms and conditions of this Lease, Lessee may use the Leased Land solely for farming and related purposes including leveling it; disking it; planting it; cultivating, fertilizing, irrigating, and harvesting crops on it; removing weeds and other growth from it; and laying temporary water lines for the irrigation of crops on it.

3.3 Term.

3.3.1 The initial term of this Lease shall commence on the date of execution of this Agreement (Effective Date) and end on October 15, 2019.

3.3.2 In their sole and absolute discretion, City and Lessee may agree to extend the term of this Lease for additional one (1) year terms (each an "Additional Term"). In the event City and Lessee wish to extend the Lease for any Additional Term, they shall both provide written notice to the other Party of their desire to do so, and this Lease will be amended to provide for the Additional Term.

3.4 Rent. Lessee shall pay to the City a rental payment of Ten Thousand Dollars ($10,000.00)

("Rent"). Rental payments for the Initial Term shall be paid in two equal payments of Five Thousand Dollars ($5,000). The first rental payment shall be due on the Effective Date and the second rental payment shall be due on or before February 1, 2019. Rental payments shall be sent to the City in the same manner as other notices.

3.5 Termination. This Lease may be terminated by either Party upon the other Party's breach of any of its obligations under this Lease and failure to cure such breach within thirty (30) days after receipt of written notice from the non-breaching Party or, if such cure cannot be completed within thirty (30) days, the breaching Party's failure to commence such cure within thirty (30) days after its receipt of written notice and failure to diligently prosecute such cure to completion.

3.6 Improvements. Lessee shall not construct or maintain any improvements on the Leased Land or City Property without City's prior written approval, except as otherwise provided herein. The City may grant such approval in its sole and complete discretion following Lessee's written request for approval.

3.7 Vacating the Property. At the termination of this Lease, Lessee shall quit and surrender possession of the Leased Land and shall return the Leased Land to the condition as they existed on the Effective Date, excepting any weed or brush removal. Lessee agrees to pay any costs incurred by City if Lessee fails to comply with this provision, including reasonable attorneys' fees and costs expended on any action by City to compel Lessee to restore the Leased Land to the condition that existed on the Effective Date. At its sole and exclusive option, if Lessee does not restore the Leased Land as required, City may do so at Lessee's sole cost and expense.

3.8 Maintenance. Lessee shall, at its sole cost and expense, keep the Leased Land free of noxious weeds and trash, and in good and proper condition in compliance with all applicable laws and regulations concerning the use of the Leased Land. Lessee shall also not cause trash or other debris to be placed on the Leased Land or City Property. In addition, Lessee shall make any repairs to the Leased Land caused by or incident to Lessee's use of the Leased Land or implementation of this Lease.

3.9 Additional Requirements.

3.9.1 For purposes of this Lease, the term "Hazardous Substances" means: (a) any substance, products, waste, or other material of any nature whatsoever which is or becomes listed, regulated, or addressed pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 United States Code Section 9601 et seq.; the Resources Conservation and Recovery Act, 42 United States Code Section 6901 et seq.; the Hazardous Materials Transportation Conservation and Recovery Act, 42 United States Code Section 1801 et seq.; the Clean Water Act, 33 United States Code Section 1251 et seq.; the Toxic Substances Control Act, 15 United States Code Section 2601 et seq.; the California Hazardous Waste Control Act, Health and Safety Code Section 25100 et seq.; the Hazardous Substance Account Act, Health and Safety Code Section 25330 et seq.; the California Safe Drinking Water and Toxic Enforcement Act, Health and Safety Code Section 25249.5 et seq.; California Health and Safety Code Section 25280 et seq. (Underground Storage of Hazardous Substances); the California Hazardous Waste Management Act, Health and Safety Code Section 25170.1 et seq.; California

Health and Safety Code Section 25501 et seq. (Hazardous Materials Release Response Plans and Inventory); or the California Porter-Cologne Water Quality Control Act, Water Code Section 13000 et seq., all as amended (the above cited California state statutes are hereinafter collectively referred to as "the State Toxic Substances Law"); or any other federal, state, or local statute, law, ordinance, resolution, code, rule, regulation, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning any Hazardous Substance, now or at any time hereinafter in effect; (b) any substance, product, waste, or other material of any nature whatsoever that may give rise to liability under any of the above statutes or under any statutory or common law theory based on negligence, trespass, intentional tort, nuisance, or strict liability or under any reported decisions of a state or federal court; (c) petroleum or crude oil, other than petroleum and petroleum products which are contained within regularly operated motor vehicles; and (d) asbestos.

3.9.2 City makes no warranty or representation whatsoever concerning the Leased Land or City Property, including without limitation, the condition, fitness, or utility for any purpose thereof, of any improvements thereto with applicable laws, ordinances, or governmental regulations. Lessee's right to use the Leased Land and City Property is strictly on an "as is" basis with all faults. City hereby disclaims all warranties whatsoever, express or implied, regarding the condition of the soil (or water), geology, and any warranty of merchantability or habitability or fitness for a particular purpose.

3.9.3 Except as otherwise specifically permitted under the terms of this Lease, Lessee shall not use, create, generate, store, deposit, dispose of, or allow any Hazardous Substances on, under, about, or within the City Property or Licensed Land in violation of any federal, state, or local law, rule, regulation, order, decree, or other requirement listed in subsection 3.9.1. The storage, use, and application of usual and customary agricultural pesticides is excepted from the preceding prohibition of use by Lessee of Hazardous Substances on the Leased Land, so long as Lessee complies with all applicable federal, state, and local laws, rules, and regulations governing the use of such items.

3.9.4 City or its officers, employees, contractors, or agents shall at all times have the right to go upon and inspect the Leased Land and the operations conducted thereon to assure compliance with the requirements herein stated. This inspection may include taking samples for chemical analysis of substances and materials present and/or testing soils on the Leased Land and taking photographs.

3.9.5 Lessee shall, within forty-eight (48) hours of the discovery by Lessee of the presence of, or believed presence of, a Hazardous Substance as defined herein, give written notice to City in the event that Lessee knows or has reasonable cause to believe that any release of Hazardous Substance has come or will come to be located on, under, about, or within the Leased Land or City Property. The failure to disclose in a timely manner the release of a Hazardous Substance, including but not limited to, an amount that is required to be reported to a state or local agency pursuant to law (e.g., California's Hazardous Materials Storage and Emergency Response Act, Health and Safety Code Section 25550 et seq.) shall be grounds for termination of this Lease by City in addition to actual damages and other remedies provided by law. Lessee shall immediately clean up and completely remove all Hazardous Substances placed by Lessee on, under, about, or within the Leased Land or City Property, in a manner that is in all respects safe and in accordance with all applicable laws, rules, and regulations.

3.9.6 In the event Hazardous Substances are discovered, Lessee shall disclose to City the specific information regarding Lessee's discovery of any Hazardous Substances placed on, under, about, or within the Leased Land or City Property by Lessee or its employees or agents, and provide written documentation of its safe and legal disposal.

3.9.7 Breach of any of the covenants, terms, and conditions contained in this Section 3.9 shall give City the authority to either immediately terminate this Lease or to require the shutdown of Lessee's operations thereon, at the sole discretion of City. In either case, Lessee will continue to be liable under this Lease to remove and mitigate all Hazardous Substances placed by Lessee on, under, about, or within Leased Land or City Property. Lessee shall be responsible for, and bear the entire cost of removal and disposal of, all Hazardous Substances introduced to the Leased Land and City Property by Lessee during Lessee's period of use and possession of the Leased Land or City Property. Upon termination of this Lease, Lessee shall, in accordance with all laws, remove from the Leased Land or City Prope rty any equipment or improvements placed on the Leased Land or City Property by Lessee that may be contaminated by Hazardous Substances.

3.9.8 Lessee shall defend (by counsel reasonably satisfactory to the City's attorney), indemnify and hold City and its officials, officers, employees, contractors and agents free and harmless from any and all claims, liability, injury, damage, costs, or expenses (including, without limitation, the cost of attorney's fees) arising as a result of the presence of use of any Hazardous Substances placed or caused to be placed by Lessee or its agents, contractors, or employees on the City Property or Leased Land. The foregoing indemnity is intended to operate as an agreement pursuant to, among other requirements, Section 107, subdivision (e) of CERCLA, 42 United States Code Section 9607, subdivision (e), and California Health and Safety Code Section 25364, to insure, protect, hold harmless and indemnify each Party from any liability created by the other Party pursuant to such sections.

3.10 Risk of Loss. Except as expressly provided in Section 3.11 and without limiting the scope of Section 3.19, Lessee shall bear the sole and complete risk of loss or damage to its agricultural operations and auxiliary equipment while on City Property or the Leased Land, including but not limited to damage from flooding. Lessee understands and acknowledges that the primary use of the City Property and the Leased Land is for the purpose of treated wastewater conveyance and discharge, and that City or other regulatory agencies may use the City Property and the Leased Land for this purposed as necessary.

3.11 Entry by Owner. Lessee shall permit City to enter upon the Leased Land at any time, and City shall be liable for any damage to Lessee's personal property in the course thereof, but only to the extent that damage was caused by the negligence of City or its personnel. Pursuant to section 3.10, damage to Lessee's personal property from flooding shall not be deemed to be due to the City's negligence regardless of its cause.

3.12 Subordinate Rights.

3.12.1 This Lease is subject and subordinate to the prior and future rights and obligations of City, its successors and assigns, to use the City Property in the exercise of its powers and in the performance of its duties. Accordingly, there is reserved and retained unto City, its successors, assigns, grantees, and permittees, the right to construct and reconstruct facilities and appurtenances in, upon, over, under, across, and along City Property, and in connection therewith, the right to grant and convey to others, rights and interests to City Property.

3.12.2 This Lease is subject to all leases, easements, restrictions, conditions, covenants, encumbrances, liens, claims, and other matters of title ("Title Exceptions") that may affect the Leased Land now or hereafter.

3.12.3 Lessee further acknowledges that the City may grant licenses to community groups and others permitting recreational uses of the Leased Land, provided that these uses do not unreasonably interfere with Lessee's agricultural operations on the Leased Land.

3.13 Assignment or Subletting. Lessee shall not assign or sublease this Lease without the prior express written consent of the City, which consent may be withheld in the City's sole discretion, notwithstanding sections 1995.260 and 1995.270 of the California Civil Code, as they may be amended.

3.14 Taxes. The possessory property interest created by this Lease may be subject to property taxation, and Lessee may be subject to the payment of property taxes levied on such interest by the appropriate taxing authority. Lessee is required to pay any such tax directly to the appropriate taxing authority.

3.15 Mechanic's Liens. Lessee shall keep the Leased Land and the City Property free from any liens arising out of any work performed, material furnished, or obligations incurred by Lessee.

3.16 Waiver. The waiver by City or Lessee of any breach of any term, covenant, condition, or provision contained herein ("Terms"), shall not be deemed to be a waiver of such Terms for any subsequent breach of the same or any other Terms contained herein.

3.17 Attorneys' Fees. The prevailing party in any action brought by either Party hereto, based on any claim arising under this Lease, shall be entitled to reasonable attorneys', expert, and/or consultants' fees.

3.18 Insurance.

3.18.1 Types; Amounts. Lease shall obtain, and shall require any subcontractor to obtain, insurance in the amounts described below unless specifically altered or waived by City **("Required Insurance").** If any of the Required Insurance contains a general aggregate limit, such insurance shall apply separately to this Lease or be no less than two times the specified occurrence limit.

(i) *General Liability Insurance.* Lessee shall maintain occurrence version general liability insurance, or equivalent form, with a combined single limit of not less than Two Million Dollars ($2,000,000) per occurrence, which limit may be satisfied by a combination of primary and umbrella policies.

(ii) *"All Risk" Property Insurance.* Lessee shall maintain a policy of property insurance for perils usual to a standard "all risk" insurance policy on all its improvements or alterations in, on, or about the Leased Land, with limits equal to the value of all such improvements or alterations.

3.18.2 General Provisions. The general liability insurance policy shall name City, its elected officials, officers, employees, agents, and volunteers as additional insureds. The Required Insurance shall be primary as to Lessee's defense and indemnification obligations herein with respect to any insurance or self-insurance programs covering City, its elected officials, officers, employees, agents, and volunteers, or if in excess stand in an unbroken chain of coverage in excess of Lessee's scheduled underlying coverage. The Required Insurance shall contain standard separation of insureds provisions, and shall contain no special limitations on the scope of its protection to City, its elected officials, officers, employees, agents, and volunteers.

3.18.3 Certificates; Insurer Rating; Cancellation Notice. On the Effective Date, Lessee shall furnish to City properly executed certificates of insurance that evidence all Required Insurance. Lessee shall maintain the Required Insurance at all times while this Lease is in effect, and shall replace any certificate, policy, or endorsement which will expire prior to that date. All policies shall be endorsed to provide the Required Insurance shall not be suspended, voided, reduced, canceled, or allowed to expire except on thirty (30) days prior written notice to City. Unless approved in writing by City, Lessee shall place the Required Insurance with insurers Leased to do business in the State of California and with a current A.M. Best rating of at least A-.

3.18.4 Waiver of Subrogation. City and Lessee release each other and their respective officials, directors, employees, representatives, and agents from any claims for damage or harm to any person or the Leased Land caused by, or which result from, risks insured under any insurance policy carried by the Parties at the time of such damage or harm. City and Lessee shall cause each insurance policy obtained by them to provide the insurance company waives all right of recovery by way of subrogation against the other in connection with any damage or harm covered by such policy.

3.19 Indemnity. Lessee hereby agrees to defend (by counsel reasonably satisfactory to the City attorney), indemnify, and hold City and its directors, officials, officers, agents, and employees free and harmless from and against any and all claims, demands, causes of action, costs, liabilities, expenses, losses, damages, or injuries of any kind in law or equity, to persons or property, including wrongful death, in any manner to the extent caused by the negligence or willful misconduct of Lessee, its agents, or employees in performance of this Lease or use of the Leased Land. Lessee shall defend, with counsel selected by City, at Lessee's sole expense, any and all aforesaid suits, actions or proceedings, legal or equitable, that may be brought or instituted against City, its directors, officials, officers, agents, or employees. Lessee shall pay and satisfy any judgment, award, or decree that may be rendered against City, its directors, officials, officers, agents, or employees. Lessee shall reimburse such parties for any and all legal expenses and costs incurred by one or all of them in connection with this Lease or the indemnity herein provided. Lessee's obligation shall survive termination or expiration of this Lease, and shall not be restricted to insurance proceeds, if any, received by City or its directors, officials, officers, agents or employees. In no event shall Lessee's be obligated to indemnify, defend and/or hold City harmless for claims to the extent such claims are caused by City's negligence or willful misconduct.

3.20 Amendments. The provisions of this Lease may be amended only by mutual written agreement of the Parties.

3.21 No Relocation Assistance. Lessee acknowledges that Lessee is not entitled to relocation assistance or any other benefits under the Uniform Relocation Assistance Act or any other applicable provision of law upon termination of this Lease.

3.22 Time. Time is of the essence of this Lease.

3.23 Notices. All notices permitted or required under this Lease shall be given to the respective parties at the following addresses, or at such other address as the respective parties may provide in writing for this purpose:

Lessee:
Rafael Saldana
34209 Road 23 A
Woodland, CA 95695

City:
City of Woodland
300 First Street
Woodland, California 95695
Attn: Paul Navazio, City Manager

Such notice shall be deemed made when personally delivered or forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the Party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.24 Entire Agreement. This Lease constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations, and other agreements concerning the subject matter contained herein.

3.25 Invalidity. If any provision of this Lease is invalid or unenforceable with respect to any Party, the remainder of this Lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected, and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

3.26 Successors and Assigns. This Lease shall be binding on and inure to the benefit of the successors and permitted assignees of the respective Parties.

3.27 Governing Law and Venue. This Lease shall be governed by the laws of the State of California. Any action to interpret or enforce this Lease shall be brought and maintained exclusively in the courts of and for Yolo County, California.

3.28 Execution of Lease. This Lease may be executed in duplicate counterparts, each of which shall be deemed an original.

3.29 Survival. All obligations of Lessee hereunder not fully performed as of the completion or termination of this Lease shall survive such completion or termination, including without limitation all obligations concerning the condition of the Leased Land and the City Property.

3.30 Authority to Enter Agreement. Both Parties represent to the other that they have the requisite power and authority to conduct their business and to execute, deliver, and perform the requirements of, this Lease. Each Party warrants that the individuals who have signed this Lease have the legal power, right, and authority to enter into this Lease and bind each respective Party.

3.31 Discrimination. Lessee covenants by and for itself, its heirs, executors, administrators, and assigns, and all persons claiming under or through it, and this Lease is made and accepted upon and subject to the requirement that there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the leasing, use, occupancy, tenure, or enjoyment of the premises, nor shall Lessee, or any person claiming under or through Lessee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of the Leased Land.

[Signature page follows]

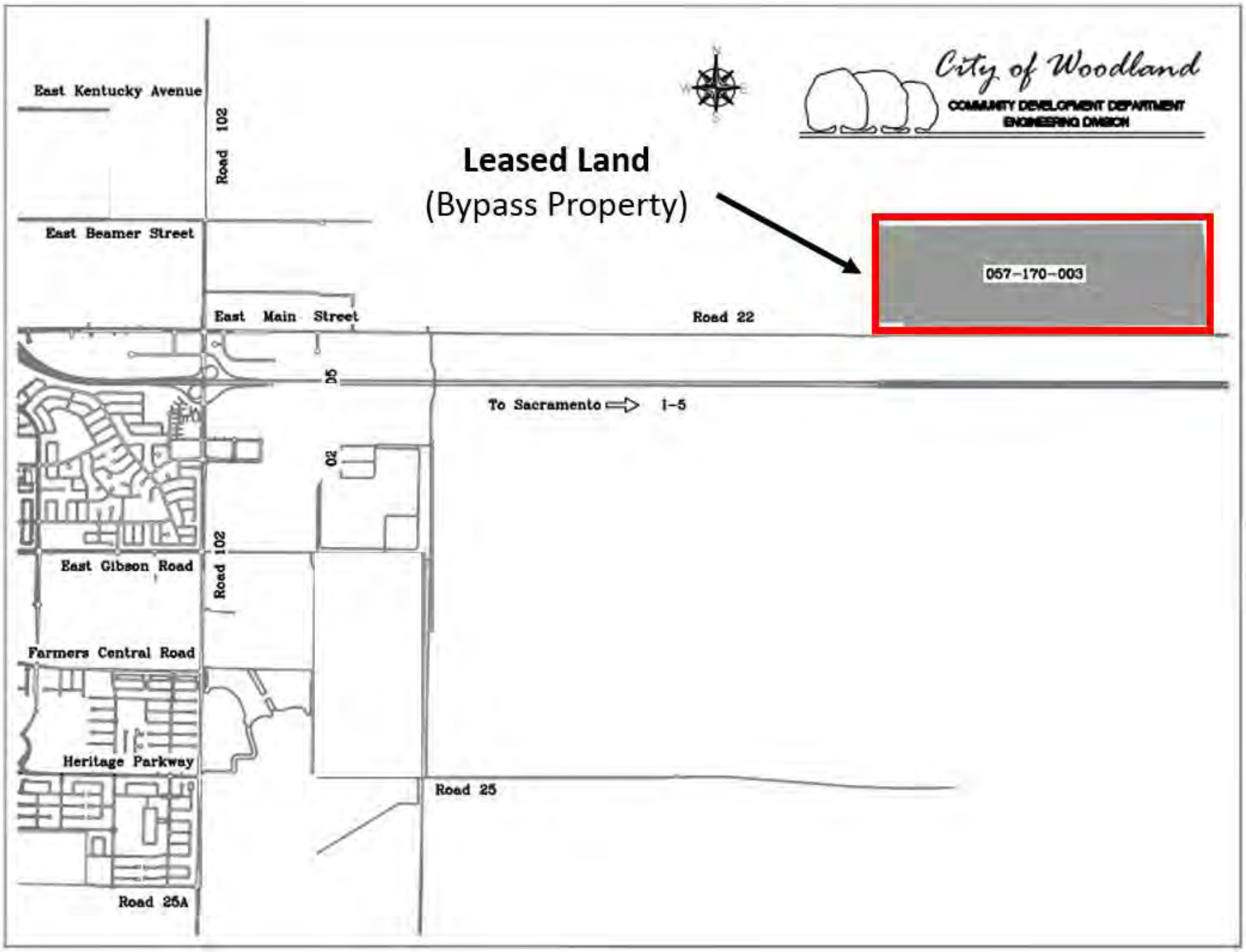
The effective date of this Lease Agreement is the date of execution by the last Party to sign (the "Effective Date").

City of Woodland	**LESSEE**
By: ____________________________	By: ____________________________
Paul Navazio	Rafael Saldana
City Manager	
Date: ________________________________	Date: _________________________

ATTEST:

____
Ana B. Gonzalez, City Clerk

Exhibit A


City of Woodland
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION
Leased Land
(Bypass Property)
057-170-003
East Kentucky Avenue
Road 102
East Beamer Street
East Main Street
Road 22
To Sacramento
I-5
East Gibson Road
Farmers Central Road
Heritage Parkway
Road 25
Road 25A

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	9.
SUBJECT:	Final Acceptance and Notice of Completion for ASR Wells #29 and #30 Well Equipping and Building Project, CIP 15-02

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, accepting the ASR Wells #29 and #30 Well Equipping and Building Project, CIP 15-02, construction contract with Myers & Sons Construction LP as complete and authorize the City Clerk to file a Notice of Completion.

Staff Contact:
Ed Wisniewski, Associate Civil Engineer, (530) 661-5975, ed.wisniewski@cityofwoodland.org

Fiscal Impact:
The ASR project is included in the approved Capital Improvement Program Budget with a total project budget of $11,000,000, funded from the Water Enterprise Fund. The project is included in the State Revolving Fund (SRF) loan secured by the City for the local improvements to bring treated surface water into the City's water distribution system. The California State Water Resources Control Board SRF loan was approved by Council on May 13, 2014 for an amount of $31,503,088. The ASR wells are one of the five identified projects covered by the SRF loan, including the Southwest Tank, Well #28, East Transmission Main, and West Transmission Main.

The ASR project is broken down into three separate construction phases which include, (1) core sampling through sonic coring techniques, (2) well drilling, and (3) well equipping. In August 2018, Council approved a construction contract with Myers & Sons Construction in the amount of $5,499,925, with an additional 10% construction contingency, for the well equipping phase of construction.

There is no impact to the City's General Fund.

Background:
The ASR project includes the construction of two new municipal ASR capable wells near the site of the existing Well #4 (Christiansen Park) and Well #11 (Ferns Park) on City owned property. The project breaks down to 3 phases of construction, further described below:

- **Phase 1 (Sonic Coring Investigation):** Utilizing sonic drilling techniques, undisturbed core samples were collected from the anticipated screened interval at the site of proposed ASR Well #30. Collection of the core samples via sonic drilling method provided undisturbed mineral samples of the aquifer layer to which treated surface water is to be injected for storage. Yellow Jacket Drilling Services, Inc. completed the work in September 2016.

- **Phase 2 (Well Drilling):** Completed in July 2016, this work included the drilling and construction of one monitoring well and one ASR well at each location (Well 29 - Christiansen Park; Well 30 - Ferns Park). The construction contract with Zim Industries, Inc. was completed and accepted by City Council in December 2016.

- **Phase 3 (Well Building & Equipping):** Included construction of ASR well sites 29 and 30, including installation and construction of new well pumps, discharge piping and valves, masonry block buildings, gates and fences, generator at site 30, demolition of existing wells at Well #4, conversion of Well #11 to park landscape irrigation, HVAC for individual rooms inside the buildings, instrumentation, underground piping connecting to the existing distribution system, storm drain system, and sewer system to the well sites, access roads, monitor well equipping, sample analyzers for chlorine and conductivity, chemical storage tanks and dosing systems, security systems and lighting, associated electrical items and other miscellaneous appurtenances. Myers & Sons Construction was awarded the construction contract for this phase of work on August 23, 2016. The two ASR wells became operational in December 2017, while punchlist and landscape restoration were completed in April 2018. Staff is recommending acceptance of Myers & Sons Construction contract as complete.

Discussion:

Initial operations of the ASR wells have delivered promising results related to the performance of the wells. Since December 2017, over 400 million gallons of high quality treated surface water have been stored within the City's ASR well field (Wells 28, 29, & 30). Part of the initial operations for the ASR wells includes additional well development procedures designed to improve the well's performance and to condition the filter pack and surrounding aquifer material to function efficiently under standard ASR operations. Traditional production wells are only used in one direction: to extract water from the aquifer. With an ASR well, the goal is to maximize the performance of the well in both directions: injection and extraction.

On April 2, the City's consultant specializing in ASR well development, Tom Morris with ASR Systems, Inc., initiated a unique ASR well development program known as Radial Injection Surge Development (RISD). The program was specifically aimed at improving the overall performance of Well 30, but also included ASR conditioning for Well 29. The results from the 10+ day effort were very encouraging. At Well 30, the pump rate improved from around 1,600 gallons per minute (gpm) to 1,880 gpm (18% increase). Specific capacity is a measure of the pumping rate per unit of drawdown (distance that the water level in the well will fall while pumping) and is an important metric in measuring the well's overall performance. At well 30, specific capacity improved by 106% (4.9 gpm/ft to 10.1 gpm/ft). Significant performance improvements were also experienced at Well 29, where the pump rate improved from 3,490 gpm to 3,590 gpm. Specific capacity improved 17% (47 gpm/ft to 55 gpm/ft). Turbidity measures the cloudiness or haziness of water, and 5 Nephelometric Turbidity Units (NTU) is the maximum limit set by the state's secondary drinking water standards. At both wells, turbidity was reduced to below 1 NTU within 15 minutes of pumping. This is another indicator that the RISD program has effectively cleared the majority of the finer sands in and adjacent to the filter pack. Overall, the RISD program was implemented successfully with very encouraging results.

Two change orders were executed throughout the course of the project in a total amount of $174,764. This represents 3.2% of the original contract value, which is well below the approved 10% construction contingency ($549,993).

The project cost breakdown is as follows:

Construction Ph. I: Sonic Coring (Yellow Jacket Drilling) Ph. II: Well Drilling (Zim Industries, Inc.) **Ph. III: Well Equipping (Myers & Sons)**	 $ 113,942 $ 2,472,117 **$ 5,674,013**
Total Construction (incl change orders)	**$ 8,260,073**
Design	**$ 1,133,405**
Construction Management/Inspection/1yr ops support	**$ 1,084,467**
Estimated Staff Time/Project Management	**$ 230,000**
Total Project Cost	**$ 10,707,945**
Total Project Budget	**$ 11,000,000**

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, accepting the ASR Wells #29 and #30 Well Equipping and Building Project, CIP 15-02, construction contract with Myers & Sons Construction LP as complete and authorize the City Clerk to file a Notice of Completion.

Prepared By: Ed Wisniewski, Associate Civil Engineer

Reviewed By: Tim Busch, Principal Utilities Civil Engineer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/3/2018	Resolution

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE ASR WELLS #29 AND #30 WELL EQUIPPING AND BUILDING PROJECT (CIP 15-02) CONSTRUCTION CONTRACT WITH MYERS & SONS CONSTRUCTION, LP AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

WHEREAS, The ASR Wells #29 and #30 Well Equipping and Building Project (CIP 15-02) is fully funded in the Capital Budget for $11,000,000.00; and

WHEREAS, the City Council approved the plans and specifications and authorized advertisement for bids on June 7, 2016; and the City of Woodland advertised for bids on June 13, 2016; and

WHEREAS, the City Council on, August 23, 2016; authorized the City Manager to award and execute a construction contract with Myers & Sons Construction, LP; and

WHEREAS, the construction of the Project began on September 26, 2016 and was completed on April 27, 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby accepts the ASR Wells #29 and #30 Well Equipping & Building Project (CIP 15-02) as complete.

Section 2. The City Council hereby authorizes the City Clerk to file a Notice of Completion for the ASR Wells #29 and #30 Well Equipping and Building Project (CIP 15-02).

PASSED AND ADOPTED this 15th day of May 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	10.
SUBJECT:	FY18 Budget Increase for Solid Waste and Recycling Program

Recommendation for Action:
Staff recommends that the City Council approve Resolution No. _____, authorizing an additional FY 2017/18 appropriation of $10,000 in the Solid Waste and Recycling program budget to implement an organics recycling program at each City facility and support continued outreach efforts for public recycling and organics recycling programs.

Staff Contact:
Rosie Ledesma, Conservation Coordinator, (530) 661-2059, Rosie.Ledesma@cityofwoodland.org

Fiscal Impact:
This action will increase the Solid Waste and Recycling Program appropriations for FY 2017/2018 from $246,784 to $256,784, a total increase of $10,000. The increased amount will be allocated from the Solid Waste and Recycling Program reserve fund, which has sufficient funds to support this allocation.

Discussion:
The State of California continues to mandate greater diversion of materials from landfills in an effort to meet the State's 75% diversion goal and to decrease greenhouse gas emissions to 1990 levels. In order to meet those goals, AB 1826 was enacted in 2016, which mandates commercial entities that meet certain thresholds to arrange for organics recycling services that will divert their food waste, green waste and food-soiled paper from the landfill for composting.

In October 2017, the City amended its franchise agreement with Waste Management to include organics recycling services. This facilitated the City's implementation of the mandatory commercial organics recycling and residential organics recycling programs, which launched in March 2018.

Environmental Services is working with Waste Management to provide outreach to residents and businesses to introduce these new programs, including information about items accepted and education about how to successfully divert organic waste. Additionally, Environmental Services continues to work directly with commercial entities to meet AB 1826 compliance measures. Because the amended contract with Waste Management was not finalized until October 2017, these necessary outreach and education efforts in support of AB 1826 and the amended contract were not anticipated in the FY 2017/2018 budget.

While City facilities do not currently meet the threshold imposed by AB 1826, the thresholds become increasingly more stringent in 2019, when the majority of the City facilities will be required to arrange for organics recycling services. Environmental Services proposes that the City lead by example and implement organics recycling before the required date. Environmental Services has already piloted an organics recycling program at the Water Pollution Control Facility (WPCF) in January 2018 and expanded the program to include the Municipal Service Center (MSC) in February 2018.

The organics recycling collection at the WPCF and MSC has shown to be successful. Environmental Services would like to expand the program to all departments within the City—City Hall, Library, Community & Senior Center, Police

Department, and 3 Fire Stations. Organics recycling collection will be provided to each facility by Waste Management at no cost, which was included in the 2017 contract amendment. In addition, the City's new janitorial contract accounts for the addition of organics recycling collection, so that there are no additional service costs once each facility implements their own organics recycling program.

Staff has been able to implement the organics recycling pilot program at the WPCF and MSC, as well as initiating public outreach for residential and business organics recycling with current funding in the Solid Waste and Recycling Program. However, because both of these program elements arise from October 2017 amendments to the Waste Management contract, they were not anticipated in the FY 2017/2018 budget. Additional funding is therefore needed to expand organics recycling programs to the remaining City facilities and to continue public outreach for waste reduction and organics recycling-related education.

The Solid Waste and Recycling Program Reserve Fund (Fund 250) has sufficient funds to support this allocation. Staff is therefore requesting an appropriation of $10,000 from the Fund 250 reserve to support these activities.

Conclusion:
Staff recommends that the City Council approve Resolution No. _____, authorizing an additional FY 2017/18 appropriation of $10,000 in the Solid Waste and Recycling program budget to implement an organics recycling program at each City facility and support continued outreach efforts for public recycling and organics recycling programs.

Prepared By: Rosie Ledesma, Conservation Coordinator

Reviewed By: Craig Locke, Interim Public Works Director

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/24/2018	Resolution

RESOLUTION NO. ________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO THE FISCAL YEAR 2017/2018 SOLID WASTE AND RECYCLING PROGRAM BUDGET

WHEREAS, the State of California continues to mandate greater diversion of materials from landfills in an effort to meet the State's 75% diversion goal and decrease greenhouse gas emissions; and

WHEREAS, the City amended its franchise agreement with Waste Management to include organics recycling services in October 2017 facilitating the City's implementation of the mandatory commercial organics recycling and residential organics recycling programs; and

WHEREAS, Environmental Services was able to utilize current funding from the Solid Waste and Recycling Program to provide initial outreach and education introducing the new commercial and residential organics recycling programs as well as implement pilot organics recycling programs at two City facilities; and

WHEREAS, because the amended contract was not finalized until October 2017, costs of implementing organics recycling programs were not anticipated when the Solid Waste and Recycling Program budget for FY 2017/2018 was prepared; and

WHEREAS, Environmental Services requests that $10,000 be added to the budget appropriation for the Solid Waste and Recycling Program for FY 2017/2018 from the Fund 250 reserve to support continued education and outreach necessary to meet the State's waste reduction mandates, and to expand organics recycling programs to the remaining City facilities; and

WHEREAS, the Fund 250 reserve is adequate to meet this need.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND that the FY 2017/2018 Solid Waste and Recycling Program appropriation shall be increased by $10,000 from the Fund 250 reserve.

PASSED AND ADOPTED by the City Council this 15th day of May 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____

Kara K. Ueda, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	11.
SUBJECT:	Authorize Contract Amendment to Citywide Landscape Maintenance Contract with Dominguez Landscape Services, Inc.

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a contract amendment for a new landscape area with Dominguez Landscape Service, Inc. for Citywide Landscape Maintenance Services.

Staff Contact:
Alex Halcon, Management Analyst, (530) 661-5885, alex.halcon@cityofwoodland.org

Fiscal Impact:
The total cost of this contract amendment for the addition of the Solara Ranch Subdivision landscape area for FY18 will be $3,142. The total cost of this contract amendment for this new area will be $18,852 annually beginning FY19. This area is within the Spring Lake Lighting and Landscape District and FY18 will be funded out of the current approved budget. Funding for FY19 will be requested during the annual budget process.

Report in Brief:
This action requests to add a new landscape area to the Dominguez Landscape Services maintenance agreement.

Background:
On June 21, 2016, through resolution no. 6656, the City Council authorized a contract with Dominguez Landscape Services for citywide landscape maintenance. Services provided under this contract include maintenance of parks, City facilities, sound wall vegetation, median strips, and lighting and landscaping districts with a total annual cost of $587,359. The original contract only included the landscape areas that were constructed and the city's responsibility to maintain at the time the maintenance contract was entered into.

The contract was amended to include newly developed landscape areas on December 5, 2017 bringing the annual cost of the contract to $640,007 for FY18 and $669,135 for FY19.

With construction of new residential developments moving at a rapid pace in the City, additional public landscape areas will need to be continuously added to the city's landscape maintenance contract. The City is responsible for maintaining these additional newly constructed landscape areas once they have concluded the warranty maintenance period.

Funding for contract services comes from the general fund and landscape and lighting districts. This new area to be added is part of the Spring Lake Lighting and Landscape District.

Discussion:
The new area to be added to the maintenance agreement is the Solara Ranch Subdivision which includes all city owned landscaping (medians and park strips). Maintenance of this new area will commence in May 2018. Services provided to this new area will mirror the services provided under the current contract.

The amendment will bring the contract total to $643,149 for FY18 and $687,987 for FY19.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a contract amendment for a new landscape area with Dominguez Landscape Service, Inc. for Citywide Landscape Maintenance Services.

Prepared By: Alex Halcon, Management Analyst

Reviewed By: Christine Engel, Community Services Director

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/10/2018	Cover Memo

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AMENDMENT WITH DOMINGUEZ LANDSCAPE, INC FOR CITYWIDE LANDSCAPE MAINTENANCE SERVICES

WHEREAS, the City of Woodland strives to maintain our parks and landscaping areas in a manner that promotes safety and enhances quality of life;

WHEREAS, Dominguez Landscape, Inc., a landscape company, currently provides landscaping services to the City of Woodland;

WHEREAS, since the contract execution new landscapes and medians in Spring Lake have added to the city's maintenance responsibility;

WHEREAS, the proposed contract amendment results in a cost of $3,142 for the remainder of FY 18 and $18,852 in FY 19 for the landscape maintenance services for City facilities, Parks and general landscape areas;

WHEREAS, funding in support of this contract is identified in the approved FY18 budget and will be included in the FY19 budget;

NOW, THEREFORE, ***BE IT RESOLVED***

SECTION 1. That the City Council hereby authorizes the City Manager to execute a contract amendment with Dominguez Landscape, Inc. for the addition of a new landscape area bringing the total contract to $643,149 for FY 18 and $687,987 for FY 19

PASSED AND ADOPTED by the City Council this 15th day of May 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST: **APPROVED AS TO FORM**:

____
Ana B Gonzalez, City Clerk

____
Kara K. Ueda, City Attorney

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: May 15, 2018
ITEM #: 12.
SUBJECT: Contract Amendment – FY 2017-2018 Annual Cyclical Tree Pruning

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a contract amendment to the FY 2017/18 annual cyclical tree pruning and maintenance service contract with West Coast Arborist in the amount of $66,000 for a contract total not to exceed $244,474.

Staff Contact:
Alex Halcon, Management Analyst II, (530) 661-5885, alex.halcon@cityofwoodland.org

Fiscal Impact:
This action will not require an additional funding allocation. Funding for the contract amendment will come from 2017/18 approved budget allocation $16,000 from Tree Maintenance budget and $50,000 from Gibson Ranch budget.

Background:
Cyclical pruning is a vital part of urban forestry care and must be done by qualified professionals who are well versed in approved pruning techniques. Cyclical pruning is a standard maintenance procedure, which is performed by most agencies across the country in an effort to promote a healthy urban forest and mitigate potential liability. Over the years, our cyclical pruning has lagged due to extensive budget cuts to this program. This has caused our cyclical pruning program to fall several years behind in our seven-year pruning cycle.

On July 18, 2017 the City Council authorized a contract with West Coast Arborist in an amount not to exceed $179,000 for annual cyclical pruning, hazard, and tree removal services.

Discussion:
Staff is requesting approval of an amendment to the services agreement with West Coast Arborist utilizing already approved budget funds, to provide additional tree maintenance services in Gibson Ranch and General Fund areas. The $16,000 in additional funding being added from the general fund tree maintenance is due to funding previously approved for the annual contract being used for emergency response and tree removal during the winter months of FY 2017/18. This $16,000 will keep the annual cyclical pruning on track with the current cycle and allow us to not fall further behind in this area. The $50,000 increase for Gibson Ranch will allow the Gibson Ranch area pruning to be brought completely up to date with our 7 year pruning cycle.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a contract amendment to the FY 2017/18 annual cyclical tree pruning and maintenance service contract with West Coast Arborist in the amount of $66,000 for a contract total not to exceed $244,474.

Prepared By: Alex Halcon, Management Analyst II

Reviewed By: Christine Engel, Community Services Director

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
WCA Resolution	5/1/2018	Cover Memo

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE FY 2017/18 CONTRACT WITH WEST COAST ARBORIST IN THE AMOUNT OF SIXTY SIX THOUSAND DOLLARS

WHEREAS, the City performs annual cyclical pruning and tree maintenance on our urban forest to promote public safety and tree health; and

WHEREAS, West Coast Arborist; a tree maintenance company, provides municipal tree maintenance services to the Cities of Woodland, Roseville, Elk Grove, West Sacramento, Davis and Sacramento; and

WHEREAS, the proposed contract amendment results in a total annual cost of two hundred forty four thousand four hundred seventy four dollars for tree maintenance services provided to the City of Woodland; and

WHEREAS, funding in support of this contract is provided in the FY 2017/18 annual budget previously approved by council; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND authorizes the City Manager to execute the contract amendment to the FY 2017/18 contract with West Coast Arborist in the amount of sixty six thousand dollars

PASSED AND ADOPTED by the City Council this 15th day of May, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	13.
SUBJECT:	Authorize the Revised Amount of $250K for the Sole-source Purchase of Coagulants for the WPCF

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, authorizing an additional $90,000 to the previously-approved sole-source purchase of Coagulants for the Water Pollution Control Facility, for a new not-to-exceed amount of $250,000.

Staff Contact:
Craig Locke, Acting Public Works Director, (530) 661-5899, craig.locke@cityofwoodland.org

Fiscal Impact:
The City Council previously approved a sole-source contract through Rosa Technologies for the purchase coagulants used at the Water Pollution Control Facility (WPCF), in an amount not-to exceed $160,000. As of February, we have purchased $143,049 of coagulants, and staff is now requesting Council approval to increase this authorization by $90,000 for a new not-to-exceed amount of $250,000. .

Funding to cover cost of purchases under this contract are provided entirely from the Sewer Enterprise Fund. There is no General Fund Impact.

Background:
Coagulant chemicals are used in the wastewater treatment process at the WPCF, and is a required element of the City's National Pollutant Discharge Elimination System (NPDES) permit, regulated by the Regional Water Quality Board. Coagulants act to increase the efficiency of the filtration system at the WPCF and are especially important in maintaining acceptable final effluent quality during treatment process upsets. Consistent effluent quality is even more important since the recycled water utility has come online and customers are paying for this water. Given their importance in the treatment process, it is critical to maintain a consistent and reliable source of coagulants.

At its meeting of September 5, 2017, the City Council approved the sole source purchase of the coagulant formula from Rosa Technologies (Resolution #6919), in the not-to-exceed amount of $160,000. As of February, the WPCF had required purchases totaling over $143,000, as a result of the requiring more coagulant than expected. This is due to the need to control plant upsets as well as increased water quality requirements for effluent serving our recycled water customers.

Discussion:
The WPCF Plant operator estimates that an additional $90,000 in coagulant purchases are required, resulting in the need to increase staff's contract authority to a not-to-exceed amount of $250,000. This is due to the need to use more coagulant than expected because of Plant upsets and the demand of high quality effluent to supply recycled water to the city's customers.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing an additional $90,000 to the previously-approved sole-source purchase of Coagulants for the Water Pollution Control Facility, for a new not-to-exceed amount of $250,000.

Prepared By: Craig Locke, Acting Public Works Director

Reviewed By: Craig Locke, Acting Public Works Director

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Coagulant Increase Resolution	5/11/2018	Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING AND APPROVING AN INCREASE OF $90,000 TO THE SOLE-SOURCE CONTRACT WITH ROSA WATER TECHNOLOGY ASSOCIATES FOR PURCHASE OF COAGULANTS TO A REVISED NOT-TO-EXCEED AMOUNT OF $250,000.00 (AN INCREASE OF $90,000 FROM RESOLUTION NO. 6919 APPROVED ON SEPTEMBER 5, 2017), IS IN THE CITY'S BEST INTERESTS

WHEREAS, the use of coagulant chemicals as part of the wastewater treatment process at the City's Water Pollution Control Facility (WPCF) is a required element of the City's National Pollutant Discharge Elimination System (NPDES) permit and is regulated by the Regional Water Quality Control Board. Coagulants act to increase the efficiency of the filtration system at the WPCF and are especially important in maintaining acceptable final effluent quality during treatment process upsets. Given their importance in the treatment process, it is critical to maintain a consistent and reliable source of coagulants; and

WHEREAS, this product is necessary to comply with requirements dictated by the wastewater treatment plant's NPDES permit; and

WHEREAS, on September 5, 2017, Council adopted Resolution No. 6919 in the amount of $160,000 and this authorization is for an increase of $90,000 to a revised not to exceed amount of $250,000.00; and

WHEREAS, funding for these chemicals has been previously approved in the current FY18 budget and, no additional funds are being requested.

NOW, THEREFORE, BE IT RESOLVED

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

SECTION 2. That the City Council hereby approves increasing the authority for the sole-source purchase of coagulants from Rosa Water Technology Associates, to an amount not-to-exceed $250,000.000.

PASSED AND ADOPTED by the City Council this 15th day of May, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	14.
SUBJECT:	Authorize Appropriation of $24,000 to the Vehicle Theft Deterrent Program for the purchase of Police Observation Devices (PODs) equipped with license plate reading (LPR) ability

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase of License Plate Readers and Police Observation Devices. The resolution authorizes an additional $24,000 appropriation from General Fund to the Vehicle Theft Deterrent program.

Staff Contact:
Anthony Cucchi, Patrol Lieutenant, (530) 661-7816, anthony.cucchi@cityofwoodland.org

Fiscal Impact:
The Vehicle Theft Deterrent program is funded by annual disbursements by the County in the amount of $6,000 from the state vehicle theft program. Funding received from the County is recorded in the General Fund and will accrue $30,000 this fiscal year towards this effort. The City Council has already approved a $6,000 appropriation for this fiscal year and therefore staff is requesting an additional $24,000 to be appropriated from the General Fund. The cost of two Police Observation Devices (PODs) which will be equipped with License Plate Readers (LPRs) is estimated at $31,084. Any expenses over the $30,000 appropriation will be paid for by other Police operations budget.

Background:
The PODs are clearly marked with a police logo and a flashing blue light to maximize its effect as a crime prevention tool. If a crime occurs, recorded video can also be reviewed for potential evidence. PODs can be equipped with license plate reading (LPR) ability. The LPR technology is able to quickly scan license plates and alert officers that a vehicle associated with a missing person or criminal activity is in the area. The cameras have already proven successful in the City of Woodland and in neighboring communities.

The Woodland Police Department respects the privacy concerns of the community and has taken measures to exclude private residences that are not under investigation from being recorded.

We are committed to ensuring public safety and deterring crime; other cities throughout the nation are already utilizing the benefits of this technology. This is another step towards using next generation technology to make Woodland the safest city in Yolo County.

Discussion:
The PODs will be placed at two locations to best utilize their effectiveness. The intersection of E Main St and Pioneer Ave and the intersection of County Rd 102 and Bronze Star Drive. Both locations have heavy traffic flows and are entrance and exit points of the City.

Per the purchasing threshold in the City's Purchasing Ordinance, the Police Department solicited pricing from several vendors and selected Vigilant Solutions for the purchase of two LPRs. The Police Department purchased the first LPR from this vendor so this will provide continuity of service and functionality. Another benefit is data sharing with surrounding agencies who use the same equipment: Cities of Elk Grove and Sacramento and the Counties of Yolo and

Sacramento. For cost savings, City I.T. staff will build the PODs. The table below shows the cost breakdown:

Item	Cost	Comment
LPR	$12,906/ea	LPR camera, implementation & configuration, user training
POD	$ 2,636/ea	I.T. & electrical parts
Subtotal	$15,542/pair	
TOTAL	$31,084	

<u>Conclusion</u>:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase of License Plate Readers and Police Observation Devices. The resolution authorizes an additional $24,000 appropriation from General Fund to the Vehicle Theft Deterrent program.

Prepared By: Anthony Cucchi, Patrol Lieutenant and Elle Murphy, Senior Management Analyst

Reviewed By: Derrek Kaff, Police Captain

Paul Navazio, City Manager

<u>ATTACHMENTS:</u>

Description	Upload Date	Type
Resolution - Vehicle Theft Deterrent Program PODs	4/26/2018	Resolution

RESOLUTION NO. _______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO APPROPRIATE $24,000 FROM THE VEHICLE THEFT DETERRENT PROGRAM TO PURCHASE POLICE OBSERVATIONS DEVICES EQUIPPED WITH LICENSE PLATE READING ABILITY

WHEREAS, the Police Department has determined the need to purchase two Police Observations Devices (PODs) equipped with License Plate Readers (LPRs) which will provide video for crime investigation and scan license plates and alert officers that a vehicle associated with a missing person or criminal activity is in the area

WHEREAS, the Police Department has estimated that that the initial cost to purchase two PODs with LPRs is $31,084.

WHEREAS, the FY2017/18 annual budget for the Police Department previously approved by the Council includes $6,000 for the Vehicle Theft Deterrent program.

WHEREAS, the General Fund will accrue $30,000 this year from state funding and an additional appropriation of $24,000 is needed to proceed with the purchase of these items.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND:

SECTION 1. That the City Council hereby authorizes the City Manager to appropriate an additional $24,000 from General Fund to the Vehicle Theft Deterrent program for the purchase of Police Observation Devices equipped with license plate reading ability and that the Purchasing agent shall be authorized to prepare a purchase order to procure two (2) License Plate Readers from Vigilant Solutions at a price of $25,812.

PASSED AND ADOPTED by the City Council this 1st day of May, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzales, City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	15.
SUBJECT:	Appropriation of $90,086 from the General Fund to Pay the County for Underpayment of the County's Share of Parking Revenues from July 2008 through June 2017.

Recommendation for Action:
Staff recommends that the City Council approve Resolution No.______ authorizing the appropriation of $90,086 from the General Fund to pay the County for the underpayment of the County's share of parking revenues from July 2008 through June 2017.

Staff Contact:
Elle Murphy, Senior Management Analyst, (530) 661-7832,

Fiscal Impact:
This action results in $90,086 in additional appropriation from the General Fund. This item was not included in the department's budget this fiscal year. The audit findings were released after the budget had been approved. No additional revenues are available to cover this one-time cost, and the payment will be made from General Fund reserves.

Background:
In July 2017, the Police Department was informed by the Yolo County Department of Financial Services that the State Controller's Office had completed an audit of court revenues, which included parking fine revenues, for the period of 2008-2016. The results of the audit found that the County had underpaid the State and the City was found responsible as follows:

1. The Police Department uses a third-party vendor to process parking citations. In the course of researching the audit results, Department staff discovered that the vendor had been incorrectly calculating the County's share, resulting in underpayment by the Department to the County. Specifically, the vendor claims that the bond for the courthouse construction has been satisfied but in error, the vendor deducted the cost of the bond share twice from the report. The cost of this error is also under contention because the statute of limitations is unclear and lack of documentation from the County that the bond share has been reallocated for another legitimate purpose. The maximum cost of this underpayment to the County is $69,502 for the audit period of 2008-2016 and an additional $6,292 for last fiscal year for a total of $75,794.
2. The County distributes red-light traffic violator school bail and traffic violator school bail to the cities. During the period of 2008-2016, the County incorrectly distributed these amounts and essentially overpaid the Department. The cost of this overpayment to the Department (and thereby owed back to the County) is $14,292. This amount owed is also under contention because the statute of limitations is unclear.

Discussion:
Since the receipt of this audit information, Department staff has been working with its third party vendor to correct the reports. The vendor has also been attempting to get definitive information from the Administrative Office of the Courts regarding the bond fulfillment, but has not been successful in getting a response. Staff has also requested similar information from the County and for documentation that the bond has been reassigned, but a satisfactory response is still forthcoming.

In the meantime, the State Controller's Office issued a demand for payment on April 24, 2018 and informed the Department that interest will accrue on the outstanding amount beginning May 24, 2018. Department staff, with assistance from Finance and the City Attorney, will continue to contest the amounts. In the meantime, the appropriation of $90,086 is being requested to allow for timely payment.

The amounts owed are summarized in the table below:

Item	**Cost**	**Comment**
Underpayment to the County of parking citation revenue (2008-2016)	$69,502	Interest will accrue beginning 05/24/18
Underpayment to the County of parking citation revenue (2016-2017)	$ 6,292	Underpayment discovered after audit results for fiscal year following the audit period
Payment to the County for overpayment to the Department of red light traffic violator school bail	$14,292	Interest will accrue beginning 05/24/18
Total Owed to the County	**$90,086**	**Total Appropriation Requested**

Conclusion:

Staff recommends that the City Council approve Resolution No.______ authorizing the appropriation of $90,086 from the General Fund to pay the County for the underpayment of the County's share of parking revenues from July 2008 through June 2017.

Prepared by: Elle Murphy
Senior Management Analyst

Reviewed by: Derrek Kaff
Police Captain

Approved by: Luis Soler
Police Chief

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution - Appropriation fro Parking Revenue Audit Payment	5/9/2018	Resolution

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO APPROPRIATE $90,086 FROM THE GENERAL FUND TO PAY THE COUNTY FOR UNDERPAYMENT OF THE COUNTY'S SHARE OF PARKING REVENUES FOR JULY 2008 THROUGH JUNE 2017

WHEREAS, the Police Department was informed by the Yolo County Department of Financial Services that the State Controller's Office had completed the audit of court revenues which included parking fine revenues for the period of 2008-2016; and

WHEREAS, the County has invoiced the Police Department a total of $83,794 as a result of the audit; and

WHEREAS, the Police Department has determined that an additional amount of $6,292 is owed the County for fiscal year 2016-2017 based on the audit findings for the year immediately following the audit period; and

WHEREAS, the State Controller's Office, collecting for the County, has issued a demand payment letter, informing the department that interest will accrue beginning May 24, 2018 on the amount owed the County of $83,794; and

WHEREAS*,* the Police Department is requesting the appropriation of $90,086 for timely payment to the County of the amount owed; and

WHEREAS**,** the Police Department will continue to work with Finance staff and the City Attorney to clarify the statute of limitations and the bond fulfillment date or reassignment of the bond by the County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND:

SECTION 1. That the City Council hereby authorizes the City Manager to appropriate $90,086 from the General Fund to pay the county for the underpayment of the County's share of parking revenues from July 2008 through June 2017.

PASSED AND ADOPTED by the City Council this 15th day of May, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:	**APPROVED AS TO FORM:**
______________________	______________________
Ana B. Gonzales, City Clerk	Kara K. Ueda, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	16.
SUBJECT:	Approve Construction Management Consultant Agreement for the North Regional Pond and Pump Station Project, CIP #17-21

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, approving a consultant contract with WSP for construction management and inspection services in the amount of $622,156 and approve amendment(s) for construction management and inspection contingencies of up to an additional 10% of the contract award amount ($62,216).

Staff Contact:
Chris Fong, Senior Associate Civil Engineer, (530) 661-5972, chris.fong@cityofwoodland.org

Fiscal Impact:
The overall project budget for the North Regional Pond and Pump Station, CIP #17-21, is $8,000,000 from the Spring Lake Infrastructure Storm Drain fund as identified in the approved FY 2017-18 budget.

The North Regional Pond and Pump Station project is currently in the design phase and City staff expects to come back to the Council at a later date to award the construction contract for the project which is estimated to be approximately $6 million. The associated professional services contract for construction management and inspection work is for an amount of $622,156. Other items that make up the total project budget represent the amount allocated for project design, right of way, and contingency costs.

There is no impact to the General Fund.

Background:
The South Urban Growth Area Storm Drainage Facilities Master Plan (SUGA-SDFMP) was updated between 2016 and 2018 and identified the North Regional Pond and Pump Station as the most significant storm drainage facilities project in the South Area of the City. Other development areas that will benefit from the North Regional Pond and Pump Station project (and be obligated to pay for their fair share of the cost) includes SP-1 and the development areas east of CR102.

Discussion:
The North Regional Pond is located just north of the City's Water Pollution Control Facility (WPCF). The pond was formerly used as part of the WPCF operations until the mid-1980s. The SUGA-SDFMP identified the North Regional Pond as a storm drainage mitigation feature for Spring Lake. The pump station replacement will be located on the south side of East Main Street at the South Canal. There is a defunct pump station at this location which has not been in operable condition for the last 5-10 years. Staff and the City's consultant design engineer, West Yost, evaluated the reuse of this facility and determined that it was more economical to replace the pump station rather than upgrading the existing facility.

The design is currently near its 90% design phase and the City wishes to bring in a construction manager and inspection firm who will oversee the construction of the project for the City and provide constructability review for the design.

The City sought Request for Qualifications for Construction Management and Inspection Services in March of 2018 and received nine proposals. On March 29, 2018, the City interviewed 3 firms: Consolidated CM Inc., Domenichelli & Associates, and WSP. After careful consideration, the City selected WSP through a Quality Based Section (QBS) process to provide the construction management and inspection services for the North Regional Pond and Pump Station project, CIP 17-21.

The City is only seeking authorization to approve a consultant contract with WSP. Staff will return to Council at a later date to approve the plans and specifications for the North Regional Pond and Pump Station and authorize construction bid advertisement. Staff anticipates construction starting in Fall 2018 and concluding in Fall 2019.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving a consultant contract with WSP for construction management and inspection services in the amount of $622,156 and approve amendment(s) for construction management and inspection contingencies of up to an additional 10% of the contract award amount ($62,216).

Prepared By: Chris Fong, Senior Associate Civil Engineer

Reviewed By: Brent Meyer, City Engineer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/7/2018	Resolution

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE CONSTRUCTION MANAGEMENT CONSULTANT AGREEMENT FOR THE NORTH REGIONAL POND AND PUMP STATION PROJECT, CIP 17-21

WHEREAS, the City wishes to enter into an engineering consulting services agreement with WSP for the North Regional Pond and Pump Station Project, CIP 17-21 (the "Agreement"), for an amount of $622,156; and

WHEREAS, the City of Woodland approved the 2017/18 Capital Budget and included CIP 17-21 as part of the Capital Budget (the "Project"); and

WHEREAS, the City has identified the North Regional Pond and Pump Station (the "Project") to be a priority; and

WHEREAS, the City wishes to approve a contract contingency of up to 10% ($62,216); and

WHEREAS, WSP was selected through a quality based selection process; and

WHEREAS, WSP is experienced in the construction management and inspection of stormwater pond and pump projects; and

WHEREAS, WSP will complete the construction management and inspection including: constructability review, project management, inspection, and testing as necessary; and

WHEREAS, the City Council wishes to approve the Agreement and authorize its execution through the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the Agreement between the City and WSP for an amount of $622,156 with contingencies up to 10% ($62,216). The City Manager is hereby authorized and directed to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 2. Copies of the Consultant Agreement for Construction Management and Inspection Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this 15th day of May 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	17.
SUBJECT:	Approve Consultant Agreement for Construction Management and Inspection Services for Improvements Associated with Oyang South Backbone and Phase 1 and Phase 2 Subdivision

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, approving a consultant services agreement for construction management and inspection with Associated Engineering Consultants, Inc. in the amount of $439,836.00 for the Oyang South Backbone, Phase 1 and Phase 2 Subdivision Improvements; and authorize the City Manager to execute the agreement and amendments up to 15% of the agreement amount.

Staff Contact:
Miguel Chavez, Construction Project Manager, (530) 661-5952, miguel.chavez@cityofwoodland.org

Fiscal Impact:
Construction management and inspection of the Oyang South Backbone, Phase 1 and Phase 2 Subdivision Improvements are funded by fees paid by the developer for this purpose.

There is no impact to the general fund.

Background:
On November 15, 2016, the City Council approved the Oyang South Tentative Subdivision Map No. 5092. The improvement plans for Oyang South Backbone, Phase 1 and Phase 2 Subdivision Improvements are complete and construction is ready to begin.

Discussion:
The construction of the Oyang South Backbone, Phase 1 and Phase 2 Subdivision projects includes improvements that will be City owned once complete. As such, the City is required to provide construction management and inspection for these projects. The recommended action to execute a consultant agreement will provide these construction services.

Associated Engineering Consultants, Inc. (AEC) is currently included on the City's list of firms pre-qualified to provide Construction Management and Inspection Services. After a review of the listed firms and the experience of each providing similar services it was determined that AEC was the most qualified to perform these services for the City at this time.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, approving a consultant services agreement for construction management and inspection with Associated Engineering Consultants, Inc. in the amount of $439,836.00 for the Oyang South Backbone, Phase 1 and Phase 2 Subdivision Improvements; and authorize the City Manager to execute the agreement and amendments up to 15% of the agreement amount.

Prepared By: Miguel Chavez, Construction Project Manager

Reviewed By: Brent Meyer, City Engineer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/3/2018	Resolution

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE AN AGREEMENT WITH ASSOCIATED ENGINEERING CONSULTANTS, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES

WHEREAS, On November 15, 2016, City Council approved the Oyang South Tentative Subdivision Map No. 5092; and

WHEREAS, the Oyang South Backbone, Phase 1 and Phase 2 Subdivision Improvement project and associated improvements are ready for construction; and

WHEREAS, the City desires to have the construction management and inspection of these improvements performed by an experienced consultant selected by a qualification based selection process; and

WHEREAS, the City Council wishes to approve the Agreement and authorize its execution through the adoption of this Resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the consultant services agreement with Associated Engineering Consultants Inc. and authorizes and directs the City Manager to execute the agreement in the amount of $439,836.00 for the Oyang South Backbone, Phase 1 and Phase 2 Subdivision Improvements and amendments as necessary up to 15%($65,975.00) of the agreement amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

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

PASSED AND ADOPTED this 15th day of May 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	18.
SUBJECT:	Fee Schedule for the Adult Sports Programs

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, authorizing a new fee schedule for adult sports programs, including adult basketball leagues ($400-750); volleyball leagues ($300-$550); and softball leagues ($500-800).

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

Fiscal Impact:
Adult Sports programs are accounted for in the Recreation Program Enterprise Fund (Fund 253), and as such there is no impact to the General Fund. In the current fiscal year, Adult Sports programming have a combined budget of $73,000 with costs fully-covered by fees charged to teams/participants on either a "per season" or "per game" basis.

Background:
The City's Adult Sports programs offers recreational opportunities for adults (ages 16 and up) within the community. The City offers three adult sports programs throughout the year including basketball, volleyball, and softball. The program provides 2-3 seasons per year of each sport activity, generally offering 8-12 games per season. The adult sports programs are held the Woodland Community & Senior Center and at the Woodland Sports Park.

During FY 17/18, 200 teams (132 softball, 53 basketball, and 15 volleyball) participated in the City's adult sports programs. Costs for the adult sports program have continued to increase with minimum wage increases and the increased fees (2%-5%) charged by the contracted officials.

The current fee schedule provides for a fee range that was last updated in 2011, with actual fees now being charged at or near the top of the authorized fee schedule. Project cost increases due to implementation of the State's minimum wage (affecting temporary and seasonal staff) as well as costs for contracted officials/referees necessitates increasing the range of fees for each of the programs to ensure that revenues continue to cover the cost of providing the programs.

Discussion:
Staff annually evaluates program costs and sets a price for the program. Using relatively conservative participation projections, price points are set to be able to cover all temporary staff, supply, and contract expenses.

With the increases in fees to operate the programs, and anticipated increases in the next few years, the following reflects the proposed changes to the fee schedule for Adult Sports:

	Current Range		Proposed Range	
	Min	Max	Min	Max
Basketball	$ 240	$ 500	$ 400	$ 750

Volleyball	$ 175	$ 300	$ 300	$ 550
Softball	$ 300	$ 600	$ 500	$ 800

With the adoption of the new fee schedule, staff has provisionally set program fees for the Fees for the summer/fall season as follows:

- Basketball $400
- Volleyball $350
- Softball $650

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing a new fee schedule for adult sports programs, including adult basketball leagues ($400-750); volleyball leagues ($300-$550); and softball leagues ($500-800).

Prepared By: Kris Bain, Community Services Program Manager

Reviewed By: Christine Engel, Community Services Director

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Adult Sports Resolution	5/9/2018	Resolution

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INCREASING THE FEE SCHEDULE FOR THE ADULT SPORTS PROGRAM

WHEREAS, the City provides recreational opportunities for adults offering basketball, softball, and volleyball leagues;

WHEREAS, the fee schedule established for the Adult Sports program was last reviewed in 2011;

WHEREAS, the current fee schedule does not cover the costs of the current program;

WHEREAS, the City Council wishes to increase the fee schedule for these programs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:
That the City Council hereby approves an increase in the fee schedule for the Adult Sports program that includes the following range for each season: basketball $400-$750, softball $500-$800, and volleyball $300-$550.

PASSED AND ADOPTED this ________ day of ___________ 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: May 15, 2018
ITEM #: 19.
SUBJECT: Appoint Member to the Personnel Board

Recommendation for Action:
Staff recommends that the City Council appoint Nicole Carr to the Personnel Board.

Staff Contact:
Ana B. Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

Report in Brief:
The Personnel Board currently has one vacancy left by Donna Slattery who resigned on December 18, 2017.

Staff advertised for openings on the various Boards and Commissions and received an application from Nicole Carr for the Personnel Board. The Human Resources Manager has reviewed Ms. Carr's application and believes she has desirable qualifications for the Personnel Board.

It is staff's recommendation that Ms. Carr be appointed to fill the vacancy left by Ms. Slattery for a term ending December 31, 2020.

Conclusion:
Staff recommends that the City Council re-appoint members to the Manufactured Home Fair Practices Commission (MHFPC), appoint Ben Cadranel, an alternate on the MHFPC to fill the vacancy left by Bob Noren and appoint Nicole Carr to the Personnel Board.

Prepared By: Ana B. Gonzalez, City Clerk

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Carr_application	4/27/2018	Backup Material

City of Woodland

City Clerk 300 First Street Woodland, California 95695 (530) 661-5806
FAX (530) 661-5813

FOR BOARD AND COMMISSION APPLICANTS AND APPOINTEES

PUBLIC CONTACT FORM
(please print)

Name: Nicole D. Carr Address: [redacted]

[redacted]

Home/Contact Telephone Number: [redacted]

Work Telephone Number: [redacted]

E-Mail Addresses cityfeedbackmail@gmail.com

Should a member of the public desire to contact you concerning your representation on a Board or Commission, the City Clerk may release the following information (please check those that apply):

______Home Address	______Work Phone Number
______Home Phone Number	______Work Address
____X E-Mail Address	______Please do not release any of this information

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FOR STAFF USE ONLY

Board, Commission or Committee Application for: ____________________

Date Council Member Interview Scheduled for: ____________________

Council Members Conducting the Interview: ____________/____________

If Appointed, Date of Council Action: ____________________

1

City of Woodland

City Clerk 300 First Street Woodland, California 95695 (530) 661-5806
FAX (530) 661-5813

CITY BOARDS AND COMMISSIONS APPLICATION

Name of applicant: Nicole D. Carr

My first choice is for appointment to the Personnel Board
Board or Commission.

If I am not selected for my first choice, I am interested in serving on the following Boards and Commissions (Note: one may serve on only one Board, Commission or Committee at any one time):

___Board of Building Appeals
___Commissionon Aging
___Historical Preservation Commission
___Library Board of Trustees
___Manufactured Homes Fair Practices Commission
___Parks and Recreation Commission
___Personnel Board
___Planning Commission
___Traffic Safety Commission

Please Note: Members of the Historical Preservation Commission, Library Board, Manufactured Homes Fair Practices Commission and Planning Commission are required to annually file Statements of Economic Interest forms disclosing such information as:
-- investments, interests in real property, income, loans, etc.
-- mailing address and telephone number

This information is a public record and these statements are available to the public upon request.

All Board and Commission Members are required by State Law to take a two hour ethics training course every two years. You will be notified of the next scheduled test.

The Interview Team will make recommendations for appointment to various Boards and Commissions. If there is no current vacancy, you will be placed on a waiting list.

I have business connections and/or investments that may result in possible conflict of interest. ______Yes __X__No

I reside within the City limits of the City of Woodland. __X__Yes ______ No

Are you currently serving on a City Board or Commission? ______Yes __X___ No

If yes, please state which N/A

Employment experience: I currently am a Director of Human Resources for the California Department of Social Services. I oversee a staff of 102 persons to provide full-service, human resource services for ~5,000 employees. Prior to serving as a Director, I was appointed as an Assistant Deputy Director for the Department of Housing/Community Development, a Budget Officer for the Department of Corrections and Rehabilitation and an Analyst for the California Building Standards Commission.

Organization and community activity experience: I am a member of the International Public Management Association for Human Resources and I volunteer at the Crocker Art Gallery.

Other experience you have had which would help Council with a decision as to your qualifications to serve: As an Analyst for the Building Standards Commission, I was afforded the opportunity to develop rule making files, organize, manage and attend committee meetings and assist the Executive Director to develop responses to concerns arising from public hearings or public comment periods. I believe that this experience has afforded me with a good understanding of the purpose and processes of boards and commissions and will thereby enable me to fully contribute to the Personnel Board if appointed.

Educational background and other training: I possess a Master of Public Administration degree, which includes courses in management, human resources, marketing, business and public administration. I also possess an undergraduate degree in liberal studies which includes courses in fine arts, Spanish, English and Business.

Why are you interested in serving on a City Board or Commission? I believe that with my background and experience, I could offer a viable contribution to the citizens of the City of Woodland.

Please provide information on two personal or professional references:

Name	Address	Phone No.
Maureen Graber, Personnel Officer	4915 Charter Road, Rocklin, CA 95765	916/502-1403 Mobile
Anne Goodbody, Analyst	2272 NE Nuttall Court, Bend, OR 97701	978/408-6755 Mobile

Nicole D. Ca

Signature of Applicant

3/27/18

Date

Please return application to:

Office of the City Clerk
City Hall
300 First Street
Woodland, CA 95695

Note: Staff will contact you to schedule an interview with the City Council as scheduling permits.

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	20.
SUBJECT:	Agreement with Motorola Solutions, Inc. for Products and Services Related to Body-Worn Cameras for the Police Department and Supplemental Appropriation of $114,365 for the 5-Year Service Agreement

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a five-year service agreement, totaling $237,365, with Motorola Services, Inc. for body-worn cameras for the Woodland Police Department under the sole-source provisions of the City's Purchasing Ordinance, and appropriating an additional $114,365 in funding over the term of the agreement.

Staff Contact:
Heath Parson, Lieutenant, (530) 661-7845,

Fiscal Impact:
The City Council previously appropriated $123,000 for the purchase of body-worn cameras for the Police Department, as part of the FY17/18 budget. Of that total amount, $82,000 was appropriated for the one-time purchase cost of 41 cameras, and $8,200 was appropriated as the recurring annual cost for software maintenance.

Under the proposed agreement with Motorola Solutions, Inc., the City's actual cost to deploy 60 cameras (including purchase of the related accessories and equipment) is $89,765 in the first year and $36,900 per year thereafter, in addition to one-time training costs. As a result, supplemental funding totaling $114,365 is needed over the five-year agreement term, as follows:

		60 UNITS		
YEAR	**Budget**	**Cost**	**Balance**	**Needed supplement**
FY18	$ 90,200	$89,765	$ 435	$-
FY19	$ 8,200	$36,900	$ (28,700)	$28,265
FY20	$ 8,200	$36,900	$ (28,700)	$28,700
FY21	$ 8,200	$36,900	$ (28,700)	$28,700
FY22	$ 8,200	$36,900	$ (28,700)	$28,700
TOTALS	**$ 123,000**	**$ 237,365**		**$ 114,365**

Funding to cover the supplemental appropriations is available within the City's Self-Insurance Fund.

Background:
The discussion around body-worn cameras (BWCs) began several years ago when the State Legislature considered mandating BWCs for all California law enforcement agencies in the aftermath of Ferguson, Missouri. While a bill failed to become law, more and more police agencies are adopting BWCs as standard practice, and proper application of this relatively new technology is now considered among accepted "best practices" for local law enforcement.

The implementation of BWCs for the Woodland Police Department represents another significant step in ensuring transparency and accountability in the delivery of police services. The use of BWCs is expected to contribute to increased public trust and confidence. At the same time, BWCs have been also proven to protect both the public agency and its individual police officers from potential claims of abuse of police powers. It is extremely helpful when video recordings of police interactions with members of the public are not strictly limited to a bystander's hand-held cell phone camera. Appropriate and consistent use and application of BWC technology in conformance with applicable laws and policies protecting both privacy rights and sound evidentiary practices benefit everyone.

Discussion:

A number of companies offer body-worn cameras, however after extensive investigation and product testing, the department has determined that Motorola Solutions, Inc. offers the preferred integrated system that best meets the needs and objectives of the Woodland Police Department.

A department committee with representatives from all three police employee associations along with City Information Technology staff met in August 2017 and spent several months gathering information, visiting other agencies, watching demonstrations, and field testing various products. Using twelve metrics, the committee reviewed products from ten companies. In October 2017, the list of viable products/system was reduced to five. After site visits to other agencies along with visits from the vendors, the committee narrowed the selection to two vendors. In January 2018, the committee met for the final evaluation and selected Motorola Solutions, Inc. as the best option.

Motorola Solutions, Inc. ("Motorola") distinguished itself in several important ways, including but not limited to the following:

1. Integrated camera and radio microphone: Motorola is one of only four companies that offers this integrated option. Having an integrated camera and radio microphone will result in budget savings for the department, allowing for the phase-out of the current paddle microphones. Practically, it also eliminates one more piece of equipment an officer has to wear.

2. The forward-facing screen allows subjects to see themselves during their interaction with police, which has shown to decrease subject defiance and aggression.

3. The evidence management system integrated with the camera is a unique feature with Motorola and allows for tracking video access, redaction, and creation of reports as requested by the courts for chain of custody.

4. *Adaptive Audio Technology* is unique to Motorola and offers the following features:

- ***Adaptive Dual-sided Operation*** uses beam-forming technology so users can talk into either side of the paddle microphone. This gives officers flexibility in where to wear the camera and still get optimal video and audio.
- ***Adaptive Noise Suppression*** adjusts the audio algorithm so users can cancel out the noise as it changes in the environment (background noise).
- ***Adaptive Speaker Equalization*** adjusts the 1-watt loud speaker settings based on volume selection so the sound is optimized for talker authenticity at lower volumes and speech intelligibility at higher volumes.
- ***Adaptive Gain Control*** adjusts microphone gain based on how loud users talk into the radio to ensure a consistent audio level on the receiving end.
- ***Adaptive Windporting*** engages a rear microphone in order to cancel out wind noise.

  Adaptive Audio Technology is critical to the Police Department, in particular as the communications center ages. This unique technology offered by Motorola will give officers the best option for clear, precise communication by managing potential quality interferences in both radio communications and body worn camera audio evidence collection.

Motorola also offers an integrated body-worn and in-car cameras, which have a 360-degree view. This is another promising option for the department to consider in the future when it comes time to upgrade the existing in-car cameras.

Cameras will be issued to all uniformed personnel including our HOST (Homeless Outreach Street Team) and Street Response Team (SRT) detectives for a total of 57 sworn personnel. The remaining three cameras will be used to outfit new officers and to replace any damaged or non-functional cameras.

In anticipation of using the body-worn cameras, the Police Department adopted Policy 451, which addresses body-worn cameras. The policy addresses issues such as requiring the individual officer to ensure that the camera is in good working order prior to going into service, wearing the camera conspicuously on the front of their uniform, and documenting the existence of a recording in any report, citation, or other official record of a contact. The policy also prohibits employees from making personal copies of recordings created while on-duty and from using the body-worn cameras for personal use.

Chapter 17B of the Woodland Municipal Code sets forth the City's purchasing procedures. The purpose of the chapter is to establish procedures so that the City achieves the lowest possible cost commensurate with the quality needed and to assure the quality of purchases. The chapter typically requires a formal bidding process in order to meet those goals. However, Subdivision (e) of 17B-140 provides that the City Manager may approve of the waiver of competitive bidding when a determination is made that it is in the best interest of the City and its administrative operations to dispense with public bidding. Further, case law provides that competitive bidding is not required when the City determines it would produce no advantage for the City, or the advertising for bids is futile, undesirable, impractical, or impossible.

For the reasons specified above, and taking into account the due diligence and research performed by the committee formed by the Police Department, the City Manager agrees with the Police Department's determination that Motorola offers a unique product that will best meet the department's needs and also agrees that a waiver of competitive bidding requirements is in the City's best interests.

Contract with Motorola

The agreement with Motorola provides for the following three components: (1) the purchase of certain equipment accessories for a total cost of $15,033.45; (2) annual subscription services at an annual cost of $36,900 and a total cost over five years of $184,500; and (3) a one-time set-up and training cost of $37,832.00. The agreement has a five-year term, and Motorola will transfer the body-worn cameras to the City at the end of the term. Prior to the end of the agreement, however, Motorola considers the cameras Motorola's property. Thus, this agreement is not necessarily considered a purchase of the body-worn cameras as Motorola could take the cameras back if the agreement terminates prior to the end of the five-year term.

The City Attorney and Motorola's counsel have negotiated the terms of the agreement. There are, however, several terms that Motorola will not remove from the contract and that the City Council should be aware of before approving the agreement. They all concern Motorola's efforts to insulate itself from liability and the payment of damages. These are highlighted here for the City Council's consideration.

While Motorola states that it will use all commercially reasonable efforts to provide monthly availability of service 99.9% of the time (except for any required maintenance periods), Motorola will not provide, and expressly disclaims, any warranty with regards to its subscription service. This means that Motorola does not guarantee, and will not issue a warranty for, the City's ability to search for or retrieve body-worn camera images that are stored on Motorola's server. Motorola also requires the City to hold Motorola harmless from any damages that may accrue against Motorola related to tracking services (location-based services) or breach of privacy claims.

Additionally, Motorola requires that its limitation of liability in all instances except for personal injury, death, or damage to tangible property be limited to $200,000. This means that Motorola would not have to pay to the City any more than $200,000 for a breach of contract judgment or for any action caused by Motorola's negligence other than damage to tangible property, or a death or personal injury. However, it is unclear whether that particular provision would ever be triggered as Motorola requires a statement be included in its agreement that it will not be liable for any time, data, loss of use, inconvenience, or any damage related to the performance of the subscription services provided by Motorola.

In summary, Motorola has not agreed to specific liability language typically included in the City's standard agreement, and instead requesting that the City agree to language is standard in all of Motorola's agreements. With this understanding, staff nonetheless recommends approval of the proposed Service Agreement (attached).

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a five-year service agreement, totaling $237,365, with Motorola Services, Inc. for body-worn cameras for the Woodland Police Department under the sole-source provisions of the City's Purchasing Ordinance, and appropriating an additional $114,365 in funding over the term of the agreement.

Prepared by: Heath Parsons
Community Relations Lieutenant

Elle Murphy
Senior Management Analyst

Reviewed by: Derrek Kaff
Police Captain

Approved by: Luis Soler
Police Chief

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
1. Resolution No. , A Resolution of the City Council of the City of Woodland Affirming the City Manager’s Determination that the City’s Public Bidding Requirement Could Be Dispensed with for the Body-Worn Camera Agreement with Motorola Solutions, Inc., A	5/8/2018	Resolution
2. QUOTE – PD Body Worn Cameras	5/8/2018	Backup Material
3. CONTRACT – PD Body Worn Cameras MOTOROLA	5/8/2018	Contract

RESOLUTION NO. _______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AFFIRMING THE CITY MANAGER'S DETERMINATION THAT THE CITY'S PUBLIC BIDDING REQUIREMENT COULD BE DISPENSED WITH FOR THE BODY-WORN CAMERA AGREEMENT WITH MOTOROLA SOLUTIONS, INC., APPROVING A FIVE (5) YEAR CONTRACT WITH MOTOROLA SOLUTIONS, INC., AND APPROPRIATING AN ADDITIONAL $114,365 FOR THIS AGREEMENT

WHEREAS, the City of Woodland Police Department has determined that it has a need for 60 body worn cameras for use by police officers in their daily tasks; and

WHEREAS, the Police Department formed a committee that included representatives from all police employee associations and City Information Technology staff for the purpose of conducting in-depth research involving body-worn camera products and related equipment and services; and

***WHEREAS**,* the Police Department's committee reviewed equipment and services of ten companies that sell body-worn cameras and services from across the country and also communicated with other agencies that use body-worn cameras about their experiences with different vendors; and

WHEREAS, the committee determined that Motorola Solutions offers the best product that meets the needs and desires of the Police Department; and

WHEREAS, the product offered by Motorola Solutions demonstrates unique features and benefits that no other provider is able to offer to the City; and

WHEREAS, Woodland Municipal Code section 17B-140(e) provides that the City Manager may approve of the waiver of competitive bidding when a determination is made that it is in the best interest of the City and its administrative operations to dispense with public bidding; and

WHEREAS, the City Manager has determined that the waiver of competitive bidding for an integrated body-worn camera, microphone, and evidence management system equipped with *Adaptive Audio Technology* from Motorola is in the best interests of the City and its administrative operations based on the foregoing facts; and

WHEREAS, the City Council previously appropriated $82,000 in FY19 for the one-time purchase of 41 body worn cameras and a recurring annual appropriation of $8,200 to cover the cost of software maintenance, with a total appropriation of $123,000 over the next 5 fiscal years; and

WHEREAS, the Police Department budget is short $114,365 over the next 5 fiscal years to cover the cost of the 5-year subscription services agreement for 60 body-worn cameras; and

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WHEREAS, the Self-Insurance Fund shows a healthy balance sufficient to appropriate an additional $114,365 over the next 5 fiscal years to supplement the current budget for the 5-year subscription services agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND:

SECTION 1. That the City Council hereby agrees with and affirms the decision of the City Manager that dispensing with the public bidding requirement is appropriate in this circumstance as Motorola Solutions offers a product and service that is different enough from other suppliers of similar products to warrant purchasing the product directly from Motorola Solutions, Inc. without engaging in a public bidding process, and that such decision was made after careful study and evaluation of approximately ten different body-worn cameras and vendors.

SECTION 2. That the City Council hereby approves of a five-year contract with Motorola Solutions, Inc. for the use of sixty (60) body-worn cameras from Motorola Solutions, Inc., with title transferring to the City upon the completion of the term, and a subscription service with Motorola Solutions, Inc. in an amount not-to-exceed $237,365.00, and authorizing the City Manager to execute the agreement, subject to minor clarifying and conforming changes approved by the City Attorney so long as the total contract amount does not change.

SECTION 3. That the City Council hereby appropriates an additional $114,365 to the Police Department's budget for the purpose of providing sufficient funds for the agreement between the City and Motorola Solutions, Inc.

PASSED AND ADOPTED by the City Council this 15th day of May, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzales, City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda, City Attorney

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MOTOROLA SOLUTIONS

The Woodland Police Department

Woodland Police Body-Worn Camera

02/20/2018

02/20/2018

The Woodland Police Department
1000 LINCOLN AVE
WOODLAND, CA 95695

RE: Motorola Quote for Woodland Police Body-Worn Camera
Dear Heath Parsons,

Motorola Solutions, Inc. is pleased to present The Woodland Police Department with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide The Woodland Police Department with the best products and services available in the communications industry. Please direct any questions to Michael DeBenedetti at michael.debenedetti@motorolasolutions.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Michael DeBenedetti
Area Sales Manager

Motorola Solutions, Inc.

Billing Address:
WOODLAND POLICE DEPT, CITY OF
1000 LINCOLN AVE
WOODLAND, CA 95695
US

Quote Date:02/20/2018
Expiration Date:03/15/2018
Quote Created By:
Michael DeBenedetti
michael.debenedetti@
motorolasolutions.com
(916) 791-4857

Customer:
The Woodland Police Department
Heath Parsons
heath.parsons@cityofwoodland.org
(530) 661-7845

Contract:
RFQ Number:+1 (510) 7722992
Payment Terms:30 NET

Line #	Item Number	Description	Qty	Term	List Price	Ext. List Price	Disc %	Sale Price	Ext. Sale Price
	Digital Evidence Management Solution								
1	N7001A	SI500 VIDEO SPEAKER MIC	60		$0.00	$0.00	0.0%	$0.00	$0.00
1a	QA06912AA	ADD: HOLSTER WITH METAL CLIP	60		$22.50	$1,350.00	24.98%	$16.88	$1,012.80
1b	QA06312AB	ADD: GCAI CABLE FOR VRSM	60		$35.00	$2,100.00	25.0%	$26.25	$1,575.00
2	SSV00S00339A	DEMS HARDWARE 5YR SERVICE CHARGE*	60	5 YEARS	$799.00	$47,940.00	100.0%	$0.00	$0.00
3	SSV00S00665A	INFRASTRUCTURE, SERVICES, DIGITAL DEVIANCE MANAGEMENT SYSTEM SUBSCRIPTION*	60	5 YEARS	$4,100.00	$246,000.00	25.0%	$3,075.00	$184,500.00

Line #	Item Number	Description	Qty	Term	List Price	Ext. List Price	Disc %	Sale Price	Ext. Sale Price
4	SSV00S00329A	CC VAULT STORE*	60	5 YEARS	$0.00	$0.00	0.0%	$0.00	$0.00
5	SSV00S00330A	CC VAULT MANAGE*	60	5 YEARS	$0.00	$0.00	0.0%	$0.00	$0.00
6	SSV00S00331A	CC VAULT JUDICIAL*	60	5 YEARS	$0.00	$0.00	0.0%	$0.00	$0.00
7	SSV00S00333A	CC VAULT 250GB STORAGE*	60	5 YEARS	$0.00	$0.00	0.0%	$0.00	$0.00
8	SSV00S00666A	SOFTWARE MAINTENANCE*	60	5 YEARS	$0.00	$0.00	0.0%	$0.00	$0.00
9	LSV00S00806A	ESSENTIAL W ACCIDENT DAMAGE	60	5 YEARS	$0.00	$0.00	0.0%	$0.00	$0.00
10	PMLN7416A	RIGHT SHOULDER MOUNTING STRAP	5		$35.00	$175.00	25.0%	$26.25	$131.25
12	PMPN4169A	CHGR VEHICULAR ADAPTER VPA	60		$65.00	$3,900.00	25.0%	$48.75	$2,925.00
14	PMPN4085A	CHGR DESKTOP MULTI UNIT BATT INT PS US/NA	10		$250.00	$2,500.00	25.0%	$187.50	$1,875.00
15	PMPN4119A	CHARGER,CHGR VEHICULAR ADAPTER EXT USB CHGR 5VDC	60		$23.00	$1,380.00	25.0%	$17.25	$1,035.00
16	PMLN7412B	AUDIO ACCESSORY-EARPIECE,RECEIVE ONLY WITH COILCORD,LONG	60		$64.00	$3,840.00	25.0%	$48.00	$2,880.00
17	SI128AD	ENGINEERING SI - VIDEO INTEGRATION	1		$18,259.00	$18,259.00	0.0%	$18,259.00	$18,259.00

Line #	Item Number	Description	Qty	Term	List Price	Ext. List Price	Disc %	Sale Price	Ext. Sale Price
18	SI208AD	PROJECT MANAGEMENT SI - VIDEO INTEGRATION	1		$4,271.00	$4,271.00	0.0%	$4,271.00	$4,271.00
19	SI286AB	TRAINING	1		$15,302.00	$15,302.00	0.0%	$15,302.00	$15,302.00
20	PMNN4508A	BATT LIION 2925T	60		$75.00	$4,500.00	20.01%	$59.99	$3,599.40

Subtotal $351,517.00

Total Discount Amount $114,151.55

Grand Total $237,365.45

Recurring Services & Subscriptions:

Item Number	Description	Qty	Unit Recurring Sale Price	Recurring Sale Price	Term	Ext. Sale Price
SSV00S00339A	DEMS HARDWARE 5YR SERVICE CHARGE*	60	$0.00	$0.00	5 YEARS	$0.00
SSV00S00665A	INFRASTRUCTURE, SERVICES, DIGITAL DEVIANCE MANAGEMENT SYSTEM SUBSCRIPTION*	60	$615.00	$36,900.00	5 YEARS	$184,500.00
SSV00S00329A	CC VAULT STORE*	60	$0.00	$0.00	5 YEARS	$0.00
SSV00S00330A	CC VAULT MANAGE*	60	$0.00	$0.00	5 YEARS	$0.00
SSV00S00331A	CC VAULT JUDICIAL*	60	$0.00	$0.00	5 YEARS	$0.00
SSV00S00333A	CC VAULT 250GB STORAGE*	60	$0.00	$0.00	5 YEARS	$0.00
SSV00S00666A	SOFTWARE MAINTENANCE*	60	$0.00	$0.00	5 YEARS	$0.00
LSV00S00806A	ESSENTIAL W ACCIDENT DAMAGE	60	$0.00	$0.00	5 YEARS	$0.00

Optional Items:

Line #	Item Number	Description	Qty	List Price	Ext. List Price	Disc %	Sale Price	Ext. Sale Price
11	PMLN7415A	LEFT SHOULDER MOUNTING STRAP	5	$35.00	$175.00	25.0%	$26.25	$131.25
13	PMLN7572A	PIN RETENTION KIT	5	$10.00	$50.00	25.0%	$7.50	$37.50

Notes:

- Additional information is required for one or more items on the quote for an order.
- This quote contains items with approved price exceptions applied against it.

Please note that this Motorola Solutions Digital Evidence Management quote does not include any feature(s) that may be needed on the APX radio to make the solution work. APX radio requirements are as follows:

- APX radio software version **R15.10.00** or greater
- GPS for inclusion of location in video metadata
- Bluetooth for wireless connectivity between Si device and APX

Radios purchased after July 9, 2012 include Bluetooth HW and can be upgraded with Bluetooth software. Radios purchased before July 9, 2012 need Bluetooth hardware and software added. To check if a radio has BT hardware press the purple button 5 times (test mode), look for “option board”. If “option board” is present the radio can be upgraded with Bluetooth software. Radios purchased after February 9, 2015 include Bluetooth hardware and software. There is nothing additional to add.

EQUIPMENT PURCHASE AND SUBSCRIPTION SERVICES AGREEMENT

Motorola Solutions, Inc. ("Motorola") and City of Woodland, a California municipal corporation, ("Customer") enter into this Equipment Purchase and Subscription Services Agreement ("Agreement") pursuant to which Customer will purchase certain equipment and services and Motorola will sell equipment and a subscription to access the subscription services described herein. Motorola and Customer may be referred to individually as a "Party" and collectively as the "Parties."

1. DEFINITIONS

Capitalized terms used in this Agreement have the meanings set forth below. Any reference to the purchase or sale of software or other Intellectual Property shall mean the sale or purchase of a license or sublicense to use such software or Intellectual Property in accordance with this Agreement.

"Administrator" means Customer's designated system administrator who receives administrative logins for the Subscription Services and issues access rights to Customer's Users.

"Anonymized" means having been stripped of any personal or correlating information revealing original source or uniquely identifying a person or entity.

"Confidential Information" means any information that is disclosed in written, graphic, verbal, or machine-recognizable form, and is marked, designated, or identified at the time of disclosure as being confidential or its equivalent; or if the information is in oral form, it is identified as confidential at the time of disclosure and is confirmed in writing within thirty (30) days of the disclosure. Confidential Information does not include any information that: is or becomes publicly known through no wrongful act of the receiving Party; is already known to the receiving Party without restriction when it is disclosed; is or becomes, rightfully and without breach of this Agreement, in the receiving Party's possession without any obligation restricting disclosure; is independently developed by the receiving Party without breach of this Agreement; or is explicitly approved for release by written authorization of the disclosing Party.

"Customer Data" means Native Data provided by Customer to Motorola hereunder to be processed and used in connection with the Subscription Services. Customer Data does not include data provided by third parties and passed on to Motorola.

"Deliverables" means all written information (such as reports, analytics, Solution Data, specifications, designs, plans, drawings, or other technical or business information) that Motorola prepares for Customer in the performance of the Services and is obligated to provide to Customer pursuant to the Statement of

Work ("SOW"), attached hereto and incorporated herein as **Exhibit A**. The Deliverables are more fully described in the Statement of Work.

"Documentation" means the technical materials provided by Motorola to Customer in hard copy or electronic form describing the use and operation of the Solution and Software, including any technical manuals, but excluding any sales, advertising, or marketing materials or proposals.

"Effective Date" means the date of the last party executing this Agreement.

"**Feedback**" means comments or information, in oral or written form, given to Motorola by Customer, in connection with or relating to the Solution and Subscription Services.

"Force Majeure" means an event, circumstance, or act that is beyond a Party's reasonable control, such as an act of God, an act of the public enemy, an act of a government entity, strikes, other labor disturbances, third-party supplier performance, hurricanes, earthquakes, fires, floods, epidemics, embargoes, war, riots, or any other similar cause.

"Licensed Product" means 1) Software, whether hosted or installed at Customer's site, 2) Documentation; 3) associated user interfaces; 4) help resources; and 5) any related technology or other services made available by the Solution.

"Native Data" means data that is created solely by Customer or its agents.

"Proprietary Rights" means the patents, patent applications, inventions, copyrights, trade secrets, trademarks, trade names, mask works, know-how, ideas and concepts, moral rights, processes, methodologies, tools, techniques, and other intellectual property rights.

"Software" means the Motorola owned or licensed off the shelf software programs delivered as part of the Licensed Products used to provide the Subscription Services, including all bug fixes, updates, and upgrades.

"Solution" means collectively, the Software, servers, and any other hardware or equipment operated by Motorola and used in conjunction with the Subscription Services.

"Solution Data" means Customer Data that is transformed, altered, processed, aggregated, correlated or operated on by Motorola, its vendors or other data sources and data that has been manipulated or retrieved using Motorola know-how to produce value-added content that is made available to Customer with the Solution and Subscription Services.

“Statement of Work” (“SOW”) describes the Subscription Services, Deliverables, Licensed Products, and Solution that Motorola will provide to Customer under this Agreement, and the other work-related responsibilities that the parties owe to each other. The SOW is attached hereto as Exhibit A and expressly incorporated into this Agreement by reference.

“Subscription Services” means those subscription services to be provided by Motorola to Customer under this Agreement, the nature and scope of which are more fully described in the SOW.

“Users” means Customer's authorized employees or other individuals authorized to utilize the Subscription Services on behalf of Customer and who will be provided access to the Subscription Services by virtue of a password or equivalent security mechanism implemented by Customer.

2. SCOPE

2.1 Equipment Purchase. Motorola will sell to Customer certain specified equipment accessories, as set forth in Exhibit B, attached hereto and incorporated herein, for a total cost of FIFTEEN THOUSAND THIRTY-THREE DOLLARS AND FORTY-FIVE CENTS ($15,033.45).

2.2 Subscription Services. Motorola will provide to Customer the Subscription Services and Deliverables set forth in the SOW, Exhibit A. The annual cost of the Subscription Services is THIRTY-SIX THOUSAND NINE HUNDRED DOLLARS ($36,900.00), and the total cost of the Subscription Services for the term of this Agreement is ONE HUNDRED EIGHTY-FOUR THOUSAND FIVE HUNDRED DOLLARS ($184,500.00). As part of the Subscription Services, Motorola will allow Customer to use the Solution described in the Statement of Work or any additional Documentation that may be provided during the term of this Agreement. Any Subscription Services from Motorola’s CommandCentral portfolio will also be subject to the additional terms set forth in Section 5 of this Agreement. Motorola and Customer will perform their respective responsibilities as described in this Agreement and the SOW and Documentation.

2.3 Set-up and Training Services. Motorola will provide the set-up and training services as set forth in the SOW, Exhibit A at a one-time cost of THIRTY-SEVEN THOUSAND EIGHT HUNDRED THIRTY-TWO DOLLARS ($37,832.00).

2.4 To enable Motorola to perform the Subscription Services, Customer will provide to Motorola reasonable access to relevant Customer information, personnel, systems, and office space when Motorola’s employees are working on Customer’s premises, and other general assistance. Further, if any equipment is installed or stored at Customer’s location in order to provide the Services, Customer will provide, at no charge, a non-hazardous environment with adequate shelter, heat, light, power, security, and full and free access to the equipment.

2.5 If the Statement of Work contains assumptions that affect the Services or Deliverables, Customer will verify that they are accurate and complete. Any information that Customer provides to Motorola concerning the Services or Deliverables will be accurate and complete in all material respects. Customer will make timely decisions and obtain any required management and third party approvals or consents that are reasonably necessary for Motorola to perform the Services and its other duties under this Agreement. Unless the Statement of Work states the contrary, Motorola may rely upon and is not required to evaluate, confirm, reject, modify, or provide advice concerning any assumptions and Customer-provided information, decisions and approvals described in this paragraph.

2.6 Customer may request changes to the Services. If Motorola agrees to a requested change, the change must be confirmed in writing and signed by authorized representatives of both parties. A reasonable price adjustment will be made if any change affects the time of performance or the cost to perform the Services, in which case this Agreement will be amended and the amendment will not go into effect until the City Council approves of the amendment.

2.7 During the term of this Agreement and for twelve (12) months thereafter, Customer will not actively solicit the employment of any Motorola personnel who is involved directly with providing any of the Services. However, this section shall not apply if a Motorola employee independently chooses to apply for a position with Customer.

3. TERMS AND CONDITIONS

The terms of this Agreement combined with the terms of the SOW and Documentation govern the products and services offered pursuant to this Agreement. To the extent there is a conflict between the terms and conditions of the Agreement and the terms and conditions of the SOW or Documentation, the Agreement takes precedence.

3.1 Subscription Services Term.

For Command Central Subscription Services, the term of this Agreement shall be five (5) years ("Initial Term"). The Term of this Agreement begins on the Effective Date. Following the Initial Term, this Agreement will automatically renew upon the anniversary date for successive one (1) year periods ("Renewal Term") unless either Party: 1) notifies the other of its intention to not renew the Agreement (in whole or part) at least thirty (30) days before the anniversary date; 2) requests an alternate term; or 3) terminates in accordance with the termination provision in the Agreement, including non-payment of fees for the renewal period by the anniversary date. The terms and conditions of the Agreement will govern any renewal periods.

3.2 Motorola Access. To enable Motorola to perform the Subscription Services, Customer will provide to Motorola reasonable access to relevant Customer information, personnel, systems, and office space when Motorola's employees are working on Customer's premises, and other general assistance. Further, if any equipment is installed or stored at Customer's location in order to provide the Subscription Services, Customer will provide, at no charge, a non-hazardous environment with adequate shelter, heat, light, power, security, and full and free access to the equipment.

3.3 Customer Information. Customer will verify that any assumptions set forth in the SOW are accurate and complete. Any information that Customer provides to Motorola concerning the Subscription Services or Deliverables will be accurate and complete in all material respects. Customer will make timely decisions and obtain any required management and third party approvals or consents that are reasonably necessary for Motorola to perform the Subscription Services and its other duties under this Agreement. Unless the Statement of Work states to the contrary, Motorola may rely upon and is not required to evaluate, confirm, reject, modify, or provide advice concerning any assumptions and Customer-provided information, decisions, and approvals described in this paragraph.

3.4 Risk of Loss. If any portion of the Solution resides on Customer's premises or is under Customer's control in any way, Customer shall at all times exercise reasonable care in using and maintaining the Solution in accordance with Motorola's instructions for proper use and care. Risk of loss to any equipment in Customer's possession will reside with Customer until removed by Motorola or its agent or returned by Customer. Customer will be responsible for replacement costs of lost or damaged equipment, normal wear and tear excluded.

3.5 Equipment Title. Unless stated differently in a Statement of Work, title to any equipment provided to Customer under this Agreement remains vested in Motorola at all times. Title to the Accessories listed in Exhibit B will transfer to Customer upon delivery.

3.6 Enable Users. Customer will properly enable its Users to use the Subscription Services, including providing instructions for use, labeling, required notices, and accommodation pursuant to applicable laws, rules, and regulations. Unless otherwise agreed in the SOW, Customer will train its Users on proper operation of the Solution and Licensed Products. Customer agrees to require Users to acknowledge and accept the limitations and conditions of use of the Licensed Products in this Agreement prior to allowing Users to access or use Subscription Services.

3.7 Non-preclusion. If, as a result of the Subscription Services performed under this Agreement, Motorola recommends that Customer purchase products or other services, nothing in this Agreement precludes Motorola from participating in a competitive opportunity or otherwise offering or selling the recommended products or other services to Customer provided that such purchase is consistent with. Customer's procurement policies.

3.8 Subscription Fees.

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3.8.1 Command Central Fees. If the Subscription Services include one-time start- up fees for training or accessories, Motorola will submit an invoice for the start up fees on the Effective Date. Motorola will also submit an invoice for the Initial Term subscription fees on the Effective Date, unless the Parties have agreed in writing on a different invoice date. On each anniversary of the Effective Date, Motorola will issue an invoice for the subscription fees for the Renewal Term. Except for any payment that is due on the Effective Date, Customer will make payments to Motorola within thirty (30) days after the date of each invoice and as further described in the Agreement. If Customer is afforded a discount to the price of Subscription Services in exchange for a three or five year Subscription Services term commitment, an early termination fee will be charged, representing a return of the discount off of list price.

3.8.2 TAXES. The Subscription Fees and Command Central Subscription Fees do not include any excise, sales, lease, use, property, or other taxes, assessments or duties, all of which will be paid by Customer except as exempt by law. If Motorola is required to pay any of those taxes, it will send an invoice to Customer and Customer will pay to Motorola the amount of the taxes (including any interest and penalties) within thirty (30) days after the date of the invoice. Motorola will be solely responsible for reporting taxes on its income or net worth.

3.9 ACCEPTANCE; SCHEDULE; FORCE MAJEURE

3.9.1 The Licensed Products will be deemed accepted upon the delivery of usernames and passwords to Customer. If usernames and passwords have been issued to Customer prior to the Effective Date, the Licensed Products will be deemed accepted on the Effective Date.

3.9.2 All Subscription Services will be performed within a reasonable time period.

3.9.3 Neither Party will be liable for its non-performance or delayed performance if caused by a Force Majeure. Each Party will notify the other in writing if it becomes aware of any Force Majeure that will significantly delay performance. The notifying Party will give the notice promptly (but in no event later than fifteen (15) days) after it discovers the Force Majeure.

3.10 LIMITED LICENSE

3.10.1 LICENSED PRODUCTS. Use of the Licensed Products by Customer and its Users is strictly limited to use in connection with the Solution or Subscription Services during the Term. Customer and Users will refrain from, and will require others to refrain from, doing any of the following with regard to the Software in the Solution: (i) directly or indirectly, by electronic or other means, copy, modify, or translate the Software; (ii) directly or indirectly, by electronic or other means, reproduce, reverse engineer, distribute, sell, publish, commercially exploit, rent, lease, sublicense, assign or otherwise transfer or make available the Licensed Products or any part thereof to any third party, or otherwise disseminate the Licensed Product in any manner; (iii) directly or indirectly, by electronic or other means, modify, decompile, or disassemble the Software or part thereof, or attempt to derive source code from the Software; or (iv) remove any proprietary notices, labels, or marks on the Software or any part of the Licensed Products. Motorola Solutions reserves all rights to the Software and other Licensed Products not expressly granted herein. Customer agrees to abide by the copyright laws of the United States and all other relevant jurisdictions, including without limitation, the copyright laws where Customer uses the Solution. Customer agrees to immediately cease using the Solution if it fails to comply with this paragraph or any other part of this Agreement.

3.10.2 Regardless of any contrary provision in this Agreement, Motorola or its third party providers own and retain all of their respective Proprietary Rights in the Software, Solution, and Licensed Product. Nothing in this Agreement is intended to restrict their Proprietary Rights. All intellectual property developed, originated, or prepared by Motorola in connection with providing Services to Customer remain vested exclusively in Motorola, and this Agreement does not grant to Customer any shared development rights of intellectual property. No custom development work is to be performed under this Agreement.

3.11 DATA AND FEEDBACK

3.11.1 Solution Data. To the extent permitted by law, Motorola, its vendors, and licensors are the exclusive owners of all right, title, and interest, in and to the Solution Data, including all intellectual property rights therein. Motorola grants Customer a personal, royalty-free, non-exclusive license to: (i) access, view, use, copy, and store the Solution Data for its internal business purposes and, (ii) when specifically permitted by the Statement of Work, publish Solution Data on its websites for viewing by the public.

3.11.2 Customer Data. To the extent permitted by law, Customer retains ownership of Customer Data. Customer grants Motorola and its subcontractors a personal, royalty-free, non-exclusive license to use, host, cache, store, reproduce, copy, modify, combine, analyze, create derivatives from, communicate, transmit, publish, display, and distribute such Customer Data for the purpose of providing the Subscription Services to Customer, other Motorola Customers, and end users. In addition to the rights listed above, Customer grants Motorola a license to sell an Anonymized version of Customer Data for any purpose.

3.11.3 Feedback. Any Feedback given by Customer is entirely voluntary and, even if designated as confidential, will create no confidentiality obligation for Motorola. Motorola is free to use, reproduce, license or otherwise distribute and exploit the Feedback without any obligation to Customer. Customer acknowledges that Motorola's receipt of the Feedback does not imply or create recognition by Motorola of either the novelty or originality of any idea. The parties further agree that all fixes, modifications and improvement to the Licensed Product or Subscription Service conceived of or made by Motorola that are based, either in whole or in part, on the Feedback are the exclusive property of Motorola and all right, title, and interest in and to such fixes, modifications, or improvements to the Licensed Product or Subscription Service will vest solely in Motorola.

3.12 WARRANTY

3.12.1 THE SOLUTION AND SUBSCRIPTION SERVICES ARE PROVIDED "AS IS". MOTOROLA DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. Customer acknowledges that the Deliverables may contain recommendations, suggestions, or advice from Motorola to Customer (collectively, "Recommendations"). Customer alone accepts responsibility for choosing whether and how to implement the Recommendations and the results to be realized from implementing them.

3.12.2 NO GUARANTEE. Customer acknowledges that functionality of the Solution as well as availability and accuracy of Solution Data is dependent on many elements beyond Motorola's control, including databases managed by Customer or third parties and Customer's existing equipment, software, and Customer Data. Therefore, Motorola does not guarantee availability or accuracy of data, or any minimum level of coverage or connectivity. Interruption or interference with the Subscription Services or Solution may periodically occur. Customer agrees not to represent to any third party that Motorola has provided such guarantee.

3.12.3 EQUIPMENT WARRANTY. For a period of one year after delivery, Motorola warrants that the Accessories listed in Exhibit B under normal use and service will be free from material defects in materials and workmanship.

3.13 DISCLAIMERS

3.13.1 EXISTING EQUIPMENT AND SOFTWARE. If Customer's existing equipment and software is critical to operation and use of the Subscription Services, Customer is solely responsible for supporting and maintaining Customer's existing equipment and software. Connection to or interface with Customer's existing equipment and software may be required to receive Subscription Services. Any failures or deficiencies of Customer’s existing equipment and software may impact the functionality of the Solution and the Subscription Services to be delivered. Any vulnerabilities or inefficiencies in Customer’s system may also impact the Solution and associated Subscription Services.

3.13.2 PRIVACY. Customer bears sole responsibility for compliance with any laws and regulations regarding tracking; location based services; gathering, storing, processing, transmitting, using or misusing; or otherwise handling personally identifiable information (“PII”), including information about Users of the Solution or citizens in the general public. Further, it is Customer’s sole responsibility to comply with any laws or regulations prescribing the measures to be taken in the event of breach of privacy or accidental disclosure of any PII. Enacting and enforcing any internal privacy policies for the protection of PII, including individual disclosure and consent mechanisms, limitations on use of the information, and commitments with respect to the storage, use, deletion, and processing of PII in a manner that complies with applicable laws and regulations will be Customer’s sole responsibility. Motorola will not evaluate the sufficiency of such policies and disclaims any responsibility or liability for privacy practices implemented by Customer, or lack thereof. Customer acknowledges and agrees that Subscription Services and the Solution are not designed to ensure individual privacy. Customer will inform Users that the Solution may enable visibility to PII, as well as physical location of individuals. Further, if the Solution or Subscription Services are available to the general public pursuant to this Agreement, Customer will provide the appropriate privacy notification. Neither Motorola nor Customer can provide any assurance of individual privacy in connection with the Solution. Further, Customer is solely responsible for determining whether and how to use data gathered from social media sources for the purpose of criminal investigations or prosecution. Customer will hold Motorola harmless from any and all liability, expense, judgment, suit, or cause of action, which may accrue against Motorola for causes of action for damages related to tracking, location based services, breach of privacy, and the use or misuse of PII provided that Motorola gives Customer prompt, written notice of any such claim or suit. Motorola shall cooperate with Customer in its defense or settlement of such claim or suit.

3.14 LIMITATION OF LIABILITY

3.14.1 Except for personal injury, death, or damage to tangible property, Motorola's total liability, whether for breach of contract, warranty, negligence, strict liability in tort, or otherwise, will be limited to the direct damages recoverable under law, but not to exceed $200,000.00. ALTHOUGH THE PARTIES ACKNOWLEDGE THE POSSIBILITY OF SUCH LOSSES OR DAMAGES, THEY AGREE THAT MOTOROLA WILL NOT BE LIABLE FOR ANY COMMERCIAL LOSS; INCONVENIENCE; LOSS OF USE, TIME, DATA, GOODWILL, REVENUES, PROFITS OR SAVINGS; OR OTHER SPECIAL, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL DAMAGES IN ANY WAY RELATED TO OR ARISING FROM THE PERFORMANCE OF THE SUBSCRIPTION SERVICES BY MOTOROLA. This limitation of liability provision survives the expiration or termination of this Agreement and applies notwithstanding any contrary provision.

MOTOROLA DISCLAIMS ANY AND ALL LIABILITY FOR ANY AND ALL LOSS OR COSTS OF ANY KIND ASSOCIATED WITH 1) THE INTERRUPTION, INTERFERENCE OR FAILURE OF CONNECTIVITY, VULNERABILITIES OR SECURITY EVENTS, WHETHER OR NOT THEY ARE DISCOVERED BY MOTOROLA, 2) PERFORMANCE OF CUSTOMER'S EXISTING EQUIPMENT AND SOFTWARE OR ACCURACY OF CUSTOMER DATA; 3) IF ANY PORTION OF THE SOLUTION OR LICENSED PRODUCT RESIDES ON CUSTOMER'S PREMISES, DISRUPTIONS OF AND/OR DAMAGE TO CUSTOMER'S OR A THIRD PARTY'S INFORMATION SYSTEMS, EQUIPMENT, AND THE INFORMATION AND DATA, INCLUDING, BUT NOT LIMITED TO, DENIAL OF ACCESS TO A LEGITIMATE SYSTEM USER, AUTOMATIC SHUTDOWN OF INFORMATION SYSTEMS CAUSED BY INTRUSION DETECTION SOFTWARE OR HARDWARE, OR FAILURE OF THE INFORMATION SYSTEM RESULTING FROM THE PROVISION OR DELIVERY OF THE SERVICE; 4) AVAILABILITY OR ACCURACY OF SOLUTION DATA; 5) INTERPRETATION, USE, OR MISUSE IN ANY WAY OF SOLUTION DATA; OR 6) TRACKING, AND LOCATION BASED SERVICES, BREACH OF PRIVACY, AND THE USE OR MISUSE OF PERSONALLY IDENTIFIABLE INFORMATION.

3.14.2 Indemnity**.** To the fullest extent permitted by law, Motorola shall defend, indemnify, and hold Customer, its directors, officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, to the extent arising out of, pertaining to, or incident to any alleged negligent acts, errors or omissions of Motorola, its officials, officers, employees, subcontractors, contractors, or agents in connection with the performance of the Services specified in this Agreement, including without limitation the payment of all expert witness fees and attorneys fees and other related costs and expenses.

3.14.3 The Parties acknowledge that the prices have been set and the Agreement entered into in reliance upon these limitations of liability and that all such limitations form an essential basis of the bargain between the Parties.

3.15 DEFAULT AND TERMINATION

3.15.1 DEFAULT BY A PARTY. If either Party fails to perform a material obligation under this Agreement, the other Party may consider the non-performing Party to be in default (unless a Force Majeure causes the failure) and may assert a default claim by giving the non-performing Party a written, detailed notice of default. Except for a default by Customer for failing to pay any amount when due under this Agreement which must be cured immediately, the defaulting Party will have thirty (30) days after receipt of the notice of default to either cure the default or, if the default is not curable within thirty (30) days, provide a written cure plan. The defaulting Party will begin implementing the cure plan immediately after receipt of notice by the other Party that it approves the plan. If Customer is the defaulting Party, Motorola may stop work on the project until it approves the Customer's cure plan. If Motorola accepts the plan for cure, Customer will be credited for any time period in which Motorola stopped work.

3.15.2 FAILURE TO CURE. If a defaulting Party fails to cure the default as provided above in Section 3.15.1, unless otherwise agreed in writing, the non-defaulting Party may terminate any unfulfilled portion of this Agreement. In the event of a termination for default, the defaulting Party will promptly return to the non-defaulting Party any of its Confidential Information. If Customer is the non-defaulting Party, terminates this Agreement as permitted by this Section, and procures the Services through a third party, Customer may recover from Motorola reasonable costs incurred to procure the Services (but not additional or out of scope services) less the unpaid portion of the Contract Price. Customer agrees to mitigate damages to the extent reasonably feasible and provide Motorola with detailed invoices substantiating the charges.

3.15.3 RETURN OF CONFIDENTIAL INFORMATION. Upon termination or expiration of the Agreement, Customer will return to Motorola upon request all Confidential Information and Solution Data.

3.15.4 If Customer terminates a subscription for any reason prior to the end of the Subscription Services Term, no refund or credit will be provided to Customer by Motorola. In such case, any Si500s provided by Motorola for use with the Subscription Services must be returned by Customer within thirty (30) days of the date of termination, at Customer's expense. If equipment is not returned within this time frame, Motorola reserves the right to invoice the Customer for the purchase price of the unreturned equipment.

3.15.5 Five Year Term. Upon expiration and non-renewal of this Agreement, title to the Si500s will automatically transfer to Customer.

3.16 DISPUTES

3.16.1. SETTLEMENT PREFERRED. The Parties will attempt to settle any dispute arising from this Agreement (except for a claim relating to intellectual property or breach of confidentiality) through consultation and a spirit of mutual cooperation. The dispute will be escalated to appropriate higher-level managers of the Parties, if necessary. If cooperative efforts fail, the dispute will be mediated by a mediator chosen jointly by the Parties within thirty (30) days after notice by one of the Parties demanding non-binding mediation. The Parties will not unreasonably withhold consent to the selection of a mediator, will share the cost of the mediation equally, may agree to postpone mediation until they have completed some specified but limited discovery about the dispute, and may replace mediation with some other form of non-binding alternative dispute resolution (“ADR”).

3.16.2 LITIGATION. A Party may submit to the Superior Court for the County of Yolo, State of California any claim relating to intellectual property, breach of confidentiality, or any dispute that cannot be resolved between the parties through negotiation or mediation. Each Party consents to jurisdiction over it by that court. The use of ADR procedures will not be considered under the doctrine of laches, waiver, or estoppel to affect adversely the rights of either Party. Either Party may resort to the judicial proceedings described in this section if good faith efforts to resolve the dispute under these procedures have been unsuccessful; or interim relief from the court is necessary to prevent serious and irreparable injury to the Party.

3.17 GENERAL

3.17.1 FUTURE REGULATORY REQUIREMENTS. The Parties acknowledge and agree that this is an evolving technological area and therefore, laws and regulations regarding Subscription Services and use of the Solution may change. Changes to existing Subscription Services or Solution required to achieve regulatory compliance may be needed to be made by Motorola. If such changes are necessary, Motorola will inform Customer, and an amendment to this Agreement may be negotiated if Motorola proposes a price increase.

3.17.2 COMPLIANCE WITH APPLICABLE LAWS. Each Party will comply with all applicable federal, state, and local laws, regulations and rules concerning the performance of this Agreement. Further, Customer will comply with all applicable export and import control laws and regulations in its use of the Licensed Products and Subscription Services. In particular, Customer will not export or re-export the Licensed Products without Motorola’s' prior written consent, and, if such consent is granted, without Customer first obtaining all required United States and foreign government licenses. Customer further agrees to comply with all applicable laws and regulations in providing the Customer Data to Motorola, and Customer warrants and represents to Motorola that Customer has all rights necessary to provide such Customer Data to Motorola for the uses as contemplated hereunder. Customer shall obtain at its expense all necessary licenses, permits, and regulatory approvals required by any and all governmental authorities as may from time to time be required in connection with its activities related to this Agreement.

3.17.3 AUDIT. Motorola reserves the right to monitor and audit use of the Subscription Services. Customer will cooperate and will require Users to cooperate with such monitoring or audit.

3.17.4 ASSIGNABILITY. Neither Party may assign this Agreement without the prior written consent of the other Party (which will not be unreasonably withheld or delayed).

3.17.5 SUBCONTRACTING. Motorola may not subcontract any portion of the Services without the prior written consent of Customer, which will not be unreasonably withheld or delayed.

3.17.6 WAIVER. Failure or delay by either Party to exercise a right or power will not be a waiver of the right or power. For a waiver of a right or power to be effective, it must be in a writing signed by the waiving Party. An effective waiver of a right or power will not be construed as either a future or continuing waiver of that same right or power, or the waiver of any other right or power.

3.17.7 SEVERABILITY. If a court of competent jurisdiction renders any part of this Agreement invalid or otherwise unenforceable, that part will be severed, and the remainder of this Agreement will continue in full force and effect.

3.17.8 INDEPENDENT CONTRACTORS. Each Party will perform its duties under this Agreement as an independent contractor. The Parties and their personnel will not be considered to be employees or agents of the other Party. Nothing in this Agreement will be interpreted as granting either Party the right or authority to make commitments of any kind for the other. This Agreement will not constitute, create, or be interpreted as a joint venture, partnership, or formal business organization of any kind.

3.17.9 HEADINGS AND SECTION REFERENCES. The section headings in this Agreement are inserted only for convenience and are not to be construed as part of this Agreement or as a limitation of the scope of the particular section to which the heading refers. This Agreement will be fairly interpreted in accordance with its terms and conditions and not for or against either Party.

3.17.10 GOVERNING LAW. This Agreement and the rights and duties of the Parties will be governed by and interpreted in accordance with the laws of the State of California.

3.17.11 NOTICES. Notices required under this Agreement to be given by one Party to the other must be in writing and either personally delivered or sent to the address provided by the other Party by certified mail, return receipt requested and postage prepaid (or by a recognized courier service, such as Federal Express, UPS, or DHL), or by facsimile with correct answerback received, and will be effective upon receipt. All notices, demands, invoices, and other written communications shall be delivered to the following addresses of the Parties or such other addresses as the Parties may designate by written notice:

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

MOTOROLA SOLUTIONS:

10680 Treena Street, Ste 200
San Diego, CA 92131
Attn: Legal Department

3.17.12 AUTHORITY TO EXECUTE AGREEMENT. Each Party represents that it has obtained all necessary approvals, consents, and authorizations to enter into this Agreement and to perform its duties under this Agreement; the person executing this Agreement on its behalf has the authority to do so; upon execution and delivery of this Agreement by the Parties, it is a valid and binding contract, enforceable in accordance with its terms; and the execution, delivery, and performance of this Agreement does not violate any bylaw, charter, regulation, law, or any other governing authority of the Party.

3.17.13 RETURN OF EQUIPMENT. Upon termination of this Agreement for any reason, Customer shall return to Motorola any Motorola-owned equipment delivered to Customer.

Section 4 CONFIDENTIAL INFORMATION AND PROPRIETARY RIGHTS

4.1. CONFIDENTIAL INFORMATION.

4.1.1. During the term of this Agreement, the Parties may provide each other with Confidential Information. Licensed Products and all Deliverables will be deemed to be Motorola's Confidential Information, and any documents delivered to Customer that Motorola deems Confidential will be labeled as such by Motorola. Each Party will: maintain the confidentiality of the other Party's Confidential Information and not disclose it to any third party, except as authorized by the disclosing Party in writing, unless required to be disclosed by the California Public Records, or as required by a court of competent jurisdiction; restrict disclosure of the Confidential Information to its employees who have a "need to know" and not copy or reproduce the Confidential Information; take necessary and appropriate precautions to guard the confidentiality of the Confidential Information, including informing its employees who handle the Confidential Information that it is confidential and is not to be disclosed to others, but those precautions will be at least the same degree of care that the receiving Party applies to its own confidential information and will not be less than reasonable care; and use the Confidential Information only in furtherance of the performance of this Agreement or pursuant to the license granted immediately below.

4.1.2. The disclosing Party owns and retains all of its Proprietary Rights in and to its Confidential Information, except the disclosing Party hereby grants to the receiving Party the limited right and license, on a non-exclusive, irrevocable, and royalty-free basis, to use the Confidential Information for any lawful, internal business purpose in the manner and to the extent permitted by this Agreement.

4.2. PRESERVATION OF PROPRIETARY RIGHTS.

Customer acknowledges that the Licensed Products and any associated Documentation, data, and methodologies used in providing Services are proprietary to Motorola or its third party licensors and contain valuable trade secrets. In accordance with this Agreement, Customer and its employees shall treat the Solution and all Proprietary Rights as Confidential Information and will maintain the strictest confidence. However, nothing herein prevents the Customer from disclosing any and all disclosable records in its possession when such disclosure is required by the California Public Records Act.

Each Party owns and retains all of its Proprietary Rights that exist on the Effective Date. Motorola owns and retains all Proprietary Rights that are developed, originated, or prepared in connection with providing the Deliverables or Services to Customer, and this Agreement does not grant to Customer any shared development rights. At Motorola's request and expense, Customer will execute all papers and provide reasonable assistance to Motorola to enable Motorola to establish the Proprietary Rights. Unless otherwise explicitly stated herein, this Agreement does not restrict a Party concerning its own Proprietary Rights and is not a grant (either directly or by implication, estoppel, or otherwise) of a Party's Proprietary Rights to the other Party.

4.3 Remedies. Because Licensed Products contain valuable trade secrets and proprietary information of Motorola, its vendors and licensors, Customer acknowledges and agrees that any breach of this Section will constitute immediate, irreparable harm to Motorola for which monetary damages would be an inadequate remedy, and that injunctive relief is an appropriate remedy for such breach. Notwithstanding anything in this Agreement to the contrary, Customer's disclosure of records pursuant to the California Public Records Act shall not be deemed to be a breach of this Section 4. Customer agrees to timely inform Motorola if Customer receives a request for public records that are disclosable under the California Public Records Act to allow Motorola sufficient time to seek injunctive relief or any other appropriate remedies from any court of competent jurisdiction in connection with the disclosure of records in Customer's possession that Motorola deems to be a trade secret or otherwise not disclosable under the California Public Records Act.

5. COMMAND CENTRAL PORTFOLIO - ADDITIONAL TERMS

The following additional terms will apply to Subscription Services from Motorola's Command Central Portfolio, including but not limited to Digital Evidence Management System and Body Worn Camera System.

5.1. SECURITY.

5.1.1 Motorola will maintain industry standard security measures to protect the Solution from intrusion, breach, corruption, or other security risk. During the term of this Agreement, if the Solution enables access to Criminal Justice Information ("CJI"), as defined by the Criminal Justice Information Services Security

Policy (“CJIS”), Motorola will provide and comply with a CJIS Security Addendum. Any additional Security measure desired by Customer may be available for an additional fee.

5.1.2 Motorola will require its personnel that access CJI to submit to a background check based on submission of FBI fingerprint cards.

5.1.3 Customer is independently responsible for establishing and maintaining its own policies and procedures and for ensuring compliance with CJIS and other security requirements that are outside the scope of the Service provided. Customer must also establish and ensure compliance with access control policies and procedures, including password security measures. Further, Customer must maintain industry standard security and protective data privacy measures. Motorola disclaims any responsibility or liability whatsoever for the security or preservation of Customer Data or Solution Data once accessed or viewed by Customer or its representatives. Motorola further disclaims any responsibility or liability whatsoever for Customer's failure to maintain industry standard security and data privacy measures and controls, including but not limited to lost or stolen passwords. Motorola reserves the right to terminate the Service if Customer’s failure to maintain or comply with industry standard security and control measures negatively impacts the Service, Solution, or Motorola’s own security measures.

5.1.4 Both Parties will maintain and follow a breach response plan consistent with the standards of their respective industries.

5.2 DATA STORAGE. Motorola will determine, in its sole discretion, the location of the stored content for CommandCentral Vault Services. All data, replications, and backups will be stored at a location in the United States for Motorola’s customers in the United States.

5.3 DATA RETRIEVAL. CommandCentral Services will leverage different types of storage to optimize the Subscription Services, as determined in Motorola’s sole discretion. For multimedia data, such as videos, pictures, and audio files, Motorola will, in its sole discretion, determine the type of storage medium used to store the content. The type of storage and medium selected by Motorola will determine the data retrieval speed. Access to content in archival storage may take up to eight (8) hours to be viewable.

5.4 API SUPPORT. Motorola will use commercially reasonable efforts to maintain the Application Programming Interface (“API”) offered as part of the CommandCentral Services during the term of this Agreement. APIs will evolve and mature over time, requiring changes and updates. Previous versions of APIs will be supported for a minimum of a six (6) month time period after a new version is introduced. If support of the API is no longer a commercially reasonable option, Motorola will provide reasonable advance notification to Customer. If an API presents a security risk to the Subscription Services or the Solution, Motorola will discontinue an API without prior warning.

5.5. BODY WORN CAMERAS.

5.5.1 Smart Interface (“Si”) Device Refresh: This Agreement includes a five year term for Body Worn Cameras as a Service (“BWCaaS”). Customer will receive a new version of the Si device 30 months from the Effective Date or as soon as a new version is available. Customer may choose the device, but the new version Si device must be in the same family as the previously selected model. The new version may, however, require different ancillary equipment, accessories, or batteries, which will be provided by Motorola at no cost to Customer. The Si devices no longer in service shall be returned by Customer to Motorola within sixty (60) days of Customer’s receipt of the new version. Customer will be invoiced by Motorola for any devices not returned or returned damaged or nonfunctional.

5.5.2 Motorola will provide to Customer the Si equipment necessary to enable the BWCaaS. Accessories for the body worn cameras will not be provided and must be purchased separately by Customer, if desired.

5.5.3 Content from the body worn cameras shall be downloadable by Customer at any time through the administrative interface during the Term of the Agreement. During the Initial Term, Motorola may provide general assistance as Customer learns to download or store content. After the Initial Term, additional storage term or assistance with downloading of content may be available for an additional fee.

5.6. COMMANDCENTRAL SERVICE LEVEL TARGETS.

Commercially reasonable efforts will be made to provide monthly availability of 99.9% with the exception of maintenance windows. There are many factors beyond Motorola’s control that may impact Motorola’s ability to achieve this goal, including but not limited to a Force Majeure.

Additionally, Motorola will strive to meet the response time goals set forth in the table below.

RESPONSE TIME GOALS

SEVERITY LEVEL	DEFINITION	RESPONSE TIME

1	Total System Failure - occurs when the System is not functioning and there is no workaround; such as a Central Server is down or when the workflow of an entire agency is not functioning. This level is meant to represent a major issue that results in an unusable System, Subsystem, Product, or critical features. No work around or immediate solution is available.	Telephone conference within 1 Hour of initial voice notification
2	Critical Failure - Critical process failure occurs when a crucial element in the System that does not prohibit continuance of basic operations is not functioning and there is usually no suitable work-around. Note that this may not be applicable to intermittent problems. This level is meant to represent a moderate issue that limits a Customer's normal use of the System, Subsystem, Product or major non-critical features.	Telephone conference within 3 Business Hours of initial voice notification during normal business hours
3	Non-Critical Failure - Non-Critical part or component failure occurs when a System component is not functioning, but the System is still useable for its intended purpose, or there is a reasonable workaround. This level is meant to represent a minor issue that does not preclude use of the System, Subsystem, Product, or critical features.	Telephone conference within 6 Business Hours of initial notification during normal business hours
4	Inconvenience - An inconvenience occurs when System causes a minor disruption in the way tasks are performed but does not stop workflow. This level is meant to represent very minor issues, such as cosmetic issues, documentation errors, general usage questions, and product or System Update requests.	Telephone conference within 2 Standard Business Days of initial notification

5.7. MAINTENANCE

Scheduled maintenance of Command Central Solutions will be performed periodically by Motorola. Motorola will make commercially reasonable efforts to notify Customers a week in advance. Unscheduled and emergency maintenance may be required from time to time. Motorola will make commercially reasonable efforts to notify Customer of unscheduled or emergency maintenance twenty-four (24) hours in advance.

6. SURVIVAL OF TERMS. The following provisions survives the expiration or termination of this Agreement for any reason: any payment obligations; Section 4 (Confidential Information and Proprietary Rights); Section 3.14 (Limitation of Liability); Section 3.15 (Default and Termination); Section 3.16 (Disputes); and all General provisions in Section 3.17.

7. ENTIRE AGREEMENT. This Agreement and any related attachments constitute the entire agreement of the Parties regarding the subject matter of this Agreement and supersedes all previous agreements, proposals, and understandings, whether written or oral, relating to this subject matter. This Agreement may be amended or modified only by a written instrument signed by authorized representatives of both Parties. The preprinted terms and conditions found on any Customer purchase or purchase order, acknowledgment or other form will not be considered an amendment or modification of this Agreement, even if a representative of each Party signs that document.

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

CITY OF WOODLAND	MOTOROLA SOLUTIONS, INC
By: ______________________ Paul Navazio City Manager	By: ______________________ Its:
Attest:	*Attest:*
By: ______________________ Ana B. Gonzalez City Clerk	By: ______________________ [Name] [Title]

Approved as to Form:

By: ______________________
Best Best & Krieger LLP
City Attorney

82093.00015\30674144.7

MOTOROLA SOLUTIONS

EXHIBIT A

STATEMENT OF WORK

1.1 OVERVIEW

This Statement of Work (SOW) describes the deliverables to be furnished by Motorola Solutions to the Customer. The tasks described herein will be performed by Motorola Solutions, which may use subcontractors to implement the solution described in the Description of the scope of work (set forth below) in this SOW. It describes the actual work involved in installation, identifies the installation standards to be followed, and clarifies the responsibilities for both Motorola Solutions and Customer during the project implementation. Specifically, this SOW provides:

- A summary of the phases and tasks to be completed within the project lifecycle.
- A list of the deliverables associated with the project.
- A description of the responsibilities for both Motorola Solutions and Customer.
- The qualifications and assumptions taken into consideration during the development of this project.

Description of the scope of work that is included in this SOW:

- Deployment of Si500 and/or Sr600 devices
- CommandCentral Vault Store and Manage Configuration
- CommandCentral Vault Judicial Configuration
- Si500 Video Speaker Microphone and/or Sr600 in-car camera template and programming
- Radio Subscriber Software (RMS) Setup (Android Devices)
- APX Subscriber Configuration for Si500
- WLAN Access Network Assessment
- Video Backhaul Assessment
- Training Support
- Customer Network Assessment and Recommendations
- Assistance with CommandCentral Vault provisioning
- Si500 and/or Sr600 in-car camera Configuration file creation
- Assistance with Radio Management setup
- Assistance with APX Radio template modifications
- Assistance with Si500 and/or Sr600 in-car camera Provisioning
- Training Support
-

1.1.1 Pre-Deployment Questionnaire (PDQ)

Each Digital Evidence Management Solution deployment begins with filling out the Pre-Deployment Questionnaire (PDQ). The PDQ will be provided by Motorola Solutions to the Customer at the start of the project. The Motorola Solutions field engineer will review the PDQ in detail with the Customer and answer all questions. It is the Customer's responsibility to fill out the PDQ.

1.1.2 CommandCentral Vault Store and Manage Configuration

CommandCentral Vault Store and Manage are the base modules that Motorola will configure to provide the ideal end to end solution for the Customer. Industry Best Practices, current operations environment, and sub system integration will be discussed with Customer and taken into account by Motorola in order to determine the optimal configuration for Customer. The configuration process will be done in partnership and facilitated by a Motorola Solutions professional.

The Customer must determine its own policies and procedures, tags, retention periods, user permissions, and other operational guidelines. Motorola Solutions or Motorola Solutions Representative may only assist and offer guidance if appropriate.

1.1.3 CommandCentral Vault Judicial Configuration

The CommandCentral Vault Judicial module will be configured for the Customer's specific workflow and operations. The workflow requirements and configuration needed specific to the Judicial module will be addressed by adding an additional section to the interactive workshop (set forth in1.4.2 below) for CommandCentral Vault Store and Manage configuration.

1.1.4 Si500 Video Speaker Microphone

The Si500 Video Speaker Microphone will be initialized for access to utilize the WLAN network to connect to the Radio Management Software for setup. The Si Initial Deployment will take the device from out of the box to the Customer's users' hands.

The Si500 is the device that the Customer's end user will use to capture video, photo, and audio content in the field. The Si500 must be provisioned in CommandCentral Vault as well as Radio Management to function properly.

1.1.5 Radio Management Software Setup Android

Radio Management Software ("RMS") is used to deploy configuration parameters to the Si500 Video Speaker Microphone. For instance if RMS is set up for access on the WLAN network, Si500 devices will be configured with the RMS. Customer's Server will need to meet minimum specifications to accommodate the RMS.

The Si500 Radio Management application is used to load a template into each Si500 device. The Customer is responsible for providing a WiFi capable laptop and loading the Si Radio Management suite prior to the start of provisioning. RMS can be downloaded from the Motorola Solutions MyView Site. The Motorola Solutions Solution field engineer or Motorola Solutions Representative will provide assistance with this task, if needed.

Alternatively, the Motorola Solutions Representative could host RMS on their own laptop and provide a service for the Customer.

1.1.6 Si500 Configuration(s)

The Si500 requires its own configuration file (similar to a radio template). The configuration file is created in RMS using the data provided in the Pre-deployment Questionnaire.

1.1.7 Radio Subscriber Configuration

APX radio subscriber configuration is used to ensure that the existing APX subscribers will operate with the Si device. The APX radios will be evaluated and updated to the correct firmware and programming options that allow for operation with the Si Video Speaker Microphone.

If the Si500 will be used as a speaker microphone (either Bluetooth paired or wired) in conjunction with a compatible subscriber radio, the Customer's subscriber's Firmware and/or Feature Set may need to be updated. The Customer will provide subscriber model, firmware, and flashcode information so that the fleet's compatibility can be evaluated. The Motorola Solutions field engineer will recommend the required updates.

The subscriber template(s) may also require modifications. The Customer will provide Motorola with a sample template(s) for evaluation. The Motorola Solutions field engineer will recommend the necessary changes.
The Customer will be responsible for updating its fleet of subscribers.

1.1.8 Wireless Local Area Network (WLAN) Network Assessment

The WLAN network assessment will provide the Customer information to ensure that the Customer's Wi-FI system design and bandwidth is sufficient to upload and download video and meets the overall Customer expectations.

1.1.9 Internet Bandwidth Assessment

The Internet bandwidth video backhaul assessment will provide the Customer information to ensure that the point of presence bandwidth is sufficient to upload and download video and meets the overall system requirements.

1.2 ASSUMPTIONS

Motorola Solutions has based the system design on information provided by the Customer and an analysis of its system requirements. All assumptions have been listed below.

Changes to the equipment or scope of the project after Agreement execution may require a change order.

- All work performed by Motorola will be done during normal work hours, Monday through Friday 8:00 AM. to 5:00 PM. Pacific.
- Motorola Solutions may use conference calls or web meetings with the Customer where appropriate.

Motorola Solutions is not responsible for interference caused or received by the Motorola Solutions provided equipment except for interference that is directly caused by the Motorola Solutions-provided transmitter(s) to the Motorola Solutions-provided receiver(s). Should the Customer system experience interference, Motorola Solutions can be contracted to investigate the source and recommend solutions to mitigate the issue.

- Customer will provide an existing suitable WiFi network with sufficient signal strength to support file upload from the devices.

1.3 CONTRACT

1.3.1 Contract Award

- Following execution of the Agreement by both Customer and Motorola Solutions, Motorola Solutions will provide all the necessary documentation to implement this SOW.

1.3.2 Contract Administration

Motorola Solutions Responsibilities:

- Assign a Project Manager, as the single point of contact with authority to make project decisions on behalf of Motorola.

- Assign resources necessary for project implementation.
- Set up the project in the Motorola Solutions information system.
- Schedule the project kickoff meeting with the Customer.

Customer Responsibilities:

- Assign a Project Manager, as the single point of contact responsible for Customer-signed approvals.
- Assign other resources necessary to ensure completion of project tasks for which the Customer is responsible.

Completion Criteria:

- Motorola Solutions internal processes are set up for project management.
- Both Motorola Solutions and the Customer assign all required resources.
- Project kickoff meeting is scheduled.

1.3.3 Project Kickoff

Motorola Solutions Responsibilities:

- Conduct a project kickoff meeting during the Contract Design Review phase of the project.
- Ensure key project team participants attend the meeting.
- Introduce all project participants attending the meeting.
- Review the roles of the project participants to identify communication flows and decision- making authority between project participants.
- Review the overall project scope and objectives with the Customer.
- Review the resource requirements with the Customer.
- Review the implementation tasks with the Customer to address upcoming milestones and/or events.
- Review the teams' interactions (Motorola Solutions and the Customer), meetings, reports, milestone acceptance, and the Customer's participation in particular phases.

Customer Responsibilities:

- The Customer's key project team participants attend the meeting
- Review Motorola Solutions and Customer responsibilities.

Completion Criteria:

- Project kickoff meeting completed.
- Meeting notes identify the next action items.

1.4 CONTRACT DESIGN REVIEW

1.4.1 Review Contract Design

Motorola Solutions Responsibilities:

- Meet with the Customer project team.
- Review the operational requirements and the impact of those requirements on various equipment configurations.
- Establish a defined baseline for the deployment of cameras and identify any special product requirements and their impact on implementation.
- Review the Solution Design Acceptance Test Plans, and update the documents accordingly without amending the contract or this SOW.
- Discuss the proposed Cutover Plan and methods to document a detailed procedure.

- Submit design documents to the Customer for approval, if necessary.
- Provide minimum acceptable performance specifications for Customer provided hardware, software, LAN, WAN, and internet connectivity.
- Establish demarcation point (supplied by the Motorola Solutions system engineer) to define the connection point between the Customer-supplied equipment and the Motorola Solutions Software.

Restrictions:

- Motorola Solutions assumes no liability or responsibility for inadequate information.
- Motorola Solutions is not responsible for issues outside of its immediate control.

Customer Responsibilities:

- The Customer's key project team participants will attend the meeting.
- Make timely decisions.

Completion Criteria:

- Complete Design Documentation, which may include updated Solution Description, Equipment List, system drawings, or other documents applicable to the project.
- Incorporate any deviations from the proposed system into the contract documents accordingly.
- A Change Order is executed in accordance with all material changes resulting from the Design Review to the contract and all appropriate steps are taken to amend the contract, including if necessary Customer's City Council approval.

1.4.2 CommandCentral Vault, Store and Manage Modules

Motorola Solutions Responsibilities:

  - Conduct an interactive workshop with the Customer designed to provide understanding of operational needs, workflow, environment, and industry best practices to include the following: User Groups and Permissions.
  - Metadata definition for captured video.
  - Case/Incident Tags.
  - Retention policies.
- Optimal initial configuration of CommandCentral Vault Store and Manage, based on workshop discussions and results of the aforementioned items.
- Create default views for Customer focused workflows.
- End to end testing to ensure workflow and operational requirements are met.
- Check for browser compatibility on Customer used workstations.

Customer Responsibilities:

- None.

Completion Criteria:

- The default views based on workflow requirements will be defined, presented, and approved.

1.4.3 CommandCentral Vault Judicial Configuration

Motorola Solutions Responsibilities:

- A section in the interactive workshop designed to understand operational needs,

workflow, content, and industry best practices to include the following:
  - Workflow requirements.
  - Establishing search criteria to quickly locate evidentiary segments for cases.
  - Securely sharing information.
  - Automated redaction practices.
- Optimal initial configuration and content for CommandCentral Vault Judicial, based on workshop discussion and results of the aforementioned items.

Customer Responsibilities:
- None.

Completion Criteria:
- The end to end testing of the Judicial process is complete and approved by the Customer.

1.4.4 Develop Si500 and/or Sr600 Configuration File(s)

Motorola Solutions Responsibilities:
- Provide details on the features and functionality of the Motorola Solutions Si500 and/or Sr600 equipment/ system.
- A Motorola Solutions Representative will assist the Customer in defining each Si500 configuration based on the PDQ.
- Program the approved templates into Radio Management Server and create jobs.
- Program sample radios with approved templates and deliver for the Customer evaluation.
- Any changes requested by the Customer, after approval of template definitions, will require updating the contract documents accordingly.
- Assist in Radio Management provisioning, as needed.
- User groups create templates in a spreadsheet format.
- Forward electronic copies of the spreadsheets to the Customer's project team for their review and comment.
- Create the approved templates into Radio Management Server and create jobs.
- Program a small sample of Si500s and/or Sr600s with approved configuration.
- Evaluate sample configurations.
- Modify configurations as needed prior to mass deployment.

Completion Criteria:
- Configurations completed and approved by the Customer.

1.5 APX SUBSCRIBER COMPATIBILITY CHECK

1.5.1 APX Portables

Motorola Solutions Responsibilities:
- Check APX firmware for compatibility with the Si500 devices. Update, if needed. Recommend updates, if needed.
- Check Customer APX program templates for compatibility with the Si500 devices.
- Advise Customer of any Flash that Customer may need to purchase for operation.
- Recommend Customer test each subscriber template with the Si500 modifications prior to mass programming.
- Once all templates and client software is tested and approved by the Customer, Motorola Solutions will request written approval of acceptance.

Customer Responsibilities:

- Approve final template(s) and initiate portable programming.
- Program portable radios, as needed.
- Upon receipt of portables, a Customer-authorized signatory will acknowledge receipt of all portables and accessories and proper operation of a sampling of portables.
- Distribute the portables to end users.
- Customer is responsible for ordering any necessary flashes.

Completion Criteria:

- All portables are successfully programmed and approved by the Customer.

1.6 RADIO MANAGEMENT SOFTWARE INSTALLATION FOR SI500 BODY WORN CAMERA

1.6.1 Install Radio Management Software (Android)

Motorola Solutions Responsibilities:

- Motorola Solutions will be responsible for the installation of Radio Management Software.
- Provide Customer specification of hardware, software, and network requirements for installation.
- Assist Customer with the installation of Radio Management, as needed.
- Provide hardware, software and network requirements needed for Radio Management per specifications from Motorola Solutions.
- Provide point of contact for support of the Customer provided equipment, as necessary.
- Provide IT network requirements as outlined by Motorola Solutions.

Completion Criteria:

- Radio Management installation on Customer computer completed.

1.6.2 WLAN Access Network Assessment

The WLAN Network Assessment is a paper study that provides the Customer with the information needed to ensure that WLAN network is appropriate to support connection of the cameras to the CommandCentral Vault cloud service when fully deployed.

Motorola Solutions Responsibilities:

- Assess the Customer WLAN network for camera video upload and WLAN access.
- Document WLAN access information for camera Configuration.
- Motorola Solutions will not perform on site testing or evaluations.
- Motorola Solutions will not perform any work on non-Motorola Solutions owned equipment.

Customer Responsibilities:

- Provide requested information about Customer LAN for evaluation purposes.
- Provide IT support for evaluation of Customer's network.

Completion Criteria:

- WLAN network is assessed and assessment findings are presented to the Customer.

1.6.3 Internet Bandwidth Assessment

The CommandCentral Vault Internet Bandwidth Assessment is a paper study that will provide the Customer with the information needed to ensure that the public Internet connection is appropriate to support connection of the cameras to the CommandCentral Vault.

Motorola Solutions Responsibilities:

- Assess the Customer Internet POP for Digital Evidence Management Solution video upload and access. Document WLAN access information for the camera Configuration.
- Firewall Protection Evaluation and Compatibility requirements assessment.
- Motorola Solutions will not perform on site testing or evaluations.
- Motorola Solutions will not perform any work on non-Motorola Solutions owned equipment.

Customer Responsibilities:

- Provide information on Customer public Internet connection for evaluation purposes.
- Provide IT support for evaluation of Customer's network.

Completion Criteria:

- Internet Bandwidth Assessment is assessed and findings are presented to the Customer.

1.7 TRAINING

1.7.1 Online Training

Motorola Solutions Responsibilities:

- Provide Customer with online training courses applicable to their deployment.
- Provide Customer with access to training specialist via phone support between the hours of 8:00 AM to 5:00 PM EST.

Customer Responsibilities:

- Attend online training classes.
- Comply with the prerequisites in the Training Plan.

Completion Criteria:

- All training classes completed.

1.7.2 On-Site Training

Motorola Solutions Responsibilities:

- Provide Customer with onsite training courses applicable to their deployment for trainers.
- Provide train-the-trainer training by roles.

Customer Responsibilities:

- Trainers attend training classes.
- Comply with the prerequisites in the Training Plan including online training.
- Trainers train remaining personnel.

Completion Criteria:

- All training classes completed.

1.7.3 Training Complete

- All training classes completed.

1.8 AUDIT AND ACCEPTANCE TESTING

1.8.1 Perform Equipment Testing

Motorola Solutions Responsibilities:

- Test individual components of the system to verify compliance to the equipment specifications.
- Repeat any failed test(s) once Motorola Solutions (or the Customer) has completed the corrective action(s).
- Prepare documentation of component tests to be delivered as part of the final documentation package.

Customer Responsibilities:

- Witness tests if desired.

Completion Criteria:

- Successful completion of equipment testing including:
    - Confirm Si500 and/or Sr600 is able to perform Video, Audio, Photo Capture Camera per the PDQ.
    - Successful Upload to VAULT using all provisioned SSIDs.
    - Successful Tag provisioning from VAULT to Si500 and/or Sr600s.
    - Review VAULT cards for correct in-field TAGs.
    - Proper operation of VAULT functions, including Redaction.

1.8.2 Perform Functional Testing

Motorola Solutions Responsibilities:

- Evaluate wear-ability of Si500 devices. Provide feedback to Customer on options.
- Verify the operational functionality and features of the Si500 and/or Sr600 supplied by Motorola Solutions, as contracted.
- If any major task as contractually described fails, repeat that particular task after Motorola Solutions determines that corrective action has been taken.
- Document all issues that arise during the acceptance tests.
- Document the results of the acceptance tests and present to the Customer for review.
- Resolve any minor task failures before Final System Acceptance.

Customer Responsibilities:

- Witness the functional testing.

Completion Criteria:

- Successful completion of the functional testing.
- Customer approval of the functional testing.

1.9 FINALIZE

1.9.1 Resolve Punchlist

Motorola Solutions Responsibilities:

- Work with the Customer to resolve punchlist items, documented during the Acceptance Testing phase, in order to meet all the criteria for final system acceptance.

Customer Responsibilities:

- Assist Motorola Solutions with resolution of identified punchlist items by providing support, such as access to the sites, equipment and system, and approval of the resolved punchlist item(s).

Completion Criteria:

- All punchlist items resolved and approved by the Customer.

1.9.2 Transition to Service/Project Transition Certificate

Motorola Solutions Responsibilities:

- Review the items necessary for transitioning the project to warranty support and service.
- Provide a Customer Support Plan detailing the warranty and post-warranty support, if applicable, associated with the Contract equipment.

Customer Responsibilities:

- Participate in the Transition Service/Project Transition Certificate (PTC) process.

Completion Criteria:

- All service information has been delivered and approved by the Customer.

1.10 PROJECT ADMINISTRATION

1.10.1 Project Status Meetings

Motorola Solutions Responsibilities:

- As required, Motorola Solutions Project Manager, or designee, will attend all project status meetings with the Customer, as determined during the CDR.
- Record the meeting minutes and supply the report.
- The agenda will include the following:
  - Overall project status.
  - Product or service related issues that may affect the implementation.
  - Status of the action items and the responsibilities associated with them.
  - Any miscellaneous concerns of either the Customer or Motorola Solutions.

Customer Responsibilities:

- Attend meetings.
- Respond to issues in a timely manner.

Completion Criteria:

- Completion of the meetings and submission of meeting minutes.

1.10.2 Change Order Process

- Either Party may request changes within the general scope of this Agreement. If a requested change causes an increase or decrease in the cost, change in solution configuration or adds time to the project's timeline required to perform this Agreement, the Parties will agree to an equitable adjustment of the price and will reflect the adjustment in an amendment to this Agreement, which depending on the price change and additional work to be performed may require approval of Customer's City Council before additional funding will be authorized.
- Neither Party is obligated to perform requested changes unless both Parties execute a written change order.

Service from the Start with Comprehensive Coverage for Si500

Service from the Start with Comprehensive Coverage is a unique prepaid service that includes Telephone technical support, normal wear and tear, as well as coverage for internal and external components damaged through accidental breakage. Purchased together with, or within 90 days of, the Motorola hardware purchase, this multi-year agreement significantly reduces unexpected repair expenses while helping to protect Customer's investments.

Service from the Start with Comprehensive Coverage comprises –

- Hardware Repair/Replacement with same day turnaround time and two way shipping
- Accidental Damage
- Telephone Technical Support

"Customer" shall mean the City of Woodland.

Hardware Repair

Hardware Repair provides product repair or replacement at a Motorola operated or supervised facility that employs the same test equipment and original Motorola components used in the manufacture of the equipment. Products are repaired to ensure full compliance is met with the product specifications published by Motorola at the time of delivery of the original product via:-

- Repairs, adjustments and restorations, if appropriate, of any covered product(s) that malfunction while being used within the operational and environmental parameters specified by Motorola.
- Product updates, if applicable, as may be defined occasionally by Motorola Engineering Change Notices.

Telephone Technical Support

Telephone Technical Support is provided for technical issues that require a high level of product or troubleshooting expertise. Motorola System Support Centre (ESSC) Technical Support operation is staffed with highly trained technologists who specialize in the diagnosis and resolution of product issues. Motorola SSC is continuously monitored against stringent, industry recognised Incident & Problem management processes.

Scope of Products Included

Service from the Start with Comprehensive Coverage and associated options are currently available for the Si500 device.

Motorola Responsibilities

Remote Technical Support Coverage. Motorola shall respond to calls within two (2) hours during the support days. In addition, Customer may contact the Call Management Center (800-927-2744) who will log a technical request on Motorola Case Management System 24 x 7 on the Customer's behalf.

1. **Technical Problem Isolation, Analysis and Resolution** . A Motorola representative will:
   - Assess the nature of the problem
   - Assist and perform problem determination
   - Work to achieve problem resolution

2. **Hardware Repair** . Motorola will provide repair or replacement with a three day business day in-house turnaround time provided the devices are delivered to the repair center by 9:00 a.m. (local repair center time). Turnaround time represents the time a product spends at Motorola in the repair process; it does not include time in transit.

3. **Comprehensive Coverage** . Motorola will repair electrical failures caused by accidental damage to the Motorola terminals covered by the service agreement that occur during normal use. Examples of items included under Comprehensive Coverage include -
   a. Electrical repair for failures caused by accidental water damage
   b. Electrical repair for accidental internal damage
   c. Replacement of accidentally cracked or broken housings.
   d. Replacement of accidentally cracked or broken displays.
   e. Replacement of accidentally cracked or broken or missing keypads/buttons

There is a limit of one repair per device per year with Comprehensive coverage.

4. **Transportation** . Motorola will provide two way shipping. A shipping label will be generated via MOL to initiate the return process.

Customer Responsibilities

1. **Serial Numbers** . Customer must provide a complete list, preferably in electronic format, or by completing a Service Order Form (SOF) of all hardware serial numbers to be covered under the service agreement.

2. **Initiating Repair**. When Service from the Start Comprehensive is purchased at the time of ordering the equipment, the serial numbers will automatically be captured and included in the service agreement. When Service from the Start Comprehensive is purchased separately from the equipment order, the Customer must complete a Return Material Authorization (RMA) for each faulty unit and label the package correctly with a pre-paid shipping label generated via MOL.

3. **Initiating Telephone Technical Support**. When contacting Motorola for Technical Support, Customer must provide the Serial Number of the unit.

Limitations and Restrictions

1. Customer will incur additional charges at the prevailing rates for any of the following activities, which are not covered under this Agreement:
   a. Replacement of consumable parts or accessories, as defined by product, including but not limited to batteries, cables, carrying cases.
   b. Repair of problems caused by natural or manmade disasters, including but not limited to fire, theft and floods that would cause internal or external component damage or destruction.
   c. Repair of problems caused by third parties' Software, accessories or peripherals not approved in writing by Motorola for use with the product.
   d. Repair of problems caused by using the device outside of the product's operational and environmental specifications or repaired by a third party.
   e. Repair of problems caused by unauthorized alterations or attempted repair.
   f. Non-remedial work, including but not limited to administration and operator procedures, reprogramming, and operator or user training.
   g. Problem determination and/or work performed to repair or resolve issues with non-covered products; for example, any hardware or software products not specifically listed on the service order form.
   h. Performance of any file backup or restoration.
   i. Completion and test of incomplete application programming or system integration if not performed by Motorola and specifically listed as covered.
   j. Use of Software Releases except as provided for under the responsibilities outlined in this document.

2. Where ongoing "accidental damage" is deemed by Motorola to be excessive, systemic or the result of product mishandling, Customer may be subject to audit. Should it continue unabated, Customer will incur repair charges at Motorola's discretion and prevailing charges for products deemed by Motorola to have been damaged through improper handling, carelessness, or reckless use.

3. Where a product is submitted to Motorola for repair that is outside the scope of the services

described in this Agreement, such repairs will require payment by the Customer and will be quoted by Motorola of additional costs in accordance with Motorola standard Time and Materials (T&M) rates and terms and conditions. Motorola will notify the Customer of any incremental charges related to aforementioned exclusions, prior to completing the repair, and said repair will be subject to acceptance of the quotation by the Customer.

4. This service does not cover cosmetic imperfections that do not affect the functionality of the device.

5. Motorola is not obligated to provide support for any product:

    a. That has been repaired, tampered with, altered or modified — except by Motorola authorized service personnel (including the unauthorized installation of any software) and / or the correct installation of Motorola or third party option boards.

    b. That has been subjected to unusual physical or electrical stress, abuse, or forces or exposure beyond normal use within the specified operational and environmental parameters set forth in the applicable product specification.

    c. If Customer fails to comply with the obligations contained in the product purchase agreement and/or the applicable software license agreement and/or Motorola terms and conditions of service.

EXHIBIT B

EQUIPMENT TO BE PURCHASED

Part A

EQUIPMENT TO BE PROVIDED AS PART OF THE SUBSCRIPTION SERVICES

QUANTITY	ITEM NUMBER	DESCRIPTION	SALE UNIT PRICE
60	N7001A	SI500 VIDEO SPEAKER MIC	Included with subscription services

Part B

SI500 ACCESSORIES

QUANTITY	ITEM NUMBER	DESCRIPTION	SALE UNIT PRICE
60	QA06912AA	HOLSTER WITH METAL CLIP	$16.88
60	QA06312AB	GCAI CABLE FOR VRSM	$26.25
60	PMLN7416A	RIGHT SHOULDER MOUNTING STRAP	$26.25
60	PMPN4169A	CHGR VEHICULAR ADAPTER VPA	$48.75
10	PMPN4085A	CHGR DESKTOP MULTI UNIT BATT INT PS US/NA	$187.50
60	PMPN4119A	CHARGER, CHGR VEHICULAR ADAPTER EXT USB CHGR 5VDC	$17.25
60	PMLN7412B	AUDIO ACCESSORY - EARPIECE, RECEIVE ONLY WITH COILCORD, LONG	$48.00
60	PMNN4508A	BATT LIION 2925T	$59.99

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: May 15, 2018
ITEM #: 21.
SUBJECT: West Woodland Safe Routes to School Project, CIP 17-09; Award Construction Contract

Recommendation for Action:

Staff recommends that the City Council:

1. Receive an update on the progress of City roadway projects; and
2. Adopt Resolution No. _____, approving a construction contract and consultant agreement for the West Woodland Safe Routes to School Project, CIP 17-09; award the construction contract in the amount of $3,826,653.90 for the base bid to McGuire and Hester; authorize a contract contingency up to 15%; and authorize the City Manager to execute the construction contract and change orders; and
3. Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $429,460.00 for the Project and authorize the City Manager to execute the agreement and amendments up to 15%.

Staff Contact:

Miguel Chavez, Construction Project Manager, (530) 661-5952, miguel.chavez@cityofwoodland.org

Fiscal Impact:

The approved Capital Budget includes $3,664,000 in funding in the current fiscal year for the project. This funding consists of $1,592,000 Active Transportation Program (ATP) and Congestion Mitigation and Air Quality (CMAQ) funds awarded through SACOG grants, $1,472,000 Measure E, $300,000 Water Enterprise and $300,000 Sewer Enterprise funding.

The total project cost is $5,363,000 million including all costs for design, construction, management and inspection. Under separate cover tonight the FY2019 Capital Budget recommendation includes appropriating the following additional funds: $175,000 Water Enterprise, $500,000 Measure E and $1,250,000 Measure F. The item also recommends the reduction of $225,000 in Sewer Enterprise funding. This recommended appropriation will be included in the final Capital Budget that will be presented to Council for adoption in June.

Background:

The West Woodland Safe Routes to School Project will improve bicycle and pedestrian access to schools on the west side of Woodland. This includes bicycle and pedestrian improvements on various corridors promoting safe routes to school and the City's Bike Loop. The project also rehabilitates W. Court Street between West Street and Ashley Avenue.

The project includes the specific improvements below:

- Resurface and stripe bicycle lanes on W. Woodland Avenue and California Street.
- Construct ADA corner ramp improvements along W. Woodland Avenue.
- Rehabilitate the roadway on W. Court Street between West St. and Ashley Ave.
- Resurface and stripe bicycle lanes between Walnut St. and Ashley Ave. on Court Street.
- Construct traffic signal improvements on the W. Court Street corridor to provide bicycle/pedestrian actuation and timing to improve street crossings.
- Stripe Shared Lane Markings ('Sharrows') and bike route signage along the City's Bike Loop corridors.

Road Program Update

• *Kentucky Avenue* - The City's contractor, Teichert Construction, continues with underground work and the widening of Kentucky Avenue. The contractor plans to pave the widened portions of Kentucky in summer 2018 before reconstructing the existing pavement. Project completion is anticipated by the end of 2018. Throughout construction all businesses are accessible from Kentucky Avenue. When complete, Kentucky Avenue will have new sidewalks, bike lanes, landscape and medians. The roadway between West and College streets will have one lane in each direction with a two-way turn lane. From College to East streets, the roadway will have two lanes in each direction with turn lanes and/or medians. The project is primarily grant funded with matching funds from the Measure E sales tax.

For nine weeks in August and September, the contractor did stop work on the project. The construction contract does allow the contractor to stop work on the project as long as the contractor finishes their work within the contract allotted working days. From a bidding perspective, staff does provide contractors with as much flexibility as possible without causing significant impacts to nearby businesses and residents. If the City doesn't offer some level of flexibility, we could discourage some contractors from bidding or cause some contractors to raise their contract bids. This is especially true in the current bidding climate.

The construction team has put in a significant amount of time reaching out to the residents and businesses along Kentucky Avenue. They conducted an informational meeting at the beginning of the project. They also conducted an information meeting prior to setting up the current traffic control. The contractor is required to provide 48 hours notice to residents and businesses prior to any activity that impacts a specific property. Overall, the construction team is in frequent dialogue with the residents and businesses and has had positive interactions throughout the project.

• *2018 Road Maintenance* -The 2018 Road Maintenance project is starting construction. The City's contractor, Pavement Coatings, began associated utility work the week of May 7th and they plan to resurface the roads beginning early June 2018. This project will perform pavement maintenance seals in pavement zones 9, 10, 11 and 14 of the City (see attached zone map). This is the area within the City limits east of East Street, north of Main Street, and also includes the public streets adjacent to the Woodland Gateway Shopping Center. The work is primarily on local streets with some work on collector and arterial streets.

• *West Main Street* - The West Main Street reconstruction project is progressing and design is currently approximately 75% complete. The project remains on schedule for bidding this winter for construction in the summer of 2019. The project will rehabilitate the pavement on West Main Street from West Street to County Road 98. Improvements include installation of bicycle lanes, sidewalk and ADA improvements, improvements for transit and traffic signal modifications throughout the corridor. The project will also construct sidewalk and storm drain improvements between Ashley and Cottonwood on the south side of the roadway. The project has been recommended for a $ 2.0 million grant award from the California Transportation Commission (CTC) as part of the state's SB1 Local Partnership Competitive Grant Program, subject to approval by the CTC Board at their meeting of May 17th.

Discussion:
On March 6, 2018, Council approved plans and specifications for the project. On March 26, 2018 Caltrans authorized the City to proceed with bidding and the bid period commenced. On May 1, 2018 the City received 2 bids for construction of the project.

Staff has performed due diligence in reviewing the bids and the bids comply with the technical submittal requirements. The City received the following two responsive bids:

Bid Summary			
Bidder	**Base Bid Amount**	**Alternate Amount**	**Total Bid**

McGuire Hester	$3,826,653.90	$43,749.00	$3,870,402.90*
Lister Construction	$4,155,896.00	$17,565.00	$4,173,461.00

*The bid amount differs from the amount read at bid opening as the amount was corrected due to minor discrepancies in the extension of the unit prices.

After reviewing the bid packages, staff has determined that McGuire and Hester is the lowest responsive, responsible bidder with a total bid of $3,870,402.90. Staff is recommending that the contract award only include the base bid ($3,826,653,90). Award of the alternate is not recommended due to its high bid price. The alternate was for the option to use methyl methacrylate in lieu of thermoplastic striping on W. Court Street between Ashley Ave. and West St.

To provide adequate construction management, specialized inspection and testing to comply with Caltrans mandated quality assurance requirements for the project, staff is requesting that Council approve a consultant services agreement with Associated Engineering Consultants, Inc. in the amount of $429,460. Staff is also requesting that Council approve a construction contract contingency up to 15% to account for unforeseen conditions and a 15% contingency on the consultant contract for inspection of any additional work.

Staff anticipates construction starting in June 2018 and completion by December 2018; weather permitting. The working time in the contract is 95 working days which excludes weekends and holidays.

Conclusion:

Staff recommends that the City Council:

1. Receive an update on the progress of City roadway projects; and
2. Adopt Resolution No. _____, approving a construction contract and consultant agreement for the West Woodland Safe Routes to School Project, CIP 17-09; award the construction contract in the amount of $3,826,653.90 for the base bid to McGuire and Hester; authorize a contract contingency up to 15%; and authorize the City Manager to execute the construction contract and change orders; and
3. Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $429,460.00 for the Project and authorize the City Manager to execute the agreement and amendments up to 15%.

Prepared By: Miguel Chavez, Construction Project Manager

Reviewed By: Brent Meyer, City Engineer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/10/2018	Cover Memo
2018 Road Maintenance Zone Map	5/10/2018	Backup Material

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT FOR THE WEST WOODLAND SAFE ROUTES TO SCHOOL PROJECT, CIP 17-09,

WHEREAS, the FY 17/18 Capital Budget includes the West Woodland Safe Routes to School Project, CIP 17-09 with a total budget of $3,664,000; and

WHEREAS, the project will improve bicycle and pedestrian access to Woodland schools by installing bike lanes, ADA curb ramps, shared lane markings ("sharrows") on various roadways and rehabilitating and restriping W. Court St. between West St. and Ashley Ave; and

WHEREAS, the Capital Budget includes grant funding the City was awarded through Sacramento Area Council of Governments (SACOG) consisting of an Active Transportation Program (ATP) and Congestion Mitigation and Air Quality (CMAQ) funds totaling $1,592,000; and

WHEREAS, additional funding required for the project will be included in the FY2019 Capital Budget presented under separate cover May 15, 2018 and scheduled for adoption June 2018 that will include the following additional funds: $175,000 Water Enterprise, $500,000 Measure E, and $1,250,000 Measure F as well as the reduction of $225,000 in sewer enterprise funding; and

WHEREAS, the City Council approved the plans and specifications and authorized bid advertisement on March 6, 2018 and Caltrans authorized the City to proceed with bidding on March 26, 2018; and

WHEREAS, the City opened bids on May 1st, 2018 and of the two received bids, the lowest responsive, responsible bidder was McGuire and Hester with a total base bid plus alternate bid in the amount of $3,870,402.90; and

WHEREAS, the City wishes to award the construction contract for the base bid only to McGuire Hester in the amount of $3,826,653.90 and authorize a contingency up to 15%; and

WHEREAS, the City desires to have the construction management, inspection and testing performed by an experienced consultant that was selected through a Caltrans qualifications based selection process; and

WHEREAS, the City wishes to approve the consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $429,460.00 and authorize contingency up to 15%; and

WHEREAS, the City Council wishes to approve the construction contract with McGuire and Hester and the agreement with Associated Engineering Consultants, Inc. and authorize their execution through the adoption of this Resolution

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the construction contract with McGuire Hester in the amount of $3,826,653.90. The City Manager is hereby authorized and directed to execute the contract and change orders up to 15% ($574,000) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 2. The City Council hereby approves the consultant services agreement with Associated Engineering Consultants, Inc. in the amount of $429,460.00. The City Manager is hereby authorized and directed to execute the contract and change orders up to 15% (64,419) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 3. Copies of the Construction Contract and Consultant Agreement for Construction Management and Inspection Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made part of this Resolution.

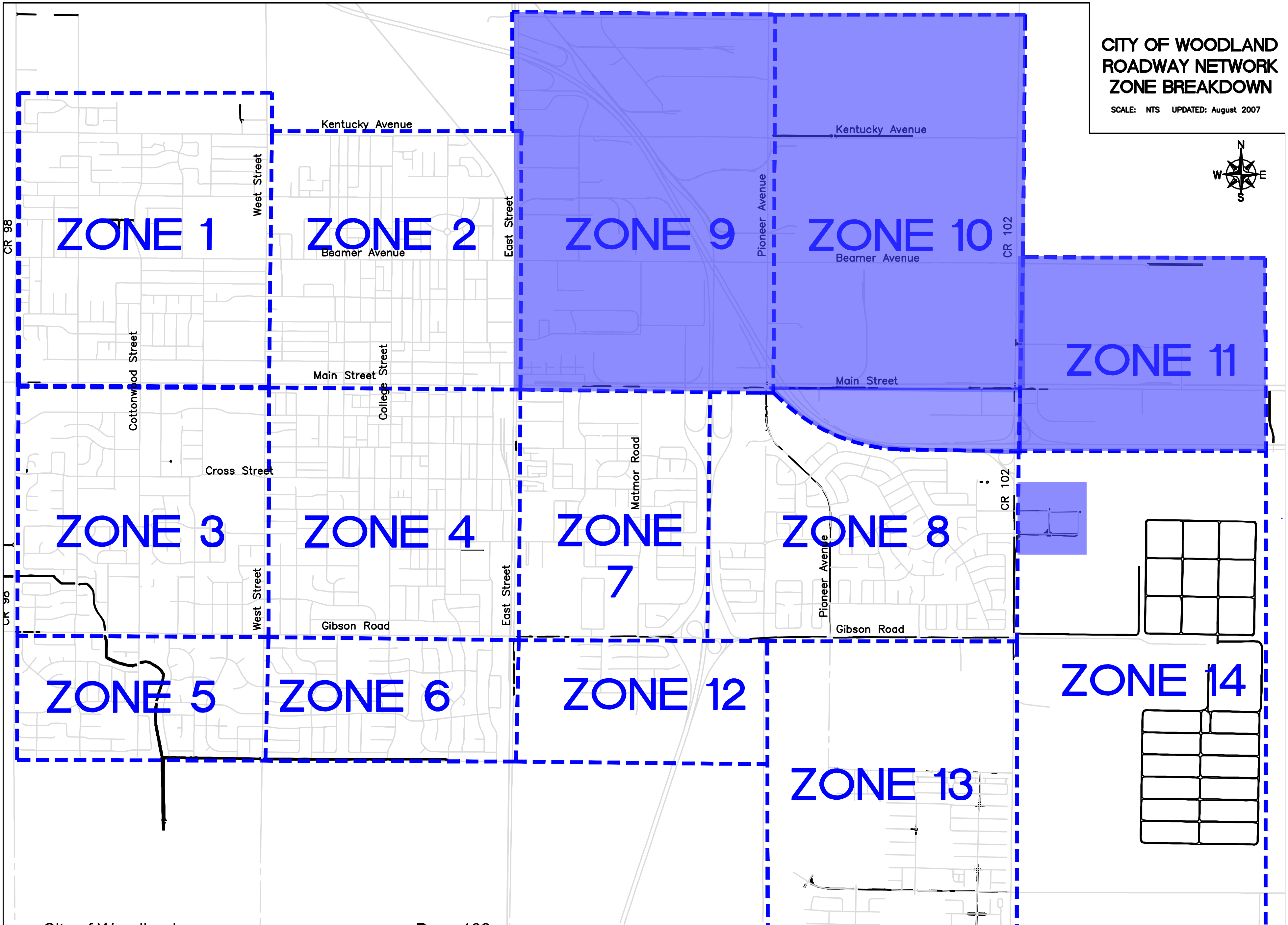
PASSED AND ADOPTED this 15th day of May 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk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Gibson Road
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College Street
Cottonwood Street
Matmor Road
Pioneer Avenue
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CR 102

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: May 15, 2018
ITEM #: 22.
SUBJECT: Approve Contracts with Mark Thomas and Economic Planning Systems, Inc.

Recommendation for Action:
Staff recommends that the City Council:
1. Receive an update regarding the Woodland Research and Technology Park Specific Plan project; and
2. Approve Resolution No. _____, authorizing the City Manager to execute a consultant services agreement with Mark Thomas for an amount up to $153,769 and authorize a contingency of up to 20% ($30,753.80) (**Attachment 1**); and
3. Approve Resolution No. _____, authorizing the City Manager to execute a consultant services agreement with Economic & Planning Systems, Inc. ("EPS") for an amount up to $80,000 and authorize a contingency of up to 20% ($16,000) (**Attachment 3**).

Staff Contact:
Erika Bumgardner, Senior Planner, (530) 661-5886, erika.bumgardner@cityofwoodland.org

Fiscal Impact:
There will be no General Fund impact associated with processing the Woodland Research and Technology Park Specific Plan (SP-1A) application. All application processing costs will be covered by the project applicant.

As directed by City Council, the City has entered into an Agreement for Advance of Funds with the project applicant. The advanced funding agreement outlines a payment plan proposed by the applicant to cover, in advance, all costs estimated to incur within a projected three-month project horizon. However, the Applicant agrees that there shall always remain on deposit with the City a minimum of $25,000 to cover anticipated costs to be incurred in the processing of the application. In the event, for any reason, the City's request for further payments from applicant is not fully satisfied, the City reserves the right to cease processing of the application

Background:
The City of Woodland received Planning Application PLNG17-0017 for the Woodland Research and Technology Park Specific Plan (SP-1A) on March 6, 2017. The project, initiated by the majority landowner within the proposed Specific Plan boundary and in communication with the remaining four property owners, encompasses 351 acres southeast of Farmer's Central Road and Highway 113. As envisioned, the plan aligns with the goals and policies prescribed for the southern "new growth" area (SP-1) by the 2035 General Plan.

On June 6, 2017, the City Council adopted Resolution No. 6853 accepting the petition to prepare a specific plan as proposed by the Woodland Research and Technology Park application, initiating the specific plan process, directing the formation of a Technical Advisory Committee and authorizing the City Manager to execute an Agreement for Fund Advancement with the project applicant including specific payment terms.

Concurrent with the approval of the petition, the City Council authorized the City Manager to execute contract agreements with AECOM, Fehr and Peers, and Ponticello Enterprises for environmental, technical and project management services associated with the preparation of the specific plan.

The City executed additional consultant contracts within Department Director or City Manager signing authority for fiscal impact analysis, professional planning and environmental services, and peer review of water, wastewater, sewer, and storm drain/flood capacity and impact analysis.

It was noted that EPS would be retained at a future date to assist the City in preparing a Public Facility Financing Plan.

General Project Update

Over the past several months, the applicant team in partnership with City staff have made steady progress on several critical aspects of the proposed Specific Plan including:

- Refinement of the proposed Land Plan, identifying the appropriate balance of residential densities and the location/proximity of the transitional Village Center and Community Commercial zones in relation to the residential neighborhoods, the Business Park and the linear park/central gathering space, which serves as the plan's focal point and defining feature.
- Refinement of the Traffic/Circulation network including location and classification of key roadway networks, major intersection improvements, and bike and pedestrian connections. The Traffic Impact Assessment is currently underway with initial traffic modeling to be completed in late May/early June. Highway interchange and overcrossing analysis by Mark Thomas as outlined in this report is required for the completion of the project's traffic analysis.

In June 2017, the City released the CEQA EIR Notice of Preparation (NOP) and held a subsequent public meeting to officially launch the project and to receive public comment on the NOP and to take questions/recommendations on the plan itself. The City's EIR consultant, AECOM, is preparing the background technical studies and analysis for the EIR. A public review draft of the EIR is anticipated to be available in late Summer/early Fall.

The applicant team is preparing all chapters of the Specific Plan document itself. A public review draft of the Specific Plan is anticipated to be available in mid- to late Summer. Analysis related to the project's fiscal impact is currently underway.

Discussions with Yolobus and UC Davis began earlier this year in an effort to coordinate transit options within the City and to UC Davis/City of Davis and, in particular, between the future Research/Technology Park and the UC Davis campus. Discussions with the Woodland Community College and the School District began in April and will continue over the coming months to identify opportunities for workforce development and job training/job readiness in anticipation of the agricultural/science/technology jobs envisioned by the Specific Plan.

City staff, in partnership with the applicant team have met with several community groups interested in the project including the Chamber of Commerce, local service groups, and an informal Spring Lake neighborhood working group over the past year. The neighborhood working group has provided a valuable link to the Spring Lake community, helping share project information through Nextdoor and Facebook platforms. The group has voluntarily offered to serve as a sounding board on draft concepts and policies. Broader public outreach will re-commence as the draft Specific Plan and Environmental documents are released.

Discussion:

The Woodland Research and Technology Park Specific Plan is now in the preparation/development phase. As part of this phase, staff has undertaken the effort to prepare an ambitious implementation schedule. Of the many tasks identified in the schedule, the preparation of a Transportation Project Study Report/Project Development Study (PSR-PDS) and a Public Facility Financing Plan are necessary in order to meet the proposed schedule.

The preparation of a PSR-PDS is required for approval by the California Department of Transportation (CALTRANS) in order to construct future improvements to the SR113/CR 25A interchange and SR113 Vehicle Overpass, which would include such improvements as, realignment and widening of the slip off-ramps for future loop on-ramps, structure widening for left turn storage, new signals and curb and gutter and sidewalk and the construction of a new vehicle overpass.

The PSR-PDS process is a required CALTRANS stepped process whereby the planning aspects of the PSR-PDS must be verified through the civil engineering design prior to approval to continue the process to receive final approval to construct improvements to CALTRANS transportation facilities within their right-of-way.

As the Woodland Research and Technology Park Specific Plan builds out, it is anticipated that improvements to SR113/CR25A interchange will be required as a result of project impacts and well as citywide demand. In addition, a SR113 vehicle overpass will need be constructed in the future to support the south area existing and future development on the east and west sides of SR113. The preparation of a PSR-PDS will identify preliminary transportation facility improvements and cost estimates that will be used to establish fair share cost allocations to future development projects and the City.

A Public Facility Financing Plan is required to determine whether available sources of revenues will be sufficient to fund Specific Plan related capital facility costs. The analysis will take into account both existing and new revenue sources including development impact fees and Community Facilities District financing. The analysis will allocate specific plan related backbone infrastructure and public facilities costs to the project's proposed land uses. The costs will include not only those needed to serve SP-1A but also required oversizing costs for infrastructure that will benefit all of SP-1 as identified in the 2035 General Plan.

Professional Services
In preparation of the Woodland Research and Technology Park Specific Plan, various technical studies and environmental review documents are required to inform land use, infrastructure, environmental mitigation and project phasing and financing strategies. The city relies on the use of professional services consultants to assist in the development of these documents to keep the project on schedule.

Staff is requesting City Council approval of a contract agreement with Mark Thomas and EPS for work described above, as well as authorization for the City Manager to execute such agreements, as follows:

- **Mark Thomas** – Contract Amount - $153,769. Selection - Qualified Based Selection. Mark Thomas carries a significant amount of vested knowledge with the design of transportation improvements and the preparation of PSRs and PDSs. The selection of Mark Thomas also took under consideration the consultant's experience and direct involvement in providing design services for the City's SR113 Pedestrian/Bicycle Overpass, as well as their experience and qualifications working on the Spring Lake Specific Plan that will tie directly to the Woodland Research and Technology Park Specific Plan (SP-1A). Mark Thomas will prepare the Transportation PSR-PDS in support of the project to include related transportation support work. A scope of work has been developed for the purpose of estimating the contract amount (See **Attachment 2**).

- **EPS** – Contract Amount - $80,000. Selection – Sole-source contract consistent with the city's purchasing policy Section 17B-140. EPS was selected based on their direct work and knowledge of the Spring Lake Infrastructure and Financing Plan that will need to be evaluated closely in the preparing of the Public Facilities Financing Plan for the project. EPS will prepare the Public Facility Financing Plan in consultation with the City's Finance Department and Community Development Department staff. A scope of work has been developed for the purpose of estimating the contract amount (See **Attachment 4**).

<u>Conclusion</u>:
Staff recommends that the City Council:

1. Receive an update regarding the Woodland Research and Technology Park Specific Plan project; and

2. Approve Resolution No. _____, authorizing the City Manager to execute a consultant services agreement with Mark Thomas for an amount up to $153,769 and authorize a contingency of up to 20% ($30,753.80) (**Attachment 1**); and
3. Approve Resolution No. _____, authorizing the City Manager to execute a consultant services agreement with Economic & Planning Systems, Inc. ("EPS") for an amount up to $80,000 and authorize a contingency of up to 20% ($16,000) (**Attachment 3**).

Prepared By: Erika Bumgardner, Senior Planner

Reviewed By: Ken Hiatt, Assistant City Manager, Community and Economic Development

Paul Navazio, City Manager

Ken Hiatt, Assistant City Manager

ATTACHMENTS:

Description	Upload Date	Type
City Council Resolution - Mark Thomas	5/10/2018	Resolution
Mark Thomas Scope of Work	5/10/2018	Exhibit
City Council Resolution - EPS	5/10/2018	Resolution
EPS Scope of Work	5/10/2018	Exhibit

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE CONSULTANT AGREEMENT FOR PROFESSIONAL SERVICES FOR MARK THOMAS TO PREPARE THE TRANSPORTATION PROJECT STUDY REPORT – PROJECT DEVELOPMENT STUDY (PSR-PDS) FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT

WHEREAS, on June 6, 2017, the City of Woodland (“City”) authorized City staff to proceed with preparation of the Woodland Research and Technology Park Specific Plan (“Specific Plan”) as proposed by the Woodland Research and Technology Group (“Applicant”) (PLNG17-00017) ; and

WHEREAS¸ the 2035 General Plan specifies that major new residential development on previously undeveloped land be planned through a Specific Plan process; and

WHEREAS, the 2035 General Plan identifies three areas within the Urban Limit Line designated for future Specific Plan development, which are referred to as: (1) SP1 in the south, (2) SP-2 in the east, and (3) SP-3 in the north; and

WHEREAS, the proposed Specific Plan aligns precisely with the SP-1A subarea boundaries within the broader SP-1 new growth area depicted in the Land Use Map of the 2035 General Plan; and

WHEREAS, the City of Woodland wishes to enter into a professional services agreement (“Agreement”) with Mark Thomas (“Consultant”) to prepare the Transportation PSR-PDS as outlined in the attached Scope of Work (“**Exhibit A**”) for an amount not to exceed One Hundred Fifty Three Thousand Seven Hundred Sixty Nine Dollars ($153,769) and authorize a contingency of up to 20% ($30,753.80); and

WHEREAS, the Applicant has agreed to fund all costs associated with the review and preparation of the Specific Plan through an Agreement for Fund Advancement, which was entered into by the Applicant and City on August 15, 2017; and

WHEREAS, Mark Thomas was selected through a quality based selection (Request for Qualifications) process; and

WHEREAS, Mark Thomas has experience and direct involvement in providing design services for the City’s SR113 Pedestrian/Bicycle Overpass, as well as their experience and qualifications working on the Spring Lake Specific Plan that will tie directly to the Woodland Research and Technology Park Specific Plan (SP-1A) and they carry a significant amount of vested knowledge with the design of transportation improvements and the preparation of PSRs and PDSs; and

WHEREAS, the City Council of the City of Woodland wishes to approve the Agreement and authorize its execution through the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the consultant services agreement with Mark Thomas in the amount of $153,769, for the preparation of a Transportation PSR-PDS for the Woodland Research and Technology Park Specific Plan and authorizes the City Manager, or his designee, to execute the agreement and amendments as necessary up to 20% of the agreement amount. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement is within the Council authorization.

PASSED AND ADOPTED this ________ day of ___________ 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda, City Attorney

Exhibits:
A – Scope of Work

82093.00298\29830144.2

EXHIBIT A

[Insert Mark Thomas Scope of Work]

MARK THOMAS

March 27, 2018

Mr. Nicholas Ponticello
Ponticello Enterprises Consulting Engineers, Inc.
1216 Fortna Avenue
Woodland, CA 95776

RE: PARKLAND AVE OVERCROSSING AND
COUNTY ROAD 25A/SR 113 INTERCHANGE

Dear Mr. Ponticello:

Enclosed is Mark Thomas' scope of work and cost proposal for design services for the Parkland Avenue Overcrossing and County Road 25A/SR 113 Interchange project.

If you have any questions, please feel free to contact me (916) 381-9100 or email me at zsiviglia@markthomas.com.

Sincerely,

Zach Siviglia
Project Manager

MARK THOMAS

CITY OF WOODLAND PARKLAND AVE OC & COUNTY RD 25A/SR 113 IC PSR-PDS

Project Understanding

The City of Woodland is seeking to gain approval of the Project Initiation Document (PID) for the interchange improvement project at SR113 and County Road 113 and a separate Parkland Avenue Overcrossing over SR 113. The PSR-PDS will be based on the current Caltrans guidelines and will focus on the major elements of the project within Caltrans right of way. The purpose of the PSR-PDS will be to utilize existing data to determine the work and studies needed to complete the PA/ED phase. Any detailed information including alignment studies, structure advance planning studies, right of way analysis and detailed environmental analysis will be deferred until the PA/ED phase. There is no shelf life on PID documents, so the project can be advanced to PA/ED separately at a later date, as funding becomes available.

For the purpose of this scope, the project area will be limited to the immediate interchange and overcrossing areas and will not analyze improvements to surface streets beyond those necessary to accommodate the interchange and overcrossing geometrics.

Scope of Services

Mark Thomas will provide professional design services for the project. In the performance of this scope of services listed below, Mark Thomas will diligently perform this scope of work and will be responsible for items of work under this contract to the extent that issues arising from the performance of these services are within our reasonable control, and that Mark Thomas's obligation to indemnify and defend are limited to the extent actually caused by Mark Thomas in the performance of this scope of work.

TASK 1 PROJECT MANAGEMENT, COORDINATION AND MEETINGS

Mark Thomas will manage the project team, which includes Mark Thomas, Fehr & Peers Associates (F&P), LSA, and Bender Rosenthal (BRI). Mark Thomas Project Manager will plan, organize, direct and monitor project work activities and resources in accordance with contracted scope, schedule and budget.

This task will include managing the team, working with Caltrans the City of Woodland and includes preparing contract paperwork, memos, letters and e-mail, making phone calls and maintaining project files. This activity commences with receiving the Notice-To-Proceed, continues through submittal of the key final project deliverables, and concludes when the project's PID is signed.

Mark Thomas will attend up to four (4) meetings including one (1) pre-PID meeting and three (3) design level meetings with representatives from the City of Woodland, Caltrans, and the design team. Mark Thomas will take the lead in setting up the meetings. Mark Thomas will conduct the meetings, including preparation and distribution of the meeting agenda and meeting minutes. Meetings will generally be held on or near key milestones.

TASK 2 DATA GATHERING, RESEARCH AND BASE MAP

Mark Thomas will gather information and permits from the City of Woodland and Caltrans to prepare a comprehensive Base Map for the project. It is anticipated that Mark Thomas will collect the following:

- Aerial photograph from Google Maps.
- GIS information from the City of Woodland.
- State Route 113 and local roadway as-builts, as well as as-builts from the County.
- Right of Way record maps from Caltrans.
- Transportation Plan concepts from City General Plans; Caltrans Reports such as the TCRs.

Mark Thomas will obtain Caltrans Encroachment Permit to allow for field investigation (Assume to be a "no-fee" permit). It is assumed that there will be no Survey work performed for this project. For this Study, it is assumed that no field work is needed. All Analysis will be based on existing available data.

TASK 3 TRAFFIC ANALYSIS

Fehr & Peers will perform existing and design year condition analysis and document the assumptions, methods, and results of the traffic analysis in a Technical Memorandum for review and comment. Fehr & Peers has budgeted 2 hours of professional staff time to respond to comments on the draft memorandum. Fehr & Peers will attend project meetings and participate in conference calls during the course of this study. If additional time or analysis is needed to respond to the comments, we will submit a supplemental scope of work.

Existing Conditions Analysis

Fehr & Peers will analyze weekday AM and PM peak hour operations at the following study intersections:

1. County Road 25A/Southbound SR 113 Ramps
2. County Road 25A/Northbound SR 113 Ramps

Fehr & Peers has previously conducted field observations at the three existing study intersections to confirm lane configurations, parking restrictions, pedestrian and bicycle facilities, posted speeds, etc. Fehr & Peers has also collected AM and PM peak hour intersection turning movement counts for the three existing study intersections.

Traffic operations at the study intersections will be analyzed using the SimTraffic software that applies the methodology published in the Highway Capacity Manual (Transportation Research Board, 2010). The AM and PM peak hour intersection delay, level of service, and 95th percentile queue will be reported for each movement at the study intersections.

Design Year Conditions Analysis

Fehr & Peers will utilize Design Year 2040 forecasts developed under a separate Task Order to reflect long-term development in the City of Woodland using the City's Travel Demand Forecasting (TDF) Model developed during the recent General Plan Update process. Under a separate Task Order, the TDF model will be updated to reflect the January 28, 2018 version of the 2018 WTRP land use and circulation plan. The TDF model l assumes the build-out circulation network of the WTRP, the Parkway Drive overcrossing, and build-out of the Spring Lake Specific Plan circulation network. The Design Year forecasts will include improvements to the SR 113/CR25A interchange and Parkway Drive Overcrossing as a package of improvements (i.e., not evaluated separately). The model outputs will be used to generate AM and PM peak hour turning movement forecasts for the two (2) study intersections described in Task 1.

Fehr & Peers will analyze a No Build Alternative consisting of the current traffic control and lane configurations. We will also analyze two Build Alternative interchange configurations: the current spread diamond interchange and the proposed partial cloverleaf interchange developed by Mark Thomas.

At the ramp terminal intersections, we will analyze the Build Alternative interchange configurations with the following intersection control options:

- Unsignalized side-street stop controlled (existing control)
- All-way stop control
- Roundabout
- Signal

Intersection approach lanes, right-turn bypass lanes, and signal phasing will be adjusted to provide an intersection layout that meets the city's LOS E threshold for interchange ramp terminal intersections. At the other study intersections, we will identify impacts and recommend mitigation measures to improve traffic operations to the desired LOS D conditions

Capacity analysis, safety assessment, and general cost estimates will be compared for these control options based on Stage 1 of the Caltrans' Intersection Control Evaluation (ICE) process. For Stage 1, the capacity analysis will use the HCM methods as applied in Synchro. The Sidra software will be used to confirm the roundabout capacity analysis results based on the Sidra standard method. The two best options will be analyzed under Stage 2 using the SimTraffic model to determine intersection delay, LOS, and 95th percentile queue lengths. The objectives of this task are 1) to identify performance deficiencies for both existing and improvement alternatives of infrastructure, operations, and safety; 2) to estimate the operational and safety performance of proposed new infrastructure, if applicable; 3) to estimate the operational and safety performance impacts of proposed improvements to existing infrastructure; and 4) to quantify cost-benefit of the proposed improvement alternatives.

The freeway study locations will include the mainline segments north and south of the interchange and the ramp junctions at the interchange. The online PeMS database will be used to develop existing mainline volumes. Forecasts for design year conditions will come from the City of Woodland travel demand forecasting model. Fehr & Peers will perform a macro-level analysis of the freeway study locations using procedures from the *Highway Capacity Manual* (Transportation Research Board, 2010).

Task 3 Deliverables

- Draft Traffic Memorandum
- Final Traffic Memorandum

TASK 4 MINI PRELIMINARY ENVIRONMENTAL ASSESSMENT REPORT (PEAR)

LSA will prepare a Mini-PEAR based on the Caltrans 2009 PEAR Manual and Mini-PEAR form template that evaluates the proposed roadway improvements. Baseline information for the project area will be collected and summarized in each environmental issue area in order to determine which technical studies will be required. For biological resources, cultural resources, and paleontological resources, record and map searches will be conducted and analyzed to determine what level of technical study will be required for NEPA approval. Other environmental resources (e.g., land use, growth, farmlands/timberlands, community impacts, visual, hydrology/floodplain, water quality, geology/soils, hazardous materials, air quality, noise, and energy) will be evaluated for the project, as needed.

LSA's scope of services is valid for a period of 24 months beginning April 2018. Re-scoping and/or a budget adjustment may be required after that period has lapsed.

Task 4 Deliverables

- Mini PEAR

TASK 5 DRAFT AND FINAL PSR-PDS

Mark Thomas will prepare supporting documentation required for the PSR-PDS based on the requirements of the Caltrans Project Development Procedure Manual (PDPM). This include the following:

- Quality Management Plan
- Risk Register
- Stormwater Documentation
- Transportation Planning Scoping Information Sheet
- Right of Way Conceptual Cost Estimates
- Capital Outlay Project Estimate
- Design Scoping Index

Bender Rosenthal (BRI) will prepare Right of Way Cost Estimates by summarizing the anticipated right of way and utility impacts in the Right of Way Data Sheet. BRI will provide assistance in completing the right of way conceptual cost estimate component needed for the PSR-PDS.

Since the PSR-PDS is used to estimate and program the capital outlay support costs and not the construction costs, Mark Thomas will not perform Life Cycle Cost Analysis (LCCA), which will be deferred to the PA&ED phase per Caltrans LCCA Procedures Manual.

The Mark Thomas Team will prepare a Draft PSR-PDS for circulation to the City, Caltrans and other PDT members. Following Caltrans and external reviews of the Draft PSR-PDS, Mark Thomas will coordinate with the PDT to address any new significant issues affecting the project's cost, scope or schedule and revise the PID accordingly.

Task 5 Deliverables

- Draft PSR-PDS
- Final PSR-PDS

TASK 6 PHASING ANALAYSIS

Fehr & Peers will tier off the analysis being completed for the Traffic Engineering Performance Assessment (TEPA) to prepare a separate Technical Memorandum to determine required improvements to the SR 113 / County Road 25A interchange with the development of Phase 1 of the Woodland Research and Technology Park.

Interim Year Conditions Analysis

Fehr & Peers will develop Interim Year forecasts to reflect near-term development in the City of Woodland using the City's Travel Demand Forecasting (TDF) Model. The TDF model will be updated to reflect the February 9, 2018, Woodland Technology and Research Park (WTRP) land use and circulation plan for the Phase 1 Project. The model outputs will be used to generate AM and PM peak hour turning movement forecasts for the following four (4) study intersections:

1. County Road 25A/Southbound SR 113 Ramps;
2. County Road 25A/Northbound SR 113 Ramps;
3. County Road 25A/Road A (westerly WTRP roadway); and
4. County Road 25A/Road B (easterly WTRP roadway).

Fehr & Peers will analyze a No Build Alternative consisting of the current traffic control and lane configurations to establish the purpose and need for near-term improvements at the County Road 25A / SR 113 interchange.

Fehr & Peers will also determine the required improvements at each of the four (4) study intersections to meet both AM and PM peak hour level of service standards. Intersection approach lanes, intersection control, and signal phasing will be determined to provide an intersection layout that meets the city's LOS E threshold for interchange ramp terminal intersections. At the other study intersections, we will identify required intersection geometrics and control to improve traffic operations to the desired LOS D conditions for both AM and PM peak hour conditions.

Phasing Memo and Cost Estimate

Based on the results from the Traffic Analysis, Mark Thomas will develop preliminary layouts and cost estimates for the potential project phasing. The results of the analysis will be documented in the Technical Memorandum.

Documentation and Meetings

Fehr & Peers will document the assumptions, methods, and results of the traffic analysis in a Technical Memorandum for review and comment by the City of Woodland and Mark Thomas. Fehr & Peers has budgeted 2 hours of professional staff time to respond to comments on the draft memorandum. Fehr & Peers will also attend one in-person meeting to discuss the results of the traffic analysis for the WTRP Phase 1 Project. If additional time or analysis is needed based on changes to project land uses, we will review our unused budget and, if necessary, submit a scope of work for additional traffic analysis.

ASSUMPTIONS / EXCLUSIONS

- Detailed information such as alignment studies, structure planning studies, right of way analysis, signal warrant analysis, and detailed environmental analysis will be deferred until the PA&ED phase.
- The PSR-PDS will be developed in accordance with Caltrans PSR-PDS Guidance and Project Development Procedures Manual – Appendix S. This includes but is not limited to all of the necessary requirements to develop the PSR-PDS under the latest Caltrans standards and guidance.
- Mark Thomas will not perform Life Cycle Cost Analysis (LCCA), which will be deferred to the PA&ED phase.
- No detailed traffic operations analysis will be completed
- No detailed surveys or right of way delineations will be completed.

COST PROPOSAL FOR PROJECT SCOPE: Woodland-Parkland Ave OC & County Rd 25A/SR 113 IC PSR-PDS

MARK THOMAS		Mark Thomas						Subconsultants			
		Sr. Engineering Manager $322	Technical Lead $192	Design Engineer II $124	Sr. Technician $119	Project Coordinator $97	Total Hours	Total MT Cost	Fehr & Peers	LSA Associates	Bender Rosenthal	TOTAL COST
1.0	**PROJECT MANAGEMENT, COORDINATION & MEETINGS**											
1.1	Project Management, Coordination & Meetings	40	20			20	80	$18,660	3,885	4,506	-	$27,051
	Subtotal Phase 1	**40**	**20**	**0**	**0**	**20**	**80**	**$18,660**	**$3,885**	**$4,506**	**$0**	**$27,051**
2.0	**DATA GATHERING, RESEARCH & BASE MAP**											
2.1	Data Gathering, Research & Base Map		2	16	32		50	$6,176	-	-	-	$6,176
	Subtotal Phase 2	**0**	**2**	**16**	**32**	**0**	**50**	**$6,176**	**$0**	**$0**	**$0**	**$6,176**
3.0	**TRAFFIC ANALYSIS**											
3.1	Traffic Analysis	4	8	24			36	$5,800	20,315	-	-	$26,115
	Subtotal Phase 3	**4**	**8**	**24**	**0**	**0**	**36**	**$5,800**	**$20,315**	**$0**	**$0**	**$26,115**
4.0	**MINI PEAR**											
4.1	Mini PEAR	2	8				10	$2,180	-	17,913	-	$20,093
	Subtotal Phase 4	**2**	**8**	**0**	**0**	**0**	**10**	**$2,180**	**$0**	**$17,913**	**$0**	**$20,093**
5.0	**PSR-PDS**											
5.1	PSR-PDS	24	120	120	40		304	$50,408	-	-	7,000	$57,408
	Subtotal Phase 5	**24**	**120**	**120**	**40**	**0**	**304**	**$50,408**	**$0**	**$0**	**$7,000**	**$57,408**
6.0	**PHASING ANALYSIS**											
6.1	Phasing Analysis	2	4	20	16		42	$5,796	9,590	-	-	$15,386
	Subtotal Phase 6	**2**	**4**	**20**	**16**	**0**	**42**	**$5,796**	**$9,590**	**$0**	**$0**	**$15,386**
TOTAL HOURS		**72**	**162**	**180**	**88**	**20**	**522**					**522**
OTHER DIRECT COSTS								**$0**	**$790**	**$750**	**$0**	**$1,540**
TOTAL COST		**$23,184**	**$31,104**	**$22,320**	**$10,472**	**$1,940**		**$89,020**	**$34,580**	**$23,169**	**$7,000**	**$153,769**

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE CONSULTANT AGREEMENT FOR PROFESSIONAL SERVICES FOR ECONOMIC AND PLANNING SYSTEMS, INC., TO PREPARE THE PUBLIC FACILITY FINANCING PLAN FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT

WHEREAS, on June 6, 2017, the City of Woodland ("City") authorized City staff to proceed with preparation of the Woodland Research and Technology Park Specific Plan ("Specific Plan") as proposed by the Woodland Research and Technology Group ("Applicant") (PLNG17-00017) ; and

WHEREAS¸ the 2035 General Plan specifies that major new residential development on previously undeveloped land be planned through a Specific Plan process; and

WHEREAS, the 2035 General Plan identifies three areas within the Urban Limit Line designated for future Specific Plan development, which are referred to as: (1) SP1 in the south, (2) SP-2 in the east, and (3) SP-3 in the north; and

WHEREAS, the proposed Specific Plan aligns precisely with the SP-1A subarea boundaries within the broader SP-1 new growth area depicted in the Land Use Map of the 2035 General Plan; and

WHEREAS, the City of Woodland wishes to enter into a professional services agreement ("Agreement") with Economic & Planning Systems, Inc. ("Consultant"), to prepare the Public Facilities Financing Plan as outlined in the attached Scope of Work ("**Exhibit A**") for an amount not to exceed Seventy Five Thousand Dollars ($80,000) and authorize a contingency of up to 20% ($16,000); and

WHEREAS, the Applicant has agreed to fund all costs associated with the review and preparation of the Specific Plan through an Agreement for Fund Advancement, which was entered into by the Applicant and City on August 15, 2017; and

WHEREAS, Economic & Planning Systems, Inc., (EPS) was selected through a sole-source selection process consistent with the city's purchasing policy Section 17B-140; and

WHEREAS, EPS was selected based on their experience and knowledge of the city's Major Projects Financing Plan as well as the firm's extensive knowledge of the adjacent Spring Lake Specific Plan infrastructure and development financing plans, to which the proposed Specific Plan will connect and complete, makes them uniquely qualified to serve in this capacity; and

WHEREAS, the City Council of the City of Woodland wishes to approve the Agreement and authorize its execution through the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the consultant services agreement with EPS in the amount of $80,000, for the preparation of a Public Facilities Financing Plan for the Woodland Research and Technology Park Specific Plan and authorizes the City Manager, or his designee, to execute the agreement and amendments as necessary up to 20% of the agreement amount. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement is within the Council authorization.

PASSED AND ADOPTED this ________ day of ___________ 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda, City Attorney

Exhibits:
A – Scope of Work

EXHIBIT A

[Insert EPS Scope of Work]

May 10, 2018

Kimberly McKinney
Finance Officer
City of Woodland
300 First Street
Woodland, CA 95695

Subject: Proposal to Prepare an Infrastructure Cost Burden and Feasibility Analysis and Public Facilities Financing Plan for Specific Plan 1A; EPS #162061

The Economics of Land Use

Dear Kim:

Economic & Planning Systems, Inc. (EPS) appreciates the opportunity to prepare an Infrastructure Cost Burden and Feasibility Analysis and Public Facilities Financing Plan for the proposed Specific Plan 1A Project (Project) in Woodland. EPS has extensive experience in preparing Public Facilities Financing Plans and real estate market feasibility studies to facilitate the Specific Plan process. This experience can be readily applied to the Project. EPS has included with this letter a proposed Scope of Services (**Attachment A**) that describes the work program to prepare the Public Facilities Financing Plan for the Project.

EPS Managing Principal Jamie Gomes will serve as Principal-in-Charge of this work and will provide guidance and input as needed. EPS Senior Technical Associate Allison Shaffer will serve as Project Manager and will conduct the day-to-day management of this work. Additional EPS staff may assist in identifying, collecting, and analyzing data.

EPS will begin working on this assignment as soon as contract approval and authorization to proceed are received. The initial Infrastructure Cost Burden and Feasibility Analysis can be completed within 4 to 6 weeks following receipt of all input data. A Public Facilities Financing Plan typically will take approximately 8 to 12 weeks to complete, depending on the receipt of data in a timely manner.

At the outset of preparation of these 2 work products, it is difficult to determine a precise budget, which will depend on the data received and the number of modeling iterations, report drafts, and meetings required. Based on EPS's experience on similar projects, EPS recommends initial budgets of **$15,000** for **Task 1: Prepare Infrastructure Cost Burden and Feasibility Analysis** and **$65,000** for **Task 2: Prepare Infrastructure Financing Plan**.

Economic & Planning Systems, Inc.
400 Capitol Mall, 28th Floor
Sacramento, CA 95814
916 649 8010 tel
916 649 2070 fax

Oakland
Sacramento
Denver
Los Angeles

www.epsys.com

EPS charges for its services on a direct-cost (hourly billing rates plus direct expenses), not-to-exceed basis; thus, you will be billed only for the work EPS completes up to the authorized budget amount. If additional work or meetings are required, EPS will request authorization for additional budget with the understanding that terms will be negotiated in good faith. EPS's 2018 Hourly Billing Rate Ranges are attached as part of this letter and scope. EPS's billing rates are adjusted periodically and are subject to change.

Again, EPS appreciates the opportunity to work on this project. Please call me at (916) 649-8010 if you have questions or require changes to this proposal. Otherwise, please forward the necessary contract documents to EPS for signature.

Sincerely,

ECONOMIC & PLANNING SYSTEMS, INC. (EPS)

Jamie Gomes
Managing Principal

Attachments

Attachment A
Proposed Scope of Services
Initial Infrastructure Cost Burden and Feasibility Analysis and Public Facilities Financing Plan for Woodland Specific Plan 1A

Project Understanding

This proposed Scope of Services describes the work required to complete an Initial Infrastructure Cost Burden and Feasibility Analysis and Public Facilities Financing Plan (Financing Plan) for the Specific Plan 1A (Project or SP-1A) area of Woodland. SP-1A lies within the boundaries of the City of Woodland (City)'s General Plan Planning Area but is outside the city limits. The City plans to annex SP-1A after a Specific Plan document and supporting studies are prepared and approved.

SP-1A is bounded by the Spring Lake Specific Plan (SLSP) on the east and State Route 113 on the west. It will include an estimated 1,600 dwelling units and 2.2 million square feet of commercial development. SP-1A is owned by 5 property owners and is part of a larger area referred to as Specific Plan 1 (SP-1). SP-1 also includes proposed Specific Plan 1B and Specific Plan 1C, but the Financing Plan will be prepared for SP-1A only.

The Financing Plan will determine if available sources of revenues (both existing and new—e.g., development impact fees and Community Facilities District financing) will be sufficient to fund Project-related capital facilities costs. The analysis will allocate Project-related backbone infrastructure and public facilities costs to the Project's proposed land uses. These costs will include not only costs needed to serve SP-1A but also required oversizing costs for infrastructure that will benefit all of SP-1.

EPS understands the City plans to conduct a separate update of the citywide Major Projects Financing Plan (MPFP) Fee Program Nexus Study to update the MPFP fees. The MPFP Nexus Study update will occur after the SP-1A Financing Plan has been prepared and will include updated infrastructure requirements that will address additional infrastructure needed to serve SP-1.

Scope of Work

Task 1: Prepare Initial Infrastructure Cost Burden and Feasibility Analysis

EPS understands the Project applicant is in preliminary discussions with one or more initial users for a portion of the Project. To inform those discussions, the Project applicant desires to have initial infrastructure cost burden and feasibility analyses completed for the Project.
In conversations with the City and Project applicant, all parties agree that some of the initial work performed would overlap to some extent with the more detailed and comprehensive analysis that would be completed under **Task 2**. As a result, this initial infrastructure cost burden work will have value when the **Task 2** work is undertaken.

EPS will prepare a series of tables summarized in a brief technical memorandum describing the data inputs, major assumptions, and other caveats to the initial infrastructure cost burden and feasibility analysis. Primary metrics used to evaluate feasibility will include the following evaluations:

1. Infrastructure cost burden analysis (cost burden includes total estimated infrastructure and public facility cost burden).

2. Static residual land values.

3. Phase 1 infrastructure oversizing relative to overall buildout infrastructure cost burdens.

4. Total effective tax rates (to evaluate land-secured financing alternatives).

This initial feasibility analysis briefly will describe likely financing mechanisms and will include suggestions for alternative financing methods where such alternatives may be warranted.

Data Requirements

The applicant understands that preliminary engineering cost estimates will contain order-of-magnitude estimates because not all of the infrastructure master planning is complete. Similarly, the parties understand the amount and mix of land uses is subject to change as well. To prepare the preliminary analysis outlined in this task, EPS will need the following information:

- Amount, type, and mix of buildout land uses (with estimated units, building square footage, etc.). [SOURCE = APPLICANT TEAM]

- Amount, type, and mix of Phase 1 land uses (with estimated units, building square footage, etc.). [SOURCE = APPLICANT TEAM]

- Amount, type, and mix of other Phases of development. [SOURCE = APPLICANT TEAM]

- Developer-provided estimates of finished real estate values by land use category identified above. [SOURCE = APPLICANT TEAM]

- Preliminary cost estimates for initial (Phase 1) and buildout infrastructure and public facilities. [SOURCE = APPLICANT TEAM AND CITY]

- Information on existing City and County impact fees [SOURCE = CITY]

- Information on whether any infrastructure improvements will be considered interim (i.e., only serving the initial development phase without benefit to other Project development). [SOURCE = APPLICANT TEAM SUBJECT TO CITY REVIEW/CONCURRENCE]

- Infrastructure benefit zones for initial and ultimate infrastructure improvements (e.g., drainage sheds, water pressure zones, sewer outfall sheds, etc.). [SOURCE = APPLICANT TEAM SUBJECT TO CITY REVIEW/CONCURRENCE]

- Reimbursement obligations the Project may be required to pay to others for completed infrastructure. [SOURCE = CITY AND EPS]

In the initial budget estimate for this **Task 1** effort, EPS anticipates participation in up to 4 meetings with the Project applicant, the City, and the City's consultants working on the assignment. The initial budget estimate also includes preparation of a draft and final technical memorandum summarizing the results of the analysis.

Task 2: Prepare Financing Plan

EPS will prepare a Financing Plan for SP-1A that will document estimated costs, provide preliminary cost allocations, document anticipated sources and uses of financing, and outline the proposed financing strategy for specific plan implementation. The Financing Plan work will leverage work completed in Phase 1. Specific subtasks EPS will complete to prepare the Financing Plan are described below.

Subtask 2.1: Initiate Project and Collect Data

EPS will engage with the City and Project proponents to gather the following data to prepare the Financing Plan:

- Backbone infrastructure and public facilities costs at buildout—The Financing Plan will include summarized costs for infrastructure and public facilities as shown in the Specific Plan. Infrastructure cost estimates are assumed to be provided by the Project engineers, while cost estimates for public facilities are assumed to be provided by the City or through a combination of the City and Project engineers. The backbone infrastructure and public facilities costs will include the following subcategories of costs:
  - Costs needed to serve the Project.
  - Costs for backbone infrastructure needed to serve both the SLSP (in which development is occurring) and SP-1A. The Spring Lake Infrastructure Fee (SLIF) Nexus Study and Reconciliation Update (January 2010) estimates the costs of these shared improvements and identifies which specific plan will construct the various improvements.
  - Costs associated with equalizing construction of shared infrastructure by the SLSP and SP-1A. In the event the cost of shared infrastructure constructed by the SLSP exceeds the cost of shared infrastructure constructed by SP-1A, then SP-1A will owe the SLSP a reimbursement.
  - Costs required for oversizing improvements to serve development in the remainder of SP-1.
- Estimated finished real estate values—EPS will review and vet estimated finished real estate values provided by the Project proponents. This analysis will be informed by available data and long-term pricing trends for comparable product types.
- Existing City, Yolo County, and other agency fees, special taxes, and assessments applicable to the Project—EPS will review and include all current fees, special taxes, and assessments applicable to SP-1A as provided by the City.
- Existing and proposed special taxes and assessments for certain Project-related operations and maintenance costs (e.g., landscape, roadway, streetlight maintenance, etc.).
- City policies and preferences on maximum annual special taxes and assessment burdens—To the extent that fiscal deficits will require funding by a special tax or assessment, this information will be incorporated into the Project's financial burden analysis and bonding capacity estimates.

Subtask 2.2: Allocate Improvement Costs

The Project team will develop a strategy for allocating improvement costs among the various beneficiaries in the Specific Plan area. The Project team will determine cost allocations on the basis of industry-standard measures of demand for, or benefit from, the different types of improvements. For example, road costs typically are allocated to land uses on the basis of vehicle miles traveled.

In addition, the Financing Plan will use cost allocation factors consistent with the factors used in the MPFP Fee Program and the SLIF Program. If methodology changes are presented in the SP-1A Financing Plan, the cost allocations in the MPFP Program and the SLIF Program also may be updated when the nexus studies for those fee programs are updated.

Subtask 2.3: Identify Financing Mechanisms and Strategy

EPS will consider for inclusion in the Financing Plan all currently available sources of funding for capital improvements, including planned or potential general obligation and revenue bond issues, existing citywide fees, and dedication requirements. To the extent existing mechanisms are unable to finance improvements and related maintenance costs, EPS will consider a variety of other Project-specific financing mechanisms that may include the following options:

- Area-specific development impact fees (and related reimbursement agreements) similar to the SLIF.
- Special assessments and taxes (e.g., Mello-Roos Community Facilities Districts [CFDs]).
- Private contributions and exactions.

EPS will select financing mechanisms for the Project based on the following items:

- Industry-standard financing principles.
- Statutory and legal considerations.
- Industry standards regarding who typically pays for what.
- The timing of public improvements relative to private development.
- Commitments regarding the availability of public-sector funding.
- Negotiation-based preferences of stakeholders.

Subtask 2.4: Analyze Cost Burdens and Financial Feasibility

EPS will evaluate the impact of infrastructure cost burdens on the overall financial feasibility of the private real estate development components of the proposed Project. EPS will base this analysis on a survey of real estate values for comparable projects in the region. To the extent initial cost allocations appear infeasible, based on industry standards, the Project team may need to consider alternate allocations or other measures (e.g., cost reductions) to address feasibility concerns. The Financing Plan examination of cost burdens will be informed by an evaluation of cost burdens of similar projects in the region.

Subtask 2.5: Prepare Financing Plan

EPS will prepare two drafts of the Financing Plan:

- An Administrative Draft Financing Plan for the City's and Project proponents' review.
- A Final Draft Financing Plan to support the Specific Plan hearing process that incorporates City and Project team comments.

Subtask 2.6: Attend Meetings

This work program includes attendance at a total of up to 7 meetings in Woodland. These meetings would include 5 meetings with the City and the Project engineers, as well as 2 public meetings. The 2 public meetings would be a City Planning Commission meeting and a City Council meeting to consider adoption of the Final Draft Financing Plan.

Schedule

EPS is prepared to begin work on the Financing Plan after contract approval is received. EPS will strive to complete this assignment on a schedule that meets the City's needs.

Budget

At the outset of the SP-1A Financing Plan preparation, it is difficult to determine a precise budget, which will depend on the number of modeling iterations, report drafts, and meetings required. In particular, there is uncertainty about the number of development scenarios, facilities cost iterations, reimbursement scenarios for shared costs between different projects (e.g., SLSP, SP-1A, and remainder of SP-1), funding source alternatives, and the associated number of report drafts and meetings required. Based on EPS's experience on similar projects, the budget required to prepare the proposed analyses generally ranges between $75,000 and $100,000. Given the uncertainty at this time, EPS recommends setting initial budgets of **$15,000** for **Task 1: Prepare Infrastructure Cost Burden and Feasibility Analysis** and **$65,000** for **Task 2: Prepare Infrastructure Financing Plan**. The proposed **Task 1** budget is based on the assumption EPS will attend up to 4 meetings for **Task 1** and preparation of a draft and final technical memorandum. The proposed **Task 2** budget is based on the assumption EPS will prepare 2 Financing Plan report drafts and attend up to 7 meetings in Woodland. If a greater number of meetings or report drafts are needed, this budget may need to be increased.

EPS charges for its services on a direct-cost (hourly billing rates plus direct expenses), not-to-exceed basis; therefore, you will be billed only for the work completed up to the authorized budget amount. Invoices are submitted monthly and are payable on receipt. If additional work or meetings are required, EPS will request authorization for additional budget with the understanding that terms will be negotiated in good faith.

2018 Hourly Billing Rates

	California Offices
Managing Principal	$260–$315
Senior Principal	$300-$315
Principal	$230–$255
Executive/Senior Vice President	$230–$235
Vice President	$205–$215
Senior Technical Associate	$190–$215
Senior Associate	$175–$195
Associate	$160
Research Analyst II	$120–$135
Research Analyst I	$90
Production and Administrative Staff	$80–$90

Billing rates updated annually.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: May 15, 2018
ITEM #: 23.
SUBJECT: Presentation of FY2018/19 Budget

Recommendation for Action:
Staff recommends that the City Council receive a presentation related to FY 2018/19 Proposed Budget funding recommendations.

Staff Contact:
Evis Morales, Senior Management Analyst, (530) 661-5923, evis.morales@cityofwoodland.org

Report in Brief:
Tonight's presentation serves to provide a preview of the FY2018/19 Proposed Budget, including budget-balancing measures, and proposed funding recommendations for the city's General Fund, Measure J, Measures E/F, Utility Enterprise Funds and the updated Capital Improvement budget.

The recommendations included in the budget proposal have been informed by Council input, most recently at the Spring Budget Workshop held on March 20th.

Staff will also provide an overview of the updated General Fund Five-Year Forecast to ensure that the overall budget framework and specific recommendations continue to support City Council goals related to long-term fiscal stability, to include maintain a balanced budget and prudent reserves while allocating available resources in support to programs and services addressing City Council and community priorities.

While the short-term budget outlook is somewhat improved, the long-term forecast continues to project revenue growth that lags expenditure projections, resulting in growing operating deficits through the five-year planning horizon. A major factor in this regard continues to be the impact of projected increases in the city's cost of CalPERS retirement benefits.

Overall, staff again anticipates limited budget flexibility within the upcoming budget with funding recommendations largely limited priority needs able to be addressed as a result of the voter-approved sales tax measures (Measure J and Measures E/F). In addition, limited one-time funding allocations are gain being proposed from available reserve funds in excess of the City's established reserve policy levels.

Following the presentation, the Council will have an opportunity to provide feedback on the specific budget recommendations. It is anticipated that a Proposed FY2018/19 Budget will be formally presented to City Council on June 5th, with adoption of the FY2018/19 budget scheduled for the Council meeting of June 19th. The adopted budget would then become effective with the beginning of the new fiscal year, on July 1, 2018.

Conclusion:
Staff recommends that the City Council receive a presentation of the FY2018/19 Baseline Budget and Funding Recommendations.

Prepared By: Evis Morales, Senior Management Analyst

Reviewed By: Kimberly Mckinney, Finance Officer

Paul Navazio, City Manager

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	24.
SUBJECT:	Approval of the Measure E Spending Plan

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, approving the updated Measure E Spending Plan.

Staff Contact:
Evis Morales, Senior Management Analyst, (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact:
Measure E (MSE) revenues are estimated to total $52.36 million through the 12-year life of the sales tax measure. The spending plan remains balanced between annual revenues and expenditures, ensures no inter-fund borrowing for project execution and continues to utilize a portion of the MSE revenue to pay on-going annual debt service on the Community & Senior Center/Sports Park bonds.

The $2 million reserve target/contingency that was requested by Council in 2010 has been maintained throughout the subsequent spending plans, and is programmed for the replacement of the artificial turf at the Sports Park in FY2018/19.

Background:
On June 6, 2006 the Woodland voters approved MSE, which extended the 1/2 cent supplemental sales tax collected within boundaries of and for the benefit of the City of Woodland. Additionally, the voters approved three advisory measures outlining the types of projects for which proceeds from MSE would be spent.

- Measure B allocated minimum of $30.2 million or 45% of MSE for road rehabilitation;
- Measure C approved funding for Community and Senior Center Phase II, Sports Park and renovation and improvement of parks, recreation facilities and pools;
- Measure D approved funding for expansion of the Library, City Hall, and the Opera House.

The purpose of the MSE Spending Plan is to allocate the anticipated revenue between the various categories based on the advisory measures and overall community need. An update to the MSE Spending Plan is required based on voter desire to receive an update bi-annually and Council's request to update the MSE Spending Plan annually. Council approved the last MSE Spending Plan on April 18, 2017.

In addition to the spending plan update being a requirement, the update is also necessary so the proposed MSE funded projects can be included in the FY2018/19 Capital Improvement Program that will be presented for review with the City's Budget. Changes to the MSE Spending Plan require a 4/5 approval from the City Council.

Discussion:
No new projects have been added to the proposed MSE Spending Plan since the last approval. Only minor funding allocations between certain projects occurred throughout the fiscal year, which have been approved by Council. Several large projects funded by MSE are currently in progress or planned for the upcoming fiscal year, FY2018/19.

Included are the following projects:

- 2018 Road Maintenance Project includes contract road maintenance work in the area east of Pioneer, north of I-5, east of CR102, and south of I-5. This roadwork will be focused on streets 10 years and older. This resurfacing work will extend the lifespan of the asphalt surfaces.

- The West Woodland Safe Routes to School project will provide safety improvements to W. Court Street, W. Woodland Avenue, Southwood and California Street. Approximately $2.0 million of MSE funding will be used in conjunction with grant and other funds for a total project budget of $5.26 million.

- The East Main Pump Station project will repair failing joints and rehabilitate the 54" diameter pipe that conveys water from the North Canal to the pump station. The repair is estimated to cost $500,000.

- Sports Park Turf Replacement includes the removal and replacement of the turf at each of the five fields with possible improvements to associated facilities such as field drainage. Replacing the existing turf with like material will cost approximately $2.42 million. Staff has explored the option of adding shock padding to the turf, which would cost an additional $1.0 million; the final materials decision has not been determined at this time.

Long Term Loan

The repayment of the loan of the MSE to the park development fund to pay for debt service related to the Community & Senior Center/Sports Park will be available in the future to program towards other projects that fall within the advisory measures. The timing of this loan repayment is contingent on the receipt of park development fees sufficient to cover annual debt service. The amount loaned through FY2016/17 was $10.03 million. The refunding of two debt issuances related to the Community & Senior Center/Sports Park reduced the debt service to approximately $1.8 million per year. This is the total amount owed annually by the by the park development fund at this time. All park development revenue the City receives ($3,900 - $7,100 per single-family unit), is prioritized over all items to pay debt service first. Whatever remains of the annual debt service obligation is then loaned from MSE.

For 2017, the City received $1.23 million in park development fund fees thus $633,603 was needed as a MSE loan. Staff has assumed the development of 100 single-family residential units annually through 2019 to calculate the amount of MSE that will be needed to be loaned through the life of the spending plan. Although a portion of the bond debt was paid off in 2018, the remaining debt service obligation will continue through 2026. Because FY2018/19 is the last year that revenue will be generated for MSE, the ongoing assistance with debt service will continue through Measure F funding.

To the extent that park development revenues are received beyond the 100 permits anticipated in the spending plan, the MSE loan to park development will be reduced. The money that would have been used for debt service will be available to program for other priority projects in the City. The Community Services Department and Parks & Recreation Commission have completed a list of various improvements and maintenance required in the existing City parks. Staff recommends that any funding that may become available as a result of better than expected impact fee revenues will be allocated to the priority projects on this listing. Generally the final amount of MSE needed for debt service assistance is not known until late in the fiscal year when actual impact fee revenues are received, so any available reallocation of this money would likely occur in the following fiscal year.

The life to date MSE revenue estimate (including sales tax and other miscellaneous revenues) is approximately $52.36 million of which ~$37.81 million has already been spent, and another $8.91 million is appropriated in the current fiscal year. The revenue estimate is consistent with the sales tax forecasts contained in the FY2017/18 and FY2018/19 Operations & Maintenance budget.

MSE Spending Plan Summary by Category

Roads	$22,970,324
Opera House	$ 1,483,538
Community Senior Center/Sports Park	$ 7,256,949
Parks/Pool Rehab/Rec Facilities	$ 7,175,674
Library Improvements	$ 1,019,872
Civic Center Expansion Activities	$ 329,455
Overhead Allocation	$ 1,062,613
Internal Loan for Debt Service	$11,044,950
Project Subtotal	$52,343,374

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, approving the updated Measure E Spending Plan.

Prepared By: Evis Morales, Senior Management Analyst

Reviewed By: Kimberly McKinney, Finance Officer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
MSE Resolution	5/9/2018	Resolution
2019 MSE Spending Plan	5/9/2018	Exhibit

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE UPDATED MEASURE E SPENDING PLAN

WHEREAS, on June 6, 2006 the Woodland voters approved Measure E (MSE) which extended the ½ cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland; and;

WHEREAS, on February 6, 2007 the City Council adopted Resolution 4804 that approved a MSE Spending Plan and defined a strategy for financing and execution of projects as defined in the advisory ballot measures; and

WHEREAS, the MSE Spending Plan is updated at least bi-annually; and

WHEREAS, a revised MSE Spending Plan was approved by Council on May 13, 2008 and September 21, 2010; and

WHEREAS, as part of the September 21, 2010 Council action, the City Council requested that the Spending Plan be updated annually and that $2 million of MSE revenue be set aside from project allocation as a reserve target to be programmed at the conclusion of the 12-year tax measure; and

WHEREAS, on March 20, 2012 Council authorized the use of MSE revenue as a loan to the Park Development Fund for the payment of debt service related to the Community Center and Sports Park facilities for FY2012 and directed staff to update project cost estimates and review the draft MSE Spending Plan with the Infrastructure Subcommittee prior to approving the Spending Plan; and

WHEREAS, on July 3, 2012 Council adopted Resolution No. 6085 authorizing the use of MSE revenue to cover on-going debt service requirements related to the Community and Senior Center and Sports Park up to $2 million per year and directed that a loan be established from MSE to the necessary development fee fund to be repaid to MSE as revenue becomes available, and approved the updated MSE Spending Plan;

WHEREAS, on April 23, 2013 Council adopted Resolution No. 6125 approving the updated MSE Spending Plan; and

WHEREAS, on April 15, 2014 Council adopted Resolution No. 6227 approving the updated MSE Spending Plan; and

WHEREAS, on March 17, 2015 Council adopted Resolution No. 6405 approving the updated MSE Spending Plan.

WHEREAS, on April 19, 2016 Council adopted Resolution No. 6620 approving the updated MSE Spending Plan.

WHEREAS, on May 4, 2017 Council adopted Resolution No. 6823 approving the updated MSE Spending Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND HEREBY RESOLVES:

Section 1. That a change in the use of funds as recommended by the three advisory measures adopted on June 6, 2006 requires a vote of four members of the City Council during a regular meeting following a public hearing.

Section 2. That the attached MSE Spending Plan is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Woodland this 15th day of May 2018, by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

____
Kara K. Ueda, City Attorney

Revenues					Totals	
MSE Annual Revenue projections	$ 40,794,171	$ 5,088,312	$ 5,130,452	$ 1,310,067	$ 52,323,002	
Transfers from Other Funds	$ -	$ 18,023	$ 20,000		$ 38,023	

	Previous Expenditures	2016/17	2017/18	2018/19	Totals	% of Total
Roads	$ 6,835,345	$ -	$ -	$ -		
Kentucky Avenue Widening & Recon Grant Match	$ 140,264	$ 746,783	$ 1,713,603	$ -		
E. Main St	$ 16,469	$ 2,993	$ 430,538	$ -		
Grant Match	$ -	$ -	$ -	$ -		
O&M Road Maintenance - In House	$ 2,232,669	$ 550,000	$ 1,035,000	$ -		
Road Program Management	$ 399,230	$ 34,577	$ 50,000	$ -		
Main Street Improvements/Beautification	$ 855,574	$ 132,192	$ -	$ -		
W. Main Street Bicycle/Ped Mobility & Safety	$ -	$ 8,570	$ 1,238,430	$ -		
W. Woodland Safe Routes to School	$ -	$ 5,451	$ 676,549	$ 1,290,000		
Woodland Parkway Safe Routes to School			$ 22,822			
ADA Transition Plan	$ -	$ 241	$ 124,759	$ -		
ADA Improvements		$ 3,688	$ 47,312			
Lit Crosswalk Replacement	$ 41,909	$ 41,931	$ -	$ -		
Corridor Safety	$ -	$ 1,517	$ 18,483	$ -		
Contract Pavement Maintenance/Rehabilitation	$ -	$ 1,495,980	$ 1,887,389	$ 300,000		
Subtotal for Roads	$ 10,521,460	$ 3,023,923	$ 7,244,885	$ 1,590,000	$ 22,380,268	43%
Opera House/State Theatre/City Hall Annex (for OH)	$ 1,467,416	$ 13,333	$ 2,846	$ -	$ 1,483,595	3%
Sewer and Storm Repairs			$ 90,000	$ 500,000	$ 590,000	1%
Library	$ 273,688	$ -	$ -	$ -		
Library Facility Improvements	$ 89,189	$ 532,634	$ -	$ -		
Library Facility Needs Assessment	$ -	$ 111,924	$ 12,436	$ -		
Subtotal for Library					$ 1,019,871	2%
Facilities/City Hall/ADA Facilities	$ 329,455	$ -	$ -	$ -	$ 329,455	1%
Community Senior Center/Sports Park Debt Service	$ 6,791,308	$ 360,234	$ 105,407	$ -		
Misc. Park Improvements	$ 2,505,496	$ -	$ -	$ -		
Rehabilitation of Brooks Swim Center	$ 1,333,653	$ -		$ -		
Clark Field Improvements	$ 533,427	$ 15,000	$ 15,000			
Play Equipment & Electrical Panel - Crawford Park	$ 137,259	$ -	$ -	$ -		
Sports Park Turf Replacement	$ -	$ -	$ -	$ 2,450,000		
Main Distribution Panel - Brooks Pool	$ 49,838	$ -	$ -	$ -		
Grant Match - Camarena Field	$ 25,000	$ -	$ 25,000			
Sports Park Field Repairs	$ -	$ 9,507	$ 21,493	$ -		
Park/Recreation Facility Planning			$ 55,000			
Subtotal for Community Center/Sports Park/Park Maint.					$ 14,377,622	27%
Overhead Allocation	$ 756,653	$ 120,959	$ 125,000	$ 60,000	$ 1,062,612	2%
Long Term Loan for Debt Service on the CCS/Sports Park*	$ 8,179,596	$ 633,603	$ 1,220,000	$ 1,011,750	$ 11,044,949	21%
Total Expenditures	$ 32,993,438	$ 4,821,117	$ 8,917,067	$ 5,611,750	$ 52,343,372	
MSE Fund Balance	$ 7,800,733	$ 8,085,951	$ 4,319,336	$ 17,653		
MSE Reserve Target/Contingency	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ -		
Variance	$ 5,800,733	$ 6,085,951	$ 2,319,336	$ 17,653		

* The repayment of the loan of MSE to the Park Development Fund to pay for debt service related to the Community & Senior Center/Sports Park will be available in the future to program towards other projects that fall within the advisory measures.

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	May 15, 2018
ITEM #:	25.
SUBJECT:	Authorize Appropriations for an Extra Payment of Unfunded Liability to CalPERS

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, authorizing amendments to the budget totaling $3,975,991 for extra unfunded liability payments to CalPERS.

Staff Contact:
Kimberly McKinney, Finance Officer, (530) 661-5849, kimberly.mckinney@cityofwoodland.org

Fiscal Impact:
Based on the most recent actuarial reports provided by CalPERS, the City's combined unfunded actuarial liability (UAL) for the Safety and Miscellaneous Plans totals $95,399,091. The annual contribution toward this UAL, as determined by CalPERS, is expected to be $5,911,818 for FY2018/19.

The proposed extra payment of $2,711,161 to the Safety Plan UAL will decrease the ongoing annual contribution by $416,700. The proposed extra payment of $1,204,830 to the Miscellaneous Plan UAL will decrease the ongoing annual contribution by $203,011.

The extra payments will be paid by contributions from multiple funds, with the largest portions coming from General Fund reserves ($3,046,266) and internal benefit fund reserves. All funds that pay for full time employees will benefit from the reduced future UAL contributions.

At the end of the current fiscal year, the General Fund is projected to have a reserve balance of approximately $14 million, or 31%. Use of $3 million for the extra payment will leave the reserve balance at $11 million, or 25%, which is still in excess of the Council policy of 20% reserves.

Background:
The City participates in the California Public Employees Retirement System (CalPERS) to provide pension benefits to full time employees. The pension program is pre-funded, rather than pay-as-you-go like Social Security. In a pre-funded plan, contributions are made into a pension trust over the working life of an employee, these contributions earn interest over time, and eventually the accumulated funds are available to pay benefits when the employee retires. To the extent that sufficient assets are not available to pay for the benefits earned to date, an unfunded actuarial liability (UAL) will exist in the plan.

Over the last several years, the City's UAL has been steadily increasing (as is the case with most all other CalPERS agencies) as a result of several factors.

- Investment Returns: Especially in 2008-2010, investment returns fell well short of the expected 7.75% return CalPERS included in their rate calculations. In part because of this, and to correct the unrealistic expectation of long term investment returns, CalPERS lowered its expected investment earnings (or discount rate) from 7.75% to 7.00%. The shortfall in returns and change in discount rate had a significant impact (increase) on unfunded liabilities.
- When market returns were high in the early 2000s, many public entities including Woodland increased their

benefit formulas. These increases were retroactive, meaning that the new higher benefit applied to all an employee's years of service with the City.

- Studies have shown that people are retiring earlier and living longer than previously expected. Changing these assumptions also increases the UAL.

Beginning in 2013, CalPERS made some administrative changes that required agencies to pay more money on a faster schedule in order to improve the funded status of the plan. Although these changes are necessary to ensure the continued viability of the CalPERS system, the increased contribution rates put significant strain on agency budgets, including Woodland.

The City's General Fund five-year forecast has shown that expected growth in City revenues is outpaced by the rate of growth in expenditures. The largest component of the City's operating budget is the costs associated with employees, including salary and benefits.

The City has made significant progress over the last several years, working with employee bargaining groups, to share in the cost of benefits and to mitigate the rising costs of pensions, including:

- Establishing a lower benefit formula for new hires
- Eliminating the Employer Paid Member Contribution
- Offsetting employer costs with additional employee contributions
- Reducing the number of overall employees

Because the UAL is generated by previous service of current and retired employees, the City has limited options available to address this component of pension contributions.

Discussion:

Staff reviewed options available to manage the rising pension contributions in light of limited availability of resources. Due to prudent financial management in the General Fund and internal employee benefit funds in particular, one-time money is available to assist in this effort.

Two options were considered by staff: contribution to a Section 115 Trust, or extra payments toward the CalPERS unfunded liability.

A Section 115 Trust is an irrevocable trust that would allow the City to set aside money for future pension payments, earning interest at a rate higher than would be possible in the City's pooled investments. Funds in this trust could be used to offset the annual impact of CalPERS contribution rates for the City, but would not have an impact of the actual UAL for the City.

An extra payment to CalPERS directly impacts the City's UAL and provide immediate reduction in required annual contributions. This is similar to making an extra payment on your mortgage, where the payment is applied to principal owed, future payments are adjusted and you pay less interest overall. Based on staff analysis, the proposed extra payments totaling $3,975,991 will result in reduced contributions of $4,917,066 over the next eight years; a total savings of almost $1 million.

Conclusion:

Staff recommends that the City Council adopt Resolution No. ____ authorizing amendments to the budget totaling $3,975,991 for extra unfunded liability payments to CalPERS.

Prepared By: Kimberly McKinney, Finance Officer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/10/2018	Resolution
Attachment 1 - Appropriations by Fund	5/10/2018	Budget Amendment

RESOLUTION NO: _______________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING AMENDMENTS TO THE FISCAL YEAR 2017-2018 ANNUAL BUDGET FOR PAYMENT OF UNFUNDED PENSION LIABILITIES

WHEREAS, the City provides pension benefits to full time employees through the California Public Employees Retirement System (CalPERS); and

WHEREAS, the City contributes to CalPERS to pay for the cost associated with employee service for the upcoming year ("Normal Cost") and toward shortfall in funding provided for employee services that occurred in the past ("Unfunded Liability"); and

WHEREAS, the Safety Plan with CalPERS has an expected unfunded actuarial liability (UAL) of $48,184,227 and the Miscellaneous Plan has a UAL of $47,214,864; and

WHEREAS, the annual contribution to CalPERS for FY2018/19 is calculated to include payments toward the UAL of $5,911,818; and

WHEREAS, an extra payment to CalPERS can be used to pay down specified amortized bases of the UAL; and

WHEREAS, an extra payment to CalPERS will result in reduced future annual contribution amounts and overall savings in interest accrual; and

WHEREAS, a balanced annual budget for the City of Woodland was prepared for fiscal year 2017-2018 and adopted by the City Council on June 20, 2017; and

WHEREAS, additional appropriations are required to make an extra payment toward the UAL;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND HEREBY RESOLVES:

Section 1. The 2017-2018 Annual Revised Budget is hereby amended to include supplemental appropriations totaling $3,975,991 shown in Attachment 1.

Section 2. The City Manager and Finance Officer are hereby authorized to make extra payments to CalPERS in the amount of $2,711,161 for the Safety Plan and $1,204,830 to the Miscellaneous Plan.

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF _______________, 2018.

STATE OF CALIFORNIA
COUNTY OF YOLO ss.

RESOLUTION NO: _______________

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 ______________, 2018, by the following vote:

AYES:	Council members:	______________________________
NOES:	Council members:	______________________________
ABSENT:	Council members:	______________________________
ABSTAIN:	Council members:	______________________________

____
Mayor, Enrique Fernandez

Attest:

_____________________________________,
City Clerk, Ana B. Gonzalez

CITY OF WOODLAND
FISCAL YEAR 2017/18
TOTAL APPROPRIATIONS BY FUND

FUND	TITLE	ADOPTED FY2017/18	YTD APPROVED APPROPRIATIONS	RECOMMENDED ADJUSTMENTS	AMENDED FY2017/18
010	EQUIP SERVICES	$ 2,627,518	$ 2,627,518	$ 21,535	$ 2,649,053
011	FACILITIES REPLACEMENT	$ 250,000	$ 743,195		$ 743,195
012	EQUIPMENT REPLACEMENT	$ 1,172,064	$ 1,362,707		$ 1,362,707
013	BENEFITS FUND	$ 8,637,872	$ 8,637,872	$ 450,000	$ 9,087,872
015	INFORMATION SYSTEMS FUND	$ 2,162,956	$ 2,192,482	$ 23,333	$ 2,215,815
091	SELF INSURANCE	$ 1,811,689	$ 1,814,184	$ 201,219	$ 2,015,403
101	GENERAL FUND	$ 49,148,886	$ 51,560,349	$ 3,046,266	$ 54,606,615
103	INVESTMENT FUND	$ -	$ 160,000		$ 160,000
210	WATER ENTERPRISE FUND	$ 34,828,211	$ 50,858,080	$ 103,831	$ 50,961,911
220	SEWER ENTERPRISE FUND	$ 17,365,428	$ 21,969,193	$ 102,412	$ 22,071,605
221	STRM DR ENTERPRISE FUND	$ 1,409,518	$ 1,409,518		$ 1,409,518
222	WASTEWATER PRE-TREATMENT	$ 547,951	$ 547,951	$ 8,876	$ 556,827
240	CEMETERY	$ 460,811	$ 460,811		$ 460,811
250	RECYCLING	$ 249,018	$ 309,018	$ 3,842	$ 312,860
252	CONST/DEMO DEBRIS RECYCLE	$ 67,397	$ 67,397		$ 67,397
253	RECREATION ENTERPRISE	$ 389,913	$ 409,875	$ 308	$ 410,183
280	TRANSIT SYSTEM	$ 1,558,885	$ 1,558,885		$ 1,558,885
301	LITERACY GRANT	$ 94,730	$ 94,730		$ 94,730
320	COMMUNITY DEV. BLOCK GRNT	$ 405,866	$ 832,110		$ 832,110
321	OFFSITE AFFORDABLE HOUSING	$ -	$ 1,060,000		$ 1,060,000
322	SUPPORT HOUSING PROGR	$ 248,084	$ 372,891		$ 372,891
323	HOME GRANT	$ -	$ 185,250		$ 185,250
325	WORFORCE HOUSING GRANT	$ 182,200	$ 331,325		$ 331,325
326	HOUSING ASSISTANCE	$ 21,100	$ 34,773		$ 34,773
327	AFFORDABLE HOUSING IN-LIEU	$ -	$ 140,000		$ 140,000
340	POLICE GRANTS	$ 585,487	$ 585,487		$ 585,487
351	TRANSPORTATION GRANT	$ 5,510,652	$ 18,612,048		$ 18,612,048
352	SLESF	$ 134,105	$ 134,105		$ 134,105
353	PROPISTION 172	$ 539,958	$ 539,958		$ 539,958
354	TRANS DVLP (SB325)	$ 1,254,231	$ 1,259,229		$ 1,259,229
355	GAS TAX-2106 (SELECT)	$ 1,810,717	$ 1,831,203		$ 1,831,203
357	ASSET FORFEITURE FUND	$ 25,000	$ 56,000		$ 56,000
358	HOUSING MONITORING FUND	$ 87	$ 87		$ 87
359	FIRE SUPPRESSION DISTRICT	$ 3,500	$ 3,500		$ 3,500
361	ROAD MAINTENANCE AND REHAB ACCOUNT	$ -	$ 325,000		$ 325,000
365	ENVIRONMENTAL COMPLIANCE	$ 182,938	$ 198,491		$ 198,491
381	GIBSON RANCH L&L	$ 850,298	$ 864,611	$ 4,241	$ 868,852
383	N PARK L&L DISTRICT	$ 33,960	$ 37,307		$ 37,307
384	SP ASSESS STRENG PD LAND	$ 36,030	$ 41,030		$ 41,030
386	USED OIL RECYCLING GRANT	$ 16,000	$ 16,000		$ 16,000
387	WOODLAND WEST L&L	$ 25,477	$ 32,477		$ 32,477
389	SPRINGLAKE L&L	$ 1,315,209	$ 1,324,362	$ 7,762	$ 1,332,124
391	SPORTS PARK O&M CFD	$ 446,103	$ 473,287		$ 473,287
392	GATEWAY L&L	$ 149,398	$ 152,098	$ 683	$ 152,781
501	CAPITAL PROJECTS	$ 204,416	$ 398,562		$ 398,562
506	MEASURE E	$ 5,533,307	$ 8,937,062		$ 8,937,062
508	CAPITAL PROJECT MGMT	$ -	$ 39,000		$ 39,000
510	GENERAL CITY DEVELOPMENT	$ 6,779	$ 173,273		$ 173,273
522	RECOGNIZED OBLIGATION RETIREMENT FUND	$ 867,157	$ 867,157		$ 867,157
540	PARK & RECREATION DVLP	$ 1,584,453	$ 1,584,453		$ 1,584,453
550	POLICE DEVELOPMENT FUND	$ 70,364	$ 70,364		$ 70,364
560	FIRE DEVELOPMENT	$ 181,964	$ 181,964		$ 181,964
570	LIBRARY DEVELOPMENT FUND	$ 87,587	$ 87,587		$ 87,587
581	STORM DRAIN DEVELOPMENT	$ 203,981	$ 1,654,084		$ 1,654,084
582	ROAD DEVELOPMENT	$ 942,351	$ 1,619,301		$ 1,619,301
583	TREE RESERVE	$ -	$ 2,400		$ 2,400
584	WATER DEVELOPMENT FUND	$ 69,799	$ 69,799		$ 69,799
585	SEWER DEVELOPMENT FUND	$ 1,982,828	$ 1,982,828		$ 1,982,828
593	GIBSON RANCH INFRA-STRUC	$ 990	$ 700,990		$ 700,990
594	SPRING LAKE CAPITAL	$ 139,095	$ 139,095		$ 139,095
599	MASTER CAPITAL FUND	$ -	$ -		$ -
601	SPRINGLAKE ADMINISTRATION	$ 141,356	$ 189,840	$ 1,683	$ 191,523
640	SLIF PARKS & RECREATION	$ 3,189,980	$ 5,230,642		$ 5,230,642
681	SLIF STORM DRAIN FUND	$ 88,000	$ 10,910,002		$ 10,910,002
682	SLIF STREET IMPROVEMENT	$ 100,000	$ 200,000		$ 200,000
830	SOUTHEAST AREA DEBT SERV	$ 1,308,588	$ 1,308,588		$ 1,308,588
850	EAST MAIN ASSESS DIST 90	$ 12,404	$ 12,404		$ 12,404
870	CFD#2 SPRINGLAKE DEBT SRV	$ 3,086,308	$ 3,086,308		$ 3,086,308
882	2012 LEASE REFUNDING	$ 312,203	$ 312,203		$ 312,203
883	2014 REFUNDING LEASE REV BONDS	$ 1,542,876	$ 1,542,876		$ 1,542,876
917	LIBRARY TRUST FUND	$ 28,500	$ 28,500		$ 28,500
	TOTALS	**$ 158,244,533**	**$ 217,555,678**	**$ 3,975,991**	**$ 221,531,669**

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 15, 2018

ITEM #: 26.

SUBJECT: Intent to Levy Assessments: Lighting and Landscaping Districts

Recommendation for Action:

Staff recommends that the City Council approve fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 19, 2018.

Staff Contact:

Adam Devlin, Senior Accountant, (530) 661-5835, adam.devlin@cityofwoodland.org

Fiscal Impact:

If approved, the Lighting and Landscaping (L&L) Districts would generate a total of $2,791,128 in revenues to cover anticipated costs of operations. The proposed levy for each District for FY2018/19 is as follows:

District/Zoning	Maximum Levy	FY18/19 Proposed Levy	FY17/18 Assessment	Difference
Streng Pond	$79.10	$79.10	$ 79.10	$ -
North Park	$215.40	$215.40	$ 215.40	$ -
Gibson Ranch	$340.20	$340.20	$ 331.68	$ 8.52
WestWood	$642.66	$642.66	$ 620.33	$ 22.33
Spring Lake				
Developed Residential R3	$1,485.41	$869.91	$ 682.48	$ 187.43
Developed Residential R4	$1,277.52	$780.55	$ 609.33	$ 171.22
Developed Residential R5	$1,152.78	$726.93	$ 565.44	$ 161.49
Developed Residential R8	$965.68	$646.51	$ 499.61	$ 146.90
Developed Residential R15	$615.73	$444.79	$ 351.77	$ 93.02
Developed Residential R20	$589.97	n/a	n/a	n/a
Developed Residential R25	$565.03	$416.19	$ 328.36	$ 87.83
Commercial Per Acre	$15,313.81	$6,029.76	$ 3,388.33	$ 2,641.43
Gateway				
Commercial Per Acre	$3,966.65	$3,357.97	$ 2,892.65	$ 465.32

With the exception of the Streng Pond L&L, the revenues generated with the assessments cover the total budgeted expenditures for FY2018/19. Streng Pond L&L does not generate enough revenue to meet the minimum operational expenditures required to maintain the District. To ensure ongoing operation and maintenance of Streng Pond L&L, the General Fund will advance $19,628 to cover the shortfall.

The proposed assessment increase between FY2017/18 and FY2018/19 for Spring Lake are due to the addition of Rick Gonzalez and Spring Lake parks, as well as significant additional landscaping installed with new development. To accommodate the costs associated with the new amenities, the annual operating budget for the Spring Lake L&L District increased in the areas of irrigation (water), landscaping services and staffing costs. Including these increases, the proposed assessment is approximately 60% of the maximum allowable assessment for the District.

The proposed assessment increase for the Gateway L&L District is due to expected costs for new landscaping that will be installed in the I5/CR102 interchange. The proposed assessment is 85% of the maximum allowable assessment.

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 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, West Wood, Spring Lake and Gateway 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 not increase to cover the rising costs of maintenance, a General Fund contribution of $19,628 is budgeted to cover the operating shortfall, and 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 the maximum allowable rate. The City will use the maximum assessed allowable rate to meet the budgeted maintenance and service costs for the district.
- Spring Lake L&L: All property located in the Spring Lake Specific Plan area, which is located in the southeast portion of the City, generally bounded to the north by Gibson Road, to the east by County Road 102, to the south by County Road 25A and generally to the west by County Road 101. There is a portion of the District immediately north of the extension of County Road 24A that extends west of State Highway 113. The District was formed in 2005 and is currently being assessed below the maximum assessment amount, due mostly to the fact that all amenities and landscaping planned for the District have not yet been finalized. This District formation report included an annual CPI escalator, which can continue indefinitely.
- Gateway L&L: Located in the southeast portion of the City, generally bounded to the north by Interstate 5, to the east by County Road 102, to the south by Bronze Star Drive and generally to the west by the City boundaries. The District was formed in 2008 and is currently being assessed below the maximum assessment amount. This District formation report included an annual CPI escalator, which can continue indefinitely.

Discussion:

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

The proposed assessment increase between FY2017/18 and FY2018/19 for Spring Lake are due to the addition of Rick Gonzalez and Spring Lake parks, as well as significant additional landscaping installed with new development. To accommodate the costs associated with the new amenities, the annual operating budget for the Spring Lake L&L District increased in the areas of irrigation (water), landscaping services and staffing costs. Including these increases, the proposed assessment is approximately 60% of the maximum allowable assessment for the District.

The proposed assessment increase for the Gateway L&L District is due to expected costs for new landscaping that will be installed in the I5/CR102 interchange. The proposed assessment is 85% of the maximum allowable assessment.

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 19, 2018. Following the public hearing, Council may direct changes to the Engineer's Reports or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion:
Staff recommends that the City Council approve fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 19, 2018.

Prepared By: Kimberly McKinney, Finance Officer

Paul Navazio

____

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolutions - Gibson Ranch L&L	5/8/2018	Resolution
Gibson Ranch L&L Engineer's Report FY18/19	5/8/2018	Backup Material
Resolutions - West Wood L&L	5/8/2018	Resolution
West Wood L&L Engineer's Report FY18/19	5/8/2018	Backup Material
Resolutions - North Park L&L	5/8/2018	Resolution
North Park L&L Engineer's Report FY18/19	5/8/2018	Backup Material

Resolutions - Spring Lake L&L	5/8/2018	Resolution
Spring Lake L&L Engineer's Report FY18/19	5/8/2018	Backup Material
Resolutions - Gateway L&L	5/8/2018	Resolution
Gateway L&L Engineer's Report FY18/19	5/8/2018	Backup Material
Resolutions - Streng Pond L&L	5/8/2018	Resolution
Streng Pond L&L Engineer's Report FY18/19	5/8/2018	Backup Material

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 2018/2019.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Gibson Ranch Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work (hereinafter referred to as the "Engineer"), for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders the Engineer to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: ground cover, turf, shrubs, trees; arterial & collector street lighting and landscaping; soundwalls; parks and recreation facilities; neighborhood street lighting; neighborhood street trees; irrigation and drainage systems; and all necessary appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2018.

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 ___________, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

____

Enrique Fernandez, 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 2018/2019.

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 2018/2019 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 2018/2019 (Beginning July 1, 2018 and ending June 30, 2019) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular manner and approve it as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of Improvements.
b. A Description of the District.
c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2018/2019.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2018/2019.

<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 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 2018/2019 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

<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 19, 2018** 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 _________, 2018.

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 ______________, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

____

Enrique Fernandez, 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 2018/2019

Intent Meeting: May 15, 2018
Public Hearing: June 19, 2018

27368 Via Industria
Suite 200
Temecula, California 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

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ENGINEER'S REPORT AFFIDAVIT

Gibson Ranch Landscaping and Lighting District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2018/2019, 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 26 day of April, 2018.

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

By: Josephine 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 6-30-19
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 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 2018/2019. 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 2018/2019 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 2018/2019.

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 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 (CCI) for San Francisco 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 in accordance with Table A of the Amended Engineer's Report for the District.

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 2018/2019.

**MAXIMUM ASSESSMENT CAP FOR FY 2006/2007 THROUGH 2018/2019
BASED ON INFLATION FACTOR**

Fiscal Year	Month	Year	CC (1)	Change from Prior CC	Increase/decrease Percentage	Maximum Assessment
2005/06	Jan	2005	8,229.62	N/A	N/A	$235.12
2006/07	Jan	2006	8,468.45	2.902%	2.902%	$241.94
2007/08	Jan	2007	9,100.68	7.466%	7.466%	$260.01
2008/09	Jan	2008	9,133.56	0.361%	0.360%	$260.95
2009/10	Jan	2009	9,769.42	6.962%	6.960%	$279.11
2010/11	Jan	2010	9,720.42	-0.502%	-0.502%	$277.71
2011/12	Jan	2011	10,116.29	4.073%	4.073%	$289.02
2012/13	Jan	2012	10,207.79	0.904%	0.904%	$291.64
2013/14	Jan	2013	10,360.84	1.499%	1.499%	$296.01
2014/15	Jan	2014	10,896.34	5.168%	5.168%	$311.31
2015/16	Jan	2015	11,173.16	2.540%	2.540%	$319.22
2016/17	Jan	2016	11,153.41	-0.177%	-0.177%	$318.65
2017/18	Jan	2017	11,609.44	4.088%	4.089%	$331.68
2018/19	Jan	2018	22,993.00	2.569%	2.569%	$340.21

(1) Index through 2017/18 based on Construciton Cost Index, adjusted to Common Labor Cost Index starting in 2018/19.

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

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

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

DISTRICT STATISTICS:

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

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

***Total Equivalent Dwelling Units* —** The typical single-family residential parcel is assigned one (1.0) 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:

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

B. DISTRICT BUDGET FISCAL YEAR 2018/2019

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	$274,924.00	$48,516.00	$12,351.30	$28,819.70	$364,611.00
Utilities	288,143.10	32,015.90	4,462.50	10,412.50	335,034.00
Equipment & Supplies	18,192.60	2,021.40	3,173.40	7,404.60	30,792.00
Repairs/Miscellaneous Expenses	58,438.80	6,493.20	4,272.90	9,970.10	79,175.00
Direct Costs (Subtotal)	**$639,698.50**	**$89,046.50**	**$24,260.10**	**$56,606.90**	**$809,612.00**
ADMINISTRATION COSTS					
District Administration	$7,650.00	$850.00	$0.00	$0.00	$8,500.00
County Administration Fee	1,609.20	178.80	30.00	70.00	1,888.00
Administration Costs (Subtotal)	**$9,259.20**	**$1,028.80**	**$30.00**	**$70.00**	**$10,388.00**
LEVY BREAKDOWN					
Total Direct and Admin. Costs	$648,957.70	$90,075.30	$24,290.10	$56,676.90	$820,000.00
Reserve Collection/(Contribution)	(136,122.32)	(23,409.72)	31,895.49	38,696.94	(88,939.60)
General Fund Repayment/(Contribution)	0.00	0.00	0.00	0.00	0.00
Balance to Levy	**$512,835.38**	**$66,665.58**	**$56,185.59**	**$95,373.84**	**$731,060.40**
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)	**$231.82**	**$35.61**	**$21.83**	**$50.95**	**$340.20**
Prior Year Levy Per EDU	$226.01	$34.72	$21.28	$49.67	$331.68
Maximum Assessment Per EDU	**$231.82**	**$35.61**	**$21.83**	**$50.95**	**$340.20**
Prior Year Maximum Assessment Per EDU	$226.01	$34.72	$21.28	$49.67	$331.68
Percent (%) change in Max Rate	2.569%	2.569%	2.569%	2.569%	2.569%
RESERVE INFORMATION					
Beginning Operating Reserve Balance	$304,690.39	$42,291.01	$11,404.38	$26,610.22	$384,996.00
Reserve Fund Collection/(Contribution)	(136,122.32)	(23,409.72)	31,895.49	**38,696.94**	(88,939.60)
Ending Operating Reserve Balance	**$168,568.07**	**$18,881.30**	**$43,299.87**	**$65,307.16**	**$296,056.40**

(1) Levy per EDU shown above is based on FY 2018/2019 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.

C. SUMMARY OF REVENUE APPLIED FOR FISCAL YEAR 2018/2019

Based on the Budget for fiscal year 2018/2019 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	$433,960.53	$66,665.58	$40,857.16	$95,370.95	$636,854.22
Multi-Family Residential	66,166.06	0.00	6,509.71	0.00	72,675.77
Commercial/Institution	12,711.69	0.00	8,818.72	0.00	21,530.41
Commercial Vacant	0.00	0.00	0.00	0.00	0.00
Total	**$512,838.28**	**$67,665.58**	**$56,185.59**	**$95,370.95**	**$731,060.40**

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 - 2018/2019 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 2018/2019 Assessment Roll".

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2018/2019 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	$78,714.00	$180,347.00	$259,061.00	$340.20
027-490-002-000	6 ARELLANO CT	84,386.00	214,222.00	298,608.00	340.20
027-490-003-000	10 ARELLANO CT	85,873.00	193,871.00	279,744.00	340.20
027-490-004-000	14 ARELLANO CT	75,000.00	265,000.00	340,000.00	340.20
027-490-005-000	18 ARELLANO CT	91,800.00	275,400.00	367,200.00	340.20
027-490-006-000	22 ARELLANO CT	85,873.00	196,586.00	282,459.00	340.20
027-490-007-000	26 ARELLANO CT	82,844.00	289,953.00	372,797.00	340.20
027-490-008-000	939 FARNHAM AVE	78,716.00	153,262.00	231,978.00	340.20
027-490-009-000	935 FARNHAM AVE	93,829.00	226,299.00	320,128.00	340.20
027-490-010-000	931 FARNHAM AVE	81,600.00	331,500.00	413,100.00	340.20
027-490-011-000	927 FARNHAM AVE	80,000.00	305,000.00	385,000.00	340.20
027-490-012-000	1928 MAXWELL AVE	74,284.00	174,229.00	248,513.00	340.20
027-490-013-000	1932 MAXWELL AVE	74,284.00	141,762.00	216,046.00	340.20
027-490-014-000	1936 MAXWELL AVE	154,241.00	168,749.00	322,990.00	340.20
027-490-015-000	1940 MAXWELL AVE	72,488.00	326,199.00	398,687.00	340.20
027-490-016-000	1944 MAXWELL AVE	86,579.00	163,420.00	249,999.00	340.20
027-490-017-000	1948 MAXWELL AVE	80,780.00	186,927.00	267,707.00	340.20
027-490-018-000	1952 MAXWELL AVE	85,000.00	350,000.00	435,000.00	340.20
027-490-019-000	1956 MAXWELL AVE	76,500.00	331,500.00	408,000.00	340.20
027-490-020-000	900 BURNS WAY	77,665.00	135,056.00	212,721.00	340.20
027-490-021-000	904 BURNS WAY	80,000.00	230,000.00	310,000.00	340.20
027-490-022-000	908 BURNS WAY	81,600.00	279,990.00	361,590.00	340.20
027-490-023-000	912 BURNS WAY	80,000.00	310,000.00	390,000.00	340.20
027-490-024-000	916 BURNS WAY	74,284.00	193,143.00	267,427.00	340.20
027-490-025-000	920 BURNS WAY	152,786.00	229,181.00	381,967.00	340.20
027-490-026-000	1969 WITHAM DR	84,191.00	164,843.00	249,034.00	340.20
027-490-028-000	1947 MAXWELL AVE	56,100.00	204,000.00	260,100.00	340.20
027-490-029-000	1943 MAXWELL AVE	64,934.00	108,225.00	173,159.00	340.20
027-490-030-000	1939 MAXWELL AVE	64,934.00	113,636.00	178,570.00	340.20
027-490-031-000	1935 MAXWELL AVE	53,051.00	116,606.00	169,657.00	340.20
027-490-036-000	1973 WITHAM DR	75,662.00	166,318.00	241,980.00	340.20
027-490-037-000	1977 WITHAM DR	80,000.00	325,000.00	405,000.00	340.20
027-490-038-000	1981 WITHAM DR	75,662.00	126,415.00	202,077.00	340.20
027-490-039-000	1985 WITHAM DR	74,284.00	167,474.00	241,758.00	340.20
027-490-040-000	1989 WITHAM DR	80,000.00	310,000.00	390,000.00	340.20
027-490-041-000	1993 WITHAM DR	86,700.00	295,800.00	382,500.00	340.20
027-490-042-000	931 WITHAM DR	89,097.00	258,999.00	348,096.00	340.20
027-490-044-000	1967 SCHLOTZ CT	81,040.00	219,135.00	300,175.00	340.20
027-490-045-000	1971 SCHLOTZ CT	93,829.00	155,538.00	249,367.00	340.20
027-490-046-000	1975 SCHLOTZ CT	71,400.00	290,700.00	362,100.00	340.20
027-490-047-000	1979 SCHLOTZ CT	74,284.00	139,108.00	213,392.00	340.20
027-490-048-000	1983 SCHLOTZ CT	80,000.00	295,000.00	375,000.00	340.20
027-490-049-000	1987 SCHLOTZ CT	74,284.00	174,229.00	248,513.00	340.20
027-490-050-000	1991 SCHLOTZ CT	74,284.00	189,620.00	263,904.00	340.20
027-490-051-000	1995 SCHLOTZ CT	116,501.00	149,790.00	266,291.00	340.20
027-490-052-000	1996 SCHLOTZ CT	72,488.00	324,128.00	396,616.00	340.20
027-490-053-000	1992 SCHLOTZ CT	71,400.00	355,980.00	427,380.00	340.20
027-490-054-000	1988 SCHLOTZ CT	72,488.00	289,955.00	362,443.00	340.20
027-490-055-000	1984 SCHLOTZ CT	74,284.00	185,982.00	260,266.00	340.20

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027-490-056-000	1980 SCHLOTZ CT	80,000.00	330,000.00	410,000.00	340.20
027-490-057-000	1976 SCHLOTZ CT	74,284.00	146,754.00	221,038.00	340.20
027-490-058-000	1972 SCHLOTZ CT	74,284.00	155,993.00	230,277.00	340.20
027-490-059-000	1968 SCHLOTZ CT	81,600.00	326,400.00	408,000.00	340.20
027-500-001-000	30 ROMAN CT	80,000.00	295,000.00	375,000.00	340.20
027-500-002-000	26 ROMAN CT	79,587.00	180,894.00	260,481.00	340.20
027-500-003-000	22 ROMAN CT	86,824.00	172,456.00	259,280.00	340.20
027-500-004-000	18 ROMAN CT	79,590.00	144,703.00	224,293.00	340.20
027-500-005-000	14 ROMAN CT	89,097.00	203,656.00	292,753.00	340.20
027-500-006-000	10 ROMAN CT	80,000.00	325,000.00	405,000.00	340.20
027-500-007-000	6 ROMAN CT	86,824.00	170,750.00	257,574.00	340.20
027-500-008-000	932 FARNHAM AVE	72,830.00	202,457.00	275,287.00	340.20
027-500-009-000	936 FARNHAM AVE	93,829.00	161,168.00	254,997.00	340.20
027-500-010-000	50 ROMAN CT	80,000.00	305,000.00	385,000.00	340.20
027-500-011-000	46 ROMAN CT	75,000.00	265,000.00	340,000.00	340.20
027-500-012-000	42 ROMAN CT	68,655.00	316,873.00	385,528.00	340.20
027-500-013-000	38 ROMAN CT	72,830.00	145,668.00	218,498.00	340.20
027-500-014-000	34 ROMAN CT	72,488.00	289,955.00	362,443.00	340.20
027-500-015-000	960 FARNHAM AVE	79,587.00	181,896.00	261,483.00	340.20
027-500-016-000	956 FARNHAM AVE	80,000.00	300,000.00	380,000.00	340.20
027-500-017-000	952 FARNHAM AVE	116,501.00	156,447.00	272,948.00	340.20
027-500-018-000	948 FARNHAM AVE	78,714.00	181,407.00	260,121.00	340.20
027-500-019-000	54 ROMAN CT	81,040.00	162,090.00	243,130.00	340.20
027-500-020-000	1936 WITHAM DR	71,400.00	259,590.00	330,990.00	340.20
027-500-021-000	1940 WITHAM DR	112,200.00	230,704.00	342,904.00	340.20
027-500-022-000	1944 WITHAM DR	78,716.00	168,335.00	247,051.00	340.20
027-500-023-000	1948 WITHAM DR	75,000.00	265,000.00	340,000.00	340.20
027-500-024-000	1952 WITHAM DR	66,300.00	290,700.00	357,000.00	340.20
027-500-025-000	1956 WITHAM DR	75,000.00	265,000.00	340,000.00	340.20
027-500-026-000	1960 WITHAM DR	141,468.00	226,350.00	367,818.00	340.20
027-500-027-000	1964 WITHAM DR	92,696.00	231,749.00	324,445.00	340.20
027-500-028-000	1968 WITHAM DR	138,429.00	214,383.00	352,812.00	340.20
027-500-029-000	1972 WITHAM DR	76,500.00	284,580.00	361,080.00	340.20
027-500-030-000	1973 HACKETT DR	78,716.00	140,253.00	218,969.00	340.20
027-500-031-000	1969 HACKETT DR	78,714.00	140,741.00	219,455.00	340.20
027-500-032-000	1965 HACKETT DR	73,935.00	342,750.00	416,685.00	340.20
027-500-033-000	1961 HACKETT DR	78,716.00	181,496.00	260,212.00	340.20
027-500-034-000	1957 HACKETT DR	80,000.00	266,500.00	346,500.00	340.20
027-500-035-000	1953 HACKETT DR	78,716.00	170,629.00	249,345.00	340.20
027-500-036-000	1949 HACKETT DR	68,655.00	242,935.00	311,590.00	340.20
027-500-037-000	1945 HACKETT DR	78,716.00	128,801.00	207,517.00	340.20
027-500-038-000	1941 HACKETT DR	93,829.00	181,038.00	274,867.00	340.20
027-500-039-000	1972 HACKETT DR	127,597.00	227,461.00	355,058.00	340.20
027-500-040-000	1968 HACKETT DR	73,935.00	258,779.00	332,714.00	340.20
027-500-041-000	1964 HACKETT DR	77,174.00	169,681.00	246,855.00	340.20
027-500-042-000	1960 HACKETT DR	75,000.00	265,000.00	340,000.00	340.20
027-500-043-000	1956 HACKETT DR	122,340.00	205,758.00	328,098.00	340.20
027-500-044-000	1952 HACKETT DR	146,950.00	214,051.00	361,001.00	340.20
027-500-045-000	1948 HACKETT DR	75,662.00	157,174.00	232,836.00	340.20

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027-500-046-000	1944 HACKETT DR	81,600.00	362,100.00	443,700.00	340.20
027-500-047-000	1947 HOWARD DR	104,869.00	209,740.00	314,609.00	340.20
027-500-048-000	971 FARNHAM AVE	158,444.00	237,670.00	396,114.00	340.20
027-500-049-000	975 FARNHAM AVE	99,351.00	195,135.00	294,486.00	340.20
027-500-050-000	979 FARNHAM AVE	87,631.00	185,006.00	272,637.00	340.20
027-500-051-000	983 FARNHAM AVE	116,501.00	180,858.00	297,359.00	340.20
027-500-052-000	987 FARNHAM AVE	77,174.00	183,809.00	260,983.00	340.20
027-500-053-000	991 FARNHAM AVE	77,174.00	133,307.00	210,481.00	340.20
027-500-054-000	995 FARNHAM AVE	77,174.00	156,577.00	233,751.00	340.20
027-500-056-000	1976 WITHAM DR	75,662.00	176,936.00	252,598.00	340.20
027-500-057-000	1980 WITHAM DR	74,284.00	132,462.00	206,746.00	340.20
027-500-058-000	1984 WITHAM DR	55,022.00	147,879.00	202,901.00	340.20
027-500-059-000	1988 WITHAM DR	75,662.00	141,633.00	217,295.00	340.20
027-500-060-000	1989 HACKETT DR	75,662.00	140,195.00	215,857.00	340.20
027-500-061-000	1985 HACKETT DR	80,000.00	310,000.00	390,000.00	340.20
027-500-062-000	1981 HACKETT DR	67,310.00	248,533.00	315,843.00	340.20
027-500-063-000	1977 HACKETT DR	76,143.00	228,304.00	304,447.00	340.20
027-500-064-000	1976 HACKETT DR	75,000.00	265,000.00	340,000.00	340.20
027-500-065-000	1980 HACKETT DR	63,661.00	216,451.00	280,112.00	340.20
027-500-066-000	1984 HACKETT DR	75,662.00	206,025.00	281,687.00	340.20
027-500-067-000	1988 HACKETT DR	80,000.00	315,000.00	395,000.00	340.20
027-500-068-000	951 WITHAM DR	122,051.00	221,912.00	343,963.00	340.20
027-500-069-000	947 WITHAM DR	87,397.00	127,251.00	214,648.00	340.20
027-500-070-000	943 WITHAM DR	89,097.00	222,751.00	311,848.00	340.20
027-500-071-000	939 WITHAM DR	81,600.00	295,800.00	377,400.00	340.20
027-500-072-000	935 WITHAM DR	74,284.00	155,319.00	229,603.00	340.20
027-500-073-000	999 FARNHAM AVE	75,662.00	119,000.00	194,662.00	340.20
027-511-001-000	979 HUSTON CIR	131,027.00	205,904.00	336,931.00	340.20
027-511-002-000	983 HUSTON CIR	82,792.00	99,351.00	182,143.00	340.20
027-511-003-000	987 HUSTON CIR	153,129.00	158,028.00	311,157.00	340.20
027-511-004-000	991 HUSTON CIR	124,787.00	171,584.00	296,371.00	340.20
027-511-005-000	995 HUSTON CIR	66,210.00	92,696.00	158,906.00	340.20
027-511-006-000	999 HUSTON CIR	110,954.00	140,915.00	251,869.00	340.20
027-511-007-000	1003 HUSTON CIR	77,665.00	258,888.00	336,553.00	340.20
027-511-008-000	1007 HUSTON CIR	70,345.00	89,826.00	160,171.00	340.20
027-511-009-000	1011 HUSTON CIR	64,130.00	240,336.00	304,466.00	340.20
027-511-010-000	1015 HUSTON CIR	70,157.00	151,838.00	221,995.00	340.20
027-511-011-000	1019 HUSTON CIR	64,934.00	94,696.00	159,630.00	340.20
027-511-012-000	1023 HUSTON CIR	70,000.00	240,000.00	310,000.00	340.20
027-511-013-000	1027 HUSTON CIR	153,129.00	159,255.00	312,384.00	340.20
027-511-014-000	1031 HUSTON CIR	70,000.00	240,000.00	310,000.00	340.20
027-511-015-000	1035 HUSTON CIR	135,807.00	130,150.00	265,957.00	340.20
027-511-016-000	1039 HUSTON CIR	93,829.00	114,804.00	208,633.00	340.20
027-511-017-000	1992 HUSTON CIR	72,349.00	139,167.00	211,516.00	340.20
027-511-018-000	1988 HUSTON CIR	72,349.00	122,761.00	195,110.00	340.20
027-511-019-000	1984 HUSTON CIR	66,210.00	117,791.00	184,001.00	340.20
027-511-020-000	1980 HUSTON CIR	64,934.00	73,591.00	138,525.00	340.20
027-511-021-000	1976 HUSTON CIR	100,096.00	108,994.00	209,090.00	340.20
027-511-022-000	1972 HUSTON CIR	137,265.00	174,703.00	311,968.00	340.20

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027-511-025-000	1960 MORRIS CIR	67,533.00	101,301.00	168,834.00	340.20
027-511-026-000	1956 MORRIS CIR	65,000.00	255,000.00	320,000.00	340.20
027-511-027-000	1964 MORRIS CIR	71,560.00	97,311.00	168,871.00	340.20
027-511-029-000	1968 HUSTON CIR	72,349.00	132,792.00	205,141.00	340.20
027-512-001-000	996 HUSTON CIR	71,559.00	129,478.00	201,037.00	340.20
027-512-002-000	992 HUSTON CIR	147,002.00	173,952.00	320,954.00	340.20
027-512-003-000	988 HUSTON CIR	105,405.00	144,187.00	249,592.00	340.20
027-512-004-000	984 HUSTON CIR	70,000.00	280,000.00	350,000.00	340.20
027-512-005-000	980 HUSTON CIR	70,157.00	95,401.00	165,558.00	340.20
027-512-006-000	976 HUSTON CIR	75,000.00	255,000.00	330,000.00	340.20
027-512-007-000	972 HUSTON CIR	70,157.00	95,401.00	165,558.00	340.20
027-512-008-000	968 HUSTON CIR	77,174.00	90,380.00	167,554.00	340.20
027-512-009-000	1959 STEPHENS LN	70,000.00	280,000.00	350,000.00	340.20
027-512-010-000	1963 STEPHENS LN	70,157.00	105,848.00	176,005.00	340.20
027-512-011-000	1967 STEPHENS LN	56,954.00	227,822.00	284,776.00	340.20
027-512-012-000	1971 STEPHENS LN	70,157.00	102,419.00	172,576.00	340.20
027-512-013-000	1975 STEPHENS LN	79,549.00	152,102.00	231,651.00	340.20
027-512-014-000	1979 STEPHENS LN	70,157.00	114,068.00	184,225.00	340.20
027-512-015-000	1983 STEPHENS LN	53,051.00	164,458.00	217,509.00	340.20
027-512-016-000	1987 STEPHENS LN	69,519.00	121,054.00	190,573.00	340.20
027-513-001-000	1988 STEPHENS LN	82,792.00	82,792.00	165,584.00	340.20
027-513-002-000	1984 STEPHENS LN	64,934.00	102,812.00	167,746.00	340.20
027-513-003-000	1980 STEPHENS LN	75,831.00	99,203.00	175,034.00	340.20
027-513-004-000	1976 STEPHENS LN	52,811.00	154,210.00	207,021.00	340.20
027-513-005-000	1972 STEPHENS LN	75,000.00	255,000.00	330,000.00	340.20
027-513-006-000	1968 STEPHENS LN	72,349.00	126,319.00	198,668.00	340.20
027-513-007-000	1967 HUSTON CIR	82,792.00	105,972.00	188,764.00	340.20
027-513-008-000	1971 HUSTON CIR	71,559.00	104,465.00	176,024.00	340.20
027-513-009-000	1975 HUSTON CIR	66,210.00	101,964.00	168,174.00	340.20
027-513-010-000	1979 HUSTON CIR	53,051.00	180,375.00	233,426.00	340.20
027-513-011-000	1983 HUSTON CIR	58,092.00	216,528.00	274,620.00	340.20
027-513-012-000	1987 HUSTON CIR	99,827.00	205,904.00	305,731.00	340.20
027-514-001-000	963 HUSTON CIR	75,000.00	205,000.00	280,000.00	340.20
027-514-002-000	967 HUSTON CIR	70,157.00	117,856.00	188,013.00	340.20
027-514-003-000	971 HUSTON CIR	77,174.00	102,735.00	179,909.00	340.20
027-515-003-000	1004 FARNHAM AVE	70,157.00	110,541.00	180,698.00	340.20
027-515-004-000	1008 FARNHAM AVE	70,000.00	240,000.00	310,000.00	340.20
027-515-005-000	1012 FARNHAM AVE	52,811.00	188,327.00	241,138.00	340.20
027-515-006-000	1016 FARNHAM AVE	53,051.00	153,849.00	206,900.00	340.20
027-515-007-000	1020 FARNHAM AVE	70,157.00	88,386.00	158,543.00	340.20
027-515-008-000	1024 FARNHAM AVE	70,157.00	97,410.00	167,567.00	340.20
027-515-009-000	1028 FARNHAM AVE	70,000.00	250,000.00	320,000.00	340.20
027-515-010-000	1032 FARNHAM AVE	69,519.00	123,817.00	193,336.00	340.20
027-515-011-000	1036 FARNHAM AVE	66,210.00	129,776.00	195,986.00	340.20
027-515-012-000	1040 FARNHAM AVE	76,366.00	159,105.00	235,471.00	340.20
027-520-095-000	1975 MAXWELL AVE	2,400,000.00	21,800,000.00	24,200,000.00	19,960.24
027-530-001-000	944 CAMPBELL CIR	81,600.00	255,000.00	336,600.00	340.20
027-530-002-000	940 CAMPBELL CIR	77,174.00	106,139.00	183,313.00	340.20
027-530-003-000	936 CAMPBELL CIR	77,174.00	95,401.00	172,575.00	340.20

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027-530-004-000	932 CAMPBELL CIR	75,662.00	104,554.00	180,216.00	340.20
027-530-005-000	928 CAMPBELL CIR	75,000.00	255,000.00	330,000.00	340.20
027-530-006-000	924 CAMPBELL CIR	143,938.00	181,302.00	325,240.00	340.20
027-530-007-000	920 CAMPBELL CIR	75,000.00	255,000.00	330,000.00	340.20
027-530-008-000	916 CAMPBELL CIR	75,662.00	97,661.00	173,323.00	340.20
027-530-009-000	912 CAMPBELL CIR	89,097.00	155,286.00	244,383.00	340.20
027-530-010-000	1080 BARNES CIR	100,096.00	125,121.00	225,217.00	340.20
027-530-011-000	1076 BARNES CIR	111,087.00	166,062.00	277,149.00	340.20
027-530-012-000	1072 BARNES CIR	78,716.00	135,831.00	214,547.00	340.20
027-530-013-000	1068 BARNES CIR	66,300.00	249,900.00	316,200.00	340.20
027-530-014-000	1064 BARNES CIR	79,587.00	140,268.00	219,855.00	340.20
027-530-015-000	1060 BARNES CIR	79,590.00	113,491.00	193,081.00	340.20
027-530-016-000	1056 BARNES CIR	75,000.00	255,000.00	330,000.00	340.20
027-530-017-000	1052 BARNES CIR	79,590.00	138,786.00	218,376.00	340.20
027-530-018-000	1048 BARNES CIR	152,786.00	142,032.00	294,818.00	340.20
027-530-019-000	1044 BARNES CIR	85,873.00	164,992.00	250,865.00	340.20
027-530-020-000	1040 BARNES CIR	77,174.00	132,369.00	209,543.00	340.20
027-530-021-000	1036 BARNES CIR	74,284.00	114,810.00	189,094.00	340.20
027-530-022-000	1032 BARNES CIR	85,873.00	106,551.00	192,424.00	340.20
027-530-023-000	1028 BARNES CIR	78,714.00	130,491.00	209,205.00	340.20
027-530-024-000	1024 BARNES CIR	70,345.00	151,515.00	221,860.00	340.20
027-530-025-000	1020 BARNES CIR	94,536.00	155,709.00	250,245.00	340.20
027-530-026-000	1016 BARNES CIR	78,716.00	115,425.00	194,141.00	340.20
027-530-027-000	1012 BARNES CIR	70,909.00	142,864.00	213,773.00	340.20
027-530-028-000	1008 BARNES CIR	78,716.00	108,430.00	187,146.00	340.20
027-530-029-000	1004 BARNES CIR	58,092.00	198,045.00	256,137.00	340.20
027-530-030-000	1000 BARNES CIR	78,716.00	101,477.00	180,193.00	340.20
027-530-031-000	996 CAMPBELL CIR	78,716.00	109,847.00	188,563.00	340.20
027-530-032-000	992 CAMPBELL CIR	78,716.00	106,023.00	184,739.00	340.20
027-530-033-000	988 CAMPBELL CIR	78,716.00	129,217.00	207,933.00	340.20
027-530-034-000	984 CAMPBELL CIR	78,716.00	106,057.00	184,773.00	340.20
027-530-035-000	980 CAMPBELL CIR	78,716.00	103,849.00	182,565.00	340.20
027-530-036-000	976 CAMPBELL CIR	70,345.00	146,103.00	216,448.00	340.20
027-530-037-000	972 CAMPBELL CIR	78,716.00	104,318.00	183,034.00	340.20
027-530-038-000	968 CAMPBELL CIR	77,971.00	168,661.00	246,632.00	340.20
027-530-039-000	964 CAMPBELL CIR	79,576.00	201,595.00	281,171.00	340.20
027-530-040-000	960 CAMPBELL CIR	78,714.00	109,913.00	188,627.00	340.20
027-530-041-000	956 CAMPBELL CIR	78,716.00	133,686.00	212,402.00	340.20
027-530-042-000	952 CAMPBELL CIR	78,716.00	121,515.00	200,231.00	340.20
027-530-043-000	948 CAMPBELL CIR	67,310.00	186,399.00	253,709.00	340.20
027-530-044-000	939 CAMPBELL CIR	78,714.00	115,523.00	194,237.00	340.20
027-530-045-000	935 CAMPBELL CIR	67,310.00	165,688.00	232,998.00	340.20
027-530-046-000	931 CAMPBELL CIR	75,662.00	106,425.00	182,087.00	340.20
027-530-047-000	927 CAMPBELL CIR	76,500.00	270,300.00	346,800.00	340.20
027-530-048-000	923 CAMPBELL CIR	100,096.00	154,594.00	254,690.00	340.20
027-530-049-000	919 CAMPBELL CIR	141,468.00	193,530.00	334,998.00	340.20
027-530-050-000	915 CAMPBELL CIR	75,662.00	107,994.00	183,656.00	340.20
027-530-051-000	1077 BARNES CIR	79,587.00	114,049.00	193,636.00	340.20
027-530-052-000	1073 BARNES CIR	88,310.00	124,738.00	213,048.00	340.20

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-530-053-000	1069 BARNES CIR	156,192.00	174,566.00	330,758.00	340.20
027-530-054-000	1065 BARNES CIR	70,909.00	120,889.00	191,798.00	340.20
027-530-055-000	1061 BARNES CIR	67,310.00	191,577.00	258,887.00	340.20
027-530-056-000	1057 BARNES CIR	99,351.00	149,025.00	248,376.00	340.20
027-530-057-000	1053 BARNES CIR	82,792.00	140,192.00	222,984.00	340.20
027-530-058-000	1025 BARNES CIR	68,655.00	236,598.00	305,253.00	340.20
027-530-059-000	1021 BARNES CIR	78,716.00	118,674.00	197,390.00	340.20
027-530-060-000	1017 BARNES CIR	102,949.00	196,542.00	299,491.00	340.20
027-530-061-000	1013 BARNES CIR	84,386.00	142,812.00	227,198.00	340.20
027-530-062-000	1009 BARNES CIR	87,348.00	202,159.00	289,507.00	340.20
027-530-063-000	1005 BARNES CIR	99,827.00	268,301.00	368,128.00	340.20
027-530-064-000	1001 BARNES CIR	75,000.00	255,000.00	330,000.00	340.20
027-530-065-000	995 CAMPBELL CIR	75,000.00	255,000.00	330,000.00	340.20
027-530-066-000	991 CAMPBELL CIR	85,913.00	184,561.00	270,474.00	340.20
027-530-067-000	987 CAMPBELL CIR	67,310.00	200,897.00	268,207.00	340.20
027-530-068-000	983 CAMPBELL CIR	75,757.00	133,117.00	208,874.00	340.20
027-530-069-000	979 CAMPBELL CIR	96,708.00	240,221.00	336,929.00	340.20
027-530-070-000	975 CAMPBELL CIR	68,655.00	184,842.00	253,497.00	340.20
027-530-071-000	971 CAMPBELL CIR	110,954.00	160,886.00	271,840.00	340.20
027-540-001-000	985 BOURN DR	81,139.00	173,323.00	254,462.00	340.20
027-540-002-000	979 BOURN DR	75,662.00	125,176.00	200,838.00	340.20
027-540-003-000	973 BOURN DR	80,000.00	310,000.00	390,000.00	340.20
027-540-004-000	967 BOURN DR	116,785.00	68,526.00	185,311.00	340.20
027-540-005-000	961 BOURN DR	77,174.00	159,742.00	236,916.00	340.20
027-540-006-000	955 BOURN DR	86,700.00	278,460.00	365,160.00	340.20
027-540-007-000	949 BOURN DR	75,662.00	142,616.00	218,278.00	340.20
027-540-008-000	943 BOURN DR	64,639.00	137,576.00	202,215.00	340.20
027-540-009-000	937 BOURN DR	85,000.00	320,000.00	405,000.00	340.20
027-540-010-000	960 DUNCAN CIR	90,877.00	165,533.00	256,410.00	340.20
027-540-011-000	956 DUNCAN CIR	74,270.00	301,757.00	376,027.00	340.20
027-540-012-000	952 DUNCAN CIR	111,218.00	154,594.00	265,812.00	340.20
027-540-013-000	948 DUNCAN CIR	72,830.00	151,628.00	224,458.00	340.20
027-540-014-000	944 DUNCAN CIR	79,451.00	202,481.00	281,932.00	340.20
027-540-015-000	940 DUNCAN CIR	76,143.00	148,908.00	225,051.00	340.20
027-540-016-000	936 DUNCAN CIR	81,600.00	270,300.00	351,900.00	340.20
027-540-017-000	932 DUNCAN CIR	80,000.00	310,000.00	390,000.00	340.20
027-540-018-000	928 DUNCAN CIR	166,235.00	214,408.00	380,643.00	340.20
027-540-019-000	924 DUNCAN CIR	80,000.00	320,000.00	400,000.00	340.20
027-540-020-000	920 DUNCAN CIR	93,589.00	301,071.00	394,660.00	340.20
027-540-021-000	916 DUNCAN CIR	82,540.00	138,122.00	220,662.00	340.20
027-540-022-000	912 DUNCAN CIR	81,168.00	178,571.00	259,739.00	340.20
027-540-023-000	908 DUNCAN CIR	63,661.00	182,497.00	246,158.00	340.20
027-540-024-000	904 DUNCAN CIR	75,757.00	178,571.00	254,328.00	340.20
027-540-025-000	900 DUNCAN CIR	77,895.00	180,463.00	258,358.00	340.20
027-540-026-000	896 DUNCAN CIR	75,662.00	158,197.00	233,859.00	340.20
027-540-027-000	892 DUNCAN CIR	77,895.00	176,571.00	254,466.00	340.20
027-540-028-000	888 DUNCAN CIR	99,351.00	171,103.00	270,454.00	340.20
027-540-029-000	1665 BRENNEN DR	65,000.00	215,000.00	280,000.00	340.20
027-540-030-000	884 DUNCAN CIR	70,909.00	85,753.00	156,662.00	340.20

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027-540-031-000	4 MAST CT	73,935.00	237,653.00	311,588.00	340.20
027-540-032-000	8 MAST CT	70,909.00	163,098.00	234,007.00	340.20
027-540-033-000	12 MAST CT	79,451.00	161,560.00	241,011.00	340.20
027-540-034-000	20 LUCERO PL	85,000.00	330,000.00	415,000.00	340.20
027-540-035-000	24 LUCERO PL	78,714.00	150,218.00	228,932.00	340.20
027-540-036-000	28 LUCERO PL	77,174.00	165,570.00	242,744.00	340.20
027-540-037-000	32 LUCERO PL	77,174.00	134,869.00	212,043.00	340.20
027-540-038-000	996 DUNCAN CIR	63,661.00	138,994.00	202,655.00	340.20
027-540-039-000	992 DUNCAN CIR	88,310.00	181,038.00	269,348.00	340.20
027-540-040-000	988 DUNCAN CIR	74,649.00	258,373.00	333,022.00	340.20
027-540-041-000	984 DUNCAN CIR	77,174.00	123,092.00	200,266.00	340.20
027-540-042-000	980 DUNCAN CIR	84,386.00	239,537.00	323,923.00	340.20
027-540-043-000	976 DUNCAN CIR	127,597.00	189,466.00	317,063.00	340.20
027-540-044-000	972 DUNCAN CIR	77,174.00	134,698.00	211,872.00	340.20
027-540-045-000	968 DUNCAN CIR	68,655.00	295,747.00	364,402.00	340.20
027-540-046-000	964 DUNCAN CIR	93,829.00	214,156.00	307,985.00	340.20
027-540-047-000	951 DUNCAN CIR	75,000.00	205,000.00	280,000.00	340.20
027-540-048-000	967 DUNCAN CIR	93,589.00	180,820.00	274,409.00	340.20
027-540-049-000	947 DUNCAN CIR	75,662.00	173,598.00	249,260.00	340.20
027-540-050-000	943 DUNCAN CIR	75,662.00	145,263.00	220,925.00	340.20
027-540-051-000	939 DUNCAN CIR	80,000.00	310,000.00	390,000.00	340.20
027-540-052-000	935 DUNCAN CIR	105,657.00	250,134.00	355,791.00	340.20
027-540-053-000	931 DUNCAN CIR	75,662.00	144,441.00	220,103.00	340.20
027-540-054-000	925 DUNCAN CIR	67,310.00	166,724.00	234,034.00	340.20
027-540-055-000	907 DUNCAN CIR	56,100.00	214,200.00	270,300.00	340.20
027-540-056-000	903 DUNCAN CIR	75,000.00	205,000.00	280,000.00	340.20
027-540-057-000	1655 SANTONI LN	75,757.00	108,225.00	183,982.00	340.20
027-540-058-000	1647 SANTONI LN	77,174.00	205,991.00	283,165.00	340.20
027-540-059-000	1643 SANTONI LN	77,174.00	137,378.00	214,552.00	340.20
027-540-060-000	1639 SANTONI LN	85,913.00	219,569.00	305,482.00	340.20
027-540-061-000	1635 SANTONI LN	75,662.00	158,197.00	233,859.00	340.20
027-540-062-000	1631 SANTONI LN	77,174.00	146,523.00	223,697.00	340.20
027-540-063-000	971 DUNCAN CIR	55,606.00	89,531.00	145,137.00	340.20
027-540-064-000	1627 SANTONI LN	70,909.00	101,162.00	172,071.00	340.20
027-540-065-000	1628 SANTONI LN	63,661.00	116,712.00	180,373.00	340.20
027-540-066-000	989 DUNCAN CIR	65,000.00	230,000.00	295,000.00	340.20
027-540-067-000	1632 SANTONI LN	71,400.00	304,980.00	376,380.00	340.20
027-540-068-000	1636 SANTONI LN	162,316.00	199,066.00	361,382.00	340.20
027-540-069-000	1640 SANTONI LN	71,400.00	316,200.00	387,600.00	340.20
027-540-070-000	1644 SANTONI LN	74,483.00	240,871.00	315,354.00	340.20
027-540-071-000	1648 SANTONI LN	118,545.00	224,623.00	343,168.00	340.20
027-540-072-000	1656 SANTONI LN	82,730.00	134,919.00	217,649.00	340.20
027-540-073-000	887 DUNCAN CIR	67,533.00	93,710.00	161,243.00	340.20
027-550-001-000	1112 POWERS CIR	127,901.00	177,952.00	305,853.00	340.20
027-550-002-000	1108 POWERS CIR	63,373.00	270,396.00	333,769.00	340.20
027-550-003-000	1104 POWERS CIR	78,716.00	186,074.00	264,790.00	340.20
027-550-004-000	1100 POWERS CIR	66,300.00	287,640.00	353,940.00	340.20
027-550-005-000	1096 POWERS CIR	78,716.00	136,419.00	215,135.00	340.20
027-550-006-000	1092 POWERS CIR	77,271.00	157,305.00	234,576.00	340.20

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027-550-007-000	1088 POWERS CIR	75,662.00	118,312.00	193,974.00	340.20
027-550-008-000	1084 POWERS CIR	71,400.00	285,600.00	357,000.00	340.20
027-550-009-000	1080 POWERS CIR	90,000.00	320,000.00	410,000.00	340.20
027-550-010-000	1076 POWERS CIR	78,716.00	137,262.00	215,978.00	340.20
027-550-011-000	1072 POWERS CIR	153,129.00	196,006.00	349,135.00	340.20
027-550-012-000	1068 POWERS CIR	64,934.00	188,204.00	253,138.00	340.20
027-550-013-000	1064 POWERS CIR	75,000.00	270,000.00	345,000.00	340.20
027-550-014-000	1060 POWERS CIR	80,000.00	325,000.00	405,000.00	340.20
027-550-015-000	1056 POWERS CIR	88,310.00	145,951.00	234,261.00	340.20
027-550-016-000	1052 POWERS CIR	88,310.00	176,624.00	264,934.00	340.20
027-550-017-000	1048 POWERS CIR	87,631.00	226,555.00	314,186.00	340.20
027-550-018-000	1044 POWERS CIR	78,716.00	143,622.00	222,338.00	340.20
027-550-019-000	1040 POWERS CIR	84,917.00	148,834.00	233,751.00	340.20
027-550-020-000	1036 POWERS CIR	86,824.00	171,696.00	258,520.00	340.20
027-550-021-000	1051 BOURN DR	99,859.00	144,242.00	244,101.00	340.20
027-550-022-000	1045 BOURN DR	75,757.00	132,033.00	207,790.00	340.20
027-550-023-000	1039 BOURN DR	89,097.00	206,202.00	295,299.00	340.20
027-550-024-000	1033 BOURN DR	141,468.00	178,817.00	320,285.00	340.20
027-550-025-000	1027 BOURN DR	76,500.00	311,100.00	387,600.00	340.20
027-550-026-000	1021 BOURN DR	88,310.00	178,830.00	267,140.00	340.20
027-550-027-000	1608 AMMONS ST	53,051.00	124,670.00	177,721.00	340.20
027-550-028-000	1015 BOURN DR	78,716.00	92,808.00	171,524.00	340.20
027-550-029-000	1003 BOURN DR	78,716.00	91,459.00	170,175.00	340.20
027-550-030-000	1607 AMMONS ST	56,954.00	211,253.00	268,207.00	340.20
027-550-031-000	997 BOURN DR	94,536.00	177,952.00	272,488.00	340.20
027-550-032-000	991 BOURN DR	67,310.00	261,477.00	328,787.00	340.20
027-550-033-000	1000 DUNCAN CIR	135,807.00	186,740.00	322,547.00	340.20
027-550-034-000	1004 DUNCAN CIR	63,661.00	252,525.00	316,186.00	340.20
027-550-035-000	1008 DUNCAN CIR	77,174.00	130,216.00	207,390.00	340.20
027-550-036-000	1612 AMMONS ST	78,716.00	81,914.00	160,630.00	340.20
027-550-037-000	1016 POWERS CIR	78,716.00	95,259.00	173,975.00	340.20
027-550-038-000	1020 POWERS CIR	63,373.00	253,498.00	316,871.00	340.20
027-550-039-000	1024 POWERS CIR	63,373.00	253,498.00	316,871.00	340.20
027-550-040-000	1028 POWERS CIR	63,661.00	169,235.00	232,896.00	340.20
027-550-041-000	1032 POWERS CIR	81,168.00	231,602.00	312,770.00	340.20
027-550-042-000	1029 POWERS CIR	80,000.00	295,000.00	375,000.00	340.20
027-550-043-000	1025 POWERS CIR	75,000.00	303,000.00	378,000.00	340.20
027-550-044-000	1021 POWERS CIR	141,468.00	209,374.00	350,842.00	340.20
027-550-045-000	1017 POWERS CIR	66,300.00	249,900.00	316,200.00	340.20
027-550-046-000	1013 POWERS CIR	68,655.00	300,923.00	369,578.00	340.20
027-550-047-000	1009 DUNCAN CIR	80,000.00	295,000.00	375,000.00	340.20
027-550-048-000	4 LUCERO PL	81,600.00	229,500.00	311,100.00	340.20
027-550-049-000	8 LUCERO PL	78,716.00	153,007.00	231,723.00	340.20
027-550-050-000	12 LUCERO PL	71,400.00	299,880.00	371,280.00	340.20
027-550-051-000	16 LUCERO PL	80,000.00	320,000.00	400,000.00	340.20
027-550-052-000	16 MAST CT	84,386.00	199,078.00	283,464.00	340.20
027-550-053-000	20 MAST CT	13,907.00	55,435.00	69,342.00	340.20
027-550-054-000	24 MAST CT	81,600.00	346,800.00	428,400.00	340.20
027-550-055-000	28 MAST CT	82,844.00	232,999.00	315,843.00	340.20

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027-550-056-000	1103 POWERS CIR	70,909.00	197,885.00	268,794.00	340.20
027-550-057-000	1099 POWERS CIR	86,579.00	137,446.00	224,025.00	340.20
027-550-058-000	1095 POWERS CIR	80,000.00	310,000.00	390,000.00	340.20
027-550-059-000	1091 POWERS CIR	78,716.00	141,129.00	219,845.00	340.20
027-550-060-000	1087 POWERS CIR	78,716.00	94,168.00	172,884.00	340.20
027-550-061-000	1069 POWERS CIR	99,827.00	177,200.00	277,027.00	340.20
027-550-062-000	4 BAIRD CT	171,181.00	104,682.00	275,863.00	340.20
027-550-063-000	8 BAIRD CT	75,662.00	126,564.00	202,226.00	340.20
027-550-064-000	12 BAIRD CT	81,600.00	301,920.00	383,520.00	340.20
027-550-065-000	16 BAIRD CT	33,631.00	85,621.00	119,252.00	340.20
027-550-066-000	20 BAIRD CT	91,990.00	169,851.00	261,841.00	340.20
027-550-067-000	24 BAIRD CT	98,642.00	269,721.00	368,363.00	340.20
027-550-068-000	28 BAIRD CT	79,451.00	174,802.00	254,253.00	340.20
027-550-069-000	32 BAIRD CT	85,000.00	305,000.00	390,000.00	340.20
027-550-070-000	36 BAIRD CT	79,587.00	215,199.00	294,786.00	340.20
027-550-071-000	40 BAIRD CT	80,000.00	295,000.00	375,000.00	340.20
027-550-072-000	1045 POWERS CIR	78,716.00	162,885.00	241,601.00	340.20
027-550-073-000	1049 POWERS CIR	78,714.00	145,688.00	224,402.00	340.20
027-570-001-000	850 PIONEER AVE	665,611.00	4,875,285.00	5,540,896.00	3,941.94
027-570-002-000	825 LAUGENOUR CT	100,616.00	307,560.00	408,176.00	340.20
027-570-003-000	829 LAUGENOUR CT	95,000.00	380,000.00	475,000.00	340.20
027-570-004-000	833 LAUGENOUR CT	84,191.00	198,721.00	282,912.00	340.20
027-570-005-000	837 LAUGENOUR CT	82,540.00	228,963.00	311,503.00	340.20
027-570-006-000	841 LAUGENOUR CT	96,708.00	358,776.00	455,484.00	340.20
027-570-007-000	845 LAUGENOUR CT	60,147.00	192,607.00	252,754.00	340.20
027-570-008-000	849 LAUGENOUR CT	85,000.00	380,000.00	465,000.00	340.20
027-570-009-000	853 LAUGENOUR CT	127,597.00	194,173.00	321,770.00	340.20
027-570-010-000	857 LAUGENOUR CT	66,300.00	346,800.00	413,100.00	340.20
027-570-011-000	861 LAUGENOUR CT	75,662.00	155,445.00	231,107.00	340.20
027-570-012-000	860 LAUGENOUR CT	93,829.00	198,702.00	292,531.00	340.20
027-570-013-000	856 LAUGENOUR CT	81,168.00	162,337.00	243,505.00	340.20
027-570-014-000	852 LAUGENOUR CT	109,811.00	245,836.00	355,647.00	340.20
027-570-015-000	848 LAUGENOUR CT	76,143.00	122,491.00	198,634.00	340.20
027-570-016-000	840 LAUGENOUR CT	84,191.00	137,504.00	221,695.00	340.20
027-570-017-000	836 LAUGENOUR CT	104,869.00	171,103.00	275,972.00	340.20
027-570-018-000	832 LAUGENOUR CT	77,174.00	196,445.00	273,619.00	340.20
027-570-019-000	828 LAUGENOUR CT	77,174.00	183,869.00	261,043.00	340.20
027-570-020-000	824 LAUGENOUR CT	87,794.00	205,314.00	293,108.00	340.20
027-570-021-000	1632 GILLETTE DR	77,174.00	161,361.00	238,535.00	340.20
027-570-022-000	1628 GILLETTE DR	77,174.00	126,274.00	203,448.00	340.20
027-570-023-000	1624 GILLETTE DR	85,000.00	370,000.00	455,000.00	340.20
027-570-024-000	1620 GILLETTE DR	75,662.00	116,922.00	192,584.00	340.20
027-570-025-000	1621 CRAFT DR	68,655.00	301,029.00	369,684.00	340.20
027-570-026-000	1625 CRAFT DR	75,662.00	96,298.00	171,960.00	340.20
027-570-027-000	1629 CRAFT DR	72,830.00	186,033.00	258,863.00	340.20
027-570-028-000	1633 CRAFT DR	127,597.00	237,945.00	365,542.00	340.20
027-570-029-000	1637 CRAFT DR	147,126.00	270,490.00	417,616.00	340.20
027-570-030-000	1641 CRAFT DR	68,966.00	214,752.00	283,718.00	340.20
027-570-031-000	1645 CRAFT DR	77,665.00	312,737.00	390,402.00	340.20

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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
027-570-032-000	1649 CRAFT DR	68,655.00	248,217.00	316,872.00	340.20
027-570-033-000	1653 CRAFT DR	74,270.00	256,770.00	331,040.00	340.20
027-570-034-000	1657 CRAFT DR	75,662.00	121,504.00	197,166.00	340.20
027-570-035-000	1658 CRAFT DR	74,284.00	151,281.00	225,565.00	340.20
027-570-036-000	1654 CRAFT DR	74,284.00	171,543.00	245,827.00	340.20
027-570-037-000	1650 CRAFT DR	80,000.00	290,000.00	370,000.00	340.20
027-570-038-000	1632 CRAFT DR	77,174.00	175,393.00	252,567.00	340.20
027-570-039-000	1628 CRAFT DR	40,111.00	114,319.00	154,430.00	340.20
027-570-040-000	1624 CRAFT DR	77,174.00	157,362.00	234,536.00	340.20
027-570-041-000	1620 CRAFT DR	77,174.00	133,295.00	210,469.00	340.20
027-570-042-000	871 PRATHER CT	89,097.00	320,393.00	409,490.00	340.20
027-570-043-000	879 PRATHER CT	77,174.00	189,428.00	266,602.00	340.20
027-570-044-000	887 PRATHER CT	78,716.00	208,923.00	287,639.00	340.20
027-570-045-000	888 PRATHER CT	85,000.00	260,000.00	345,000.00	340.20
027-570-046-000	880 PRATHER CT	67,310.00	256,299.00	323,609.00	340.20
027-570-047-000	872 PRATHER CT	96,708.00	290,139.00	386,847.00	340.20
027-570-048-000	864 PRATHER CT	110,954.00	105,405.00	216,359.00	340.20
027-570-049-000	856 PRATHER CT	80,000.00	295,000.00	375,000.00	340.20
027-570-050-000	848 PRATHER CT	78,716.00	145,978.00	224,694.00	340.20
027-570-051-000	840 PRATHER CT	93,771.00	183,953.00	277,724.00	340.20
027-570-052-000	832 PRATHER CT	78,716.00	145,171.00	223,887.00	340.20
027-570-053-000	824 PRATHER CT	110,954.00	122,051.00	233,005.00	340.20
027-570-054-000	825 BOURN DR	81,384.00	221,574.00	302,958.00	340.20
027-570-055-000	833 BOURN DR	75,662.00	161,033.00	236,695.00	340.20
027-570-056-000	841 BOURN DR	122,051.00	215,254.00	337,305.00	340.20
027-570-057-000	849 BOURN DR	77,271.00	192,592.00	269,863.00	340.20
027-570-058-000	857 BOURN DR	80,000.00	295,000.00	375,000.00	340.20
027-570-059-000	865 BOURN DR	75,662.00	147,374.00	223,036.00	340.20
027-570-060-000	873 BOURN DR	70,909.00	161,659.00	232,568.00	340.20
027-570-061-000	881 BOURN DR	63,373.00	248,217.00	311,590.00	340.20
027-570-062-000	889 BOURN DR	110,954.00	166,433.00	277,387.00	340.20
027-570-063-000	897 BOURN DR	75,662.00	162,688.00	238,350.00	340.20
027-580-001-000	46 DARBY CT	77,174.00	269,304.00	346,478.00	340.20
027-580-002-000	42 DARBY CT	77,174.00	184,908.00	262,082.00	340.20
027-580-003-000	38 DARBY CT	122,051.00	233,009.00	355,060.00	340.20
027-580-004-000	34 DARBY CT	75,662.00	221,931.00	297,593.00	340.20
027-580-005-000	30 DARBY CT	93,199.00	327,235.00	420,434.00	340.20
027-580-006-000	26 DARBY CT	85,873.00	148,981.00	234,854.00	340.20
027-580-007-000	22 DARBY CT	84,191.00	248,373.00	332,564.00	340.20
027-580-008-000	18 DARBY CT	89,097.00	324,582.00	413,679.00	340.20
027-580-009-000	14 DARBY CT	90,468.00	345,048.00	435,516.00	340.20
027-580-010-000	10 DARBY CT	78,716.00	202,392.00	281,108.00	340.20
027-580-011-000	6 DARBY CT	89,097.00	235,480.00	324,577.00	340.20
027-580-012-000	2 DARBY CT	77,895.00	186,601.00	264,496.00	340.20
027-580-014-000	901 CRANSTON DR	71,400.00	357,000.00	428,400.00	340.20
027-580-015-000	905 CRANSTON DR	80,000.00	305,000.00	385,000.00	340.20
027-580-016-000	909 CRANSTON DR	74,284.00	237,941.00	312,225.00	340.20
027-580-017-000	913 CRANSTON DR	75,662.00	202,169.00	277,831.00	340.20
027-580-018-000	917 CRANSTON DR	153,129.00	223,569.00	376,698.00	340.20

City of Woodland
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027-581-001-000	1884 OLVERA DR	74,284.00	200,449.00	274,733.00	340.20
027-581-002-000	900 CRANSTON DR	81,168.00	204,004.00	285,172.00	340.20
027-581-003-000	902 CRANSTON DR	80,000.00	320,000.00	400,000.00	340.20
027-581-004-000	1880 OLVERA DR	74,284.00	221,716.00	296,000.00	340.20
027-581-005-000	1876 OLVERA DR	138,694.00	188,626.00	327,320.00	340.20
027-581-006-000	908 CRANSTON DR	70,909.00	169,384.00	240,293.00	340.20
027-581-007-000	912 CRANSTON DR	74,284.00	233,919.00	308,203.00	340.20
027-581-008-000	1872 OLVERA DR	74,284.00	214,688.00	288,972.00	340.20
027-581-009-000	1868 OLVERA DR	74,284.00	202,167.00	276,451.00	340.20
027-581-010-000	916 CRANSTON DR	75,662.00	259,166.00	334,828.00	340.20
027-581-011-000	1864 OLVERA DR	63,373.00	364,404.00	427,777.00	340.20
027-581-012-000	920 CRANSTON DR	85,000.00	380,000.00	465,000.00	340.20
027-581-013-000	1860 OLVERA DR	77,174.00	188,404.00	265,578.00	340.20
027-581-014-000	1856 OLVERA DR	77,174.00	273,161.00	350,335.00	340.20
027-581-015-000	1852 OLVERA DR	77,174.00	152,114.00	229,288.00	340.20
027-581-016-000	1848 OLVERA DR	74,270.00	287,541.00	361,811.00	340.20
027-581-017-000	1844 OLVERA DR	77,174.00	235,541.00	312,715.00	340.20
027-581-018-000	1840 OLVERA DR	90,000.00	365,000.00	455,000.00	340.20
027-581-019-000	16 OLVERA CT	84,191.00	261,137.00	345,328.00	340.20
027-581-020-000	12 OLVERA CT	105,000.00	375,000.00	480,000.00	340.20
027-581-021-000	8 OLVERA CT	138,694.00	256,309.00	395,003.00	340.20
027-581-022-000	1832 OLVERA DR	80,000.00	320,000.00	400,000.00	340.20
027-581-023-000	1828 OLVERA DR	77,665.00	398,688.00	476,353.00	340.20
027-581-024-000	1824 OLVERA DR	90,000.00	385,000.00	475,000.00	340.20
027-581-025-000	1812 OLVERA DR	84,191.00	228,777.00	312,968.00	340.20
027-581-026-000	835 WALKER ST	97,368.00	272,649.00	370,017.00	340.20
027-582-001-000	1883 OLVERA DR	116,501.00	254,091.00	370,592.00	340.20
027-582-002-000	1879 OLVERA DR	74,284.00	217,285.00	291,569.00	340.20
027-582-003-000	1875 OLVERA DR	80,000.00	310,000.00	390,000.00	340.20
027-582-004-000	1871 OLVERA DR	100,096.00	266,929.00	367,025.00	340.20
027-582-005-000	1867 OLVERA DR	75,000.00	322,000.00	397,000.00	340.20
027-582-006-000	1863 OLVERA DR	74,284.00	197,030.00	271,314.00	340.20
027-582-007-000	1855 OLVERA DR	84,386.00	266,155.00	350,541.00	340.20
027-582-008-000	1851 OLVERA DR	71,400.00	346,800.00	418,200.00	340.20
027-582-009-000	1843 OLVERA DR	68,655.00	301,029.00	369,684.00	340.20
027-582-010-000	1839 OLVERA DR	141,468.00	251,138.00	392,606.00	340.20
027-582-011-000	1835 OLVERA DR	85,000.00	370,000.00	455,000.00	340.20
027-582-012-000	1831 OLVERA DR	75,662.00	180,336.00	255,998.00	340.20
027-582-013-000	1827 OLVERA DR	70,909.00	177,859.00	248,768.00	340.20
027-582-014-000	1823 OLVERA DR	85,873.00	153,201.00	239,074.00	340.20
027-582-015-000	1819 OLVERA DR	85,000.00	365,000.00	450,000.00	340.20
027-582-016-000	1815 OLVERA DR	122,340.00	255,806.00	378,146.00	340.20
027-582-017-000	1811 OLVERA DR	85,000.00	370,000.00	455,000.00	340.20
027-582-018-000	1807 OLVERA DR	99,827.00	374,375.00	474,202.00	340.20
027-590-001-000	1848 E GUM AVE	74,284.00	204,033.00	278,317.00	340.20
027-590-002-000	1844 E GUM AVE	80,000.00	295,000.00	375,000.00	340.20
027-590-003-000	1840 E GUM AVE	75,000.00	321,000.00	396,000.00	340.20
027-590-004-000	1836 E GUM AVE	70,909.00	196,398.00	267,307.00	340.20
027-590-005-000	1832 E GUM AVE	66,300.00	292,740.00	359,040.00	340.20

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027-590-006-000	1828 E GUM AVE	99,351.00	209,740.00	309,091.00	340.20
027-590-007-000	1824 E GUM AVE	63,661.00	190,985.00	254,646.00	340.20
027-590-008-000	1820 E GUM AVE	80,000.00	320,000.00	400,000.00	340.20
027-590-009-000	1816 E GUM AVE	74,284.00	155,335.00	229,619.00	340.20
027-590-010-000	1812 E GUM AVE	153,129.00	230,307.00	383,436.00	340.20
027-590-011-000	1808 E GUM AVE	75,757.00	194,804.00	270,561.00	340.20
027-590-012-000	1804 E GUM AVE	75,662.00	207,081.00	282,743.00	340.20
027-590-013-000	1800 E GUM AVE	84,386.00	294,949.00	379,335.00	340.20
027-590-014-000	50 COLLINS PL	80,000.00	295,000.00	375,000.00	340.20
027-590-015-000	46 COLLINS PL	68,655.00	353,841.00	422,496.00	340.20
027-590-016-000	42 COLLINS PL	85,000.00	360,000.00	445,000.00	340.20
027-590-017-000	38 COLLINS PL	81,168.00	173,160.00	254,328.00	340.20
027-590-018-000	34 COLLINS PL	85,000.00	320,000.00	405,000.00	340.20
027-590-019-000	30 COLLINS PL	85,873.00	208,422.00	294,295.00	340.20
027-590-020-000	22 EATON CT	81,040.00	164,234.00	245,274.00	340.20
027-590-021-000	18 EATON CT	88,021.00	343,804.00	431,825.00	340.20
027-590-022-000	14 EATON CT	78,716.00	163,742.00	242,458.00	340.20
027-590-023-000	10 EATON CT	78,716.00	178,845.00	257,561.00	340.20
027-590-024-000	6 EATON CT	68,782.00	149,269.00	218,051.00	340.20
027-590-025-000	2 EATON CT	87,631.00	306,237.00	393,868.00	340.20
027-590-026-000	46 EATON CT	127,597.00	233,009.00	360,606.00	340.20
027-590-027-000	42 EATON CT	93,829.00	171,103.00	264,932.00	340.20
027-590-028-000	38 EATON CT	79,590.00	206,446.00	286,036.00	340.20
027-590-029-000	34 EATON CT	127,901.00	209,094.00	336,995.00	340.20
027-590-030-000	30 EATON CT	79,590.00	163,643.00	243,233.00	340.20
027-590-031-000	26 EATON CT	86,826.00	184,590.00	271,416.00	340.20
027-590-032-000	26 COLLINS PL	82,540.00	233,884.00	316,424.00	340.20
027-590-033-000	22 COLLINS PL	85,000.00	345,000.00	430,000.00	340.20
027-590-034-000	18 COLLINS PL	71,400.00	372,300.00	443,700.00	340.20
027-590-035-000	14 COLLINS PL	78,716.00	225,302.00	304,018.00	340.20
027-590-036-000	10 COLLINS PL	72,830.00	167,358.00	240,188.00	340.20
027-590-037-000	6 COLLINS PL	78,716.00	210,333.00	289,049.00	340.20
027-590-038-000	2 COLLINS PL	110,389.00	303,572.00	413,961.00	340.20
027-590-039-000	30 CLARK CT	93,829.00	287,014.00	380,843.00	340.20
027-590-040-000	26 CLARK CT	77,174.00	173,166.00	250,340.00	340.20
027-590-041-000	22 CLARK CT	78,716.00	258,383.00	337,099.00	340.20
027-590-042-000	18 CLARK CT	68,966.00	175,070.00	244,036.00	340.20
027-590-043-000	14 CLARK CT	72,830.00	150,302.00	223,132.00	340.20
027-590-044-000	10 CLARK CT	72,488.00	357,266.00	429,754.00	340.20
027-590-045-000	6 CLARK CT	73,935.00	343,278.00	417,213.00	340.20
027-590-046-000	2 CLARK CT	78,714.00	239,075.00	317,789.00	340.20
027-590-047-000	70 CLARK CT	76,143.00	188,707.00	264,850.00	340.20
027-590-048-000	66 CLARK CT	63,661.00	196,290.00	259,951.00	340.20
027-590-049-000	62 CLARK CT	80,000.00	320,000.00	400,000.00	340.20
027-590-050-000	58 CLARK CT	100,096.00	235,787.00	335,883.00	340.20
027-590-051-000	54 CLARK CT	84,386.00	236,292.00	320,678.00	340.20
027-590-052-000	50 CLARK CT	78,716.00	166,379.00	245,095.00	340.20
027-590-053-000	46 CLARK CT	78,716.00	163,899.00	242,615.00	340.20
027-590-054-000	42 CLARK CT	85,873.00	226,215.00	312,088.00	340.20

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027-590-055-000	38 CLARK CT	85,000.00	360,000.00	445,000.00	340.20
027-590-056-000	34 CLARK CT	80,000.00	320,000.00	400,000.00	340.20
027-600-001-000	1096 LEAKE CIR	77,174.00	133,765.00	210,939.00	340.20
027-600-002-000	1092 LEAKE CIR	75,757.00	129,869.00	205,626.00	340.20
027-600-003-000	1088 LEAKE CIR	94,536.00	151,259.00	245,795.00	340.20
027-600-004-000	1084 LEAKE CIR	88,763.00	126,765.00	215,528.00	340.20
027-600-005-000	1080 LEAKE CIR	111,218.00	202,977.00	314,195.00	340.20
027-600-006-000	1076 LEAKE CIR	75,000.00	255,000.00	330,000.00	340.20
027-600-007-000	1072 LEAKE CIR	122,051.00	141,638.00	263,689.00	340.20
027-600-008-000	1068 LEAKE CIR	77,174.00	113,260.00	190,434.00	340.20
027-600-009-000	1064 LEAKE CIR	105,000.00	297,000.00	402,000.00	340.20
027-600-010-000	1060 LEAKE CIR	75,000.00	255,000.00	330,000.00	340.20
027-600-011-000	1056 LEAKE CIR	106,066.00	205,280.00	311,346.00	340.20
027-600-012-000	1052 LEAKE CIR	77,174.00	102,748.00	179,922.00	340.20
027-600-013-000	1048 LEAKE CIR	77,174.00	99,892.00	177,066.00	340.20
027-600-014-000	1044 LEAKE CIR	77,174.00	94,002.00	171,176.00	340.20
027-600-015-000	1040 LEAKE CIR	67,310.00	223,826.00	291,136.00	340.20
027-600-016-000	1036 LEAKE CIR	75,000.00	255,000.00	330,000.00	340.20
027-600-017-000	1032 LEAKE CIR	127,597.00	153,956.00	281,553.00	340.20
027-600-018-000	1028 LEAKE CIR	77,895.00	153,847.00	231,742.00	340.20
027-600-019-000	1024 LEAKE CIR	76,500.00	260,100.00	336,600.00	340.20
027-600-020-000	1020 LEAKE CIR	75,757.00	151,515.00	227,272.00	340.20
027-600-021-000	1016 LEAKE CIR	67,310.00	209,181.00	276,491.00	340.20
027-600-022-000	1012 LEAKE CIR	122,051.00	175,254.00	297,305.00	340.20
027-600-023-000	1008 LEAKE CIR	76,500.00	251,532.00	328,032.00	340.20
027-600-024-000	1004 LEAKE CIR	77,174.00	114,642.00	191,816.00	340.20
027-600-026-000	1001 LEAKE CIR	77,174.00	100,017.00	177,191.00	340.20
027-600-027-000	1005 LEAKE CIR	122,051.00	150,787.00	272,838.00	340.20
027-600-028-000	1009 LEAKE CIR	100,096.00	139,023.00	239,119.00	340.20
027-600-029-000	1011 LEAKE CIR	72,830.00	136,417.00	209,247.00	340.20
027-600-030-000	1015 LEAKE CIR	75,662.00	111,430.00	187,092.00	340.20
027-600-031-000	1019 LEAKE CIR	75,662.00	129,682.00	205,344.00	340.20
027-600-032-000	1023 LEAKE CIR	72,488.00	241,284.00	313,772.00	340.20
027-600-033-000	1024 GUERRERO LN	81,600.00	295,800.00	377,400.00	340.20
027-600-034-000	1020 GUERRERO LN	89,097.00	175,653.00	264,750.00	340.20
027-600-035-000	1016 GUERRERO LN	70,909.00	137,099.00	208,008.00	340.20
027-600-036-000	1012 GUERRERO LN	63,661.00	168,173.00	231,834.00	340.20
027-600-037-000	1008 GUERRERO LN	77,174.00	111,990.00	189,164.00	340.20
027-600-038-000	1004 GUERRERO LN	75,757.00	108,225.00	183,982.00	340.20
027-600-039-000	1000 GUERRERO LN	116,501.00	141,468.00	257,969.00	340.20
027-600-040-000	1001 GUERRERO LN	77,174.00	134,094.00	211,268.00	340.20
027-600-041-000	1005 GUERRERO LN	77,895.00	140,655.00	218,550.00	340.20
027-600-042-000	1009 GUERRERO LN	96,768.00	175,390.00	272,158.00	340.20
027-600-043-000	1013 GUERRERO LN	63,661.00	147,482.00	211,143.00	340.20
027-600-044-000	1017 GUERRERO LN	77,174.00	135,215.00	212,389.00	340.20
027-600-045-000	1021 GUERRERO LN	82,730.00	165,469.00	248,199.00	340.20
027-600-046-000	1025 GUERRERO LN	77,174.00	130,371.00	207,545.00	340.20
027-600-047-000	1071 LEAKE CIR	75,662.00	164,251.00	239,913.00	340.20
027-600-048-000	1075 LEAKE CIR	75,757.00	162,337.00	238,094.00	340.20

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027-600-049-000	1079 LEAKE CIR	96,708.00	214,013.00	310,721.00	340.20
027-600-050-000	1083 LEAKE CIR	90,032.00	130,232.00	220,264.00	340.20
027-600-051-000	1087 LEAKE CIR	100,096.00	150,147.00	250,243.00	340.20
027-600-052-000	1091 LEAKE CIR	75,000.00	255,000.00	330,000.00	340.20
027-600-053-000	1095 LEAKE CIR	137,265.00	199,662.00	336,927.00	340.20
027-600-054-000	1000 LEAKE CIR	75,662.00	127,792.00	203,454.00	340.20
027-621-001-000	800 WALKER ST	88,161.00	167,468.00	255,629.00	340.20
027-621-002-000	802 WALKER ST	85,913.00	173,696.00	259,609.00	340.20
027-621-003-000	806 WALKER ST	73,935.00	200,686.00	274,621.00	340.20
027-621-004-000	810 WALKER ST	82,730.00	190,401.00	273,131.00	340.20
027-621-005-000	814 WALKER ST	80,000.00	315,000.00	395,000.00	340.20
027-621-006-000	818 WALKER ST	71,400.00	260,100.00	331,500.00	340.20
027-621-007-000	820 WALKER ST	76,366.00	148,878.00	225,244.00	340.20
027-621-008-000	824 WALKER ST	75,000.00	205,000.00	280,000.00	340.20
027-621-009-000	828 WALKER ST	147,126.00	175,421.00	322,547.00	340.20
027-621-010-000	830 WALKER ST	79,549.00	124,436.00	203,985.00	340.20
027-621-011-000	834 WALKER ST	110,954.00	171,981.00	282,935.00	340.20
027-621-012-000	838 WALKER ST	105,657.00	133,463.00	239,120.00	340.20
027-621-013-000	803 WALLACE DR	77,174.00	159,407.00	236,581.00	340.20
027-621-014-000	815 WALLACE DR	75,000.00	275,000.00	350,000.00	340.20
027-621-015-000	827 WALLACE DR	66,300.00	316,200.00	382,500.00	340.20
027-621-016-000	839 WALLACE DR	72,830.00	162,553.00	235,383.00	340.20
027-621-017-000	851 WALLACE DR	77,174.00	109,435.00	186,609.00	340.20
027-621-018-000	863 WALLACE DR	58,355.00	279,052.00	337,407.00	340.20
027-621-019-000	875 WALLACE DR	79,549.00	219,569.00	299,118.00	340.20
027-621-020-000	879 WALLACE DR	82,792.00	139,091.00	221,883.00	340.20
027-621-021-000	883 WALLACE DR	71,400.00	249,900.00	321,300.00	340.20
027-621-022-000	887 WALLACE DR	62,133.00	201,932.00	264,065.00	340.20
027-621-023-000	891 WALLACE DR	82,730.00	126,779.00	209,509.00	340.20
027-621-024-000	895 WALLACE DR	71,752.00	154,545.00	226,297.00	340.20
027-621-025-000	899 WALLACE DR	122,051.00	183,077.00	305,128.00	340.20
027-621-026-000	903 WALLACE DR	76,500.00	253,980.00	330,480.00	340.20
027-621-027-000	907 WALLACE DR	82,730.00	136,536.00	219,266.00	340.20
027-621-028-000	911 WALLACE DR	141,468.00	208,807.00	350,275.00	340.20
027-621-029-000	915 WALLACE DR	62,133.00	222,126.00	284,259.00	340.20
027-621-030-000	919 WALLACE DR	62,133.00	212,288.00	274,421.00	340.20
027-621-031-000	923 WALLACE DR	70,345.00	124,998.00	195,343.00	340.20
027-621-032-000	927 WALLACE DR	82,730.00	155,286.00	238,016.00	340.20
027-622-001-000	990 GARCIA DR	75,000.00	275,000.00	350,000.00	340.20
027-622-002-000	898 WALLACE DR	80,000.00	288,000.00	368,000.00	340.20
027-622-003-000	906 WALLACE DR	91,800.00	307,530.00	399,330.00	340.20
027-622-004-000	910 WALLACE DR	85,913.00	210,104.00	296,017.00	340.20
027-622-006-000	980 GARCIA DR	89,097.00	176,353.00	265,450.00	340.20
027-622-007-000	931 LUSK DR	75,757.00	152,597.00	228,354.00	340.20
027-622-008-000	937 LUSK DR	85,913.00	144,802.00	230,715.00	340.20
027-622-009-000	965 LUSK DR	82,730.00	134,447.00	217,177.00	340.20
027-622-010-000	973 LUSK DR	67,310.00	298,756.00	366,066.00	340.20
027-622-011-000	977 LUSK DR	82,730.00	260,052.00	342,782.00	340.20
027-622-012-000	985 LUSK DR	89,097.00	250,695.00	339,792.00	340.20

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027-623-001-000	920 WALLACE DR	111,218.00	144,583.00	255,801.00	340.20
027-623-003-000	956 GARCIA DR	71,400.00	336,600.00	408,000.00	340.20
027-623-004-000	952 GARCIA DR	75,662.00	131,891.00	207,553.00	340.20
027-623-005-000	948 GARCIA DR	75,757.00	201,299.00	277,056.00	340.20
027-623-006-000	944 GARCIA DR	105,657.00	166,829.00	272,486.00	340.20
027-623-007-000	940 GARCIA DR	72,830.00	131,226.00	204,056.00	340.20
027-623-008-000	936 GARCIA DR	70,345.00	141,773.00	212,118.00	340.20
027-623-009-000	932 GARCIA DR	80,000.00	310,000.00	390,000.00	340.20
027-623-010-000	928 GARCIA DR	122,340.00	189,918.00	312,258.00	340.20
027-623-011-000	924 GARCIA DR	77,174.00	151,881.00	229,055.00	340.20
027-623-012-000	920 GARCIA DR	80,000.00	320,000.00	400,000.00	340.20
027-623-013-000	916 GARCIA DR	65,486.00	219,716.00	285,202.00	340.20
027-623-014-000	912 GARCIA DR	63,373.00	290,466.00	353,839.00	340.20
027-623-015-000	908 GARCIA DR	63,373.00	223,922.00	287,295.00	340.20
027-623-016-000	904 GARCIA DR	135,807.00	189,569.00	325,376.00	340.20
027-623-017-000	900 GARCIA DR	89,097.00	235,480.00	324,577.00	340.20
027-623-018-000	960 GARCIA DR	94,536.00	139,023.00	233,559.00	340.20
027-623-019-000	966 GARCIA DR	82,730.00	133,646.00	216,376.00	340.20
027-623-020-000	976 GARCIA DR	89,097.00	231,361.00	320,458.00	340.20
027-623-021-000	928 LUSK DR	63,661.00	143,238.00	206,899.00	340.20
027-623-022-000	934 LUSK DR	85,913.00	172,495.00	258,408.00	340.20
027-623-023-000	938 LUSK DR	75,000.00	265,000.00	340,000.00	340.20
027-623-024-000	946 LUSK DR	147,126.00	203,714.00	350,840.00	340.20
027-623-025-000	950 LUSK DR	101,824.00	330,551.00	432,375.00	340.20
027-623-026-000	956 LUSK DR	84,882.00	249,342.00	334,224.00	340.20
027-623-027-000	960 LUSK DR	82,730.00	142,556.00	225,286.00	340.20
027-623-028-000	968 LUSK DR	141,468.00	237,670.00	379,138.00	340.20
027-623-029-000	974 LUSK DR	111,218.00	163,877.00	275,095.00	340.20
027-623-030-000	978 LUSK DR	82,730.00	158,513.00	241,243.00	340.20
027-623-031-000	986 LUSK DR	68,655.00	233,429.00	302,084.00	340.20
027-624-001-000	901 GARCIA DR	77,174.00	181,072.00	258,246.00	340.20
027-624-002-000	905 GARCIA DR	77,174.00	114,073.00	191,247.00	340.20
027-624-003-000	909 GARCIA DR	75,000.00	275,000.00	350,000.00	340.20
027-624-004-000	913 GARCIA DR	63,661.00	223,876.00	287,537.00	340.20
027-624-005-000	917 GARCIA DR	78,496.00	166,535.00	245,031.00	340.20
027-624-006-000	916 ROSS DR	80,786.00	208,757.00	289,543.00	340.20
027-624-007-000	912 ROSS DR	75,000.00	290,000.00	365,000.00	340.20
027-624-008-000	908 ROSS DR	96,708.00	233,983.00	330,691.00	340.20
027-624-009-000	904 ROSS DR	66,300.00	268,260.00	334,560.00	340.20
027-624-010-000	900 ROSS DR	73,935.00	266,172.00	340,107.00	340.20
027-625-001-000	901 ROSS DR	72,830.00	129,712.00	202,542.00	340.20
027-625-002-000	905 ROSS DR	110,954.00	232,361.00	343,315.00	340.20
027-625-003-000	909 ROSS DR	80,000.00	315,000.00	395,000.00	340.20
027-625-004-000	913 ROSS DR	77,357.00	148,568.00	225,925.00	340.20
027-625-005-000	917 ROSS DR	76,500.00	255,000.00	331,500.00	340.20
027-625-007-000	888 WALLACE DR	85,913.00	149,673.00	235,586.00	340.20
027-625-008-000	876 WALLACE DR	73,935.00	285,184.00	359,119.00	340.20
027-625-009-000	864 WALLACE DR	77,174.00	110,336.00	187,510.00	340.20
027-625-010-000	852 WALLACE DR	77,174.00	137,764.00	214,938.00	340.20

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027-625-011-000	840 WALLACE DR	75,662.00	160,448.00	236,110.00	340.20
027-625-012-000	828 WALLACE DR	77,174.00	149,958.00	227,132.00	340.20
027-625-013-000	816 WALLACE DR	77,174.00	205,257.00	282,431.00	340.20
027-625-014-000	1768 E GUM AVE	74,284.00	105,353.00	179,637.00	340.20
027-625-015-000	36 JOYCE CT	77,174.00	108,924.00	186,098.00	340.20
027-625-016-000	32 JOYCE CT	77,174.00	144,751.00	221,925.00	340.20
027-625-017-000	28 JOYCE CT	84,191.00	154,321.00	238,512.00	340.20
027-625-018-000	24 JOYCE CT	98,376.00	351,979.00	450,355.00	340.20
027-625-019-000	20 JOYCE CT	77,665.00	359,336.00	437,001.00	340.20
027-625-020-000	16 JOYCE CT	77,174.00	146,120.00	223,294.00	340.20
027-625-021-000	12 JOYCE CT	84,191.00	140,310.00	224,501.00	340.20
027-625-022-000	8 JOYCE CT	63,661.00	181,330.00	244,991.00	340.20
027-625-023-000	4 JOYCE CT	75,000.00	275,000.00	350,000.00	340.20
027-625-024-000	959 GARCIA DR	85,913.00	257,877.00	343,790.00	340.20
027-625-025-000	963 GARCIA DR	80,000.00	310,000.00	390,000.00	340.20
027-625-026-000	967 GARCIA DR	82,730.00	207,285.00	290,015.00	340.20
027-625-027-000	971 GARCIA DR	80,000.00	310,000.00	390,000.00	340.20
027-625-028-000	975 GARCIA DR	82,730.00	204,536.00	287,266.00	340.20
027-625-029-000	981 GARCIA DR	85,913.00	201,039.00	286,952.00	340.20
027-625-030-000	989 GARCIA DR	85,913.00	204,432.00	290,345.00	340.20
027-631-001-000	1988 FISHER LN	89,097.00	266,869.00	355,966.00	340.20
027-631-002-000	1984 FISHER LN	80,000.00	310,000.00	390,000.00	340.20
027-631-003-000	1980 FISHER LN	77,146.00	182,625.00	259,771.00	340.20
027-631-004-000	1976 FISHER LN	74,284.00	169,276.00	243,560.00	340.20
027-631-005-000	987 NELSON WAY	80,000.00	320,000.00	400,000.00	340.20
027-631-006-000	991 NELSON WAY	90,877.00	276,544.00	367,421.00	340.20
027-631-007-000	995 NELSON WAY	93,829.00	157,305.00	251,134.00	340.20
027-631-008-000	994 HOPPIN CT	81,600.00	321,096.00	402,696.00	340.20
027-631-009-000	990 HOPPIN CT	75,662.00	162,443.00	238,105.00	340.20
027-631-010-000	986 HOPPIN CT	92,275.00	294,171.00	386,446.00	340.20
027-631-011-000	955 WITHAM DR	130,150.00	232,009.00	362,159.00	340.20
027-631-012-000	959 WITHAM DR	81,168.00	194,804.00	275,972.00	340.20
027-631-013-000	963 WITHAM DR	77,174.00	140,549.00	217,723.00	340.20
027-631-014-000	967 WITHAM DR	80,000.00	320,000.00	400,000.00	340.20
027-631-015-000	971 WITHAM DR	68,655.00	269,341.00	337,996.00	340.20
027-631-016-000	975 WITHAM DR	122,051.00	210,816.00	332,867.00	340.20
027-631-017-000	979 WITHAM DR	97,368.00	237,613.00	334,981.00	340.20
027-631-018-000	983 HOPPIN CT	95,459.00	241,844.00	337,303.00	340.20
027-631-019-000	987 HOPPIN CT	75,662.00	154,468.00	230,130.00	340.20
027-631-020-000	991 HOPPIN CT	75,662.00	188,916.00	264,578.00	340.20
027-631-021-000	995 HOPPIN CT	81,600.00	255,000.00	336,600.00	340.20
027-632-001-000	964 NELSON WAY	77,174.00	147,206.00	224,380.00	340.20
027-632-002-000	968 NELSON WAY	77,174.00	131,890.00	209,064.00	340.20
027-632-003-000	972 NELSON WAY	88,975.00	166,829.00	255,804.00	340.20
027-632-004-000	976 NELSON WAY	77,174.00	129,097.00	206,271.00	340.20
027-632-005-000	980 NELSON WAY	75,000.00	275,000.00	350,000.00	340.20
027-632-006-000	984 NELSON WAY	72,488.00	296,168.00	368,656.00	340.20
027-632-007-000	988 NELSON WAY	75,662.00	144,254.00	219,916.00	340.20
027-632-009-000	992 NELSON WAY	93,829.00	247,824.00	341,653.00	340.20

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027-633-001-000	1983 HOWARD DR	105,405.00	194,173.00	299,578.00	340.20
027-633-002-000	1979 HOWARD DR	77,174.00	143,817.00	220,991.00	340.20
027-633-003-000	1975 HOWARD DR	80,000.00	373,000.00	453,000.00	340.20
027-633-004-000	1971 HOWARD DR	77,174.00	151,101.00	228,275.00	340.20
027-633-005-000	1967 HOWARD DR	77,174.00	150,476.00	227,650.00	340.20
027-633-006-000	1963 HOWARD DR	72,488.00	248,533.00	321,021.00	340.20
027-633-007-000	1959 HOWARD DR	77,174.00	180,305.00	257,479.00	340.20
027-633-008-000	1955 HOWARD DR	77,174.00	154,313.00	231,487.00	340.20
027-633-009-000	1951 HOWARD DR	72,830.00	183,622.00	256,452.00	340.20
027-634-001-000	1988 HOWARD DR	93,829.00	165,584.00	259,413.00	340.20
027-634-002-000	1984 HOWARD DR	75,662.00	146,502.00	222,164.00	340.20
027-634-003-000	1980 HOWARD DR	75,881.00	219,648.00	295,529.00	340.20
027-634-004-000	1976 HOWARD DR	116,779.00	167,387.00	284,166.00	340.20
027-634-005-000	1972 HOWARD DR	84,386.00	185,656.00	270,042.00	340.20
027-634-006-000	1968 HOWARD DR	96,708.00	205,904.00	302,612.00	340.20
027-634-007-000	1971 FISHER LN	99,351.00	198,702.00	298,053.00	340.20
027-634-008-000	1975 FISHER LN	77,174.00	190,128.00	267,302.00	340.20
027-634-009-000	1979 FISHER LN	63,661.00	258,096.00	321,757.00	340.20
027-634-010-000	1983 FISHER LN	75,662.00	170,579.00	246,241.00	340.20
027-634-011-000	1987 FISHER LN	77,174.00	141,607.00	218,781.00	340.20
027-640-002-000	1923 MAXWELL AVE	75,000.00	255,000.00	330,000.00	340.20
027-640-003-000	904 BROWNING CIR	68,966.00	154,910.00	223,876.00	340.20
027-640-004-000	900 BROWNING CIR	75,662.00	141,687.00	217,349.00	340.20
027-640-005-000	896 BROWNING CIR	81,168.00	140,692.00	221,860.00	340.20
027-640-006-000	892 BROWNING CIR	127,362.00	160,324.00	287,686.00	340.20
027-640-007-000	888 BROWNING CIR	105,657.00	150,147.00	255,804.00	340.20
027-640-008-000	884 BROWNING CIR	62,133.00	273,386.00	335,519.00	340.20
027-640-009-000	880 BROWNING CIR	116,779.00	142,360.00	259,139.00	340.20
027-640-010-000	876 BROWNING CIR	87,348.00	207,150.00	294,498.00	340.20
027-640-011-000	872 BROWNING CIR	71,400.00	313,650.00	385,050.00	340.20
027-640-012-000	868 BROWNING CIR	99,827.00	192,178.00	292,005.00	340.20
027-640-013-000	864 BROWNING CIR	90,000.00	310,000.00	400,000.00	340.20
027-640-014-000	860 BROWNING CIR	67,310.00	191,577.00	258,887.00	340.20
027-640-015-000	856 BROWNING CIR	72,220.00	145,126.00	217,346.00	340.20
027-640-016-000	852 BROWNING CIR	72,220.00	123,426.00	195,646.00	340.20
027-640-017-000	848 BROWNING CIR	61,200.00	260,100.00	321,300.00	340.20
027-640-018-000	844 BROWNING CIR	77,895.00	163,585.00	241,480.00	340.20
027-640-019-000	840 BROWNING CIR	80,000.00	320,000.00	400,000.00	340.20
027-640-020-000	876 KINCHELOE DR	81,600.00	295,800.00	377,400.00	340.20
027-640-021-000	845 BROWNING CIR	72,220.00	118,986.00	191,206.00	340.20
027-640-022-000	849 BROWNING CIR	85,913.00	199,203.00	285,116.00	340.20
027-640-023-000	853 BROWNING CIR	75,000.00	255,000.00	330,000.00	340.20
027-640-024-000	857 BROWNING CIR	75,662.00	189,881.00	265,543.00	340.20
027-640-025-000	30 MULCAHY CT	89,097.00	174,378.00	263,475.00	340.20
027-640-026-000	26 MULCAHY CT	75,662.00	143,062.00	218,724.00	340.20
027-640-027-000	22 MULCAHY CT	73,935.00	229,732.00	303,667.00	340.20
027-640-028-000	18 MULCAHY CT	79,217.00	162,620.00	241,837.00	340.20
027-640-029-000	14 MULCAHY CT	81,600.00	321,300.00	402,900.00	340.20
027-640-030-000	10 MULCAHY CT	77,174.00	109,435.00	186,609.00	340.20

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027-640-031-000	6 MULCAHY CT	122,051.00	199,721.00	321,772.00	340.20
027-640-032-000	2 MULCAHY CT	93,829.00	137,987.00	231,816.00	340.20
027-640-033-000	891 BROWNING CIR	75,662.00	118,298.00	193,960.00	340.20
027-640-034-000	895 BROWNING CIR	122,051.00	152,010.00	274,061.00	340.20
027-640-035-000	899 BROWNING CIR	110,954.00	180,858.00	291,812.00	340.20
027-640-036-000	1951 MAXWELL AVE	79,217.00	222,866.00	302,083.00	340.20
027-640-037-000	888 KINCHELOE DR	72,830.00	141,280.00	214,110.00	340.20
027-640-038-000	884 KINCHELOE DR	63,373.00	254,554.00	317,927.00	340.20
027-640-039-000	880 KINCHELOE DR	69,519.00	129,098.00	198,617.00	340.20
027-640-041-000	829 DINSDALE CIR	84,417.00	123,610.00	208,027.00	340.20
027-640-042-000	833 DINSDALE CIR	74,284.00	181,321.00	255,605.00	340.20
027-640-043-000	837 DINSDALE CIR	70,909.00	122,221.00	193,130.00	340.20
027-640-044-000	841 DINSDALE CIR	70,909.00	128,975.00	199,884.00	340.20
027-640-045-000	845 DINSDALE CIR	70,909.00	118,098.00	189,007.00	340.20
027-640-046-000	849 DINSDALE CIR	135,807.00	163,991.00	299,798.00	340.20
027-640-047-000	853 DINSDALE CIR	70,909.00	138,338.00	209,247.00	340.20
027-640-048-000	857 DINSDALE CIR	90,468.00	265,181.00	355,649.00	340.20
027-640-049-000	861 DINSDALE CIR	162,225.00	199,662.00	361,887.00	340.20
027-640-050-000	865 DINSDALE CIR	81,040.00	218,206.00	299,246.00	340.20
027-640-051-000	869 DINSDALE CIR	70,909.00	144,058.00	214,967.00	340.20
027-640-052-000	873 DINSDALE CIR	85,913.00	203,019.00	288,932.00	340.20
027-640-053-000	877 DINSDALE CIR	110,954.00	166,433.00	277,387.00	340.20
027-640-054-000	881 DINSDALE CIR	70,909.00	126,148.00	197,057.00	340.20
027-640-055-000	885 DINSDALE CIR	70,000.00	245,000.00	315,000.00	340.20
027-640-056-000	889 DINSDALE CIR	80,000.00	310,000.00	390,000.00	340.20
027-640-057-000	893 DINSDALE CIR	75,000.00	255,000.00	330,000.00	340.20
027-640-058-000	897 DINSDALE CIR	74,284.00	146,994.00	221,278.00	340.20
027-640-059-000	903 FARNHAM AVE	81,040.00	127,194.00	208,234.00	340.20
027-640-060-000	907 FARNHAM AVE	71,417.00	189,201.00	260,618.00	340.20
027-640-061-000	911 FARNHAM AVE	88,310.00	122,572.00	210,882.00	340.20
027-640-062-000	915 FARNHAM AVE	80,000.00	325,000.00	405,000.00	340.20
027-640-063-000	856 DINSDALE CIR	67,310.00	253,710.00	321,020.00	340.20
027-640-064-000	850 DINSDALE CIR	70,909.00	152,848.00	223,757.00	340.20
027-640-065-000	844 DINSDALE CIR	81,040.00	134,536.00	215,576.00	340.20
027-640-066-000	871 FARNHAM AVE	84,386.00	161,767.00	246,153.00	340.20
027-640-067-000	875 FARNHAM AVE	81,600.00	284,580.00	366,180.00	340.20
027-640-068-000	879 FARNHAM AVE	106,066.00	218,258.00	324,324.00	340.20
027-640-069-000	883 FARNHAM AVE	87,631.00	207,080.00	294,711.00	340.20
027-640-070-000	887 FARNHAM AVE	75,000.00	255,000.00	330,000.00	340.20
027-640-071-000	891 FARNHAM AVE	99,827.00	224,623.00	324,450.00	340.20
027-640-072-000	895 FARNHAM AVE	89,097.00	213,305.00	302,402.00	340.20
027-640-073-000	884 DINSDALE CIR	74,284.00	130,666.00	204,950.00	340.20
027-640-074-000	878 DINSDALE CIR	74,284.00	137,758.00	212,042.00	340.20
027-651-001-000	1000 MORRIS CIR	75,000.00	265,000.00	340,000.00	340.20
027-651-002-000	1004 MORRIS CIR	94,536.00	267,226.00	361,762.00	340.20
027-651-003-000	1008 MORRIS CIR	70,909.00	208,194.00	279,103.00	340.20
027-651-004-000	1012 MORRIS CIR	75,000.00	265,000.00	340,000.00	340.20
027-651-005-000	1016 MORRIS CIR	70,909.00	146,543.00	217,452.00	340.20
027-651-006-000	1020 MORRIS CIR	82,792.00	137,861.00	220,653.00	340.20

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-651-007-000	1024 MORRIS CIR	70,909.00	124,925.00	195,834.00	340.20
027-651-008-000	1028 MORRIS CIR	70,909.00	158,534.00	229,443.00	340.20
027-651-009-000	1032 MORRIS CIR	141,468.00	206,997.00	348,465.00	340.20
027-651-010-000	1916 MORRIS CIR	74,284.00	212,530.00	286,814.00	340.20
027-651-011-000	1920 MORRIS CIR	58,355.00	210,083.00	268,438.00	340.20
027-651-012-000	1924 MORRIS CIR	58,355.00	137,934.00	196,289.00	340.20
027-651-013-000	1928 MORRIS CIR	70,909.00	119,325.00	190,234.00	340.20
027-651-014-000	1932 MORRIS CIR	110,954.00	171,981.00	282,935.00	340.20
027-651-015-000	1936 MORRIS CIR	71,400.00	255,000.00	326,400.00	340.20
027-651-016-000	1940 MORRIS CIR	61,200.00	262,140.00	323,340.00	340.20
027-651-017-000	1944 MORRIS CIR	165,379.00	177,015.00	342,394.00	340.20
027-651-018-000	1948 MORRIS CIR	69,519.00	126,467.00	195,986.00	340.20
027-651-019-000	1952 MORRIS CIR	70,909.00	114,556.00	185,465.00	340.20
027-652-001-000	1001 MORRIS CIR	78,913.00	254,573.00	333,486.00	340.20
027-652-002-000	1000 FREDERICKS ST	63,373.00	200,686.00	264,059.00	340.20
027-652-003-000	1004 FREDERICKS ST	135,807.00	192,398.00	328,205.00	340.20
027-652-004-000	1005 MORRIS CIR	82,730.00	243,117.00	325,847.00	340.20
027-652-005-000	1009 MORRIS CIR	75,000.00	265,000.00	340,000.00	340.20
027-652-006-000	1008 FREDERICKS ST	70,909.00	121,266.00	192,175.00	340.20
027-652-007-000	1012 FREDERICKS ST	70,000.00	259,000.00	329,000.00	340.20
027-652-008-000	1013 MORRIS CIR	70,909.00	112,017.00	182,926.00	340.20
027-652-009-000	1017 MORRIS CIR	62,133.00	217,466.00	279,599.00	340.20
027-652-010-000	1016 FREDERICKS ST	76,467.00	153,799.00	230,266.00	340.20
027-652-011-000	1020 FREDERICKS ST	70,909.00	154,094.00	225,003.00	340.20
027-652-012-000	1021 MORRIS CIR	77,895.00	134,891.00	212,786.00	340.20
027-652-013-000	1025 MORRIS CIR	70,909.00	139,736.00	210,645.00	340.20
027-652-014-000	1024 FREDERICKS ST	124,491.00	149,956.00	274,447.00	340.20
027-652-015-000	1028 FREDERICKS ST	77,271.00	208,635.00	285,906.00	340.20
027-652-016-000	1029 MORRIS CIR	63,661.00	164,458.00	228,119.00	340.20
027-653-001-000	1944 BRANIGAN AVE	66,300.00	210,120.00	276,420.00	340.20
027-653-002-000	1940 BRANIGAN AVE	70,000.00	314,000.00	384,000.00	340.20
027-653-003-000	1936 BRANIGAN AVE	75,000.00	273,000.00	348,000.00	340.20
027-653-004-000	1932 BRANIGAN AVE	68,966.00	174,645.00	243,611.00	340.20
027-653-005-000	1005 FREDERICKS ST	63,661.00	212,207.00	275,868.00	340.20
027-653-006-000	30 FREDERICKS CT	147,126.00	232,009.00	379,135.00	340.20
027-653-007-000	26 FREDERICKS CT	84,417.00	180,471.00	264,888.00	340.20
027-653-008-000	22 FREDERICKS CT	81,040.00	141,018.00	222,058.00	340.20
027-653-009-000	18 FREDERICKS CT	70,345.00	167,749.00	238,094.00	340.20
027-653-010-000	14 FREDERICKS CT	84,417.00	148,564.00	232,981.00	340.20
027-653-011-000	10 FREDERICKS CT	74,284.00	201,119.00	275,403.00	340.20
027-653-012-000	6 FREDERICKS CT	66,300.00	270,300.00	336,600.00	340.20
027-653-013-000	1019 FREDERICKS ST	84,386.00	162,287.00	246,673.00	340.20
027-653-014-000	1023 FREDERICKS ST	65,772.00	198,710.00	264,482.00	340.20
027-653-015-000	1027 FREDERICKS ST	63,661.00	197,352.00	261,013.00	340.20
027-653-016-000	1939 MORRIS CIR	70,909.00	149,240.00	220,149.00	340.20
027-653-017-000	1943 MORRIS CIR	75,000.00	255,000.00	330,000.00	340.20
027-653-018-000	1947 MORRIS CIR	70,345.00	188,760.00	259,105.00	340.20
027-653-019-000	1951 MORRIS CIR	72,220.00	127,251.00	199,471.00	340.20
027-661-001-000	931 ANDERSON CIR	126,833.00	162,214.00	289,047.00	340.20

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027-661-002-000	927 ANDERSON CIR	70,345.00	122,293.00	192,638.00	340.20
027-661-003-000	923 ANDERSON CIR	70,000.00	245,000.00	315,000.00	340.20
027-661-004-000	919 ANDERSON CIR	118,545.00	214,639.00	333,184.00	340.20
027-661-005-000	915 ANDERSON CIR	69,519.00	146,313.00	215,832.00	340.20
027-661-006-000	913 ANDERSON CIR	69,519.00	216,676.00	286,195.00	340.20
027-661-007-000	909 ANDERSON CIR	147,126.00	197,492.00	344,618.00	340.20
027-661-008-000	905 ANDERSON CIR	75,000.00	265,000.00	340,000.00	340.20
027-661-009-000	901 ANDERSON CIR	87,631.00	168,128.00	255,759.00	340.20
027-661-010-000	967 ANDERSON CIR	70,909.00	111,242.00	182,151.00	340.20
027-661-011-000	971 ANDERSON CIR	70,909.00	112,764.00	183,673.00	340.20
027-661-012-000	975 ANDERSON CIR	69,519.00	135,718.00	205,237.00	340.20
027-661-013-000	979 ANDERSON CIR	69,519.00	134,197.00	203,716.00	340.20
027-661-014-000	983 ANDERSON CIR	82,792.00	176,624.00	259,416.00	340.20
027-661-015-000	987 ANDERSON CIR	110,954.00	110,400.00	221,354.00	340.20
027-661-016-000	991 ANDERSON CIR	127,597.00	155,226.00	282,823.00	340.20
027-661-017-000	993 ANDERSON CIR	140,876.00	182,531.00	323,407.00	340.20
027-661-018-000	997 ANDERSON CIR	72,830.00	139,047.00	211,877.00	340.20
027-662-001-000	1789 LOSOYA DR	58,355.00	253,587.00	311,942.00	340.20
027-662-002-000	1785 LOSOYA DR	69,519.00	142,222.00	211,741.00	340.20
027-662-003-000	1781 LOSOYA DR	80,000.00	310,000.00	390,000.00	340.20
027-662-004-000	1777 LOSOYA DR	75,662.00	106,782.00	182,444.00	340.20
027-662-005-000	1773 LOSOYA DR	75,662.00	110,022.00	185,684.00	340.20
027-662-006-000	1769 LOSOYA DR	58,355.00	125,200.00	183,555.00	340.20
027-662-007-000	1765 LOSOYA DR	84,386.00	185,656.00	270,042.00	340.20
027-662-008-000	1761 LOSOYA DR	58,355.00	201,595.00	259,950.00	340.20
027-662-009-000	1757 LOSOYA DR	127,901.00	155,709.00	283,610.00	340.20
027-662-010-000	958 LOSOYA DR	127,901.00	166,829.00	294,730.00	340.20
027-662-011-000	962 LOSOYA DR	75,000.00	275,000.00	350,000.00	340.20
027-662-012-000	966 LOSOYA DR	82,730.00	137,466.00	220,196.00	340.20
027-662-013-000	970 LOSOYA DR	75,662.00	86,690.00	162,352.00	340.20
027-662-014-000	974 LOSOYA DR	55,022.00	164,458.00	219,480.00	340.20
027-662-015-000	978 LOSOYA DR	93,829.00	157,857.00	251,686.00	340.20
027-662-016-000	982 LOSOYA DR	55,022.00	153,563.00	208,585.00	340.20
027-662-017-000	986 LOSOYA DR	62,133.00	248,533.00	310,666.00	340.20
027-662-018-000	990 LOSOYA DR	94,536.00	200,196.00	294,732.00	340.20
027-662-019-000	994 LOSOYA DR	58,092.00	217,230.00	275,322.00	340.20
027-662-020-000	998 LOSOYA DR	72,220.00	117,768.00	189,988.00	340.20
027-662-021-000	900 ANDERSON CIR	67,310.00	219,537.00	286,847.00	340.20
027-662-022-000	904 ANDERSON CIR	70,909.00	112,122.00	183,031.00	340.20
027-662-023-000	908 ANDERSON CIR	80,000.00	310,000.00	390,000.00	340.20
027-662-024-000	912 ANDERSON CIR	75,000.00	255,000.00	330,000.00	340.20
027-662-025-000	914 ANDERSON CIR	58,355.00	175,070.00	233,425.00	340.20
027-662-026-000	918 ANDERSON CIR	159,255.00	197,230.00	356,485.00	340.20
027-662-027-000	922 ANDERSON CIR	76,366.00	229,115.00	305,481.00	340.20
027-662-028-000	926 ANDERSON CIR	59,522.00	134,199.00	193,721.00	340.20
027-662-029-000	930 ANDERSON CIR	70,909.00	138,492.00	209,401.00	340.20
027-662-030-000	932 ANDERSON CIR	70,909.00	169,156.00	240,065.00	340.20
027-662-031-000	936 ANDERSON CIR	86,700.00	265,200.00	351,900.00	340.20
027-662-032-000	940 ANDERSON CIR	74,284.00	113,079.00	187,363.00	340.20

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027-662-033-000	942 ANDERSON CIR	70,909.00	164,218.00	235,127.00	340.20
027-662-034-000	946 ANDERSON CIR	75,000.00	255,000.00	330,000.00	340.20
027-662-035-000	950 ANDERSON CIR	153,129.00	172,729.00	325,858.00	340.20
027-662-036-000	954 ANDERSON CIR	70,909.00	126,623.00	197,532.00	340.20
027-662-037-000	958 ANDERSON CIR	74,284.00	193,626.00	267,910.00	340.20
027-662-038-000	960 ANDERSON CIR	81,040.00	124,948.00	205,988.00	340.20
027-662-039-000	964 ANDERSON CIR	74,284.00	140,327.00	214,611.00	340.20
027-662-040-000	968 ANDERSON CIR	105,405.00	199,721.00	305,126.00	340.20
027-662-041-000	972 ANDERSON CIR	70,909.00	117,816.00	188,725.00	340.20
027-662-042-000	976 ANDERSON CIR	73,918.00	151,921.00	225,839.00	340.20
027-662-043-000	980 ANDERSON CIR	82,792.00	161,784.00	244,576.00	340.20
027-662-044-000	984 ANDERSON CIR	69,519.00	137,089.00	206,608.00	340.20
027-662-045-000	988 ANDERSON CIR	69,519.00	168,550.00	238,069.00	340.20
027-662-046-000	992 ANDERSON CIR	69,519.00	145,849.00	215,368.00	340.20
027-662-047-000	994 ANDERSON CIR	80,000.00	310,000.00	390,000.00	340.20
027-662-048-000	998 ANDERSON CIR	81,168.00	102,812.00	183,980.00	340.20
027-663-001-000	966 HUNTER LN	141,468.00	135,807.00	277,275.00	340.20
027-663-002-000	970 HUNTER LN	75,662.00	167,665.00	243,327.00	340.20
027-663-003-000	974 HUNTER LN	75,662.00	112,806.00	188,468.00	340.20
027-663-004-000	978 HUNTER LN	75,662.00	119,969.00	195,631.00	340.20
027-663-005-000	982 HUNTER LN	62,133.00	227,822.00	289,955.00	340.20
027-663-006-000	986 HUNTER LN	116,779.00	183,513.00	300,292.00	340.20
027-663-007-000	990 HUNTER LN	75,662.00	103,756.00	179,418.00	340.20
027-663-008-000	994 HUNTER LN	72,830.00	125,801.00	198,631.00	340.20
027-663-009-000	998 HUNTER LN	84,386.00	136,189.00	220,575.00	340.20
027-663-010-000	965 LOSOYA DR	116,501.00	105,405.00	221,906.00	340.20
027-663-011-000	969 LOSOYA DR	75,662.00	125,648.00	201,310.00	340.20
027-663-012-000	973 LOSOYA DR	135,807.00	232,009.00	367,816.00	340.20
027-663-013-000	977 LOSOYA DR	75,000.00	255,000.00	330,000.00	340.20
027-663-014-000	981 LOSOYA DR	57,057.00	137,576.00	194,633.00	340.20
027-663-015-000	985 LOSOYA DR	62,133.00	256,817.00	318,950.00	340.20
027-663-016-000	989 LOSOYA DR	71,400.00	234,600.00	306,000.00	340.20
027-663-017-000	993 LOSOYA DR	135,807.00	203,714.00	339,521.00	340.20
027-663-018-000	997 LOSOYA DR	118,545.00	212,141.00	330,686.00	340.20
027-664-001-000	965 HUNTER LN	75,757.00	119,047.00	194,804.00	340.20
027-664-002-000	969 HUNTER LN	77,895.00	170,076.00	247,971.00	340.20
027-664-003-000	973 HUNTER LN	71,400.00	249,900.00	321,300.00	340.20
027-664-004-000	977 HUNTER LN	75,662.00	138,886.00	214,548.00	340.20
027-664-005-000	981 HUNTER LN	75,662.00	97,661.00	173,323.00	340.20
027-664-006-000	985 HUNTER LN	82,792.00	166,688.00	249,480.00	340.20
027-664-007-000	989 HUNTER LN	70,000.00	230,000.00	300,000.00	340.20
027-664-008-000	993 HUNTER LN	75,000.00	275,000.00	350,000.00	340.20
027-664-009-000	997 HUNTER LN	140,876.00	182,406.00	323,282.00	340.20
027-670-001-000	1793 LOSOYA DR	72,488.00	295,132.00	367,620.00	340.20
027-670-002-000	974 WALLACE DR	93,829.00	231,818.00	325,647.00	340.20
027-670-003-000	978 WALLACE DR	72,830.00	206,997.00	279,827.00	340.20
027-670-004-000	982 WALLACE DR	116,779.00	167,941.00	284,720.00	340.20
027-670-005-000	986 WALLACE DR	76,143.00	265,924.00	342,067.00	340.20
027-670-006-000	990 WALLACE DR	81,168.00	170,995.00	252,163.00	340.20

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027-670-007-000	994 WALLACE DR	76,143.00	212,420.00	288,563.00	340.20
027-670-008-000	998 WALLACE DR	81,600.00	317,220.00	398,820.00	340.20
027-670-009-000	997 WALLACE DR	80,000.00	320,000.00	400,000.00	340.20
027-670-010-000	995 WALLACE DR	84,386.00	225,128.00	309,514.00	340.20
027-670-011-000	991 WALLACE DR	80,000.00	295,000.00	375,000.00	340.20
027-670-012-000	987 WALLACE DR	72,830.00	250,953.00	323,783.00	340.20
027-670-013-000	983 WALLACE DR	63,661.00	180,375.00	244,036.00	340.20
027-670-014-000	979 WALLACE DR	75,757.00	178,571.00	254,328.00	340.20
027-670-015-000	1802 LOSOYA DR	68,966.00	238,732.00	307,698.00	340.20
027-670-016-000	1801 LOSOYA DR	76,500.00	306,510.00	383,010.00	340.20
027-670-017-000	1805 LOSOYA DR	105,657.00	200,196.00	305,853.00	340.20
027-670-018-000	1809 LOSOYA DR	68,655.00	258,779.00	327,434.00	340.20
027-670-019-000	1815 LOSOYA DR	74,284.00	201,975.00	276,259.00	340.20
027-670-020-000	1821 LOSOYA DR	93,413.00	192,112.00	285,525.00	340.20
027-670-021-000	1827 LOSOYA DR	74,284.00	186,736.00	261,020.00	340.20
027-670-022-000	1830 LOSOYA DR	68,966.00	269,502.00	338,468.00	340.20
027-670-023-000	1826 LOSOYA DR	74,284.00	166,649.00	240,933.00	340.20
027-670-024-000	1822 LOSOYA DR	80,000.00	315,000.00	395,000.00	340.20
027-670-025-000	1818 LOSOYA DR	93,829.00	173,863.00	267,692.00	340.20
027-670-026-000	1814 LOSOYA DR	80,000.00	315,000.00	395,000.00	340.20
027-670-027-000	1810 LOSOYA DR	71,400.00	290,700.00	362,100.00	340.20
027-670-028-000	1806 LOSOYA DR	74,284.00	196,213.00	270,497.00	340.20
027-670-029-000	26 HILLER CT	79,451.00	246,687.00	326,138.00	340.20
027-670-030-000	30 HILLER CT	72,830.00	201,803.00	274,633.00	340.20
027-670-031-000	34 HILLER CT	72,488.00	282,188.00	354,676.00	340.20
027-670-032-000	38 HILLER CT	110,954.00	221,484.00	332,438.00	340.20
027-670-033-000	42 HILLER CT	79,451.00	224,804.00	304,255.00	340.20
027-670-034-000	22 HILLER CT	77,665.00	336,555.00	414,220.00	340.20
027-670-035-000	18 HILLER CT	90,000.00	320,000.00	410,000.00	340.20
027-670-036-000	14 HILLER CT	130,150.00	237,670.00	367,820.00	340.20
027-670-037-000	10 HILLER CT	68,966.00	190,985.00	259,951.00	340.20
027-670-038-000	6 HILLER CT	80,000.00	320,000.00	400,000.00	340.20
027-670-039-000	2 HILLER CT	158,444.00	226,350.00	384,794.00	340.20
027-670-040-000	54 EPPERSON CT	68,966.00	216,451.00	285,417.00	340.20
027-670-041-000	50 EPPERSON CT	82,792.00	248,266.00	331,058.00	340.20
027-670-042-000	46 EPPERSON CT	102,322.00	326,828.00	429,150.00	340.20
027-670-043-000	42 EPPERSON CT	80,000.00	295,000.00	375,000.00	340.20
027-670-044-000	38 EPPERSON CT	68,966.00	285,289.00	354,255.00	340.20
027-670-045-000	34 EPPERSON CT	101,824.00	315,631.00	417,455.00	340.20
027-670-046-000	30 EPPERSON CT	81,040.00	224,819.00	305,859.00	340.20
027-670-047-000	26 EPPERSON CT	81,040.00	200,089.00	281,129.00	340.20
027-670-048-000	22 EPPERSON CT	89,780.00	327,434.00	417,214.00	340.20
027-670-049-000	18 EPPERSON CT	74,284.00	145,170.00	219,454.00	340.20
027-670-050-000	14 EPPERSON CT	80,000.00	320,000.00	400,000.00	340.20
027-670-051-000	10 EPPERSON CT	67,310.00	274,421.00	341,731.00	340.20
027-670-052-000	6 EPPERSON CT	127,597.00	238,557.00	366,154.00	340.20
027-670-053-000	2 EPPERSON CT	87,631.00	215,517.00	303,148.00	340.20
027-681-001-000	840 WALKER ST	80,000.00	295,000.00	375,000.00	340.20
027-681-002-000	844 WALKER ST	95,000.00	331,000.00	426,000.00	340.20

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-681-003-000	2 TADLOCK PL	77,700.00	212,836.00	290,536.00	340.20
027-681-004-000	6 TADLOCK PL	90,000.00	335,000.00	425,000.00	340.20
027-681-005-000	10 TADLOCK PL	125,000.00	395,000.00	520,000.00	340.20
027-681-006-000	14 TADLOCK PL	97,368.00	317,792.00	415,160.00	340.20
027-681-007-000	18 TADLOCK PL	81,040.00	154,227.00	235,267.00	340.20
027-681-008-000	1831 LOSOYA DR	85,000.00	320,000.00	405,000.00	340.20
027-682-001-000	839 WALKER ST	76,143.00	177,452.00	253,595.00	340.20
027-682-002-000	843 WALKER ST	95,000.00	354,900.00	449,900.00	340.20
027-682-003-000	847 WALKER ST	79,217.00	295,747.00	374,964.00	340.20
027-682-004-000	851 WALKER ST	80,000.00	315,000.00	395,000.00	340.20
027-682-005-000	855 WALKER ST	74,270.00	187,802.00	262,072.00	340.20
027-682-006-000	859 WALKER ST	127,901.00	222,440.00	350,341.00	340.20
027-682-007-000	14 REIFF PL	92,696.00	268,387.00	361,083.00	340.20
027-682-008-000	10 REIFF PL	86,074.00	244,201.00	330,275.00	340.20
027-682-009-000	14 HILDEBRAND CT	98,376.00	339,662.00	438,038.00	340.20
027-682-010-000	10 HILDEBRAND CT	86,074.00	160,219.00	246,293.00	340.20
027-682-011-000	6 HILDEBRAND CT	79,451.00	208,003.00	287,454.00	340.20
027-682-012-000	924 CRANSTON DR	86,579.00	220,780.00	307,359.00	340.20
027-682-013-000	928 CRANSTON DR	71,400.00	290,700.00	362,100.00	340.20
027-682-014-000	932 CRANSTON DR	80,000.00	315,000.00	395,000.00	340.20
027-682-015-000	940 CRANSTON DR	72,830.00	183,415.00	256,245.00	340.20
027-682-016-000	944 CRANSTON DR	80,000.00	325,000.00	405,000.00	340.20
027-682-017-000	883 WALKER ST	80,000.00	320,000.00	400,000.00	340.20
027-682-018-000	879 WALKER ST	86,074.00	206,530.00	292,604.00	340.20
027-682-019-000	875 WALKER ST	85,000.00	335,000.00	420,000.00	340.20
027-682-020-000	871 WALKER ST	82,762.00	208,755.00	291,517.00	340.20
027-682-021-000	2 REIFF PL	86,074.00	166,669.00	252,743.00	340.20
027-682-022-000	6 REIFF PL	85,000.00	335,000.00	420,000.00	340.20
027-682-023-000	18 HILDEBRAND CT	90,000.00	320,000.00	410,000.00	340.20
027-682-024-000	22 HILDEBRAND CT	86,074.00	260,567.00	346,641.00	340.20
027-682-025-000	26 HILDEBRAND CT	105,657.00	181,472.00	287,129.00	340.20
027-683-001-000	927 CRANSTON DR	80,000.00	315,000.00	395,000.00	340.20
027-683-002-000	931 CRANSTON DR	72,830.00	222,003.00	294,833.00	340.20
027-683-003-000	935 CRANSTON DR	99,351.00	204,221.00	303,572.00	340.20
027-683-004-000	939 CRANSTON DR	82,792.00	257,208.00	340,000.00	340.20
027-683-005-000	943 CRANSTON DR	80,000.00	315,000.00	395,000.00	340.20
027-683-006-000	891 WALKER PL	111,218.00	229,115.00	340,333.00	340.20
027-683-007-000	895 WALKER PL	79,451.00	326,503.00	405,954.00	340.20
027-683-008-000	899 WALKER PL	86,074.00	324,943.00	411,017.00	340.20
027-683-009-000	903 WALKER PL	105,000.00	320,000.00	425,000.00	340.20
027-683-010-000	907 WALKER PL	93,199.00	414,222.00	507,421.00	340.20
027-684-001-000	1834 LOSOYA DR	97,401.00	146,103.00	243,504.00	340.20
027-684-002-000	868 WALKER ST	79,576.00	241,916.00	321,492.00	340.20
027-684-003-000	872 WALKER ST	101,824.00	272,663.00	374,487.00	340.20
027-684-004-000	876 WALKER ST	87,794.00	194,785.00	282,579.00	340.20
027-684-005-000	6 BARTH CT	123,008.00	230,081.00	353,089.00	340.20
027-684-006-000	10 BARTH CT	80,000.00	320,000.00	400,000.00	340.20
027-684-007-000	14 BARTH CT	135,807.00	202,584.00	338,391.00	340.20
027-684-008-000	18 BARTH CT	80,000.00	320,000.00	400,000.00	340.20

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027-684-009-000	22 BARTH CT	74,284.00	190,612.00	264,896.00	340.20
027-684-010-000	26 BARTH CT	80,000.00	315,000.00	395,000.00	340.20
027-684-011-000	30 BARTH CT	74,284.00	190,777.00	265,061.00	340.20
027-684-012-000	34 BARTH CT	85,000.00	271,000.00	356,000.00	340.20
027-684-013-000	33 BARTH CT	84,417.00	150,465.00	234,882.00	340.20
027-684-014-000	29 BARTH CT	74,284.00	182,445.00	256,729.00	340.20
027-684-015-000	25 BARTH CT	74,284.00	157,165.00	231,449.00	340.20
027-684-016-000	21 BARTH CT	80,000.00	315,000.00	395,000.00	340.20
027-684-017-000	17 BARTH CT	69,519.00	174,226.00	243,745.00	340.20
027-684-018-000	13 BARTH CT	74,284.00	248,411.00	322,695.00	340.20
027-684-019-000	9 BARTH CT	88,310.00	224,090.00	312,400.00	340.20
027-684-020-000	5 BARTH CT	81,600.00	301,818.00	383,418.00	340.20
027-684-021-000	1 BARTH CT	79,451.00	186,108.00	265,559.00	340.20
027-690-001-000	776 LAUGENOUR DR	62,133.00	181,221.00	243,354.00	340.20
027-690-002-000	1628 SILBERSTEIN PL	70,000.00	210,000.00	280,000.00	340.20
027-690-003-000	1622 SILBERSTEIN PL	95,459.00	267,524.00	362,983.00	340.20
027-690-004-000	1616 SILBERSTEIN PL	81,600.00	353,940.00	435,540.00	340.20
027-690-005-000	1612 SILBERSTEIN PL	112,307.00	258,191.00	370,498.00	340.20
027-690-006-000	1608 SILBERSTEIN PL	80,000.00	295,000.00	375,000.00	340.20
027-690-007-000	1604 SILBERSTEIN PL	108,188.00	320,614.00	428,802.00	340.20
027-690-008-000	1600 SILBERSTEIN PL	109,186.00	342,054.00	451,240.00	340.20
027-690-009-000	1603 SILBERSTEIN PL	108,188.00	269,721.00	377,909.00	340.20
027-690-010-000	1607 SILBERSTEIN PL	81,600.00	331,500.00	413,100.00	340.20
027-690-011-000	1611 SILBERSTEIN PL	98,642.00	247,421.00	346,063.00	340.20
027-690-012-000	1617 SILBERSTEIN PL	86,700.00	331,500.00	418,200.00	340.20
027-690-013-000	1623 SILBERSTEIN PL	92,275.00	271,993.00	364,268.00	340.20
027-690-014-000	1629 SILBERSTEIN PL	52,270.00	122,811.00	175,081.00	340.20
027-690-015-000	1633 SILBERSTEIN PL	116,501.00	138,340.00	254,841.00	340.20
027-690-016-000	780 LAUGENOUR DR	64,934.00	99,567.00	164,501.00	340.20
027-690-017-000	1635 GILLETTE DR	138,694.00	199,721.00	338,415.00	340.20
027-690-018-000	1631 GILLETTE DR	84,866.00	216,245.00	301,111.00	340.20
027-690-019-000	1625 GILLETTE DR	110,436.00	257,881.00	368,317.00	340.20
027-690-020-000	1619 GILLETTE DR	68,655.00	237,653.00	306,308.00	340.20
027-690-021-000	1615 GILLETTE DR	101,824.00	205,441.00	307,265.00	340.20
027-690-022-000	1609 GILLETTE DR	75,757.00	134,199.00	209,956.00	340.20
027-690-023-000	1605 GILLETTE DR	89,097.00	253,173.00	342,270.00	340.20
027-690-024-000	1601 GILLETTE DR	71,400.00	295,800.00	367,200.00	340.20
027-690-026-000	777 LAUGENOUR DR	68,655.00	237,548.00	306,203.00	340.20
027-690-027-000	781 LAUGENOUR DR	90,240.00	260,937.00	351,177.00	340.20
027-690-028-000	785 LAUGENOUR DR	72,488.00	248,274.00	320,762.00	340.20
027-690-029-000	789 LAUGENOUR DR	68,655.00	297,860.00	366,515.00	340.20
027-690-030-000	793 LAUGENOUR DR	92,275.00	292,615.00	384,890.00	340.20
027-690-031-000	797 LAUGENOUR DR	80,000.00	335,000.00	415,000.00	340.20
027-690-032-000	771 BOURN DR	99,703.00	237,101.00	336,804.00	340.20
027-690-033-000	767 BOURN DR	80,000.00	345,000.00	425,000.00	340.20
027-690-034-000	763 BOURN DR	130,150.00	209,374.00	339,524.00	340.20
027-690-035-000	759 BOURN DR	76,500.00	341,700.00	418,200.00	340.20
027-690-036-000	755 BOURN DR	102,949.00	237,598.00	340,547.00	340.20
027-690-037-000	751 BOURN DR	80,000.00	350,000.00	430,000.00	340.20

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027-690-038-000	747 BOURN DR	111,218.00	135,866.00	247,084.00	340.20
027-690-039-000	743 BOURN DR	81,168.00	147,186.00	228,354.00	340.20
027-690-040-000	739 BOURN DR	85,000.00	320,000.00	405,000.00	340.20
027-690-042-000	1614 FARNHAM AVE	107,100.00	374,400.00	481,500.00	340.20
027-690-043-000	1618 FARNHAM AVE	116,051.00	253,200.00	369,251.00	340.20
027-690-044-000	1622 FARNHAM AVE	85,000.00	541,000.00	626,000.00	340.20
027-690-045-000	1626 FARNHAM AVE	147,126.00	277,281.00	424,407.00	340.20
027-690-046-000	1630 FARNHAM AVE	106,066.00	322,187.00	428,253.00	340.20
027-690-047-000	1634 FARNHAM AVE	66,571.00	94,309.00	160,880.00	340.20
027-690-048-000	768 LAUGENOUR DR	54,111.00	167,749.00	221,860.00	340.20
027-690-049-000	772 LAUGENOUR DR	68,966.00	195,231.00	264,197.00	340.20
027-690-050-000	773 LAUGENOUR DR	68,655.00	353,841.00	422,496.00	340.20
027-690-051-000	769 LAUGENOUR DR	80,000.00	320,000.00	400,000.00	340.20
027-690-052-000	765 LAUGENOUR DR	73,935.00	283,072.00	357,007.00	340.20
027-701-001-000	1601 LAUGENOUR DR	88,310.00	154,545.00	242,855.00	340.20
027-701-002-000	1605 LAUGENOUR DR	70,345.00	178,571.00	248,916.00	340.20
027-701-003-000	1609 LAUGENOUR DR	80,000.00	310,000.00	390,000.00	340.20
027-701-004-000	1613 LAUGENOUR DR	93,589.00	255,629.00	349,218.00	340.20
027-701-005-000	1619 LAUGENOUR DR	93,589.00	202,066.00	295,655.00	340.20
027-701-006-000	605 LAUGENOUR DR	118,545.00	245,935.00	364,480.00	340.20
027-701-007-000	611 LAUGENOUR DR	58,092.00	285,184.00	343,276.00	340.20
027-701-008-000	617 LAUGENOUR DR	158,444.00	237,670.00	396,114.00	340.20
027-701-009-000	623 LAUGENOUR DR	58,355.00	212,207.00	270,562.00	340.20
027-701-010-000	629 LAUGENOUR DR	97,514.00	262,061.00	359,575.00	340.20
027-701-011-000	635 LAUGENOUR DR	70,000.00	304,900.00	374,900.00	340.20
027-701-012-000	641 LAUGENOUR DR	103,200.00	318,908.00	422,108.00	340.20
027-701-013-000	647 LAUGENOUR DR	116,779.00	189,075.00	305,854.00	340.20
027-701-014-000	653 LAUGENOUR DR	109,467.00	213,391.00	322,858.00	340.20
027-701-015-000	659 LAUGENOUR DR	99,827.00	257,355.00	357,182.00	340.20
027-701-016-000	665 LAUGENOUR DR	106,066.00	255,172.00	361,238.00	340.20
027-701-017-000	671 LAUGENOUR DR	75,757.00	162,229.00	237,986.00	340.20
027-701-018-000	677 LAUGENOUR DR	109,272.00	316,213.00	425,485.00	340.20
027-701-019-000	1643 FARNHAM AVE	75,000.00	205,000.00	280,000.00	340.20
027-701-020-000	1647 FARNHAM AVE	141,404.00	255,243.00	396,647.00	340.20
027-701-021-000	1651 FARNHAM AVE	116,374.00	281,386.00	397,760.00	340.20
027-701-022-000	1655 FARNHAM AVE	140,876.00	197,233.00	338,109.00	340.20
027-702-001-000	601 BOURN DR	99,351.00	176,512.00	275,863.00	340.20
027-702-002-000	613 BOURN DR	87,348.00	215,081.00	302,429.00	340.20
027-702-003-000	625 BOURN DR	87,348.00	206,076.00	293,424.00	340.20
027-702-004-000	637 BOURN DR	87,348.00	233,521.00	320,869.00	340.20
027-702-005-000	649 BOURN DR	87,348.00	195,150.00	282,498.00	340.20
027-702-006-000	661 BOURN DR	87,348.00	222,669.00	310,017.00	340.20
027-702-007-000	673 BOURN DR	63,661.00	180,375.00	244,036.00	340.20
027-702-008-000	685 BOURN DR	75,000.00	205,000.00	280,000.00	340.20
027-702-009-000	697 BOURN DR	90,905.00	239,598.00	330,503.00	340.20
027-702-010-000	709 BOURN DR	71,400.00	277,746.00	349,146.00	340.20
027-702-011-000	721 BOURN DR	93,589.00	230,359.00	323,948.00	340.20
027-702-013-000	684 WOODARD DR	63,373.00	174,279.00	237,652.00	340.20
027-702-014-000	676 WOODARD DR	71,400.00	285,600.00	357,000.00	340.20

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027-702-015-000	668 WOODARD DR	110,250.00	255,758.00	366,008.00	340.20
027-702-016-000	660 WOODARD DR	62,133.00	264,065.00	326,198.00	340.20
027-702-017-000	652 WOODARD DR	75,000.00	275,000.00	350,000.00	340.20
027-702-018-000	644 WOODARD DR	116,374.00	235,716.00	352,090.00	340.20
027-702-019-000	636 WOODARD DR	80,000.00	310,000.00	390,000.00	340.20
027-702-020-000	628 WOODARD DR	110,954.00	210,816.00	321,770.00	340.20
027-702-021-000	620 WOODARD DR	111,218.00	166,829.00	278,047.00	340.20
027-702-022-000	1610 LAUGENOUR DR	81,168.00	189,394.00	270,562.00	340.20
027-702-023-000	1618 LAUGENOUR DR	140,876.00	201,382.00	342,258.00	340.20
027-703-001-000	672 LAUGENOUR DR	86,700.00	239,700.00	326,400.00	340.20
027-703-002-000	680 LAUGENOUR DR	119,131.00	256,033.00	375,164.00	340.20
027-703-003-000	688 LAUGENOUR DR	100,096.00	161,213.00	261,309.00	340.20
027-703-004-000	1631 FARNHAM AVE	86,813.00	320,465.00	407,278.00	340.20
027-703-005-000	1627 FARNHAM AVE	110,250.00	260,826.00	371,076.00	340.20
027-703-006-000	1623 FARNHAM AVE	63,373.00	311,591.00	374,964.00	340.20
027-703-007-000	1619 FARNHAM AVE	140,876.00	264,707.00	405,583.00	340.20
027-703-008-000	1615 FARNHAM AVE	75,000.00	205,000.00	280,000.00	340.20
027-703-009-000	667 WOODARD DR	85,000.00	365,000.00	450,000.00	340.20
027-703-010-000	659 WOODARD DR	58,092.00	171,110.00	229,202.00	340.20
027-703-011-000	651 WOODARD DR	164,104.00	237,670.00	401,774.00	340.20
027-703-012-000	643 WOODARD DR	147,126.00	220,693.00	367,819.00	340.20
027-703-013-000	635 WOODARD DR	110,863.00	255,633.00	366,496.00	340.20
027-703-014-000	622 LAUGENOUR DR	72,488.00	232,999.00	305,487.00	340.20
027-703-015-000	626 LAUGENOUR DR	80,000.00	315,000.00	395,000.00	340.20
027-703-016-000	632 LAUGENOUR DR	113,313.00	258,104.00	371,417.00	340.20
027-703-017-000	638 LAUGENOUR DR	76,500.00	224,400.00	300,900.00	340.20
027-703-018-000	8 GWINN CT	75,000.00	319,400.00	394,400.00	340.20
027-703-019-000	6 GWINN CT	70,345.00	194,804.00	265,149.00	340.20
027-703-020-000	4 GWINN CT	74,270.00	252,395.00	326,665.00	340.20
027-703-021-000	2 GWINN CT	115,609.00	264,559.00	380,168.00	340.20
027-711-001-000	761 HATCHER DR	90,000.00	270,000.00	360,000.00	340.20
027-711-002-000	765 HATCHER DR	116,501.00	216,255.00	332,756.00	340.20
027-711-003-000	769 HATCHER DR	80,000.00	310,000.00	390,000.00	340.20
027-711-004-000	773 HATCHER DR	80,000.00	310,000.00	390,000.00	340.20
027-711-005-000	777 HATCHER DR	75,000.00	205,000.00	280,000.00	340.20
027-711-006-000	3 HAZEMAN CT	147,002.00	192,448.00	339,450.00	340.20
027-711-007-000	5 HAZEMAN CT	85,000.00	310,000.00	395,000.00	340.20
027-711-008-000	7 HAZEMAN CT	80,000.00	315,000.00	395,000.00	340.20
027-711-010-000	10 HAZEMAN CT	85,000.00	320,000.00	405,000.00	340.20
027-711-011-000	8 HAZEMAN CT	80,000.00	310,000.00	390,000.00	340.20
027-711-012-000	6 HAZEMAN CT	80,000.00	310,000.00	390,000.00	340.20
027-711-013-000	4 HAZEMAN CT	80,000.00	315,000.00	395,000.00	340.20
027-711-014-000	2 HAZEMAN CT	80,000.00	310,000.00	390,000.00	340.20
027-711-015-000	781 HATCHER DR	159,255.00	202,358.00	361,613.00	340.20
027-711-016-000	785 HATCHER DR	80,000.00	310,000.00	390,000.00	340.20
027-711-017-000	789 HATCHER DR	80,529.00	134,707.00	215,236.00	340.20
027-711-018-000	1649 HATCHER DR	62,133.00	300,310.00	362,443.00	340.20
027-711-019-000	1653 HATCHER DR	105,657.00	200,196.00	305,853.00	340.20
027-711-020-000	1657 HATCHER DR	82,792.00	88,310.00	171,102.00	340.20

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027-711-021-000	1661 HATCHER DR	80,000.00	310,000.00	390,000.00	340.20
027-711-022-000	1665 HATCHER DR	80,000.00	315,000.00	395,000.00	340.20
027-711-023-000	1671 HATCHER DR	75,000.00	275,000.00	350,000.00	340.20
027-712-001-000	762 HATCHER DR	75,000.00	275,000.00	350,000.00	340.20
027-712-002-000	766 HATCHER DR	80,000.00	325,000.00	405,000.00	340.20
027-712-003-000	770 HATCHER DR	135,807.00	198,056.00	333,863.00	340.20
027-712-004-000	774 HATCHER DR	122,051.00	230,790.00	352,841.00	340.20
027-712-005-000	778 HATCHER DR	70,345.00	189,285.00	259,630.00	340.20
027-712-006-000	782 HATCHER DR	134,754.00	264,969.00	399,723.00	340.20
027-712-007-000	786 HATCHER DR	75,000.00	275,000.00	350,000.00	340.20
027-712-008-000	790 HATCHER DR	140,876.00	147,966.00	288,842.00	340.20
027-712-009-000	794 HATCHER DR	140,876.00	235,722.00	376,598.00	340.20
027-712-010-000	1636 HATCHER DR	138,694.00	199,721.00	338,415.00	340.20
027-712-011-000	1640 HATCHER DR	173,287.00	229,826.00	403,113.00	340.20
027-712-012-000	1644 HATCHER DR	70,000.00	319,000.00	389,000.00	340.20
027-712-013-000	1648 HATCHER DR	80,000.00	310,000.00	390,000.00	340.20
027-712-014-000	1652 HATCHER DR	80,000.00	310,000.00	390,000.00	340.20
027-712-015-000	1656 HATCHER DR	71,400.00	285,600.00	357,000.00	340.20
027-712-016-000	1660 HATCHER DR	80,000.00	310,000.00	390,000.00	340.20
027-712-017-000	1664 HATCHER DR	58,355.00	276,930.00	335,285.00	340.20
027-712-018-000	1668 HATCHER DR	93,829.00	182,143.00	275,972.00	340.20
027-712-019-000	1672 HATCHER DR	75,000.00	275,000.00	350,000.00	340.20
027-721-001-000	852 ATWELL CIR	86,579.00	154,762.00	241,341.00	340.20
027-721-002-000	850 ATWELL CIR	93,589.00	228,241.00	321,830.00	340.20
027-721-003-000	848 ATWELL CIR	75,757.00	191,018.00	266,775.00	340.20
027-721-004-000	846 ATWELL CIR	71,752.00	149,025.00	220,777.00	340.20
027-721-005-000	844 ATWELL CIR	81,109.00	187,587.00	268,696.00	340.20
027-721-006-000	842 ATWELL CIR	87,348.00	281,224.00	368,572.00	340.20
027-721-007-000	840 ATWELL CIR	81,109.00	211,730.00	292,839.00	340.20
027-721-008-000	838 ATWELL CIR	81,109.00	247,455.00	328,564.00	340.20
027-721-009-000	836 ATWELL CIR	72,488.00	279,599.00	352,087.00	340.20
027-721-010-000	834 ATWELL CIR	90,000.00	330,000.00	420,000.00	340.20
027-721-011-000	832 ATWELL CIR	81,109.00	236,975.00	318,084.00	340.20
027-721-012-000	830 ATWELL CIR	93,589.00	267,053.00	360,642.00	340.20
027-721-013-000	828 ATWELL CIR	81,109.00	304,641.00	385,750.00	340.20
027-721-014-000	826 ATWELL CIR	81,109.00	179,313.00	260,422.00	340.20
027-721-015-000	824 ATWELL CIR	88,310.00	190,199.00	278,509.00	340.20
027-721-016-000	822 ATWELL CIR	82,844.00	295,132.00	377,976.00	340.20
027-721-017-000	820 ATWELL CIR	84,882.00	130,505.00	215,387.00	340.20
027-721-018-000	818 ATWELL CIR	80,000.00	240,000.00	320,000.00	340.20
027-721-019-000	816 ATWELL CIR	81,109.00	171,928.00	253,037.00	340.20
027-721-020-000	814 ATWELL CIR	70,000.00	280,000.00	350,000.00	340.20
027-721-021-000	812 ATWELL CIR	84,230.00	160,498.00	244,728.00	340.20
027-721-022-000	810 ATWELL CIR	110,954.00	159,774.00	270,728.00	340.20
027-721-023-000	808 ATWELL CIR	75,000.00	275,000.00	350,000.00	340.20
027-721-024-000	806 ATWELL CIR	93,589.00	218,258.00	311,847.00	340.20
027-721-025-000	804 ATWELL CIR	122,051.00	171,981.00	294,032.00	340.20
027-721-026-000	802 ATWELL CIR	84,230.00	143,625.00	227,855.00	340.20
027-721-027-000	800 ATWELL CIR	87,348.00	172,085.00	259,433.00	340.20

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027-722-001-000	801 ATWELL CIR	122,051.00	171,981.00	294,032.00	340.20
027-722-002-000	803 ATWELL CIR	58,092.00	215,472.00	273,564.00	340.20
027-722-003-000	805 ATWELL CIR	80,000.00	305,000.00	385,000.00	340.20
027-722-004-000	807 ATWELL CIR	75,000.00	205,000.00	280,000.00	340.20
027-722-005-000	809 ATWELL CIR	84,230.00	171,246.00	255,476.00	340.20
027-722-006-000	811 ATWELL CIR	94,536.00	190,185.00	284,721.00	340.20
027-722-007-000	813 ATWELL CIR	81,109.00	161,599.00	242,708.00	340.20
027-722-008-000	815 ATWELL CIR	122,051.00	190,845.00	312,896.00	340.20
027-722-009-000	817 ATWELL CIR	70,345.00	152,056.00	222,401.00	340.20
027-722-010-000	837 ATWELL CIR	73,935.00	237,653.00	311,588.00	340.20
027-722-011-000	839 ATWELL CIR	90,468.00	266,428.00	356,896.00	340.20
027-722-012-000	841 ATWELL CIR	70,345.00	121,211.00	191,556.00	340.20
027-722-013-000	843 ATWELL CIR	104,068.00	182,558.00	286,626.00	340.20
027-722-014-000	845 ATWELL CIR	141,468.00	173,157.00	314,625.00	340.20
027-722-015-000	847 ATWELL CIR	80,000.00	325,000.00	405,000.00	340.20
027-722-016-000	849 ATWELL CIR	82,792.00	158,959.00	241,751.00	340.20
027-722-017-000	851 ATWELL CIR	84,230.00	162,225.00	246,455.00	340.20
027-722-018-000	853 ATWELL CIR	75,000.00	265,000.00	340,000.00	340.20
027-731-001-000	1802 ELSTON CIR	93,589.00	207,753.00	301,342.00	340.20
027-731-002-000	1806 ELSTON CIR	93,589.00	257,817.00	351,406.00	340.20
027-731-003-000	1810 ELSTON CIR	99,351.00	218,810.00	318,161.00	340.20
027-731-004-000	1814 ELSTON CIR	81,600.00	295,800.00	377,400.00	340.20
027-731-005-000	1818 ELSTON CIR	64,910.00	254,541.00	319,451.00	340.20
027-731-006-000	1822 ELSTON CIR	102,949.00	290,609.00	393,558.00	340.20
027-731-007-000	1826 ELSTON CIR	108,563.00	208,036.00	316,599.00	340.20
027-731-008-000	1813 GABLE DR	118,545.00	252,701.00	371,246.00	340.20
027-731-009-000	1809 GABLE DR	93,589.00	320,716.00	414,305.00	340.20
027-731-010-000	1805 GABLE DR	127,597.00	221,912.00	349,509.00	340.20
027-731-011-000	1801 GABLE DR	102,949.00	190,392.00	293,341.00	340.20
027-731-012-000	1817 HOMESTEAD WAY	103,423.00	249,581.00	353,004.00	340.20
027-731-013-000	1813 HOMESTEAD WAY	98,360.00	193,423.00	291,783.00	340.20
027-731-014-000	1809 HOMESTEAD WAY	97,061.00	232,111.00	329,172.00	340.20
027-731-015-000	1805 HOMESTEAD WAY	93,589.00	282,962.00	376,551.00	340.20
027-731-016-000	1801 HOMESTEAD WAY	147,126.00	198,056.00	345,182.00	340.20
027-732-001-000	1734 ELSTON CIR	80,000.00	285,000.00	365,000.00	340.20
027-732-002-000	1738 ELSTON CIR	80,000.00	310,000.00	390,000.00	340.20
027-732-003-000	1742 ELSTON CIR	85,000.00	315,000.00	400,000.00	340.20
027-732-004-000	1746 ELSTON CIR	80,000.00	340,000.00	420,000.00	340.20
027-732-005-000	1750 ELSTON CIR	152,786.00	185,607.00	338,393.00	340.20
027-732-006-000	1754 ELSTON CIR	72,488.00	304,239.00	376,727.00	340.20
027-732-007-000	1758 ELSTON CIR	88,310.00	200,908.00	289,218.00	340.20
027-732-008-000	1762 ELSTON CIR	80,000.00	320,000.00	400,000.00	340.20
027-732-009-000	1766 ELSTON CIR	61,200.00	257,244.00	318,444.00	340.20
027-732-010-000	1770 ELSTON CIR	105,657.00	166,829.00	272,486.00	340.20
027-732-011-000	1774 ELSTON CIR	68,966.00	148,543.00	217,509.00	340.20
027-732-012-000	1775 HOMESTEAD WAY	116,501.00	170,651.00	287,152.00	340.20
027-732-013-000	1771 HOMESTEAD WAY	140,876.00	277,936.00	418,812.00	340.20
027-732-014-000	1767 HOMESTEAD WAY	75,000.00	275,000.00	350,000.00	340.20
027-732-015-000	1763 HOMESTEAD WAY	93,829.00	156,752.00	250,581.00	340.20

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027-732-016-000	1759 HOMESTEAD WAY	123,577.00	275,634.00	399,211.00	340.20
027-732-017-000	1755 HOMESTEAD WAY	147,126.00	243,328.00	390,454.00	340.20
027-732-018-000	1751 HOMESTEAD WAY	71,400.00	304,980.00	376,380.00	340.20
027-732-019-000	1747 HOMESTEAD WAY	140,876.00	235,584.00	376,460.00	340.20
027-732-020-000	759 MERRITT CIR	80,000.00	320,000.00	400,000.00	340.20
027-733-001-000	754 MERRITT CIR	34,647.00	107,539.00	142,186.00	340.20
027-733-002-000	758 MERRITT CIR	80,000.00	315,000.00	395,000.00	340.20
027-733-003-000	762 MERRITT CIR	82,792.00	193,181.00	275,973.00	340.20
027-733-004-000	766 MERRITT CIR	110,954.00	171,981.00	282,935.00	340.20
027-733-005-000	770 MERRITT CIR	96,708.00	249,439.00	346,147.00	340.20
027-733-006-000	774 MERRITT CIR	116,779.00	194,634.00	311,413.00	340.20
027-733-007-000	778 MERRITT CIR	94,536.00	189,075.00	283,611.00	340.20
027-733-008-000	782 MERRITT CIR	96,708.00	248,335.00	345,043.00	340.20
027-733-009-000	786 MERRITT CIR	58,355.00	166,582.00	224,937.00	340.20
027-733-010-000	790 MERRITT CIR	127,597.00	227,461.00	355,058.00	340.20
027-733-011-000	794 MERRITT CIR	116,779.00	189,075.00	305,854.00	340.20
027-733-012-000	798 MERRITT CIR	73,935.00	200,686.00	274,621.00	340.20
027-733-013-000	799 ELSTON CIR	75,000.00	275,000.00	350,000.00	340.20
027-733-014-000	795 ELSTON CIR	80,000.00	310,000.00	390,000.00	340.20
027-733-015-000	791 ELSTON CIR	70,345.00	224,567.00	294,912.00	340.20
027-733-016-000	787 ELSTON CIR	58,355.00	210,083.00	268,438.00	340.20
027-733-017-000	783 ELSTON CIR	75,000.00	275,000.00	350,000.00	340.20
027-733-018-000	779 ELSTON CIR	80,000.00	320,000.00	400,000.00	340.20
027-733-019-000	775 ELSTON CIR	82,792.00	209,740.00	292,532.00	340.20
027-733-020-000	771 ELSTON CIR	158,444.00	232,009.00	390,453.00	340.20
027-733-021-000	767 ELSTON CIR	80,000.00	315,000.00	395,000.00	340.20
027-733-022-000	763 ELSTON CIR	71,400.00	325,380.00	396,780.00	340.20
027-733-023-000	759 ELSTON CIR	75,000.00	275,000.00	350,000.00	340.20
027-734-001-000	796 ELSTON CIR	80,000.00	285,000.00	365,000.00	340.20
027-734-002-000	792 ELSTON CIR	75,757.00	203,463.00	279,220.00	340.20
027-734-003-000	788 ELSTON CIR	75,000.00	275,000.00	350,000.00	340.20
027-734-004-000	784 ELSTON CIR	88,310.00	151,233.00	239,543.00	340.20
027-734-005-000	780 ELSTON CIR	81,505.00	230,720.00	312,225.00	340.20
027-734-006-000	776 ELSTON CIR	75,000.00	275,000.00	350,000.00	340.20
027-734-007-000	772 ELSTON CIR	80,000.00	345,000.00	425,000.00	340.20
027-734-008-000	768 ELSTON CIR	100,096.00	250,245.00	350,341.00	340.20
027-734-009-000	764 ELSTON CIR	75,000.00	275,000.00	350,000.00	340.20
027-735-001-000	1726 MERRITT CIR	80,000.00	315,000.00	395,000.00	340.20
027-735-002-000	1722 MERRITT CIR	63,373.00	274,622.00	337,995.00	340.20
027-735-003-000	1718 MERRITT CIR	111,218.00	211,318.00	322,536.00	340.20
027-735-004-000	1714 MERRITT CIR	158,444.00	232,009.00	390,453.00	340.20
027-735-005-000	1710 MERRITT CIR	80,000.00	310,000.00	390,000.00	340.20
027-735-006-000	1706 MERRITT CIR	75,000.00	275,000.00	350,000.00	340.20
027-735-007-000	1702 MERRITT CIR	75,757.00	145,021.00	220,778.00	340.20
027-741-001-000	1799 FARNHAM AVE	119,185.00	263,306.00	382,491.00	340.20
027-741-002-000	1801 FARNHAM AVE	140,876.00	191,104.00	331,980.00	340.20
027-741-003-000	1805 FARNHAM AVE	75,757.00	230,819.00	306,576.00	340.20
027-741-004-000	1809 FARNHAM AVE	62,133.00	217,466.00	279,599.00	340.20
027-741-005-000	1813 FARNHAM AVE	71,400.00	274,380.00	345,780.00	340.20

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027-741-006-000	1817 FARNHAM AVE	110,954.00	177,528.00	288,482.00	340.20
027-741-007-000	1821 FARNHAM AVE	75,757.00	140,692.00	216,449.00	340.20
027-741-008-000	1825 FARNHAM AVE	102,949.00	297,892.00	400,841.00	340.20
027-741-011-000	1829 FARNHAM AVE	115,805.00	334,968.00	450,773.00	340.20
027-742-001-000	1796 FARNHAM AVE	122,051.00	183,077.00	305,128.00	340.20
027-742-002-000	1785 ELSTON CIR	67,310.00	238,177.00	305,487.00	340.20
027-743-001-000	1800 FARNHAM AVE	111,218.00	161,268.00	272,486.00	340.20
027-743-002-000	1804 FARNHAM AVE	106,690.00	287,020.00	393,710.00	340.20
027-743-003-000	1808 FARNHAM AVE	100,096.00	221,328.00	321,424.00	340.20
027-743-004-000	1812 FARNHAM AVE	140,876.00	252,990.00	393,866.00	340.20
027-743-005-000	1816 FARNHAM AVE	77,271.00	242,857.00	320,128.00	340.20
027-743-006-000	1820 FARNHAM AVE	111,218.00	160,156.00	271,374.00	340.20
027-743-007-000	1824 FARNHAM AVE	80,000.00	310,000.00	390,000.00	340.20
027-743-008-000	1828 FARNHAM AVE	75,000.00	300,000.00	375,000.00	340.20
027-743-009-000	1832 FARNHAM AVE	109,186.00	270,796.00	379,982.00	340.20
027-743-010-000	1836 FARNHAM AVE	76,500.00	282,540.00	359,040.00	340.20
027-743-011-000	1840 FARNHAM AVE	76,500.00	255,000.00	331,500.00	340.20
027-743-012-000	1844 FARNHAM AVE	122,051.00	183,077.00	305,128.00	340.20
027-743-013-000	1837 ELSTON CIR	115,426.00	218,382.00	333,808.00	340.20
027-743-014-000	1833 ELSTON CIR	112,307.00	281,894.00	394,201.00	340.20
027-743-015-000	1829 ELSTON CIR	81,168.00	162,337.00	243,505.00	340.20
027-743-016-000	1825 ELSTON CIR	102,949.00	281,887.00	384,836.00	340.20
027-743-017-000	1821 ELSTON CIR	81,168.00	205,627.00	286,795.00	340.20
027-743-018-000	1817 ELSTON CIR	106,066.00	241,197.00	347,263.00	340.20
027-743-019-000	1813 ELSTON CIR	106,066.00	220,725.00	326,791.00	340.20
027-743-020-000	1809 ELSTON CIR	98,578.00	276,446.00	375,024.00	340.20
027-743-021-000	1805 ELSTON CIR	98,578.00	250,428.00	349,006.00	340.20
027-743-022-000	1801 ELSTON CIR	68,655.00	221,810.00	290,465.00	340.20
027-744-001-000	1802 GABLE DR	97,956.00	185,688.00	283,644.00	340.20
027-744-002-000	1806 GABLE DR	116,501.00	206,379.00	322,880.00	340.20
027-744-003-000	1810 GABLE DR	96,708.00	259,291.00	355,999.00	340.20
027-744-004-000	1814 GABLE DR	96,708.00	241,345.00	338,053.00	340.20
027-744-005-000	1818 GABLE DR	75,000.00	360,000.00	435,000.00	340.20
027-744-006-000	1822 GABLE DR	96,708.00	280,345.00	377,053.00	340.20
027-744-007-000	1826 GABLE DR	68,655.00	313,704.00	382,359.00	340.20
027-744-008-000	1830 GABLE DR	96,708.00	274,624.00	371,332.00	340.20
027-744-009-000	1834 GABLE DR	80,000.00	285,000.00	365,000.00	340.20
027-751-001-000	1747 LEE DR	90,000.00	320,000.00	410,000.00	340.20
027-751-002-000	1749 LEE DR	80,000.00	315,000.00	395,000.00	340.20
027-751-003-000	1751 LEE DR	80,000.00	320,000.00	400,000.00	340.20
027-751-004-000	1753 LEE DR	80,000.00	310,000.00	390,000.00	340.20
027-751-005-000	1755 LEE DR	104,841.00	196,459.00	301,300.00	340.20
027-751-006-000	1757 LEE DR	73,935.00	306,310.00	380,245.00	340.20
027-751-007-000	1759 LEE DR	79,917.00	149,331.00	229,248.00	340.20
027-751-008-000	1761 FARNHAM AVE	82,844.00	300,310.00	383,154.00	340.20
027-751-009-000	1765 FARNHAM AVE	80,000.00	315,000.00	395,000.00	340.20
027-751-010-000	1769 FARNHAM AVE	159,255.00	248,001.00	407,256.00	340.20
027-751-011-000	1773 FARNHAM AVE	75,000.00	275,000.00	350,000.00	340.20
027-751-012-000	1777 FARNHAM AVE	80,000.00	315,000.00	395,000.00	340.20

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
027-751-013-000	1781 FARNHAM AVE	80,000.00	310,000.00	390,000.00	340.20
027-751-014-000	1785 FARNHAM AVE	67,310.00	232,895.00	300,205.00	340.20
027-751-015-000	1789 FARNHAM AVE	80,000.00	310,000.00	390,000.00	340.20
027-751-016-000	1793 FARNHAM AVE	75,000.00	275,000.00	350,000.00	340.20
027-751-017-000	1797 FARNHAM AVE	75,757.00	183,983.00	259,740.00	340.20
027-752-001-000	1740 FARNHAM AVE	75,000.00	275,000.00	350,000.00	340.20
027-752-002-000	1744 FARNHAM AVE	70,000.00	287,500.00	357,500.00	340.20
027-752-003-000	1748 FARNHAM AVE	58,092.00	264,868.00	322,960.00	340.20
027-752-004-000	1752 FARNHAM AVE	58,355.00	169,765.00	228,120.00	340.20
027-752-005-000	1756 FARNHAM AVE	80,000.00	315,000.00	395,000.00	340.20
027-752-006-000	1760 FARNHAM AVE	75,000.00	275,000.00	350,000.00	340.20
027-752-007-000	1764 FARNHAM AVE	80,000.00	320,000.00	400,000.00	340.20
027-752-008-000	1768 FARNHAM AVE	94,536.00	183,513.00	278,049.00	340.20
027-752-009-000	1772 FARNHAM AVE	80,000.00	315,000.00	395,000.00	340.20
027-752-010-000	1776 FARNHAM AVE	80,000.00	310,000.00	390,000.00	340.20
027-752-011-000	1780 FARNHAM AVE	82,792.00	178,830.00	261,622.00	340.20
027-752-012-000	1784 FARNHAM AVE	70,000.00	279,900.00	349,900.00	340.20
027-752-013-000	1788 FARNHAM AVE	138,694.00	183,077.00	321,771.00	340.20
027-752-014-000	1792 FARNHAM AVE	135,807.00	237,670.00	373,477.00	340.20
027-752-015-000	1781 ELSTON CIR	116,374.00	283,147.00	399,521.00	340.20
027-752-016-000	1777 ELSTON CIR	93,829.00	229,611.00	323,440.00	340.20
027-752-017-000	1773 ELSTON CIR	59,522.00	178,463.00	237,985.00	340.20
027-752-018-000	1769 ELSTON CIR	80,000.00	320,000.00	400,000.00	340.20
027-752-019-000	1765 ELSTON CIR	122,502.00	282,267.00	404,769.00	340.20
027-752-020-000	1761 ELSTON CIR	164,104.00	198,056.00	362,160.00	340.20
027-752-021-000	1757 ELSTON CIR	82,792.00	176,624.00	259,416.00	340.20
027-752-022-000	1753 ELSTON CIR	80,000.00	320,000.00	400,000.00	340.20
027-752-023-000	1749 ELSTON CIR	80,000.00	320,000.00	400,000.00	340.20
027-752-024-000	1745 ELSTON CIR	75,000.00	275,000.00	350,000.00	340.20
027-752-025-000	1741 ELSTON CIR	93,829.00	193,181.00	287,010.00	340.20
027-752-026-000	1737 ELSTON CIR	58,355.00	222,816.00	281,171.00	340.20
027-761-001-000	1745 LEE DR	80,000.00	315,000.00	395,000.00	340.20
027-761-002-000	1741 LEE DR	64,934.00	194,804.00	259,738.00	340.20
027-761-003-000	1737 LEE DR	75,000.00	275,000.00	350,000.00	340.20
027-761-004-000	1733 LEE DR	82,792.00	182,143.00	264,935.00	340.20
027-761-005-000	1729 LEE DR	110,954.00	211,925.00	322,879.00	340.20
027-761-006-000	1725 LEE DR	93,829.00	149,025.00	242,854.00	340.20
027-761-007-000	1721 LEE DR	93,829.00	231,818.00	325,647.00	340.20
027-761-008-000	1717 LEE DR	70,000.00	209,900.00	279,900.00	340.20
027-761-009-000	1713 LEE CT	80,000.00	310,000.00	390,000.00	340.20
027-761-010-000	1709 LEE CT	61,200.00	316,200.00	377,400.00	340.20
027-761-011-000	1705 LEE CT	174,149.00	188,967.00	363,116.00	340.20
027-761-012-000	1703 LEE CT	88,310.00	204,221.00	292,531.00	340.20
027-761-013-000	1701 LEE CT	79,217.00	295,747.00	374,964.00	340.20
027-761-015-000	1706 LEE CT	73,935.00	319,512.00	393,447.00	340.20
027-761-016-000	1710 LEE CT	62,133.00	300,310.00	362,443.00	340.20
027-761-017-000	1714 LEE CT	93,829.00	176,624.00	270,453.00	340.20
027-761-018-000	603 EAKLE LN	127,045.00	202,685.00	329,730.00	340.20
027-761-019-000	607 EAKLE LN	80,000.00	310,000.00	390,000.00	340.20

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027-761-020-000	1715 FARNHAM AVE	75,000.00	275,000.00	350,000.00	340.20
027-761-021-000	1711 FARNHAM AVE	80,000.00	310,000.00	390,000.00	340.20
027-761-022-000	1707 FARNHAM AVE	68,655.00	295,747.00	364,402.00	340.20
027-761-023-000	1703 FARNHAM AVE	75,000.00	275,000.00	350,000.00	340.20
027-762-001-000	1726 LEE DR	75,000.00	270,000.00	345,000.00	340.20
027-762-002-000	1730 LEE DR	80,000.00	310,000.00	390,000.00	340.20
027-762-003-000	1734 LEE DR	80,000.00	315,000.00	395,000.00	340.20
027-762-004-000	1738 LEE DR	61,200.00	204,000.00	265,200.00	340.20
027-762-005-000	1742 LEE DR	70,345.00	191,558.00	261,903.00	340.20
027-762-006-000	1746 LEE DR	93,829.00	209,740.00	303,569.00	340.20
027-762-007-000	1748 LEE DR	81,168.00	159,090.00	240,258.00	340.20
027-762-008-000	1752 LEE DR	80,000.00	320,000.00	400,000.00	340.20
027-762-009-000	1751 FARNHAM AVE	80,000.00	285,000.00	365,000.00	340.20
027-762-010-000	1747 FARNHAM AVE	80,000.00	310,000.00	390,000.00	340.20
027-762-011-000	1743 FARNHAM AVE	80,000.00	315,000.00	395,000.00	340.20
027-762-012-000	1739 FARNHAM AVE	110,954.00	224,131.00	335,085.00	340.20
027-762-013-000	1735 FARNHAM AVE	63,373.00	211,248.00	274,621.00	340.20
027-762-014-000	1731 FARNHAM AVE	63,661.00	197,352.00	261,013.00	340.20
027-762-015-000	1727 FARNHAM AVE	80,000.00	310,000.00	390,000.00	340.20
027-762-016-000	1723 FARNHAM AVE	75,000.00	275,000.00	350,000.00	340.20
027-763-001-000	1704 FARNHAM AVE	100,096.00	158,487.00	258,583.00	340.20
027-763-002-000	1708 FARNHAM AVE	80,000.00	310,000.00	390,000.00	340.20
027-763-003-000	1712 FARNHAM AVE	61,200.00	321,300.00	382,500.00	340.20
027-763-004-000	1716 FARNHAM AVE	80,000.00	310,000.00	390,000.00	340.20
027-763-005-000	1720 FARNHAM AVE	122,051.00	219,693.00	341,744.00	340.20
027-763-006-000	1724 FARNHAM AVE	116,501.00	183,077.00	299,578.00	340.20
027-763-007-000	1728 FARNHAM AVE	80,000.00	310,000.00	390,000.00	340.20
027-763-008-000	1732 FARNHAM AVE	75,000.00	205,000.00	280,000.00	340.20
027-763-009-000	1736 FARNHAM AVE	80,000.00	310,000.00	390,000.00	340.20
027-763-010-000	1733 ELSTON CIR	70,345.00	211,040.00	281,385.00	340.20
027-763-011-000	1729 ELSTON CIR	62,133.00	207,111.00	269,244.00	340.20
027-763-012-000	1725 ELSTON CIR	63,373.00	285,184.00	348,557.00	340.20
027-763-013-000	1721 ELSTON CIR	76,500.00	316,200.00	392,700.00	340.20
027-763-014-000	1717 ELSTON CIR	80,000.00	320,000.00	400,000.00	340.20
027-763-015-000	1713 ELSTON CIR	116,501.00	183,077.00	299,578.00	340.20
027-763-016-000	1709 ELSTON CIR	85,000.00	325,000.00	410,000.00	340.20
027-763-017-000	1705 ELSTON CIR	85,000.00	320,000.00	405,000.00	340.20
027-763-018-000	760 ELSTON CIR	80,000.00	310,000.00	390,000.00	340.20
027-771-001-000	1953 HECKE DR	100,096.00	161,268.00	261,364.00	340.20
027-771-002-000	1957 HECKE DR	71,752.00	155,648.00	227,400.00	340.20
027-771-003-000	1961 HECKE DR	75,000.00	205,000.00	280,000.00	340.20
027-771-004-000	1965 HECKE DR	122,051.00	149,790.00	271,841.00	340.20
027-771-005-000	1969 HECKE DR	104,125.00	186,080.00	290,205.00	340.20
027-771-006-000	1973 HECKE DR	106,066.00	152,865.00	258,931.00	340.20
027-771-007-000	1977 HECKE DR	13,907.00	46,063.00	59,970.00	340.20
027-771-008-000	1981 HECKE DR	127,901.00	161,157.00	289,058.00	340.20
027-771-010-000	1985 HECKE DR	80,000.00	140,000.00	220,000.00	340.20
027-771-011-000	1989 HECKE DR	64,934.00	152,597.00	217,531.00	340.20
027-771-012-000	1993 HECKE DR	102,949.00	183,940.00	286,889.00	340.20

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027-771-013-000	1997 HECKE DR	102,949.00	204,031.00	306,980.00	340.20
027-772-001-000	1954 HECKE DR	106,066.00	180,820.00	286,886.00	340.20
027-772-002-000	1958 HECKE DR	94,536.00	116,779.00	211,315.00	340.20
027-772-003-000	1962 HECKE DR	135,807.00	172,027.00	307,834.00	340.20
027-772-004-000	1966 HECKE DR	70,345.00	135,280.00	205,625.00	340.20
027-772-005-000	1970 HECKE DR	109,811.00	187,890.00	297,701.00	340.20
027-772-006-000	1972 HECKE DR	135,807.00	158,330.00	294,137.00	340.20
027-772-007-000	1971 HERSHEY DR	75,757.00	108,225.00	183,982.00	340.20
027-772-008-000	1967 HERSHEY DR	58,355.00	159,154.00	217,509.00	340.20
027-772-009-000	1963 HERSHEY DR	102,322.00	189,304.00	291,626.00	340.20
027-772-010-000	1959 HERSHEY DR	71,400.00	261,630.00	333,030.00	340.20
027-772-011-000	1955 HERSHEY DR	105,657.00	116,779.00	222,436.00	340.20
027-772-012-000	1951 HERSHEY DR	107,191.00	200,910.00	308,101.00	340.20
027-773-001-000	1952 HERSHEY DR	72,488.00	238,177.00	310,665.00	340.20
027-773-002-000	1956 HERSHEY DR	116,779.00	144,583.00	261,362.00	340.20
027-773-003-000	1960 HERSHEY DR	134,770.00	217,136.00	351,906.00	340.20
027-773-004-000	1964 HERSHEY DR	88,310.00	121,427.00	209,737.00	340.20
027-773-005-000	1968 HERSHEY DR	110,954.00	149,790.00	260,744.00	340.20
027-773-006-000	1972 HERSHEY DR	67,310.00	242,319.00	309,629.00	340.20
027-773-007-000	1976 HERSHEY DR	84,865.00	187,459.00	272,324.00	340.20
027-773-008-000	1980 HERSHEY DR	99,827.00	203,281.00	303,108.00	340.20
027-773-009-000	1984 HERSHEY DR	75,000.00	275,000.00	350,000.00	340.20
027-773-010-000	1988 HERSHEY DR	102,949.00	158,480.00	261,429.00	340.20
027-781-001-000	1801 HARDY DR	80,000.00	295,000.00	375,000.00	340.20
027-781-002-000	1805 HARDY DR	88,310.00	160,064.00	248,374.00	340.20
027-781-003-000	1809 HARDY DR	67,310.00	295,132.00	362,442.00	340.20
027-781-004-000	1813 HARDY DR	66,300.00	331,500.00	397,800.00	340.20
027-781-005-000	1817 HARDY DR	67,310.00	287,883.00	355,193.00	340.20
027-781-006-000	1821 HARDY DR	66,300.00	239,700.00	306,000.00	340.20
027-781-007-000	1825 HARDY DR	88,310.00	208,635.00	296,945.00	340.20
027-781-008-000	1829 HARDY DR	63,661.00	263,136.00	326,797.00	340.20
027-781-009-000	1833 HARDY DR	93,829.00	104,869.00	198,698.00	340.20
027-782-001-000	1802 HARDY DR	127,597.00	144,242.00	271,839.00	340.20
027-782-002-000	1806 HARDY DR	153,129.00	299,797.00	452,926.00	340.20
027-782-003-000	1810 HARDY DR	80,000.00	295,000.00	375,000.00	340.20
027-782-004-000	1814 HARDY DR	165,379.00	264,596.00	429,975.00	340.20
027-782-005-000	1818 HARDY DR	63,661.00	190,985.00	254,646.00	340.20
027-782-006-000	1822 HARDY DR	63,661.00	196,290.00	259,951.00	340.20
027-782-007-000	1826 HARDY DR	165,379.00	297,673.00	463,052.00	340.20
027-782-008-000	1830 HARDY DR	160,468.00	241,333.00	401,801.00	340.20
027-782-009-000	1834 HARDY DR	73,935.00	205,967.00	279,902.00	340.20
027-782-010-000	1833 LOWE DR	111,218.00	161,268.00	272,486.00	340.20
027-782-011-000	1829 LOWE DR	153,129.00	291,688.00	444,817.00	340.20
027-782-012-000	1825 LOWE DR	63,661.00	174,008.00	237,669.00	340.20
027-782-013-000	1821 LOWE DR	75,000.00	310,000.00	385,000.00	340.20
027-782-014-000	1817 LOWE DR	85,000.00	350,000.00	435,000.00	340.20
027-782-015-000	1813 LOWE DR	153,129.00	175,726.00	328,855.00	340.20
027-782-016-000	1809 LOWE DR	177,630.00	294,156.00	471,786.00	340.20
027-782-017-000	1805 LOWE DR	75,000.00	355,650.00	430,650.00	340.20

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027-782-018-000	1801 LOWE DR	80,000.00	280,000.00	360,000.00	340.20
027-783-001-000	1802 LOWE DR	147,126.00	220,693.00	367,819.00	340.20
027-783-002-000	1806 LOWE DR	63,661.00	228,123.00	291,784.00	340.20
027-783-003-000	1810 LOWE DR	111,218.00	189,075.00	300,293.00	340.20
027-783-004-000	1814 LOWE DR	80,000.00	320,000.00	400,000.00	340.20
027-783-005-000	1818 LOWE DR	88,310.00	156,752.00	245,062.00	340.20
027-783-006-000	1822 LOWE DR	85,000.00	370,000.00	455,000.00	340.20
027-783-007-000	1826 LOWE DR	110,954.00	206,935.00	317,889.00	340.20
027-783-008-000	1830 LOWE DR	85,000.00	350,000.00	435,000.00	340.20
027-783-009-000	1834 LOWE DR	174,149.00	150,112.00	324,261.00	340.20
027-783-010-000	1833 E GUM AVE	110,954.00	157,557.00	268,511.00	340.20
027-783-011-000	1829 E GUM AVE	85,000.00	370,000.00	455,000.00	340.20
027-783-012-000	1825 E GUM AVE	80,000.00	285,000.00	365,000.00	340.20
027-783-013-000	1821 E GUM AVE	80,000.00	315,000.00	395,000.00	340.20
027-783-014-000	1817 E GUM AVE	63,661.00	275,869.00	339,530.00	340.20
027-783-015-000	1813 E GUM AVE	111,218.00	184,623.00	295,841.00	340.20
027-783-016-000	1809 E GUM AVE	116,501.00	171,981.00	288,482.00	340.20
027-783-017-000	1805 E GUM AVE	75,000.00	315,000.00	390,000.00	340.20
027-783-018-000	1801 E GUM AVE	127,597.00	185,852.00	313,449.00	340.20
027-784-001-000	1948 HERSHEY DR	67,310.00	254,746.00	322,056.00	340.20
027-784-002-000	1944 HERSHEY DR	75,757.00	151,515.00	227,272.00	340.20
027-784-003-000	1940 HERSHEY DR	80,000.00	315,000.00	395,000.00	340.20
027-784-004-000	1936 HERSHEY DR	80,000.00	295,000.00	375,000.00	340.20
027-784-005-000	1932 HERSHEY DR	81,600.00	255,000.00	336,600.00	340.20
027-784-006-000	1928 HERSHEY DR	107,222.00	348,476.00	455,698.00	340.20
027-784-007-000	1924 HERSHEY DR	85,000.00	325,000.00	410,000.00	340.20
027-784-008-000	1920 HERSHEY DR	147,002.00	305,227.00	452,229.00	340.20
027-784-009-000	1916 HERSHEY DR	80,000.00	315,000.00	395,000.00	340.20
027-784-010-000	1912 HERSHEY DR	66,300.00	276,420.00	342,720.00	340.20
027-784-011-000	1908 HERSHEY DR	140,877.00	274,659.00	415,536.00	340.20
027-784-012-000	1904 HERSHEY DR	75,000.00	299,100.00	374,100.00	340.20
027-784-013-000	1900 HERSHEY DR	140,877.00	276,574.00	417,451.00	340.20
027-784-014-000	1896 HERSHEY DR	153,129.00	263,986.00	417,115.00	340.20
027-784-015-000	1892 HERSHEY DR	153,129.00	332,222.00	485,351.00	340.20
027-784-016-000	1888 HERSHEY DR	85,000.00	350,000.00	435,000.00	340.20
027-784-017-000	1884 HERSHEY DR	153,129.00	229,487.00	382,616.00	340.20
027-784-018-000	725 FARNHAM AVE	100,000.00	275,000.00	375,000.00	340.20
027-784-019-000	729 FARNHAM AVE	85,000.00	350,000.00	435,000.00	340.20
027-784-020-000	733 FARNHAM AVE	80,000.00	315,000.00	395,000.00	340.20
027-784-021-000	737 FARNHAM AVE	93,829.00	165,584.00	259,413.00	340.20
027-784-022-000	741 FARNHAM AVE	93,829.00	231,818.00	325,647.00	340.20
027-784-023-000	745 FARNHAM AVE	80,000.00	325,000.00	405,000.00	340.20
027-784-024-000	749 FARNHAM AVE	80,000.00	295,000.00	375,000.00	340.20
027-784-025-000	753 FARNHAM AVE	168,142.00	283,778.00	451,920.00	340.20
027-784-026-000	757 FARNHAM AVE	72,488.00	295,132.00	367,620.00	340.20
027-784-027-000	761 FARNHAM AVE	90,000.00	350,000.00	440,000.00	340.20
027-785-001-000	1950 HECKE DR	128,628.00	246,372.00	375,000.00	340.20
027-785-002-000	1946 HECKE DR	113,421.00	278,085.00	391,506.00	340.20
027-785-003-000	1942 HECKE DR	80,000.00	325,000.00	405,000.00	340.20

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-785-004-000	1938 HECKE DR	134,378.00	217,441.00	351,819.00	340.20
027-785-005-000	1934 HECKE DR	110,250.00	282,990.00	393,240.00	340.20
027-785-006-000	1930 HECKE DR	75,000.00	360,000.00	435,000.00	340.20
027-785-007-000	1919 HERSHEY DR	140,876.00	208,243.00	349,119.00	340.20
027-785-008-000	1923 HERSHEY DR	85,000.00	295,000.00	380,000.00	340.20
027-785-009-000	1927 HERSHEY DR	110,373.00	280,535.00	390,908.00	340.20
027-785-010-000	1931 HERSHEY DR	85,000.00	350,000.00	435,000.00	340.20
027-785-011-000	1935 HERSHEY DR	80,000.00	315,000.00	395,000.00	340.20
027-785-012-000	1939 HERSHEY DR	67,310.00	280,634.00	347,944.00	340.20
027-785-013-000	1943 HERSHEY DR	134,753.00	251,159.00	385,912.00	340.20
027-785-014-000	1947 HERSHEY DR	140,876.00	154,966.00	295,842.00	340.20
027-791-001-000	645 BLOWERS DR	140,876.00	217,612.00	358,488.00	340.20
027-791-002-000	643 BLOWERS DR	75,000.00	255,000.00	330,000.00	340.20
027-791-003-000	641 BLOWERS DR	85,000.00	350,000.00	435,000.00	340.20
027-791-004-000	637 BLOWERS DR	85,000.00	350,000.00	435,000.00	340.20
027-791-005-000	633 BLOWERS DR	80,000.00	295,000.00	375,000.00	340.20
027-791-006-000	629 BLOWERS DR	85,000.00	370,000.00	455,000.00	340.20
027-791-007-000	625 BLOWERS DR	111,218.00	200,196.00	311,414.00	340.20
027-791-008-000	621 BLOWERS DR	111,218.00	161,268.00	272,486.00	340.20
027-791-009-000	617 BLOWERS DR	85,000.00	370,000.00	455,000.00	340.20
027-791-010-000	613 BLOWERS DR	80,000.00	295,000.00	375,000.00	340.20
027-791-011-000	609 BLOWERS DR	116,779.00	200,196.00	316,975.00	340.20
027-791-012-000	605 BLOWERS DR	80,000.00	315,000.00	395,000.00	340.20
027-791-013-000	601 BLOWERS DR	109,867.00	263,186.00	373,053.00	340.20
027-791-014-000	1899 BLOWERS DR	89,780.00	285,184.00	374,964.00	340.20
027-791-015-000	1895 BLOWERS DR	116,501.00	208,597.00	325,098.00	340.20
027-791-016-000	1891 BLOWERS DR	122,340.00	179,620.00	301,960.00	340.20
027-791-017-000	1887 BLOWERS DR	85,000.00	370,000.00	455,000.00	340.20
027-791-018-000	1883 BLOWERS DR	68,655.00	255,610.00	324,265.00	340.20
027-791-019-000	1879 BLOWERS DR	63,661.00	159,154.00	222,815.00	340.20
027-791-020-000	1875 BLOWERS DR	100,096.00	194,634.00	294,730.00	340.20
027-791-021-000	1871 BLOWERS DR	80,000.00	315,000.00	395,000.00	340.20
027-791-022-000	1867 BLOWERS DR	63,661.00	212,207.00	275,868.00	340.20
027-791-023-000	1863 BLOWERS DR	63,661.00	137,934.00	201,595.00	340.20
027-791-024-000	1859 BLOWERS DR	63,661.00	254,648.00	318,309.00	340.20
027-791-025-000	1855 BLOWERS DR	80,000.00	315,000.00	395,000.00	340.20
027-791-026-000	1851 BLOWERS DR	88,310.00	165,584.00	253,894.00	340.20
027-791-027-000	1847 BLOWERS DR	111,218.00	200,196.00	311,414.00	340.20
027-791-028-000	1843 BLOWERS DR	63,661.00	286,479.00	350,140.00	340.20
027-791-029-000	1839 BLOWERS DR	111,218.00	189,075.00	300,293.00	340.20
027-791-030-000	1835 BLOWERS DR	75,757.00	200,216.00	275,973.00	340.20
027-791-031-000	1831 BLOWERS DR	75,757.00	173,160.00	248,917.00	340.20
027-791-032-000	1827 BLOWERS DR	80,000.00	295,000.00	375,000.00	340.20
027-791-033-000	1823 BLOWERS DR	80,000.00	315,000.00	395,000.00	340.20
027-791-034-000	1819 BLOWERS DR	99,351.00	209,629.00	308,980.00	340.20
027-792-001-000	1870 HARDY DR	76,500.00	214,200.00	290,700.00	340.20
027-792-002-000	1917 HECKE DR	85,000.00	295,000.00	380,000.00	340.20
027-792-003-000	1921 HECKE DR	85,000.00	350,000.00	435,000.00	340.20
027-792-004-000	1925 HECKE DR	80,000.00	315,000.00	395,000.00	340.20

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027-792-005-000	1929 HECKE DR	80,000.00	315,000.00	395,000.00	340.20
027-792-006-000	1933 HECKE DR	85,000.00	370,000.00	455,000.00	340.20
027-792-007-000	1937 HECKE DR	139,115.00	235,840.00	374,955.00	340.20
027-792-008-000	1894 HARDY DR	93,829.00	158,959.00	252,788.00	340.20
027-792-009-000	1890 HARDY DR	80,000.00	315,000.00	395,000.00	340.20
027-792-010-000	1886 HARDY DR	73,935.00	337,997.00	411,932.00	340.20
027-792-011-000	1882 HARDY DR	80,000.00	295,000.00	375,000.00	340.20
027-792-012-000	1878 HARDY DR	68,966.00	184,726.00	253,692.00	340.20
027-792-013-000	1874 HARDY DR	85,000.00	350,000.00	435,000.00	340.20
027-793-003-000	1841 HARDY DR	80,000.00	310,000.00	390,000.00	340.20
027-793-004-000	1845 HARDY DR	85,000.00	380,000.00	465,000.00	340.20
027-793-005-000	1849 HARDY DR	80,000.00	336,000.00	416,000.00	340.20
027-793-006-000	1853 HARDY DR	67,310.00	326,199.00	393,509.00	340.20
027-793-007-000	1857 HARDY DR	63,661.00	127,323.00	190,984.00	340.20
027-793-008-000	1861 HARDY DR	67,310.00	227,822.00	295,132.00	340.20
027-793-009-000	1865 HARDY DR	80,000.00	320,000.00	400,000.00	340.20
027-793-010-000	1869 HARDY DR	85,000.00	350,000.00	435,000.00	340.20
027-793-011-000	1873 HARDY DR	80,000.00	315,000.00	395,000.00	340.20
027-793-012-000	1877 HARDY DR	88,310.00	154,545.00	242,855.00	340.20
027-793-013-000	1881 HARDY DR	174,149.00	260,610.00	434,759.00	340.20
027-793-014-000	1885 HARDY DR	68,655.00	353,841.00	422,496.00	340.20
027-793-015-000	1889 HARDY DR	80,000.00	315,000.00	395,000.00	340.20
027-793-016-000	1893 HARDY DR	80,000.00	295,000.00	375,000.00	340.20
027-793-017-000	1896 GABLE DR	68,966.00	151,728.00	220,694.00	340.20
027-793-018-000	1892 GABLE DR	67,310.00	339,803.00	407,113.00	340.20
027-793-019-000	1888 GABLE DR	80,000.00	315,000.00	395,000.00	340.20
027-793-020-000	1884 GABLE DR	85,000.00	370,000.00	455,000.00	340.20
027-793-021-000	1880 GABLE DR	67,310.00	227,822.00	295,132.00	340.20
027-793-022-000	1876 GABLE DR	80,000.00	310,000.00	390,000.00	340.20
027-793-023-000	1872 GABLE DR	85,000.00	370,000.00	455,000.00	340.20
027-793-024-000	1868 GABLE DR	75,757.00	226,190.00	301,947.00	340.20
027-793-025-000	1864 GABLE DR	80,000.00	295,000.00	375,000.00	340.20
027-793-026-000	1860 GABLE DR	63,373.00	344,334.00	407,707.00	340.20
027-793-027-000	1856 GABLE DR	63,661.00	265,259.00	328,920.00	340.20
027-793-028-000	1852 GABLE DR	80,000.00	315,000.00	395,000.00	340.20
027-793-029-000	1848 GABLE DR	85,000.00	350,000.00	435,000.00	340.20
027-793-030-000	1844 GABLE DR	80,000.00	315,000.00	395,000.00	340.20
027-793-031-000	1840 GABLE DR	80,000.00	285,000.00	365,000.00	340.20
027-794-001-000	1828 BLOWERS DR	85,000.00	250,000.00	335,000.00	340.20
027-794-002-000	1832 BLOWERS DR	80,000.00	315,000.00	395,000.00	340.20
027-794-003-000	1836 BLOWERS DR	116,501.00	210,816.00	327,317.00	340.20
027-794-004-000	1840 BLOWERS DR	85,000.00	350,000.00	435,000.00	340.20
027-794-005-000	1844 BLOWERS DR	81,168.00	159,090.00	240,258.00	340.20
027-794-006-000	1848 BLOWERS DR	115,239.00	271,366.00	386,605.00	340.20
027-794-007-000	1852 BLOWERS DR	152,786.00	186,740.00	339,526.00	340.20
027-794-008-000	1856 BLOWERS DR	110,954.00	171,981.00	282,935.00	340.20
027-794-009-000	1860 BLOWERS DR	116,779.00	219,104.00	335,883.00	340.20
027-794-010-000	1864 BLOWERS DR	100,096.00	231,653.00	331,749.00	340.20
027-794-011-000	1868 BLOWERS DR	80,000.00	295,000.00	375,000.00	340.20

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027-794-012-000	1872 BLOWERS DR	76,500.00	330,480.00	406,980.00	340.20
027-794-013-000	1876 BLOWERS DR	75,757.00	155,843.00	231,600.00	340.20
027-794-014-000	1880 BLOWERS DR	93,109.00	300,949.00	394,058.00	340.20
027-794-015-000	1884 BLOWERS DR	63,661.00	108,225.00	171,886.00	340.20
027-794-016-000	1888 BLOWERS DR	80,000.00	330,000.00	410,000.00	340.20
027-794-017-000	1892 BLOWERS DR	147,126.00	322,552.00	469,678.00	340.20
027-794-018-000	1896 BLOWERS DR	68,966.00	175,070.00	244,036.00	340.20
027-794-019-000	1899 GABLE DR	80,000.00	295,000.00	375,000.00	340.20
027-794-020-000	1895 GABLE DR	85,000.00	370,000.00	455,000.00	340.20
027-794-021-000	1891 GABLE DR	77,895.00	98,018.00	175,913.00	340.20
027-794-022-000	1887 GABLE DR	141,468.00	215,032.00	356,500.00	340.20
027-794-023-000	1883 GABLE DR	85,000.00	350,000.00	435,000.00	340.20
027-794-024-000	1879 GABLE DR	77,271.00	176,624.00	253,895.00	340.20
027-794-025-000	1875 GABLE DR	80,000.00	315,000.00	395,000.00	340.20
027-794-026-000	1871 GABLE DR	85,000.00	370,000.00	455,000.00	340.20
027-794-027-000	1867 GABLE DR	76,500.00	214,200.00	290,700.00	340.20
027-794-028-000	1863 GABLE DR	80,000.00	310,000.00	390,000.00	340.20
027-794-029-000	1859 GABLE DR	85,000.00	350,000.00	435,000.00	340.20
027-794-030-000	1855 GABLE DR	63,661.00	251,464.00	315,125.00	340.20
027-794-031-000	1851 GABLE DR	80,000.00	285,000.00	365,000.00	340.20
027-794-032-000	1847 GABLE DR	85,000.00	350,000.00	435,000.00	340.20
027-794-033-000	1843 GABLE DR	85,000.00	370,000.00	455,000.00	340.20
027-794-034-000	1843 FARNHAM AVE	116,779.00	230,702.00	347,481.00	340.20
027-794-035-000	1837 FARNHAM AVE	90,000.00	370,000.00	460,000.00	340.20
027-800-001-000	1849 E GIBSON RD	400,000.00	810,000.00	1,210,000.00	398.24
027-800-002-000	1837 E GIBSON RD	1,500,000.00	3,700,000.00	5,200,000.00	2,088.82
027-800-003-000	1813 E GIBSON RD	990,858.00	1,034,884.00	2,025,742.00	772.12
027-800-004-000	1801 E GIBSON RD	920,000.00	976,000.00	1,896,000.00	910.30
027-800-005-000	1897 E GIBSON RD	590,000.00	747,000.00	1,337,000.00	593.32
027-800-006-000	1885 E GIBSON RD	2,500,000.00	5,655,000.00	8,155,000.00	4,567.78
027-800-007-000	1861 E GIBSON RD	900,000.00	880,000.00	1,780,000.00	894.04
027-810-001-000	1950 VALLEJO CT	51,777.00	251,639.00	303,416.00	340.20
027-810-002-000	1954 VALLEJO CT	47,746.00	148,543.00	196,289.00	340.20
027-810-003-000	1968 MILLER CT	147,126.00	181,079.00	328,205.00	340.20
027-810-004-000	1972 MILLER CT	52,811.00	234,485.00	287,296.00	340.20
027-810-005-000	1971 GREGORY CT	60,000.00	280,000.00	340,000.00	340.20
027-810-006-000	1967 GREGORY CT	60,000.00	278,000.00	338,000.00	340.20
027-810-007-000	1963 GREGORY CT	60,000.00	270,000.00	330,000.00	340.20
027-810-008-000	1953 GREGORY CT	47,746.00	134,750.00	182,496.00	340.20
027-810-009-000	1949 GREGORY CT	47,746.00	164,458.00	212,204.00	340.20
027-810-010-000	1950 GREGORY CT	82,792.00	165,584.00	248,376.00	340.20
027-810-011-000	1954 GREGORY CT	100,096.00	163,492.00	263,588.00	340.20
027-810-012-000	1964 GREGORY CT	59,522.00	124,458.00	183,980.00	340.20
027-810-013-000	1968 GREGORY CT	51,777.00	222,643.00	274,420.00	340.20
027-810-014-000	1972 GREGORY CT	51,777.00	266,137.00	317,914.00	340.20
027-810-015-000	1971 OCHOA CT	52,811.00	237,653.00	290,464.00	340.20
027-810-016-000	1967 OCHOA CT	71,752.00	137,987.00	209,739.00	340.20
027-810-017-000	1963 OCHOA CT	61,200.00	290,700.00	351,900.00	340.20
027-810-018-000	1953 OCHOA CT	105,405.00	155,337.00	260,742.00	340.20

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027-810-019-000	1949 OCHOA CT	59,522.00	156,925.00	216,447.00	340.20
027-810-020-000	1950 OCHOA CT	130,150.00	186,740.00	316,890.00	340.20
027-810-021-000	1954 OCHOA CT	147,126.00	192,398.00	339,524.00	340.20
027-810-022-000	1964 OCHOA CT	59,522.00	129,869.00	189,391.00	340.20
027-810-023-000	1968 OCHOA CT	51,777.00	224,715.00	276,492.00	340.20
027-810-024-000	1972 OCHOA CT	60,713.00	160,064.00	220,777.00	340.20
027-820-002-000	1950 HAWKINS CT	110,954.00	160,886.00	271,840.00	340.20
027-820-003-000	1954 HAWKINS CT	51,000.00	253,980.00	304,980.00	340.20
027-820-004-000	1958 HAWKINS CT	110,954.00	174,146.00	285,100.00	340.20
027-820-005-000	1968 HAWKINS CT	110,954.00	150,889.00	261,843.00	340.20
027-820-006-000	1974 HAWKINS CT	110,954.00	186,564.00	297,518.00	340.20
027-820-007-000	1978 HAWKINS CT	110,954.00	216,593.00	327,547.00	340.20
027-820-008-000	648 AZEVEDO CT	61,200.00	275,400.00	336,600.00	340.20
027-820-009-000	647 AZEVEDO CT	47,746.00	220,164.00	267,910.00	340.20
027-820-010-000	642 RICO CT	110,954.00	155,337.00	266,291.00	340.20
027-820-011-000	1992 STONEHAVEN LP	47,529.00	222,866.00	270,395.00	340.20
027-820-012-000	1996 STONEHAVEN LP	66,300.00	273,360.00	339,660.00	340.20
027-820-013-000	738 STONEHAVEN LP	60,000.00	267,500.00	327,500.00	340.20
027-820-014-000	742 STONEHAVEN LP	101,855.00	193,525.00	295,380.00	340.20
027-820-015-000	746 STONEHAVEN LP	113,174.00	150,761.00	263,935.00	340.20
027-820-017-000	755 STONEHAVEN LP	51,000.00	247,758.00	298,758.00	340.20
027-820-018-000	751 STONEHAVEN LP	113,174.00	226,350.00	339,524.00	340.20
027-820-019-000	747 STONEHAVEN LP	113,174.00	142,601.00	255,775.00	340.20
027-820-020-000	748 STONEHAVEN LP	60,000.00	278,800.00	338,800.00	340.20
027-820-021-000	752 STONEHAVEN LP	52,811.00	221,810.00	274,621.00	340.20
027-820-022-000	756 STONEHAVEN LP	58,092.00	242,935.00	301,027.00	340.20
027-820-023-000	755 BREEN CT	52,811.00	245,047.00	297,858.00	340.20
027-820-024-000	751 BREEN CT	113,174.00	200,739.00	313,913.00	340.20
027-820-025-000	747 BREEN CT	113,174.00	158,901.00	272,075.00	340.20
027-820-026-000	748 BREEN CT	51,777.00	231,446.00	283,223.00	340.20
027-820-027-000	752 BREEN CT	113,174.00	195,793.00	308,967.00	340.20
027-820-028-000	756 BREEN CT	113,174.00	217,977.00	331,151.00	340.20
027-820-029-000	1971 MILLER CT	101,855.00	228,644.00	330,499.00	340.20
027-820-030-000	1967 MILLER CT	130,150.00	171,969.00	302,119.00	340.20
027-820-031-000	758 HALL CT	124,491.00	203,150.00	327,641.00	340.20
027-820-032-000	754 HALL CT	66,300.00	270,300.00	336,600.00	340.20
027-820-033-000	1957 VALLEJO CT	51,000.00	232,560.00	283,560.00	340.20
027-820-034-000	1953 VALLEJO CT	47,529.00	243,041.00	290,570.00	340.20
027-820-035-000	1949 VALLEJO CT	51,777.00	256,195.00	307,972.00	340.20
027-820-036-000	1950 VACA CT	47,529.00	264,060.00	311,589.00	340.20
027-820-037-000	1954 VACA CT	141,468.00	187,697.00	329,165.00	340.20
027-820-038-000	1958 VACA CT	51,777.00	231,549.00	283,326.00	340.20
027-820-039-000	1957 VACA CT	60,000.00	260,000.00	320,000.00	340.20
027-820-040-000	1953 VACA CT	59,522.00	146,103.00	205,625.00	340.20
027-820-041-000	1949 VACA CT	60,000.00	280,000.00	340,000.00	340.20
027-830-001-000	1948 COOK CT	116,501.00	192,716.00	309,217.00	340.20
027-830-002-000	1952 COOK CT	110,954.00	204,158.00	315,112.00	340.20
027-830-003-000	1956 COOK CT	110,954.00	163,162.00	274,116.00	340.20
027-830-004-000	1957 SAVALA CT	110,954.00	148,680.00	259,634.00	340.20

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027-830-005-000	1953 SAVALA CT	110,954.00	187,188.00	298,142.00	340.20
027-830-006-000	1949 SAVALA CT	110,954.00	198,163.00	309,117.00	340.20
027-830-007-000	1948 SAVALA CT	60,000.00	290,000.00	350,000.00	340.20
027-830-008-000	1952 SAVALA CT	52,811.00	240,823.00	293,634.00	340.20
027-830-009-000	1956 SAVALA CT	51,777.00	242,319.00	294,096.00	340.20
027-830-010-000	1945 DAY CT	47,746.00	155,971.00	203,717.00	340.20
027-830-011-000	1949 HAWKINS CT	110,954.00	223,027.00	333,981.00	340.20
027-830-012-000	1953 HAWKINS CT	110,954.00	190,445.00	301,399.00	340.20
027-830-013-000	1957 HAWKINS CT	110,954.00	163,029.00	273,983.00	340.20
027-830-014-000	1967 HAWKINS CT	47,529.00	221,810.00	269,339.00	340.20
027-830-015-000	1971 HAWKINS CT	47,529.00	154,210.00	201,739.00	340.20
027-830-016-000	623 WATERMAN LN	56,954.00	248,533.00	305,487.00	340.20
027-830-017-000	1966 COOK CT	110,954.00	153,779.00	264,733.00	340.20
027-830-018-000	1970 COOK CT	110,954.00	205,338.00	316,292.00	340.20
027-830-019-000	1974 COOK CT	110,954.00	188,070.00	299,024.00	340.20
027-830-020-000	640 AZEVEDO CT	51,777.00	253,710.00	305,487.00	340.20
027-830-021-000	644 AZEVEDO CT	110,954.00	208,597.00	319,551.00	340.20
027-830-022-000	643 AZEVEDO CT	110,954.00	200,777.00	311,731.00	340.20
027-830-023-000	638 RICO CT	110,954.00	214,469.00	325,423.00	340.20
027-860-024-000	463 PIONEER AVE	101,625.00	909,331.00	1,010,956.00	633.96
027-860-025-000	475 PIONEER AVE	967,057.00	3,562,102.00	4,529,159.00	975.32
027-860-026-000	PIONEER AVE	178,505.00	139,023.00	317,528.00	1,113.50
027-860-027-000	521 PIONEER AVE	1,242,666.00	10,972,740.00	12,215,406.00	23,201.64
027-860-031-000	700 KINCHELOE CT	1,035,555.00	16,065,081.00	17,100,636.00	29,513.86
027-860-035-000	18440 CR 102	849,731.00	874,201.00	1,723,932.00	983.44
027-860-039-000	451 PIONEER AVE	586,362.00	3,655,422.00	4,241,784.00	3,657.48
Total:					**$731,060.40**
Parcel 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 2018/2019.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the West Wood Unit No. 1 Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work (hereinafter referred to as the "Engineer"), for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders the Engineer to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

RESOLUTION NO.____________

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2018.

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 ___________, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

____
Enrique Fernandez, 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 2018/2019.

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 2018/2019, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, Willdan Financial Services, selected by the City Council as the Engineer of Work, has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2018/2019 (Beginning July 1, 2018 and ending June 30, 2019) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular manner and approve it as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

<u>Section 1</u>: The above recitals are all true and correct.

<u>Section 2</u>: 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 2018/2019.

<u>Section 3</u>: 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.

<u>Section 4</u>: 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.

<u>Section 5</u>: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.

<u>Section 6</u>: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2018/2019.

<u>Section 7</u>: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

<u>Section 8</u>: The boundaries of the District are described in the Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: To the north by Quail Drive, to the south by W. Kentucky Avenue, to the West by Dove Drive and to the east by Mallard Drive; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as “West Wood Unit No. 1 Landscaping and Lighting District.”

<u>Section 9</u>: The proposed assessment for Fiscal Year 2018/2019 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

<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 19, 2018** 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 _________, 2018.

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 ___________, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

____
Enrique Fernandez, Mayor
City of Woodland

____
Ana Gonzalez, City Clerk
City of Woodland

City of Woodland

West Wood Unit No. 1 Landscaping and Lighting District

Engineer's Annual Levy Report Fiscal Year 2018/2019

Intent Meeting: May 15, 2018
Public Hearing: June 19, 2018

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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 2018/2019 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 26 day of April, 2018.

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

By: ____________________

Josephine Perez-Moses
Senior Project Manager, District Administration Services

By: ____________________

Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6-30-19
CIVIL
STATE OF CALIFORNIA

TABLE OF CONTENTS

WILLDAN FINANCIAL SERVICES

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 2018/2019. 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 2018/2019 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 2018/2019.

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 2018/2019 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 Repayment/(Contribution)* —** This item represents repayments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/(Contribution) line item, this item directly impacts the Reserve Fund 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 advance funds to the District as a temporary loan to meet the proposed expenditures. Generally, the available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

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

DISTRICT STATISTICS:

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

Total Parcels Levied — The total number of parcels within the District that are assessed. Non-assessable lots or parcels may include parcels of land principally encumbered by public 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.

OPERATING RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2018/2019

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$9,850.00
Utilities	11,132.00
Equipment & Supplies	3,000.00
Repairs/Miscellaneous Expenses	780.00
Direct Costs (Subtotal)	**$24,762.00**
ADMINISTRATION COSTS	
District Administration	$1,300.00
County Administration Fee	38.00
Administration Costs (Subtotal)	**$1,338.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$26,100.00
Reserve Fund Collection (Contribution)	(1,678.92)
General Fund Repayment/(Contribution)	0.00
Total Charge	**$24,421.08**
Balance to Levy	**$24,421.08**
Difference (due rounding)	**$0.00**
DISTRICT STATISTICS	
Total Number of Parcels	38
Total Parcels Levied	38
Total Equivalent Dwelling Units	38
Levy Per EDU	**$642.66**
Maximum Assessment Per EDU	**$642.66**
Prior Year Maximum Assessment Per EDU	$620.33
OPERATING RESERVE INFORMATION	
Operating Reserve Balance	$96,898.00
Reserve Fund Collection/(Contribution)	(1,678.92)
Ending Operating Reserve Balance	**$95,219.08**

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 - 2018/2019 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 2018/2019 Assessment Roll".

City of Woodland
West Wood Unit No. 1 Landscaping and Lighting District
FY 2018/2019 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	$66,571.00	$105,405.00	$171,976.00	$642.66
027-560-047-000	252 QUAIL DR	75,000.00	320,000.00	395,000.00	642.66
027-560-048-000	256 QUAIL DR	67,310.00	248,533.00	315,843.00	642.66
027-560-049-000	260 QUAIL DR	75,000.00	320,000.00	395,000.00	642.66
027-560-050-000	264 QUAIL DR	80,000.00	265,000.00	345,000.00	642.66
027-560-051-000	269 QUAIL DR	152,786.00	230,878.00	383,664.00	642.66
027-560-052-000	265 QUAIL DR	135,807.00	200,207.00	336,014.00	642.66
027-560-053-000	261 QUAIL DR	100,096.00	139,023.00	239,119.00	642.66
027-560-054-000	257 QUAIL DR	124,491.00	235,405.00	359,896.00	642.66
027-560-055-000	253 QUAIL DR	110,954.00	210,724.00	321,678.00	642.66
027-560-056-000	249 QUAIL DR	80,000.00	260,000.00	340,000.00	642.66
027-560-057-000	245 QUAIL DR	53,051.00	143,238.00	196,289.00	642.66
027-560-058-000	244 PHEASANT CT	77,271.00	107,628.00	184,899.00	642.66
027-560-059-000	248 PHEASANT CT	56,954.00	226,785.00	283,739.00	642.66
027-560-060-000	252 PHEASANT CT	122,051.00	183,077.00	305,128.00	642.66
027-560-061-000	256 PHEASANT CT	75,000.00	320,000.00	395,000.00	642.66
027-560-062-000	260 PHEASANT CT	110,954.00	166,433.00	277,387.00	642.66
027-560-063-000	264 PHEASANT CT	80,000.00	265,000.00	345,000.00	642.66
027-560-064-000	268 PHEASANT CT	80,000.00	318,721.00	398,721.00	642.66
027-560-065-000	269 PHEASANT CT	63,661.00	197,352.00	261,013.00	642.66
027-560-066-000	265 PHEASANT CT	80,000.00	265,000.00	345,000.00	642.66
027-560-067-000	261 PHEASANT CT	70,345.00	181,818.00	252,163.00	642.66
027-560-068-000	257 PHEASANT CT	122,051.00	181,413.00	303,464.00	642.66
027-560-069-000	399 MALLARD DR	116,501.00	215,254.00	331,755.00	642.66
027-560-070-000	395 MALLARD DR	80,000.00	265,000.00	345,000.00	642.66
027-560-072-000	390 MALLARD DR	71,752.00	88,862.00	160,614.00	642.66
027-560-073-000	394 MALLARD DR	66,232.00	93,829.00	160,061.00	642.66
027-560-074-000	398 MALLARD DR	80,000.00	265,000.00	345,000.00	642.66
027-560-075-000	402 MALLARD DR	67,310.00	270,279.00	337,589.00	642.66
027-560-076-000	406 MALLARD DR	63,661.00	273,747.00	337,408.00	642.66
027-560-077-000	410 MALLARD DR	80,000.00	265,000.00	345,000.00	642.66
027-560-078-000	414 MALLARD DR	92,712.00	203,638.00	296,350.00	642.66
027-560-079-000	418 MALLARD DR	75,000.00	320,000.00	395,000.00	642.66
027-560-080-000	420 MALLARD DR	63,661.00	214,329.00	277,990.00	642.66
027-560-081-000	424 MALLARD DR	66,300.00	246,840.00	313,140.00	642.66
027-560-082-000	428 MALLARD DR	63,373.00	279,903.00	343,276.00	642.66
027-560-083-000	432 MALLARD DR	67,310.00	263,030.00	330,340.00	642.66
027-560-085-000	244 QUAIL DR	70,000.00	175,000.00	245,000.00	642.66
Total:					**$24,421.08**
Count:					**38**

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 2018/2019.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the North Park Lighting and Landscaping District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work (hereinafter referred to as the "Engineer"), for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, AS FOLLOWS:

<u>Section 1</u>: The City Council hereby orders the Engineer to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

<u>Section 2</u>: 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 _________, 2018.

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 ____________, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

_________________________________,
Enrique Fernandez, 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 2018/2019.

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 2018/2019, 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 2018/2019 (Beginning July 1, 2018 and ending June 30, 2019) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular manner and approve it as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE 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 2018/2019.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2018/2019.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for: ground cover, turf, shrubs, gardens and trees; play areas with play equipment; irrigation and drainage systems; park perimeter fencing; noise walls; street lighting and park lights; and all necessary appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: north of West Kentucky Avenue; west of North West Street; and east of County Road 98; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "North Park Lighting and Landscaping District."

Section 9: The proposed assessment for Fiscal Year 2018/2019 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

Section 10: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 19, 2018** 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 _________, 2018.

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 ____________, 2018 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

________________________________,
Enrique Fernandez, Mayor
City of Woodland

________________________________,
Ana Gonzalez, City Clerk
City of Woodland

City of Woodland

North Park
Lighting and Landscaping District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2018/2019

Intent Meeting: May 15, 2018
Public Hearing: June 19, 2018

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Suite 200
Temecula, California 92590
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ENGINEER'S REPORT AFFIDAVIT

North Park Lighting and Landscaping District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2018/2019 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 26 day of April, 2018.

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

By: Josephine 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 6·30·19
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 2018/2019. 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 2018/2019 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 2018/2019.

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. The pre-existing approved maximum assessment rate for the District is $215.40 per Equivalent Dwelling Unit ("EDU") and has not been increased since the passage of Proposition 218.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

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

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

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

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

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

D. SPECIFIC IMPROVEMENTS

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

SPECIFIC AREAS OF IMPROVEMENT

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

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.

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:

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

B. DISTRICT BUDGET FISCAL YEAR 2018/2019

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$17,965.62
Utilities	14,633.00
Equipment & Supplies	3,367.00
Repairs/Miscellaneous Expenses	1,011.29
Direct Costs (Subtotal)	**$36,976.91**
ADMINISTRATION COSTS	
District Administration	$1,500.00
County Administration Fee	124.00
Administration Costs (Subtotal)	**$1,624.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$38,600.91
Reserve Collection/(Contribution)	(11,891.31)
General Fund Replenishment/(Contribution)	0.00
Balance to Levy	**$26,709.60**
DISTRICT STATISTICS	
Total Number of Parcels	124
Total Parcels Levied	124
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
RESERVE INFORMATION	
Operating Reserve Balance	$45,206.00
Reserve Fund Collection/(Contribution)	(11,891.31)
Estimated Ending Reserve Balance	**$33,314.69**

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 - 2018/2019 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 2018/2019 Assessment Roll".

City of Woodland
North Park Lighting and Landscaping District
FY 2018/2019 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	$68,655.00	$163,716.00	$232,371.00	$215.40
027-470-003-000	324 QUAIL DR	74,284.00	120,210.00	194,494.00	215.40
027-470-004-000	328 QUAIL DR	95,459.00	179,471.00	274,930.00	215.40
027-470-005-000	332 QUAIL DR	75,140.00	96,691.00	171,831.00	215.40
027-470-007-000	331 QUAIL DR	104,869.00	115,355.00	220,224.00	215.40
027-470-008-000	332 REDWING DR	122,340.00	122,340.00	244,680.00	215.40
027-470-009-000	336 REDWING DR	79,587.00	142,541.00	222,128.00	215.40
027-470-010-000	340 REDWING DR	83,564.00	148,012.00	231,576.00	215.40
027-470-011-000	344 REDWING DR	75,000.00	255,000.00	330,000.00	215.40
027-470-012-000	348 REDWING DR	99,827.00	190,928.00	290,755.00	215.40
027-470-013-000	352 REDWING DR	112,307.00	218,382.00	330,689.00	215.40
027-470-014-000	356 REDWING DR	75,000.00	260,000.00	335,000.00	215.40
027-470-015-000	360 REDWING DR	80,000.00	275,000.00	355,000.00	215.40
027-470-016-000	364 REDWING DR	80,529.00	102,418.00	182,947.00	215.40
027-470-017-000	368 REDWING DR	80,529.00	144,221.00	224,750.00	215.40
027-470-018-000	372 REDWING DR	127,597.00	155,337.00	282,934.00	215.40
027-470-019-000	429 FALCON DR	102,812.00	119,047.00	221,859.00	215.40
027-470-020-000	425 FALCON DR	80,529.00	142,025.00	222,554.00	215.40
027-470-021-000	421 FALCON DR	77,174.00	98,503.00	175,677.00	215.40
027-470-022-000	367 REDWING DR	68,966.00	127,323.00	196,289.00	215.40
027-470-023-000	363 REDWING DR	80,529.00	103,882.00	184,411.00	215.40
027-470-024-000	359 REDWING DR	71,400.00	249,900.00	321,300.00	215.40
027-470-025-000	355 REDWING DR	84,386.00	162,287.00	246,673.00	215.40
027-470-026-000	351 REDWING DR	82,792.00	115,907.00	198,699.00	215.40
027-470-027-000	347 REDWING DR	67,310.00	234,034.00	301,344.00	215.40
027-470-028-000	343 REDWING DR	80,529.00	113,638.00	194,167.00	215.40
027-470-029-000	339 REDWING DR	75,000.00	265,000.00	340,000.00	215.40
027-470-030-000	335 REDWING DR	81,168.00	150,432.00	231,600.00	215.40
027-470-031-000	331 REDWING DR	75,757.00	119,047.00	194,804.00	215.40
027-470-032-000	327 REDWING DR	75,000.00	260,000.00	335,000.00	215.40
027-470-033-000	323 REDWING DR	78,714.00	111,570.00	190,284.00	215.40
027-470-034-000	319 REDWING DR	72,830.00	121,828.00	194,658.00	215.40
027-470-035-000	315 REDWING DR	78,714.00	150,286.00	229,000.00	215.40
027-470-037-000	416 FALCON DR	80,529.00	108,276.00	188,805.00	215.40
027-470-038-000	412 FALCON DR	80,529.00	117,266.00	197,795.00	215.40
027-470-039-000	408 FALCON DR	64,934.00	135,280.00	200,214.00	215.40
027-470-040-000	404 FALCON DR	85,000.00	210,000.00	295,000.00	215.40
027-470-041-000	381 CARDINAL DR	79,451.00	126,995.00	206,446.00	215.40
027-470-042-000	385 CARDINAL DR	80,529.00	120,792.00	201,321.00	215.40
027-470-043-000	389 CARDINAL DR	110,954.00	145,352.00	256,306.00	215.40
027-470-044-000	390 CARDINAL DR	80,529.00	147,153.00	227,682.00	215.40
027-470-045-000	386 CARDINAL DR	80,529.00	147,153.00	227,682.00	215.40
027-470-046-000	382 CARDINAL DR	89,097.00	155,922.00	245,019.00	215.40
027-480-001-000	336 QUAIL DR	79,587.00	119,930.00	199,517.00	215.40
027-480-002-000	340 QUAIL DR	79,587.00	104,841.00	184,428.00	215.40
027-480-003-000	344 QUAIL DR	79,587.00	119,387.00	198,974.00	215.40
027-480-004-000	348 QUAIL DR	79,587.00	104,841.00	184,428.00	215.40

City of Woodland
North Park Lighting and Landscaping District
FY 2018/2019 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-480-005-000	352 QUAIL DR	95,459.00	184,561.00	280,020.00	215.40
027-480-006-000	360 QUAIL DR	79,587.00	114,321.00	193,908.00	215.40
027-480-007-000	364 QUAIL DR	79,587.00	119,387.00	198,974.00	215.40
027-480-008-000	368 QUAIL DR	61,200.00	214,200.00	275,400.00	215.40
027-480-009-000	372 QUAIL DR	153,129.00	192,942.00	346,071.00	215.40
027-480-010-000	376 QUAIL DR	75,757.00	129,869.00	205,626.00	215.40
027-480-011-000	380 QUAIL DR	88,975.00	127,790.00	216,765.00	215.40
027-480-012-000	384 QUAIL DR	63,661.00	201,595.00	265,256.00	215.40
027-480-013-000	388 QUAIL DR	66,562.00	167,870.00	234,432.00	215.40
027-480-014-000	392 QUAIL DR	77,174.00	105,240.00	182,414.00	215.40
027-480-015-000	396 QUAIL DR	116,779.00	177,952.00	294,731.00	215.40
027-480-016-000	451 ROBIN DR	82,540.00	114,871.00	197,411.00	215.40
027-480-017-000	447 ROBIN DR	79,451.00	112,561.00	192,012.00	215.40
027-480-018-000	443 ROBIN DR	88,310.00	102,660.00	190,970.00	215.40
027-480-019-000	439 ROBIN DR	78,714.00	92,959.00	171,673.00	215.40
027-480-020-000	435 ROBIN DR	64,934.00	152,597.00	217,531.00	215.40
027-480-021-000	431 ROBIN DR	75,000.00	215,000.00	290,000.00	215.40
027-480-022-000	427 ROBIN DR	75,757.00	124,458.00	200,215.00	215.40
027-480-023-000	423 ROBIN DR	82,792.00	126,948.00	209,740.00	215.40
027-480-024-000	419 ROBIN DR	75,000.00	215,000.00	290,000.00	215.40
027-480-025-000	415 ROBIN DR	78,714.00	155,298.00	234,012.00	215.40
027-480-026-000	411 ROBIN DR	76,500.00	239,700.00	316,200.00	215.40
027-480-028-000	397 CARDINAL DR	82,844.00	207,111.00	289,955.00	215.40
027-480-029-000	393 CARDINAL DR	72,830.00	138,383.00	211,213.00	215.40
027-480-030-000	394 CARDINAL DR	79,587.00	114,321.00	193,908.00	215.40
027-480-031-000	420 ROBIN DR	79,587.00	123,140.00	202,727.00	215.40
027-480-032-000	424 ROBIN DR	70,345.00	154,762.00	225,107.00	215.40
027-480-033-000	428 ROBIN DR	72,830.00	99,526.00	172,356.00	215.40
027-480-034-000	432 ROBIN DR	79,587.00	106,825.00	186,412.00	215.40
027-480-035-000	436 ROBIN DR	88,310.00	132,466.00	220,776.00	215.40
027-480-036-000	391 QUAIL DR	72,488.00	207,111.00	279,599.00	215.40
027-480-037-000	387 QUAIL DR	79,587.00	104,841.00	184,428.00	215.40
027-480-038-000	383 QUAIL DR	79,587.00	129,516.00	209,103.00	215.40
027-480-039-000	379 QUAIL DR	79,587.00	108,480.00	188,067.00	215.40
027-480-040-000	375 QUAIL DR	159,255.00	182,531.00	341,786.00	215.40
027-480-041-000	371 QUAIL DR	79,587.00	125,175.00	204,762.00	215.40
027-480-042-000	367 QUAIL DR	75,000.00	260,000.00	335,000.00	215.40
027-480-043-000	363 QUAIL DR	102,949.00	205,280.00	308,229.00	215.40
027-480-044-000	359 QUAIL DR	89,097.00	190,928.00	280,025.00	215.40
027-480-045-000	355 QUAIL DR	70,909.00	123,675.00	194,584.00	215.40
027-480-046-000	351 QUAIL DR	82,730.00	172,789.00	255,519.00	215.40
027-480-047-000	347 QUAIL DR	79,587.00	134,063.00	213,650.00	215.40
027-480-048-000	343 QUAIL DR	75,000.00	255,000.00	330,000.00	215.40
027-480-049-000	339 QUAIL DR	80,000.00	265,000.00	345,000.00	215.40
027-480-050-000	335 QUAIL DR	88,310.00	154,545.00	242,855.00	215.40
027-560-001-000	426 HAWK DR	87,506.00	125,691.00	213,197.00	215.40
027-560-002-000	422 HAWK DR	77,174.00	110,987.00	188,161.00	215.40

City of Woodland
North Park Lighting and Landscaping District
FY 2018/2019 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-560-003-000	418 HAWK DR	155,985.00	167,218.00	323,203.00	215.40
027-560-004-000	414 HAWK DR	75,000.00	255,000.00	330,000.00	215.40
027-560-005-000	410 HAWK DR	68,655.00	205,967.00	274,622.00	215.40
027-560-006-000	406 HAWK DR	91,990.00	112,553.00	204,543.00	215.40
027-560-007-000	405 DOVE DR	89,097.00	277,101.00	366,198.00	215.40
027-560-008-000	409 DOVE DR	75,000.00	255,000.00	330,000.00	215.40
027-560-009-000	413 DOVE DR	78,714.00	132,067.00	210,781.00	215.40
027-560-010-000	417 DOVE DR	75,000.00	255,000.00	330,000.00	215.40
027-560-011-000	421 DOVE DR	78,714.00	113,062.00	191,776.00	215.40
027-560-012-000	425 DOVE DR	124,491.00	226,350.00	350,841.00	215.40
027-560-018-000	284 QUAIL DR	75,000.00	280,500.00	355,500.00	215.40
027-560-019-000	288 QUAIL DR	68,655.00	184,842.00	253,497.00	215.40
027-560-020-000	292 QUAIL DR	63,373.00	211,248.00	274,621.00	215.40
027-560-021-000	296 QUAIL DR	93,829.00	118,667.00	212,496.00	215.40
027-560-022-000	425 HAWK DR	124,491.00	226,350.00	350,841.00	215.40
027-560-023-000	421 HAWK DR	75,000.00	215,000.00	290,000.00	215.40
027-560-024-000	417 HAWK DR	106,066.00	192,612.00	298,678.00	215.40
027-560-025-000	413 HAWK DR	92,275.00	168,015.00	260,290.00	215.40
027-560-026-000	409 HAWK DR	78,714.00	92,959.00	171,673.00	215.40
027-560-027-000	405 HAWK DR	153,129.00	171,381.00	324,510.00	215.40
027-560-028-000	401 HAWK DR	80,000.00	275,000.00	355,000.00	215.40
027-560-029-000	285 SWALLOW DR	74,270.00	201,595.00	275,865.00	215.40
027-560-030-000	281 SWALLOW DR	77,174.00	103,134.00	180,308.00	215.40
027-560-031-000	277 SWALLOW DR	77,174.00	103,134.00	180,308.00	215.40
027-560-032-000	273 SWALLOW DR	88,310.00	141,297.00	229,607.00	215.40
027-560-033-000	269 SWALLOW DR	77,174.00	108,233.00	185,407.00	215.40
027-560-039-000	280 QUAIL DR	75,000.00	243,000.00	318,000.00	215.40
027-560-040-000	276 QUAIL DR	70,345.00	142,857.00	213,202.00	215.40
027-560-041-000	272 QUAIL DR	77,174.00	126,294.00	203,468.00	215.40
027-560-042-000	268 QUAIL DR	78,714.00	112,571.00	191,285.00	215.40
Total:					**$26,709.60**
Count:					**124**

RESOLUTION NO: ________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2018/2019 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council by previous Resolutions formed and approved the maximum annual assessment rates for the City of Woodland Spring Lake Landscaping and Lighting District ("District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with section 22500)* ("Act"); and,

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

WHEREAS, the City Council desires to initiate proceedings for the levy and collection of annual assessments against lots and parcels of land within the District for Fiscal Year 2018/2019 pursuant to provisions of the Act; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance for the purpose of preparing and filing an Engineer's Report (the "Report") with the City Clerk; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The City Council hereby appoints Koppel & Gruber Public Finance as the District Assessment Engineer, and orders Koppel & Gruber Public Finance to prepare the Report concerning the District and the levy of assessments for Fiscal Year 2018/2019, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

The Engineer's Report shall contain the following:

a) A Description of Improvements;

b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);

c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2018/2019; and

d) An exhibit showing the boundaries of the District.

Upon completion of the Report, said Report shall be filed with the City Clerk, who shall submit the same to the City Council for its consideration pursuant to *Section 22586* of the Act.

<u>Section 2</u> The proposed improvements for the District include but are not limited to: the maintenance and operation of public landscaping services including neighborhood parks and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

<u>Section 3</u> The City Council hereby determines that to provide the improvements described in Section 2 of this resolution, it is necessary to levy and collect assessments against lots and parcels within the District.

<u>Section 4</u> The Finance Officer of the City of Woodland is hereby authorized and directed to take any and all action necessary and appropriate in connection with the annual levy and collection of assessments for the District.

RESOLUTION NO: ________________

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF ______________, 2018.

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 ______________, 2018, by the following vote:

AYES:	Council members:	______________________________
NOES:	Council members:	______________________________
ABSENT:	Council members:	______________________________
ABSTAIN:	Council members:	______________________________

____
Mayor, Enrique Fernandez

Attest:

______________________________________,
City Clerk, Ana Gonzalez

RESOLUTION NO: ________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2018/2019

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2018/2019 Annual Engineer's Report in connection with the City of Woodland Spring Lake Landscaping and Lighting District ("District"), and levy and collection of assessments against lots and parcels of land within the territory for the Fiscal Year commencing July 1, 2018 and ending June 30, 2019, to pay the maintenance, servicing, and operation of the improvements, pursuant to provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act"); and,

WHEREAS, the District Assessment Engineer has prepared and filed with the City Clerk and the City Clerk has now presented to the City Council the Engineer's report entitled "City of Woodland Spring Lake Landscaping and Lighting District Engineer's Report Fiscal Year 2018/2019" (the "Report"); and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as set forth in said Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

Section 2 The Report, as presented, consists of the following:

a) A Description of Improvements;

b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);

c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2018/2019; and

d) An exhibit showing the boundaries of the District.

Section 3 The Report is hereby preliminary approved, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF _______________, 2018.

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 ______________, 2018, by the following vote:

AYES:	Council members:	______________________________
NOES:	Council members:	______________________________
ABSENT:	Council members:	______________________________
ABSTAIN:	Council members:	______________________________

____
Mayor, Enrique Fernandez

Attest:

____________________________________,
City Clerk, Ana Gonzalez

RESOLUTION NO: ________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council has by previous Resolution, initiated proceedings for the levy and collection of assessments against lots and parcels of land within the City of Woodland Spring Lake Landscaping and Lighting District ("District") for Fiscal Year 2018/2019 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act").

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

.

WHEREAS, the City Council has retained Koppel & Gruber Public Finance as the District Assessment Engineer for the Annual Levy of the District, and to prepare and file an Engineer's Report ("Report") with the City Clerk in accordance with the Act, and that said Report has been prepared and filed with the City Clerk and presented to the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

Section 2 The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the District for the Fiscal Year commencing July 1, 2018, and ending June 30, 2019, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public's best interest requires such levy and collection.

Section 3 The territory of the District is within the boundaries and jurisdiction of the District, and the City of Woodland within the County of Yolo, State of California. The boundary map describing the District is on file with the City Clerk and is hereby incorporated by reference into this Resolution. The District is designated as the "City of Woodland Spring Lake Landscaping and Lighting District."

Section 3 The proposed improvements for the District are briefly described as the maintenance and operation of and the furnishing of services and materials for the improvements within the District including, but not limited to, the maintenance and operation of public landscaping services including neighborhood parks and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2018/2019 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, June 19st, 2018**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2018/2019, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 300 First Street, Woodland, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.

Section 6 Pursuant to sections 22626, 22552 and 22553 of the 1972 Act and 6061 of the Government Code, the City Clerk shall give notice of the time and place of the Public Hearing by causing publishing of this Resolution of Intention one time at least 10 days prior to the Public Hearing in the local newspaper, and by posting a copy of this Resolution on the official bulletin City Council customarily used by the City Council for the posting of notices.

Section 7 The Mayor, City Clerk, the City Manager, the City Council and such officers and employees of the City as are appropriate, are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

RESOLUTION NO: _______________

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF _______________, 2018.

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 ______________, 2018, by the following vote:

AYES:	Council members:	________________________________
NOES:	Council members:	________________________________
ABSENT:	Council members:	________________________________
ABSTAIN:	Council members:	________________________________

____
Mayor, Enrique Fernandez

Attest:

______________________________________,
City Clerk, Ana Gonzalez

MUNICIPALITIES | SCHOOL DISTRICTS | CITIES | COUNTIES | PARK & RECREATION | WATER DISTRICTS | MUNICIPALITIES | SCHOOL DISTRICTS | COMMUNITIES

CITY OF WOODLAND
SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2018/2019

MAY 1, 2018

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

TABLE OF CONTENTS

I. OVERVIEW

A. INTRODUCTION

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Spring Lake Landscaping and Lighting District ("District") for Fiscal Year 2018/2019 which provides updated information regarding the budget and factors that affect the assessment amount. This District was formed in March 2005 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street lighting, traffic signals, drainage, neighborhood parks and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act") and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIIIC and XIIID* ("Proposition 218") desires to levy and collect annual assessments against lots and parcels within the District beginning in the fiscal year commencing July 1, 2018 and ending June 30, 2019 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for 2018/2019 as set forth in this Engineer's Report, do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the 2018/2019 assessment rates.

B. CONTENTS OF ENGINEER'S REPORT

This Engineer's Report ("Report") describes the District boundaries and the proposed improvements to be assessed to the property owners located within the district. The Report is made up of the following sections.

Section I. Overview – Provides a general introduction into the Report.

Section II. Plans and Specifications – Contains a general description of the improvements that are to be maintained and serviced by the District.

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the District including incidental costs and expenses.

Section IV. Method of Apportionment – Describes the basis in which costs have been apportioned to lots and parcels within the District, in proportion to the special benefit received by each lot and parcel.

Section V. Assessment Roll – The assessment roll identifies the maximum assessment to be levied to each lot or parcel within the District.

Section VI. Assessment Diagram – Displays a diagram of the District showing the exterior boundaries of the District.

Appendix – This section includes additional information, zoning maps and exhibits which were used to determine the budget and assessments for the different product types.

For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number by the Yolo County ("County") Assessor's Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing scheduled for June 19, 2018, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for Fiscal Year 2018/2019.

II. Plans And Specification

A. General Description of the District

The proposed territory within the District consists of all lots, parcels and subdivisions of land located in the Spring Lake Specific Plan Area. The area originally contained thirty five (35) large un-subdivided parcels and when combined with recently subdivided parcels will result in approximately 3,966 residential units, four (4) commercial sites, six (6) school sites, four (4) neighborhood parks, one (1) mini park, and one (1) public fire station. The County of Yolo owns three (3) parcels in the specific plan area and there is one (1) existing Woodland Community College parcel and two (2) Woodland Joint Unified School District Parcels. Twenty two final subdivision maps were approved in 2005 through early 2016 covering portions of the Spring Lake Area representing 1,570 single family lots, 139 multi-family residential units and 218 apartment units. The assessments for all of the parcels within the District will be calculated based on 2018/2019 Budget and the method described in Section IV Method of Apportionment of this Report.

The Spring Lake Specific Plan Area is located in the southeast portion of the City generally bounded to the north by East Gibson Road, to the east by County Road 102, to the south by County Road 25A, and generally to the west by County Road 101. There is a portion of the Specific Plan Area immediately north of the extension of County Road 24A that extends west of State Highway 113.

B. Description of Improvements to be Maintained and Services

The proposed improvements to be maintained and services provided by the District are generally described as follows:

Landscaping and Appurtenant Improvements

Landscaping improvements (the "Landscaping Improvements") include but are not limited to landscaping, planting, ground cover, shrubbery, turf, trees, irrigation and drainage systems, ornamental lighting structures, playground equipment, play courts, public restrooms, masonry block walls and other fencing, entryway monuments and other appurtenant items located in right of ways, parkways, greenbelts, neighborhood parks and other easements dedicated to the City and located within the boundaries of the District.

This will include but is not limited to the following areas:

- Landscape parkways on the major arterial roadways of the project including Pioneer Avenue, Parkway Drive, Road 102, County Road 25A and East Gibson Road;
- Landscape parkways on the local and collector roads including Farmer's Central Road, Road 24C, Road 101, Matmor Road, Collector One, Collector Two, Collector Four, Collector "A" Street and Highway 113 buffer;
- Landscaping along the mixed use channel, the drainage channels and facilities, agricultural interceptors and the offsite regional ponds;
- Landscaping and park equipment provided in neighborhood park areas including Central Park, Park "A", Park "B", Park "C", Mini-Park, the Offsite Pond Park; and

- Graffiti removal, paint, wall and fence repairs along the block walls and fencing on portions of Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, County Road 25A, Farmer's Central Road, Highway 113, the drainage channels and facilities, the offsite regional ponds and the offsite Pond Park.

A more detailed listing of the overall landscape maintenance areas are included the appendix to this report along with the areas specifically budgeted for Fiscal Year 2018/2019.

Street Lighting/Traffic Signals and Appurtenant Improvements
Street lighting improvements (the "Street Lighting Improvements") include but are not limited to poles, signs, fixtures, bulbs, conduit, conductors, equipment including posts and pedestals, metering devices and appurtenant facilities as required to provide lighting and traffic signals in public streets and sidewalk easements, parks and other easements dedicated to the City and located within the boundaries of the District.

This will include but is not limited to the following:

- Street lighting throughout the arterial, collector, and local roadways totaling approximately 1,740 lights located throughout the project; and
- Traffic signals and appurtenant facilities at eighteen (18) signalized intersections along Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, County Road 25A and Farmer's Central Road.

A more detailed listing of the street lighting/traffic signal maintenance areas are included the appendix to this report along with the areas specifically budgeted for Fiscal Year 2018/2019.

The estimated annual cost to provide and maintain the improvements within the District shall be allocated to each property in proportion to the special benefits received.

C. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the Landscaping Improvements and the Street Lighting Improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of Landscaping Improvements and the Street Lighting Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Landscaping Improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting, repair of fencing and painting of walls and fencing and other improvements to remove or cover graffiti. The Street Lighting Improvements shall be maintained to provide adequate illumination.

Servicing means the furnishing of water and electricity for the Landscaping Improvements including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the Street Lighting Improvements. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District.

III. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses. A more detailed accounting of the budget based on the Equivalent Benefit Unit (EBU) methodologies is included in Section IV.

TABLE 1
Fiscal Year 2018/2019 Estimated Costs

	ZONE DENSITY TYPE COSTS[1]	PRODUCT/FRONT FOOTAGE TYPE COSTS[2]	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	$196,953	$567,421	$764,374
Greenbelts & Parks	0	592,702	592,702
Tree Maintenance	66,325	36,780	103,105
Street Lights	125,031	35,527	160,558
Traffic Signals	9,176	78,000	87,176
Graffiti & Wall/Fence Repairs	369	4,631	5,000
Capital Items	0	0	0
DIRECT COSTS SUBTOTAL	**$397,855**	**$1,315,060**	**$1,712,915**
INCIDENTAL COSTS/EXPENSES			
City Administration	$0	$96,516	$96,516
Consultant/County Administration	0	12,000	12,000
Reserve Fund/Contingency	0	0	0
OTHER COSTS SUBTOTAL	**$0**	**$108,516**	**$108,516**
ESTIMATED MAXIMUM ASSESSMENT	**$397,855**	**$1,423,576**	**$1,821,431**
Total Assessor Parcels FY 2017/2018			1,817
		Maximum Levy Amount Per EBU[3]	**Fiscal Year 2018/2019 Levy Amount**
Estimated Single Family Developed Residential R3 Per EBU		**$1,485.41**	**$869.91**
Estimated Single Family Developed Residential R4 Per EBU		**$1,277.52**	**$780.55**
Estimated Single Family Developed Residential R5 Per EBU		**$1,152.78**	**$726.93**
Estimated Single Family Developed Residential R8 Per EBU		**$965.68**	**$646.51**
Estimated Multi Family Developed Residential R15 Per EBU		**$615.73**	**$444.79**
Estimated Multi Family Developed Residential R20 Per EBU[4]		**$589.97**	**n/a**
Estimated Multi Family Developed Residential R25 Per EBU		**$565.03**	**$416.19**
Estimated Neighborhood Commercial Per Acre		**$15,313.81**	**$6,029.76**

1. See "Section IV. Method of Apportionment" for a detailed explanation of the two types of allocation methods.
2. Front Footage applies to the public owned (School Sites, Woodland Community College & Yolo County) properties only.
3. Includes an annual Engineering News Record Common Labor Cost Index rate increase (see section VID) of 35.20% since district formation.
4. For Fiscal Year 2018//2019 there are not any developed lots with this zoning. These parcels will be subject to the Developed/Undeveloped Rate of $127.76 per proposed unit.

B. DESCRIPTION OF COST ITEMS

The following is a brief description of the costs of maintenance and services for the District included in the table above.

Direct Cost Items – This includes the costs of maintaining and servicing the landscaping, lighting and traffic signal improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the items that provide a direct benefit to the District.

The line items listed in this section are summarized into the following categories: Landscaping, Greenbelt and Parks, Trees, Street Lights, Traffic Signals, Walls and Fencing and Capital, all of which are included in a more detailed budget provided in the appendix section of this report.

Incidental Costs and Expenses – This includes the indirect costs not included above that are necessary to properly maintain the district on an annual basis.

- City Administration – This includes the cost or a portion of the costs to coordinate District services including responding to property owner inquiries relating the assessments and services and contracting with professionals to provide administration, legal, and engineering services to the District that are required on an annual basis. Additionally, this includes the City's administration cost of managing the Storm Drainage Conservation Habitat Preservation Management Plan contract that is required as a condition of development of the Spring Lake Specific Plan Area.

- Consultant/County Administration – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer's Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.

- Reserve Fund/Contingency – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July.

IV. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

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

Section 22574 of the 1972 Act also allows the designation of zones of benefit within an assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements."

In addition, Article XIIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer's Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIIID, the Implementation Act, and the Streets and Highways Code Section 22573.

Proper maintenance and operation of landscaping, street trees and streetlights provides special benefit to adjacent properties by providing community character, security, safety and vitality. Below is a discussion of the special benefit that the parcels receive from each of the maintenance categories.

Landscaping Special Benefit

Trees, landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore provide a special benefit. Specifically they provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

- Street trees within the parkways and greenbelts provide special benefit to those properties directly adjacent to those tree-lined parkways and to those that drive along them to get to their property;

- Landscaping within the parkways provide special benefit to those developments that are directly adjacent to the public parkways and to those that drive through them to get to their property; and,

- Landscaping and play equipment within the park sites provide special benefit to those developments that are within the general vicinity of the parks.

Landscaping General Benefit
There are no general benefits associated with local parkway landscaping.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

Street Lights Special Benefit
The operation, maintenance and servicing of lighting and traffic signals along local streets, collector and arterial streets of a development provides the following special benefits:

- Improved security of lots and parcels within the development;
- Improved ingress and egress to properties;
- Improved nighttime visibility for the local access of emergency vehicles;
- Improved safety and traffic circulation to and from parcels; and
- Increased deterrence of crime and aid to police and emergency vehicles.

Street lights and signals located at arterials and local streets are considered 100% special benefit to the developments taking direct access at those intersections.

Street Lights General Benefit
There are no general benefits related to street lights, signals or appurtenant facilities.

C. Assessment Methodology

To establish the special benefit to the individual lots and parcels within the District an Equivalent Benefit Unit ("EBU") system is used. The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land use type, size and development.

Due to the variety and location of the maintenance requirements throughout the Spring Lake project area, two distinct methods of determining a lot or parcels EBU has been established depending on the specific maintenance item. The two methods are discussed below.

1. Zone Density Equivalent Benefit Units

Each parcel of land is assigned an EBU in proportion to the estimated special benefit the parcel receives relative to other parcels within the District. Maintenance costs under this method are allocated based on density for each of the residential projects located throughout the project. This is an effective way of allocating the special benefit to parcels where the maintenance items relate to acreage or lot size such as more dense local landscaping that occurs in some of the residential areas.

Maintenance costs related to the following are allocated utilizing this method:

- Landscaping and lighting along the local and collector roads including Farmer's Central Road, Road 24C, Road 101, Matmor Road, Collector One, Collector Two, Collector Four, Collector "A" Street and Highway 113 buffer; and
- Landscaping and lighting along the agricultural interceptors.

The single family detached residential (SFD) property with an R-5 Zoning has been selected as the basic unit for calculating assessments; therefore a SFD R-5 residential parcel equals one Equivalent Benefit Unit (EBU). All other residential zoned units are compared to the R-5 (5 units per acre divided by the zoning designation number of units per acre) to determine the zonings EBUs. Since typically 5 single family residential units could be constructing on one acre of land, commercial property is assigned 5.0 EBUs per acre of land.

TABLE 2
EBU APPLICATION BY LAND USE ZONING:

Land Use	Zoning*	EBU/Parcel/ Acre/Unit
Single Family Detached Residential	R-3	1.67 EBUs / Parcel
Single Family Detached Residential	R-4	1.25 EBUs / Parcel
Single Family Detached Residential	R-5	1.00 EBU / Parcel
Single Family Detached Residential	R-8	0.63 EBUs / Parcel
Multi Family Detached Residential	R-15	0.33 EBUs / Unit
Multi Family Detached Residential	R-20	0.25 EBUs / Unit
Multi Family Detached Residential	R-25	0.20 EBUs / Unit
Neighborhood Commercial	NC	5.00 EBUs / Acre
Exempt	EX	0.00 EBU / Parcel

*** The above method for calculating the number of EBUs per parcel/unit will be used if additional single family or multi family residential units not included in the above table are approved for development.**

Definitions and Formulas Related to Zoning EBU Method

Single-Family Detached Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map wherein the final map has been recorded with the County as of January 1 of the preceding fiscal year.

Multi-Family Detached Residential — This land use is defined as a residential parcel anticipated to have more than one residential unit that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Neighborhood Commercial — This land use is defined as a commercial parcel that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including greenbelts and parkways; utility right-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed; park properties, school properties required as part of the development and other publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

2. Product Type Equivalent Benefit Units

Each parcel of land is assigned an EBU in proportion to the estimated special benefit the parcel receives relative to other parcels within the District. Maintenance costs under this method are allocated based on product types (single family residential, multi family residential or commercial) located throughout the project. This is an effective way of allocating the special benefit to parcels where the maintenance items relate to the traffic study and impact fee (drainage and parkway) methodologies that were developed for the Spring Lake Specific Plan Area.

Maintenance costs related to the following are allocated utilizing this method:

- Parkway landscaping and lighting on the major arterial roadways of the project including Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, and County Road 25A;
- Landscaping and lighting along the mixed use channel, subdivision trail corridor, greenbelts, gateway entries, Highway 113 buffer, drainage channels and facilities, and offsite regional ponds;
- Landscaping and lighting in the neighborhood park areas including Central Park, Park "A", Park "B", Park "C", Mini-Park; and
- Graffiti removal, paint, fence and wall repairs along the block walls and fencing on portions of Pioneer Avenue, Parkway Drive, Road 102, and Highway 113.

The single family detached residential property has been selected as the basic unit for calculating assessments; therefore a SFD residential parcel equals one Equivalent Benefit Unit (EBU). The multi-family residential lots do not receive the same special benefit as single family lots and are therefore assigned less than 1 EBUs per units as determined in the Spring Lake Infrastructure Fee Nexus Study prepared by Economic & Planning Systems Inc., dated June 29, 2004 and shown below.

TABLE 3
EBU APPLICATION BY PRODUCT

Land Use	Zoning	Traffic EBU/ Parcel or Acre	Drainage EBU/ Parcel/Acre/Unit	Park EBU/ Parcel/Acre/Unit
Single Family Residential	**Not applicable**	**1.00 EBU / Parcel**	**1.00 EBU / Parcel**	**1.00 EBU / Parcel**
Multi Family Residential	**Not applicable**	**0.70 EBUs / Unit**	**0.39 EBUs / Unit**	**0.83 EBUs / Unit**
Undeveloped Planned Single Family Residential Development	**Not applicable**	**1.00 EBU / Unit**	**1.00 EBU / Parcel**	**1.00 EBU / Parcel**
Undeveloped Planned Multi Family Residential Development	**Not applicable**	**0.70 EBUs / Unit**	**0.39 EBUs / Unit**	**0.83 EBUs / Unit**
Neighborhood Commercial	**Not applicable**	**32.67 EBUs / Acre**	**18.97 EBUs / Acre**	**3.05 EBUs / Acre**
Exempt	**Not applicable**	**0.00 EBUs / Parcel**	**0.00 EBUs / Parcel**	**0.00 EBUs / Parcel**

Definitions and Formulas Related to the Product Type EBU Method

Single-Family Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map wherein the final map has been recorded with the County as of January 1 of the preceding fiscal year.

Multi-Family Residential — This land use is defined as a residential parcel anticipated to have more than one residential unit that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Undeveloped Planned Single Family Residential Development — This land use is defined as any undeveloped property not fully subdivided with a specific number of proposed single family residential parcels/lots or dwelling units to be developed on the parcel. This land use type will only be assessed for the maintenance requirements associated with the major arterial roadways, channel improvements and incidental costs/expenses based on the anticipated number of units to be developed on the property as shown on the Specific Plan or proposed Tentative Map.

Undeveloped Planned Multi Family Residential Development — This land use is defined as any undeveloped property not fully subdivided with a specific number of proposed multi family residential parcels/lots or dwelling units to be developed on the parcel. This land use type will only be assessed for the maintenance requirements associated with the major arterial roadways, channel improvements and incidental costs/expenses based on the anticipated number of units to be developed on the property as shown on the Specific Plan or proposed Tentative Map.

Neighborhood Commercial — This land use is defined as a commercial parcel that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including greenbelts and parkways; utility right-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed; park properties, school properties required as part of the development and other publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

3. Front Footage Method for Public Owned Properties

Certain public owned properties within the District derive a special benefit from the landscaping and lighting improvements but to a lesser degree than residential or commercial properties. This includes the high school site, the Woodland Community College parcel and the County of Yolo property. Front footage of the landscaped areas and the development standards used outside of the Spring Lake Specific Plan were used to determine the public owned properties special benefit. Since these properties are not subject to the Spring Lake Specific Plan higher landscaping and lighting standard requirements, this is a reasonable method for allocating the maintenance costs that they are benefiting from.

4. Benefit Formula

The benefit formula is applied to each budget line item and then to the parcels within the District based on the preceding Equivalent Benefit Unit (EBU) tables. Each parcel's EBU correlates the parcel's special benefit received as compared to all other parcels benefiting from the improvements.

The following formula is used to calculate each parcel's EBU (proportional benefit) **for each of the type of improvement items that are applicable to a particular parcel based on its development status:**

Land Use Zoning EBU + Traffic EBU + Drainage EBU + Park EBU = Parcel Type EBU

Parcel Type EBU x Dwelling Units/Parcels/Lots = Parcel EBU

The total number of Equivalent Benefit Units (EBUs) is the sum of all individual EBUs applied to parcels that receive a special benefit from the improvement. An assessment amount per EBU (Rate) for each type of improvement is established by taking the total cost of the type of improvement and dividing that amount by the total number of EBUs of all parcels benefiting from the type of improvement. This Rate is then applied back to each individual parcel's based on their assigned EBUs to determine the parcel's proportionate special benefit and assessment obligation from that type of improvement. This same method is used for all other types of improvements.

Maintenance Cost/ Total Number of EBUs = Levy per EBU

Levy per EBU x Parcel EBU = Maximum Parcel Levy Amount

5. Table of EBUs and Rate by Product Type

Below is a summary of the EBUs and Rates per product type and zoning type.

TABLE 4
SUMMARY OF EBUS AND ALLOCATION OF COSTS
PART 1 OF 2

	Allocation Method		* * * PRODUCT TYPE * * *		* * * PRODUCT TYPE * * *		* * * PRODUCT TYPE * * *		Traffic (1)	Drainage (2)	(3)	(1)+(2)+(3)=(4)	Traffic (5)	Drainage (6)	Parks (7)	(5)+(6)+(7) = (8)	(4) + (8) = (9)
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Product Type (Traffic)	Total EBUs or Front Footage (Traffic)	EBU Per Product Type (Drainage)	Total EBUs or Front Footage (Drainage)	EBU Per Product Type (Parks)	Total EBUs or Front Footage (Parks)	Arterial Roads (Pioneer, Parkway, Rd 102, E. Gibson, Rd 25A)	Mixed Use Channel	Other Administration Costs	Base Costs Allocated To Developed & Undeveloped Property	Developed Parcels Only (Highway 113 Buffer, Gateway Entries)	Developed Parcels Only (Offsite Channels, Offsite Ponds)	Developed Parcels Only (Subdivision Trail Corridor, Greenbelts, Parks)	Developed Parcel Costs Only	Product Type Total Developed & Undeveloped Parcels
Main Project (East of Highway 113)																	
R-3	Single Family Residential	364	1.00	364.00	1.00	364.00	1.00	364.00	$45,983	$19,229	9,970	$75,183	$0	1,343	19,153	$20,497	$95,679
R-4	Single Family Residential	364	1.00	364.00	1.00	364.00	1.00	364.00	45,983	19,229	9,970	75,183	0	7,078	100,913	107,991	183,173
R-5	Single Family Residential	1,335	1.00	1,335.00	1.00	1,335.00	1.00	1,335.00	168,646	70,525	36,568	275,738	0	16,221	231,271	247,492	523,230
R-8	Single Family Residential	666	1.00	666.00	1.00	666.00	1.00	666.00	84,133	35,183	18,243	137,559	0	7,740	110,347	118,086	255,646
R-15	Multi-Family Residential	436	0.70	305.20	0.39	170.04	0.83	361.88	38,555	8,983	8,360	55,898	0	1,087	32,981	34,068	89,966
R-20	Multi-Family Residential	195	0.70	136.50	0.39	76.05	0.83	161.85	17,244	4,018	3,739	25,000	0	0	0	0	25,000
R-25	Multi-Family Residential	293	0.70	205.10	0.39	114.27	0.83	243.19	25,910	6,037	5,618	37,564	0	1,705	51,726	53,430	90,995
NC	Neighborhood Commercial	11.00	32.71	359.78	18.97	208.67	3.05	33.58	45,449	11,024	9,855	66,327	0	0	0	0	66,327
	Sub Total			**3,735.58**		**3,298.03**		**3,529.50**	**$471,901**	**$174,228**	**$102,323**	**$748,452**	**$0**	**$35,173**	**$546,391**	**$581,564**	**$1,330,016**
Project West of Highway 113																	
R-5A	Single Family Residential	162	1.00	162.00	1.00	162.00	1.00	162.00	$0	8,558.12	4,437.41	$12,996	$0	3,248.19	46,311.32	$49,560	$62,555
R-8A	Single Family Residential	34	1.00	34.00	1.00	34.00	1.00	34.00	0	1,796	931	$2,727	0	0	0	0	2,727
R-15A	Multi-Family Residential	43	0.70	30.10	0.39	16.77	0.83	35.69	0	886	824	$1,710	0	0	0	0	1,710
	Sub Total	**239**		**226.10**		**212.77**		**231.69**	**$0**	**$11,240**	**$6,193**	**$17,433**	**$0**	**$3,248**	**$46,311**	**$49,560**	**$66,993**
School & County Sites (Front Footage)																	
FF	High School	50.00	n/a	4,830.00	n/a	0	n/a	0	$0	$0	$0	$0	$0	$0	$0	0	$0
FF	Woodland Community College	120.50	n/a	4,106.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0
FF	Yolo County	31.00	n/a	3,627.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0
	Sub Total	**201.50**		**12,563.00**		**0**		**0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Total								**$471,901**	**$185,468**	**$108,516**	**$765,886**	**$0**	**$38,421**	**$592,702**	**$631,123**	**$1,397,009**

TABLE 4
SUMMARY OF EBUS AND ALLOCATION OF COSTS
PART 2 OF 2

Allocation Method		(X)	* * * ZONING TYPE * * * *		Zone Type (A)	Front Footage (B)	(A)+ (B) = (C)		(8)	(C) + (8) = (D)	(9)	(C) + (9) = (D)	(D) / (X) = (10)	(D) / (X) = (11)	(10)+(11)=(12)
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Zone Type	Total EBUs or Front Footage (Zone Type)	Developed Parcels Only (Farmers Central, Rd 24C, Rd 101, Matmor, Collector and Local Streets, Ag channels)	Developed Parcels Only School and Public Owned Sites	Zoning & Front Footage Total Costs (Developed Property)		(From Above Table) Product Type Total Developed Parcels Only	Total for All Developed Property	(From Above Table) Product Type Total Developed & Undeveloped Parcels	Total Cost for All Properties	Base Rate Per Unit/Acre for Either Developed or Undeveloped	Addt'l Rate per Unit/Acre for Developed Property Only	Total Rate per Unit/Acre for Developed Property
Main Project (East of Highway 113)															
R-3	Single Family Residential	67	1.67	111.67	23,948.65	$0	$23,949	357	$20,497	$44,445	$95,679	$119,628	$206.55	$663.37	$869.91
R-4	Single Family Residential	353	1.25	441.25	94,633	0	94,633		107,991	202,624	183,173	277,806	206.55	574.00	780.55
R-5	Single Family Residential	809	1.00	809.00	173,503	0	173,503	214	247,492	420,994	523,230	696,733	206.55	520.39	726.93
R-8	Single Family Residential	386	0.63	241.25	51,740	0	51,740	134	118,086	169,826	255,646	307,385	206.55	439.96	646.51
R-15	Multi-Family Residential	139	0.33	46.33	9,937	0	9,937	71	34,068	44,005	89,966	99,902	128.21	316.58	444.79
R-20	Multi-Family Residential	0	0.25	-	0	0	0		0	0	25,000	25,000	128.21	0.00	128.21
R-25	Multi-Family Residential	218	0.20	43.60	9,351	0	9,351		53,430	62,781	90,995	100,345	128.21	287.99	416.19
NC	Neighborhood Commercial	0.00	5.00	-	0	0	0		0	0	66,327	66,327	6,029.76	0.00	6,029.76
	Sub Total	**1,972**		**1,693.10**	**$363,112**	**$0**	**$363,112**		**$581,564**	**$944,676**	**$1,330,016**	**$1,693,128**			
Project West of Highway 113															
R-5A	Single Family Residential	162	1.00	162.00	34,743.42	$0	$34,743		$49,560	$84,303	$62,555	$97,298	$80.22	$520.39	$600.61
R-8A	Single Family Residential	0	0.63	0.00	0	0	0		0	0	2,727	2,727	80.22	0.00	80.22
R-15A	Multi-Family Residential	0	0.33	0.00	0	0	0		0	0	1,710	1,710	39.78	0.00	39.78
	Sub Total	**162**		**162.00**	**$34,743**	**$0**	**$34,743**		**$49,560**	**$84,303**	**$66,993**	**$101,736**			
School & County Sites (Front Footage)															
FF	High School	50.00	n/a	4,830.00	$0	$9,763	$9,763		$0	$9,763	$0	$9,763	$0.00	$195.26	$195.26
FF	Woodland Community College	120.50	n/a	4,106.00	0	8,489	8,489		0	8,489	0	8,489	0.00	70.45	70.45
FF	Yolo County	31.00	n/a	3,627.00	0	8,316	8,316		0	8,316	0	8,316	0.00	268.24	268.24
	Sub Total	**201.50**		**12,563.00**	**$0**	**$26,567**	**$26,567**		**$0**	**$26,567**	**$0**	**$26,567**			
	Total				**$397,855**	**$26,567**	**$424,422**		**$631,123**	**$1,055,546**	**$1,397,009**	**$1,821,431**			

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This District provides for an annual adjustment to the Maximum Assessment Rate per EBU based on the Engineering News Record Common Labor Cost Index.

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2006/2007. Generally, if the proposed annual assessment (levy per EBU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the percentage increase in the Engineering News Record Common Labor Cost Index rate. Beginning in the second fiscal year (Fiscal Year 2006/2007) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EBU less than or equal to this Maximum Assessment) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may go up and down as compared to the previous year(s). The Maximum Assessment adjustment is designed to allow for the adjustment of the annual assessment for inflation in order to maintain the original purchasing power of the district budget. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The increase in the Engineering News Record Common Labor Cost Index from January 2017 to January 2018 is 1.026%.

V. ASSESSMENT ROLL

The assessment roll is a listing of the proposed Assessment for Fiscal Year 2018/2019 apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District, along with the Maximum Assessment amounts, is on file with the City Clerk and incorporated into this report by reference.

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2018/2019 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
PARCELS NOT ON THE TAX ROLL - Government Owned		
042-580-020-000	Miscellaneous - Govt Owned	9,762.99
042-580-023-000	Miscellaneous - Govt Owned	1,117.69
042-580-024-000	Miscellaneous - Govt Owned	1,117.69
042-580-025-000	Miscellaneous - Govt Owned	1,609.47
042-580-026-000	Miscellaneous - Govt Owned	4,470.75
042-580-027-000	Miscellaneous - Govt Owned	8,488.70
6	**Sub Total**	**26,567.30**
PARCELS SUBMITTED ON THE COUNTY TAX ROLL (Sorted by APN)		
041-070-063-000	Agricultural	31,345.60
041-070-064-000	Vacant	29,801.33
041-231-002-000	Single Family Resid/R5	600.61
041-231-003-000	Single Family Resid/R5	600.61
041-231-004-000	Single Family Resid/R5	600.61
041-231-005-000	Single Family Resid/R5	600.61
041-231-006-000	Single Family Resid/R5	600.61
041-231-007-000	Single Family Resid/R5	600.61
041-231-008-000	Single Family Resid/R5	600.61
041-231-009-000	Single Family Resid/R5	600.61
041-231-010-000	Single Family Resid/R5	600.61
041-231-011-000	Single Family Resid/R5	600.61
041-231-012-000	Single Family Resid/R5	600.61
041-231-013-000	Single Family Resid/R5	600.61
041-231-014-000	Single Family Resid/R5	600.61
041-231-015-000	Single Family Resid/R5	600.61
041-231-016-000	Single Family Resid/R5	600.61
041-231-017-000	Single Family Resid/R5	600.61
041-231-018-000	Single Family Resid/R5	600.61
041-231-019-000	Single Family Resid/R5	600.61
041-231-020-000	Single Family Resid/R5	600.61
041-231-021-000	Single Family Resid/R5	600.61
041-231-022-000	Single Family Resid/R5	600.61
041-231-023-000	Single Family Resid/R5	600.61
041-231-024-000	Single Family Resid/R5	600.61
041-231-025-000	Single Family Resid/R5	600.61
041-231-026-000	Single Family Resid/R5	600.61
041-231-028-000	Vacant	1,710.41
041-231-029-000	Single Family Resid/R5	600.61
041-231-030-000	Single Family Resid/R5	600.61
041-231-031-000	Single Family Resid/R5	600.61
041-231-032-000	Single Family Resid/R5	600.61
041-231-033-000	Single Family Resid/R5	600.61
041-231-034-000	Single Family Resid/R5	600.61
041-231-035-000	Single Family Resid/R5	600.61
041-231-036-000	Single Family Resid/R5	600.61
041-231-037-000	Single Family Resid/R5	600.61
041-231-038-000	Single Family Resid/R5	600.61
041-232-001-000	Single Family Resid/R5	600.61
041-232-002-000	Single Family Resid/R5	600.61

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2018/2019 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
041-232-003-000	Single Family Resid/R5	600.61
041-232-004-000	Single Family Resid/R5	600.61
041-232-005-000	Single Family Resid/R5	600.61
041-232-006-000	Single Family Resid/R5	600.61
041-232-007-000	Single Family Resid/R5	600.61
041-232-008-000	Single Family Resid/R5	600.61
041-232-009-000	Single Family Resid/R5	600.61
041-232-010-000	Single Family Resid/R5	600.61
041-232-011-000	Single Family Resid/R5	600.61
041-232-012-000	Single Family Resid/R5	600.61
041-232-013-000	Single Family Resid/R5	600.61
041-232-014-000	Single Family Resid/R5	600.61
041-232-015-000	Single Family Resid/R5	600.61
041-232-016-000	Single Family Resid/R5	600.61
041-232-017-000	Single Family Resid/R5	600.61
041-232-019-000	Single Family Resid/R5	600.61
041-232-020-000	Single Family Resid/R5	600.61
041-232-021-000	Single Family Resid/R5	600.61
041-232-022-000	Single Family Resid/R5	600.61
041-232-023-000	Single Family Resid/R5	600.61
041-232-024-000	Single Family Resid/R5	600.61
041-232-025-000	Single Family Resid/R5	600.61
041-232-026-000	Single Family Resid/R5	600.61
041-232-027-000	Single Family Resid/R5	600.61
041-233-002-000	Single Family Resid/R5	600.61
041-233-003-000	Single Family Resid/R5	600.61
041-233-004-000	Single Family Resid/R5	600.61
041-233-005-000	Single Family Resid/R5	600.61
041-233-006-000	Single Family Resid/R5	600.61
041-233-007-000	Single Family Resid/R5	600.61
041-233-008-000	Single Family Resid/R5	600.61
041-233-009-000	Single Family Resid/R5	600.61
041-233-010-000	Single Family Resid/R5	600.61
041-233-011-000	Single Family Resid/R5	600.61
041-233-012-000	Single Family Resid/R5	600.61
041-233-013-000	Single Family Resid/R5	600.61
041-233-014-000	Single Family Resid/R5	600.61
041-233-015-000	Single Family Resid/R5	600.61
041-233-016-000	Single Family Resid/R5	600.61
041-233-017-000	Single Family Resid/R5	600.61
041-233-018-000	Single Family Resid/R5	600.61
041-233-019-000	Single Family Resid/R5	600.61
041-233-020-000	Single Family Resid/R5	600.61
041-233-021-000	Single Family Resid/R5	600.61
041-233-022-000	Single Family Resid/R5	600.61
041-233-023-000	Single Family Resid/R5	600.61
041-233-024-000	Single Family Resid/R5	600.61
041-233-025-000	Single Family Resid/R5	600.61
041-233-026-000	Single Family Resid/R5	600.61
041-233-027-000	Single Family Resid/R5	600.61
041-241-003-000	Single Family Resid/R5	600.61

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041-241-004-000	Single Family Resid/R5	600.61
041-241-005-000	Single Family Resid/R5	600.61
041-241-006-000	Single Family Resid/R5	600.61
041-241-007-000	Single Family Resid/R5	600.61
041-241-008-000	Single Family Resid/R5	600.61
041-241-009-000	Single Family Resid/R5	600.61
041-241-010-000	Single Family Resid/R5	600.61
041-241-011-000	Single Family Resid/R5	600.61
041-241-012-000	Single Family Resid/R5	600.61
041-241-013-000	Single Family Resid/R5	600.61
041-241-014-000	Single Family Resid/R5	600.61
041-241-015-000	Single Family Resid/R5	600.61
041-241-016-000	Single Family Resid/R5	600.61
041-241-017-000	Single Family Resid/R5	600.61
041-241-018-000	Single Family Resid/R5	600.61
041-242-002-000	Single Family Resid/R5	600.61
041-242-003-000	Single Family Resid/R5	600.61
041-242-004-000	Single Family Resid/R5	600.61
041-242-005-000	Single Family Resid/R5	600.61
041-242-006-000	Single Family Resid/R5	600.61
041-242-007-000	Single Family Resid/R5	600.61
041-242-008-000	Single Family Resid/R5	600.61
041-242-009-000	Single Family Resid/R5	600.61
041-242-010-000	Single Family Resid/R5	600.61
041-242-011-000	Single Family Resid/R5	600.61
041-242-012-000	Single Family Resid/R5	600.61
041-242-013-000	Single Family Resid/R5	600.61
041-242-014-000	Single Family Resid/R5	600.61
041-242-015-000	Single Family Resid/R5	600.61
041-242-016-000	Single Family Resid/R5	600.61
041-242-017-000	Single Family Resid/R5	600.61
041-242-018-000	Single Family Resid/R5	600.61
041-242-019-000	Single Family Resid/R5	600.61
041-242-020-000	Single Family Resid/R5	600.61
041-242-021-000	Single Family Resid/R5	600.61
041-242-022-000	Single Family Resid/R5	600.61
041-242-023-000	Single Family Resid/R5	600.61
041-242-024-000	Single Family Resid/R5	600.61
041-242-025-000	Single Family Resid/R5	600.61
041-242-026-000	Single Family Resid/R5	600.61
041-242-027-000	Single Family Resid/R5	600.61
041-242-028-000	Single Family Resid/R5	600.61
041-242-029-000	Single Family Resid/R5	600.61
041-242-030-000	Single Family Resid/R5	600.61
041-242-031-000	Single Family Resid/R5	600.61
041-242-032-000	Single Family Resid/R5	600.61
041-242-033-000	Single Family Resid/R5	600.61
041-242-034-000	Single Family Resid/R5	600.61
041-242-035-000	Single Family Resid/R5	600.61
041-242-036-000	Single Family Resid/R5	600.61
041-242-037-000	Single Family Resid/R5	600.61

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
041-242-038-000	Single Family Resid/R5	600.61
041-242-039-000	Single Family Resid/R5	600.61
041-242-040-000	Single Family Resid/R5	600.61
041-242-041-000	Single Family Resid/R5	600.61
041-242-042-000	Single Family Resid/R5	600.61
041-242-043-000	Single Family Resid/R5	600.61
041-242-044-000	Single Family Resid/R5	600.61
041-242-045-000	Single Family Resid/R5	600.61
041-243-002-000	Vacant	2,727.46
041-243-003-000	Single Family Resid/R5	600.61
041-243-004-000	Single Family Resid/R5	600.61
041-243-005-000	Single Family Resid/R5	600.61
041-243-006-000	Single Family Resid/R5	600.61
041-243-007-000	Single Family Resid/R5	600.61
041-243-008-000	Single Family Resid/R5	600.61
041-243-009-000	Single Family Resid/R5	600.61
041-243-010-000	Single Family Resid/R5	600.61
041-243-011-000	Single Family Resid/R5	600.61
041-243-012-000	Single Family Resid/R5	600.61
041-243-013-000	Single Family Resid/R5	600.61
041-243-014-000	Single Family Resid/R5	600.61
041-243-015-000	Single Family Resid/R5	600.61
041-243-016-000	Single Family Resid/R5	600.61
041-243-017-000	Single Family Resid/R5	600.61
041-251-002-000	Single Family Resid/R8	646.51
041-251-004-000	Single Family Resid/R8	646.51
041-251-006-000	Single Family Resid/R8	646.51
041-251-008-000	Single Family Resid/R8	646.51
041-251-010-000	Single Family Resid/R8	646.51
041-251-012-000	Single Family Resid/R8	646.51
041-251-014-000	Single Family Resid/R8	646.51
041-251-016-000	Single Family Resid/R8	646.51
041-251-018-000	Single Family Resid/R8	646.51
041-251-020-000	Single Family Resid/R8	646.51
041-251-022-000	Single Family Resid/R8	646.51
041-251-025-000	Single Family Resid/R8	646.51
041-251-027-000	Single Family Resid/R8	646.51
041-251-029-000	Single Family Resid/R8	646.51
041-251-031-000	Single Family Resid/R8	646.51
041-251-032-000	Single Family Resid/R8	646.51
041-251-033-000	Single Family Resid/R8	646.51
041-251-034-000	Single Family Resid/R8	646.51
041-251-035-000	Single Family Resid/R8	646.51
041-251-036-000	Single Family Resid/R8	646.51
041-251-037-000	Single Family Resid/R8	646.51
041-251-038-000	Single Family Resid/R8	646.51
041-251-039-000	Single Family Resid/R8	646.51
041-251-040-000	Single Family Resid/R8	646.51
041-251-041-000	Single Family Resid/R8	646.51
041-251-042-000	Single Family Resid/R8	646.51
041-251-043-000	Exempt	0.00

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
041-251-044-000	Single Family Resid/R8	646.51
041-251-045-000	Single Family Resid/R8	646.51
041-251-046-000	Single Family Resid/R8	646.51
041-251-047-000	Single Family Resid/R8	646.51
041-252-001-000	Single Family Resid/R8	646.51
041-252-002-000	Single Family Resid/R8	646.51
041-252-003-000	Single Family Resid/R8	646.51
041-252-004-000	Single Family Resid/R8	646.51
041-252-005-000	Single Family Resid/R8	646.51
041-252-006-000	Single Family Resid/R8	646.51
041-252-007-000	Single Family Resid/R8	646.51
041-252-008-000	Single Family Resid/R8	646.51
041-252-009-000	Single Family Resid/R8	646.51
041-252-010-000	Single Family Resid/R8	646.51
041-252-011-000	Single Family Resid/R8	646.51
041-252-012-000	Single Family Resid/R8	646.51
041-252-013-000	Single Family Resid/R8	646.51
041-252-014-000	Single Family Resid/R8	646.51
041-252-015-000	Single Family Resid/R8	646.51
041-252-016-000	Single Family Resid/R8	646.51
041-252-017-000	Single Family Resid/R8	646.51
041-252-018-000	Single Family Resid/R8	646.51
041-252-019-000	Single Family Resid/R8	646.51
041-252-020-000	Single Family Resid/R8	646.51
041-252-021-000	Single Family Resid/R8	646.51
041-252-022-000	Single Family Resid/R8	646.51
041-252-023-000	Exempt	0.00
041-252-024-000	Single Family Resid/R8	646.51
041-252-025-000	Single Family Resid/R8	646.51
041-252-026-000	Single Family Resid/R8	646.51
041-252-027-000	Single Family Resid/R8	646.51
041-252-028-000	Single Family Resid/R8	646.51
041-252-029-000	Single Family Resid/R8	646.51
041-252-030-000	Single Family Resid/R8	646.51
041-252-031-000	Single Family Resid/R8	646.51
041-253-001-000	Single Family Resid/R8	646.51
041-253-002-000	Single Family Resid/R8	646.51
041-253-003-000	Single Family Resid/R8	646.51
041-253-004-000	Single Family Resid/R8	646.51
041-253-005-000	Single Family Resid/R8	646.51
041-253-006-000	Single Family Resid/R8	646.51
041-253-007-000	Single Family Resid/R8	646.51
041-253-008-000	Single Family Resid/R8	646.51
041-253-009-000	Single Family Resid/R8	646.51
041-253-010-000	Single Family Resid/R8	646.51
041-253-011-000	Single Family Resid/R8	646.51
041-253-012-000	Single Family Resid/R8	646.51
041-253-013-000	Single Family Resid/R8	646.51
041-253-014-000	Single Family Resid/R8	646.51
041-253-015-000	Exempt	0.00
042-030-034-000	Agricular	48,859.08

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-030-053-000	Vacant	30,160.18
042-030-054-000	Vacant	12,040.98
042-351-002-000	Single Family Resid/R3	869.91
042-351-003-000	Single Family Resid/R3	869.91
042-351-004-000	Single Family Resid/R3	869.91
042-351-005-000	Single Family Resid/R3	869.91
042-351-006-000	Single Family Resid/R3	869.91
042-351-007-000	Single Family Resid/R3	869.91
042-351-008-000	Single Family Resid/R3	869.91
042-351-009-000	Single Family Resid/R3	869.91
042-351-010-000	Single Family Resid/R3	869.91
042-351-011-000	Single Family Resid/R3	869.91
042-351-012-000	Single Family Resid/R3	869.91
042-351-013-000	Single Family Resid/R3	869.91
042-351-014-000	Single Family Resid/R3	869.91
042-351-015-000	Single Family Resid/R3	869.91
042-352-002-000	Single Family Resid/R3	869.91
042-352-003-000	Single Family Resid/R3	869.91
042-352-004-000	Single Family Resid/R3	869.91
042-352-005-000	Single Family Resid/R3	869.91
042-352-006-000	Single Family Resid/R3	869.91
042-352-007-000	Single Family Resid/R3	869.91
042-352-008-000	Single Family Resid/R3	869.91
042-352-009-000	Single Family Resid/R3	869.91
042-353-003-000	Single Family Resid/R3	869.91
042-353-004-000	Single Family Resid/R3	869.91
042-353-005-000	Single Family Resid/R3	869.91
042-353-006-000	Single Family Resid/R3	869.91
042-353-007-000	Single Family Resid/R3	869.91
042-361-001-000	Single Family Resid/R3	869.91
042-361-002-000	Single Family Resid/R3	869.91
042-361-003-000	Single Family Resid/R3	869.91
042-361-004-000	Single Family Resid/R3	869.91
042-361-005-000	Single Family Resid/R3	869.91
042-361-006-000	Single Family Resid/R3	869.91
042-361-007-000	Single Family Resid/R3	869.91
042-361-008-000	Single Family Resid/R3	869.91
042-361-009-000	Single Family Resid/R3	869.91
042-361-010-000	Single Family Resid/R3	869.91
042-362-001-000	Single Family Resid/R3	869.91
042-362-002-000	Single Family Resid/R3	869.91
042-362-003-000	Single Family Resid/R3	869.91
042-362-004-000	Single Family Resid/R3	869.91
042-362-005-000	Single Family Resid/R3	869.91
042-362-006-000	Single Family Resid/R3	869.91
042-362-007-000	Single Family Resid/R3	869.91
042-362-009-000	Single Family Resid/R3	869.91
042-362-010-000	Single Family Resid/R3	869.91
042-363-001-000	Single Family Resid/R3	869.91
042-363-002-000	Single Family Resid/R3	869.91
042-363-003-000	Single Family Resid/R3	869.91

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042-363-004-000	Single Family Resid/R3	869.91
042-363-005-000	Single Family Resid/R3	869.91
042-371-001-000	Single Family Resid/R4	780.55
042-371-002-000	Single Family Resid/R4	780.55
042-371-003-000	Single Family Resid/R4	780.55
042-371-004-000	Single Family Resid/R4	780.55
042-371-005-000	Single Family Resid/R4	780.55
042-371-006-000	Single Family Resid/R4	780.55
042-371-007-000	Single Family Resid/R4	780.55
042-371-008-000	Single Family Resid/R4	780.55
042-371-009-000	Single Family Resid/R4	780.55
042-371-010-000	Single Family Resid/R4	780.55
042-371-011-000	Single Family Resid/R4	780.55
042-371-012-000	Single Family Resid/R4	780.55
042-371-013-000	Single Family Resid/R4	780.55
042-371-014-000	Single Family Resid/R4	780.55
042-371-015-000	Single Family Resid/R4	780.55
042-372-001-000	Single Family Resid/R4	780.55
042-372-002-000	Single Family Resid/R4	780.55
042-372-003-000	Single Family Resid/R4	780.55
042-372-004-000	Single Family Resid/R4	780.55
042-372-005-000	Single Family Resid/R4	780.55
042-372-006-000	Single Family Resid/R4	780.55
042-372-007-000	Single Family Resid/R4	780.55
042-372-008-000	Single Family Resid/R4	780.55
042-372-009-000	Single Family Resid/R4	780.55
042-372-010-000	Single Family Resid/R4	780.55
042-372-011-000	Single Family Resid/R4	780.55
042-372-012-000	Single Family Resid/R4	780.55
042-373-001-000	Single Family Resid/R4	780.55
042-373-002-000	Single Family Resid/R4	780.55
042-373-004-000	Single Family Resid/R4	780.55
042-373-005-000	Single Family Resid/R4	780.55
042-373-006-000	Single Family Resid/R4	780.55
042-373-007-000	Single Family Resid/R4	780.55
042-373-008-000	Single Family Resid/R4	780.55
042-373-011-000	Single Family Resid/R4	780.55
042-373-012-000	Single Family Resid/R4	780.55
042-373-013-000	Single Family Resid/R4	780.55
042-373-014-000	Single Family Resid/R4	780.55
042-373-015-000	Single Family Resid/R4	780.55
042-373-016-000	Single Family Resid/R4	780.55
042-373-018-000	Single Family Resid/R4	780.55
042-380-001-000	Single Family Resid/R15	444.79
042-380-002-000	Single Family Resid/R15	444.79
042-380-003-000	Single Family Resid/R15	444.79
042-380-005-000	Single Family Resid/R15	444.79
042-380-006-000	Single Family Resid/R15	444.79
042-380-007-000	Single Family Resid/R15	444.79
042-380-008-000	Single Family Resid/R15	444.79
042-380-009-000	Single Family Resid/R15	444.79

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042-380-010-000	Single Family Resid/R15	444.79
042-380-011-000	Single Family Resid/R15	444.79
042-391-001-000	Single Family Resid/R3	869.91
042-391-002-000	Single Family Resid/R3	869.91
042-391-003-000	Single Family Resid/R3	869.91
042-391-004-000	Single Family Resid/R3	869.91
042-391-005-000	Single Family Resid/R3	869.91
042-391-006-000	Single Family Resid/R3	869.91
042-391-007-000	Single Family Resid/R3	869.91
042-391-008-000	Single Family Resid/R3	869.91
042-392-001-000	Single Family Resid/R3	869.91
042-392-002-000	Single Family Resid/R3	869.91
042-392-003-000	Single Family Resid/R3	869.91
042-392-004-000	Single Family Resid/R3	869.91
042-392-005-000	Single Family Resid/R3	869.91
042-392-006-000	Single Family Resid/R3	869.91
042-392-007-000	Single Family Resid/R3	869.91
042-392-008-000	Single Family Resid/R3	869.91
042-400-001-000	Single Family Resid/R15	444.79
042-400-002-000	Single Family Resid/R15	444.79
042-400-003-000	Single Family Resid/R15	444.79
042-400-004-000	Single Family Resid/R15	444.79
042-400-005-000	Single Family Resid/R15	444.79
042-400-006-000	Single Family Resid/R15	444.79
042-400-007-000	Single Family Resid/R15	444.79
042-400-008-000	Single Family Resid/R15	444.79
042-400-010-000	Single Family Resid/R15	444.79
042-400-011-000	Single Family Resid/R15	444.79
042-410-003-000	Single Family Resid/R5	726.93
042-410-004-000	Single Family Resid/R5	726.93
042-410-005-000	Single Family Resid/R5	726.93
042-410-006-000	Single Family Resid/R5	726.93
042-410-007-000	Single Family Resid/R5	726.93
042-410-008-000	Single Family Resid/R5	726.93
042-410-009-000	Single Family Resid/R5	726.93
042-410-010-000	Single Family Resid/R5	726.93
042-410-011-000	Single Family Resid/R5	726.93
042-410-012-000	Single Family Resid/R5	726.93
042-410-013-000	Single Family Resid/R5	726.93
042-410-014-000	Single Family Resid/R5	726.93
042-410-015-000	Single Family Resid/R5	726.93
042-410-016-000	Single Family Resid/R5	726.93
042-410-017-000	Single Family Resid/R5	726.93
042-410-018-000	Single Family Resid/R5	726.93
042-410-019-000	Single Family Resid/R5	726.93
042-410-020-000	Single Family Resid/R5	726.93
042-410-023-000	Single Family Resid/R5	726.93
042-410-024-000	Single Family Resid/R5	726.93
042-410-025-000	Single Family Resid/R5	726.93
042-410-026-000	Single Family Resid/R5	726.93
042-410-027-000	Single Family Resid/R5	726.93

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042-410-028-000	Single Family Resid/R5	726.93
042-410-029-000	Single Family Resid/R5	726.93
042-410-030-000	Single Family Resid/R5	726.93
042-410-031-000	Single Family Resid/R5	726.93
042-410-032-000	Single Family Resid/R5	726.93
042-410-033-000	Single Family Resid/R5	726.93
042-410-034-000	Single Family Resid/R5	726.93
042-410-035-000	Single Family Resid/R5	726.93
042-410-036-000	Single Family Resid/R5	726.93
042-410-037-000	Single Family Resid/R5	726.93
042-410-038-000	Single Family Resid/R5	726.93
042-410-039-000	Single Family Resid/R5	726.93
042-410-040-000	Single Family Resid/R5	726.93
042-410-041-000	Single Family Resid/R5	726.93
042-410-042-000	Single Family Resid/R5	726.93
042-410-043-000	Single Family Resid/R5	726.93
042-410-044-000	Single Family Resid/R5	726.93
042-410-045-000	Single Family Resid/R5	726.93
042-410-046-000	Single Family Resid/R5	726.93
042-410-047-000	Single Family Resid/R5	726.93
042-410-048-000	Single Family Resid/R5	726.93
042-410-049-000	Single Family Resid/R5	726.93
042-410-050-000	Single Family Resid/R5	726.93
042-410-051-000	Single Family Resid/R5	726.93
042-410-052-000	Single Family Resid/R5	726.93
042-410-053-000	Single Family Resid/R5	726.93
042-410-054-000	Single Family Resid/R5	726.93
042-410-055-000	Single Family Resid/R5	726.93
042-410-056-000	Single Family Resid/R5	726.93
042-410-058-000	Single Family Resid/R5	726.93
042-410-059-000	Single Family Resid/R5	726.93
042-410-061-000	Single Family Resid/R5	726.93
042-420-001-000	Single Family Resid/R5	726.93
042-420-002-000	Single Family Resid/R5	726.93
042-420-005-000	Single Family Resid/R5	726.93
042-420-006-000	Single Family Resid/R5	726.93
042-420-007-000	Single Family Resid/R5	726.93
042-420-008-000	Single Family Resid/R5	726.93
042-420-009-000	Single Family Resid/R5	726.93
042-420-010-000	Single Family Resid/R5	726.93
042-420-011-000	Single Family Resid/R5	726.93
042-420-012-000	Single Family Resid/R5	726.93
042-420-013-000	Single Family Resid/R5	726.93
042-420-014-000	Single Family Resid/R5	726.93
042-420-015-000	Single Family Resid/R5	726.93
042-420-016-000	Single Family Resid/R5	726.93
042-420-017-000	Single Family Resid/R5	726.93
042-420-018-000	Single Family Resid/R5	726.93
042-420-019-000	Single Family Resid/R5	726.93
042-420-020-000	Single Family Resid/R5	726.93
042-420-021-000	Single Family Resid/R5	726.93

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-420-024-000	Single Family Resid/R5	726.93
042-420-025-000	Single Family Resid/R5	726.93
042-420-026-000	Single Family Resid/R5	726.93
042-420-027-000	Single Family Resid/R5	726.93
042-420-028-000	Single Family Resid/R5	726.93
042-420-029-000	Single Family Resid/R5	726.93
042-420-030-000	Single Family Resid/R5	726.93
042-420-031-000	Single Family Resid/R5	726.93
042-420-032-000	Single Family Resid/R5	726.93
042-420-033-000	Single Family Resid/R5	726.93
042-420-034-000	Single Family Resid/R5	726.93
042-420-035-000	Single Family Resid/R5	726.93
042-420-036-000	Single Family Resid/R5	726.93
042-420-037-000	Single Family Resid/R5	726.93
042-420-038-000	Single Family Resid/R5	726.93
042-420-039-000	Single Family Resid/R5	726.93
042-420-040-000	Single Family Resid/R5	726.93
042-420-041-000	Single Family Resid/R5	726.93
042-420-042-000	Single Family Resid/R5	726.93
042-420-044-000	Single Family Resid/R5	726.93
042-420-045-000	Single Family Resid/R5	726.93
042-420-047-000	Single Family Resid/R5	726.93
042-430-001-000	Single Family Resid/R5	726.93
042-430-002-000	Single Family Resid/R5	726.93
042-430-003-000	Single Family Resid/R5	726.93
042-430-004-000	Single Family Resid/R5	726.93
042-430-005-000	Single Family Resid/R5	726.93
042-430-006-000	Single Family Resid/R5	726.93
042-430-007-000	Single Family Resid/R5	726.93
042-430-008-000	Single Family Resid/R5	726.93
042-430-009-000	Single Family Resid/R5	726.93
042-430-010-000	Single Family Resid/R5	726.93
042-430-011-000	Single Family Resid/R5	726.93
042-430-012-000	Single Family Resid/R5	726.93
042-430-013-000	Single Family Resid/R5	726.93
042-430-014-000	Single Family Resid/R5	726.93
042-430-015-000	Single Family Resid/R5	726.93
042-430-016-000	Single Family Resid/R5	726.93
042-430-017-000	Single Family Resid/R5	726.93
042-430-018-000	Single Family Resid/R5	726.93
042-430-019-000	Single Family Resid/R5	726.93
042-430-020-000	Single Family Resid/R5	726.93
042-430-021-000	Single Family Resid/R5	726.93
042-430-022-000	Single Family Resid/R5	726.93
042-430-023-000	Single Family Resid/R5	726.93
042-430-024-000	Single Family Resid/R5	726.93
042-430-025-000	Single Family Resid/R5	726.93
042-430-026-000	Single Family Resid/R5	726.93
042-430-027-000	Single Family Resid/R5	726.93
042-430-028-000	Single Family Resid/R5	726.93
042-430-029-000	Single Family Resid/R5	726.93

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-430-030-000	Single Family Resid/R5	726.93
042-430-031-000	Single Family Resid/R5	726.93
042-430-032-000	Single Family Resid/R5	726.93
042-430-033-000	Single Family Resid/R5	726.93
042-430-034-000	Single Family Resid/R5	726.93
042-430-035-000	Single Family Resid/R5	726.93
042-430-036-000	Single Family Resid/R5	726.93
042-430-037-000	Single Family Resid/R5	726.93
042-430-038-000	Single Family Resid/R5	726.93
042-430-039-000	Single Family Resid/R5	726.93
042-430-040-000	Single Family Resid/R5	726.93
042-430-041-000	Single Family Resid/R5	726.93
042-430-042-000	Single Family Resid/R5	726.93
042-430-043-000	Single Family Resid/R5	726.93
042-430-044-000	Single Family Resid/R5	726.93
042-430-045-000	Single Family Resid/R5	726.93
042-430-046-000	Single Family Resid/R5	726.93
042-430-047-000	Single Family Resid/R5	726.93
042-430-048-000	Single Family Resid/R5	726.93
042-430-049-000	Single Family Resid/R5	726.93
042-441-001-000	Single Family Resid/R8	646.51
042-441-002-000	Single Family Resid/R8	646.51
042-441-003-000	Single Family Resid/R8	646.51
042-441-004-000	Single Family Resid/R8	646.51
042-441-005-000	Single Family Resid/R8	646.51
042-441-006-000	Single Family Resid/R8	646.51
042-441-007-000	Single Family Resid/R8	646.51
042-441-008-000	Single Family Resid/R8	646.51
042-441-009-000	Single Family Resid/R8	646.51
042-441-010-000	Single Family Resid/R8	646.51
042-441-011-000	Single Family Resid/R8	646.51
042-441-012-000	Single Family Resid/R8	646.51
042-441-013-000	Single Family Resid/R8	646.51
042-441-014-000	Single Family Resid/R8	646.51
042-441-016-000	Single Family Resid/R8	646.51
042-441-017-000	Single Family Resid/R8	646.51
042-441-018-000	Single Family Resid/R8	646.51
042-441-019-000	Single Family Resid/R8	646.51
042-441-020-000	Single Family Resid/R8	646.51
042-441-021-000	Single Family Resid/R8	646.51
042-441-022-000	Single Family Resid/R8	646.51
042-441-023-000	Single Family Resid/R8	646.51
042-441-024-000	Single Family Resid/R8	646.51
042-441-025-000	Single Family Resid/R8	646.51
042-441-026-000	Single Family Resid/R8	646.51
042-442-001-000	Single Family Resid/R8	646.51
042-442-002-000	Single Family Resid/R8	646.51
042-442-003-000	Single Family Resid/R8	646.51
042-442-004-000	Single Family Resid/R8	646.51
042-442-005-000	Single Family Resid/R8	646.51
042-442-006-000	Single Family Resid/R8	646.51

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-442-007-000	Single Family Resid/R8	646.51
042-442-008-000	Single Family Resid/R8	646.51
042-442-009-000	Single Family Resid/R8	646.51
042-443-001-000	Single Family Resid/R8	646.51
042-443-002-000	Single Family Resid/R8	646.51
042-443-003-000	Single Family Resid/R8	646.51
042-443-004-000	Single Family Resid/R8	646.51
042-443-005-000	Single Family Resid/R8	646.51
042-443-006-000	Single Family Resid/R8	646.51
042-443-007-000	Single Family Resid/R8	646.51
042-443-008-000	Single Family Resid/R8	646.51
042-443-009-000	Single Family Resid/R8	646.51
042-443-012-000	Single Family Resid/R8	646.51
042-443-013-000	Single Family Resid/R8	646.51
042-443-014-000	Single Family Resid/R8	646.51
042-443-015-000	Single Family Resid/R8	646.51
042-443-016-000	Single Family Resid/R8	646.51
042-443-017-000	Single Family Resid/R8	646.51
042-443-018-000	Single Family Resid/R8	646.51
042-443-019-000	Single Family Resid/R8	646.51
042-443-020-000	Single Family Resid/R8	646.51
042-443-021-000	Single Family Resid/R8	646.51
042-443-022-000	Single Family Resid/R8	646.51
042-443-024-000	Single Family Resid/R8	646.51
042-443-025-000	Single Family Resid/R8	646.51
042-451-001-000	Single Family Resid/R8	646.51
042-451-002-000	Single Family Resid/R8	646.51
042-451-003-000	Single Family Resid/R8	646.51
042-451-004-000	Single Family Resid/R8	646.51
042-451-005-000	Single Family Resid/R8	646.51
042-451-006-000	Single Family Resid/R8	646.51
042-451-007-000	Single Family Resid/R8	646.51
042-451-008-000	Single Family Resid/R8	646.51
042-451-009-000	Single Family Resid/R8	646.51
042-451-010-000	Single Family Resid/R8	646.51
042-451-011-000	Single Family Resid/R8	646.51
042-451-012-000	Single Family Resid/R8	646.51
042-451-013-000	Single Family Resid/R8	646.51
042-451-014-000	Single Family Resid/R8	646.51
042-451-016-000	Single Family Resid/R8	646.51
042-451-017-000	Single Family Resid/R8	646.51
042-451-018-000	Single Family Resid/R8	646.51
042-451-019-000	Single Family Resid/R8	646.51
042-451-020-000	Single Family Resid/R8	646.51
042-451-021-000	Single Family Resid/R8	646.51
042-451-022-000	Single Family Resid/R8	646.51
042-451-023-000	Single Family Resid/R8	646.51
042-451-024-000	Single Family Resid/R8	646.51
042-451-025-000	Single Family Resid/R8	646.51
042-451-026-000	Single Family Resid/R8	646.51
042-452-001-000	Single Family Resid/R8	646.51

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-452-002-000	Single Family Resid/R8	646.51
042-452-003-000	Single Family Resid/R8	646.51
042-452-004-000	Single Family Resid/R8	646.51
042-452-005-000	Single Family Resid/R8	646.51
042-452-006-000	Single Family Resid/R8	646.51
042-452-007-000	Single Family Resid/R8	646.51
042-452-008-000	Single Family Resid/R8	646.51
042-452-009-000	Single Family Resid/R8	646.51
042-453-001-000	Single Family Resid/R8	646.51
042-453-002-000	Single Family Resid/R8	646.51
042-453-003-000	Single Family Resid/R8	646.51
042-453-004-000	Single Family Resid/R8	646.51
042-453-005-000	Single Family Resid/R8	646.51
042-453-006-000	Single Family Resid/R8	646.51
042-453-007-000	Single Family Resid/R8	646.51
042-453-008-000	Single Family Resid/R8	646.51
042-453-009-000	Single Family Resid/R8	646.51
042-453-010-000	Single Family Resid/R8	646.51
042-453-011-000	Single Family Resid/R8	646.51
042-453-014-000	Single Family Resid/R8	646.51
042-453-015-000	Single Family Resid/R8	646.51
042-453-016-000	Single Family Resid/R8	646.51
042-453-017-000	Single Family Resid/R8	646.51
042-453-018-000	Single Family Resid/R8	646.51
042-453-019-000	Single Family Resid/R8	646.51
042-453-020-000	Single Family Resid/R8	646.51
042-453-021-000	Single Family Resid/R8	646.51
042-453-022-000	Single Family Resid/R8	646.51
042-453-024-000	Single Family Resid/R8	646.51
042-453-025-000	Single Family Resid/R8	646.51
042-461-001-000	Single Family Resid/R5	726.93
042-461-002-000	Single Family Resid/R5	726.93
042-461-003-000	Single Family Resid/R5	726.93
042-461-004-000	Single Family Resid/R5	726.93
042-461-005-000	Single Family Resid/R5	726.93
042-461-006-000	Single Family Resid/R5	726.93
042-461-007-000	Single Family Resid/R5	726.93
042-461-008-000	Single Family Resid/R5	726.93
042-461-009-000	Single Family Resid/R5	726.93
042-461-010-000	Single Family Resid/R5	726.93
042-462-002-000	Single Family Resid/R5	726.93
042-462-003-000	Single Family Resid/R5	726.93
042-462-004-000	Single Family Resid/R5	726.93
042-462-005-000	Single Family Resid/R5	726.93
042-462-006-000	Single Family Resid/R5	726.93
042-462-007-000	Single Family Resid/R5	726.93
042-462-008-000	Single Family Resid/R5	726.93
042-462-009-000	Single Family Resid/R5	726.93
042-462-010-000	Single Family Resid/R5	726.93
042-462-011-000	Single Family Resid/R5	726.93
042-462-012-000	Single Family Resid/R5	726.93

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-462-015-000	Single Family Resid/R5	726.93
042-462-016-000	Single Family Resid/R5	726.93
042-462-017-000	Single Family Resid/R5	726.93
042-462-018-000	Single Family Resid/R5	726.93
042-462-019-000	Single Family Resid/R5	726.93
042-462-020-000	Single Family Resid/R5	726.93
042-462-021-000	Single Family Resid/R5	726.93
042-462-022-000	Single Family Resid/R5	726.93
042-462-023-000	Single Family Resid/R5	726.93
042-462-024-000	Single Family Resid/R5	726.93
042-462-025-000	Single Family Resid/R5	726.93
042-462-026-000	Single Family Resid/R5	726.93
042-462-027-000	Single Family Resid/R5	726.93
042-462-028-000	Single Family Resid/R5	726.93
042-462-029-000	Single Family Resid/R5	726.93
042-462-030-000	Single Family Resid/R5	726.93
042-462-031-000	Single Family Resid/R5	726.93
042-462-032-000	Single Family Resid/R5	726.93
042-462-035-000	Single Family Resid/R5	726.93
042-462-036-000	Single Family Resid/R5	726.93
042-462-037-000	Single Family Resid/R5	726.93
042-462-038-000	Single Family Resid/R5	726.93
042-462-039-000	Single Family Resid/R5	726.93
042-462-040-000	Single Family Resid/R5	726.93
042-462-041-000	Single Family Resid/R5	726.93
042-462-042-000	Single Family Resid/R5	726.93
042-462-059-000	Single Family Resid/R5	726.93
042-462-060-000	Single Family Resid/R5	726.93
042-462-061-000	Single Family Resid/R5	726.93
042-462-063-000	Single Family Resid/R5	726.93
042-470-002-000	Single Family Resid/R5	726.93
042-470-003-000	Single Family Resid/R5	726.93
042-470-004-000	Single Family Resid/R5	726.93
042-470-005-000	Single Family Resid/R5	726.93
042-470-006-000	Single Family Resid/R5	726.93
042-470-007-000	Single Family Resid/R5	726.93
042-470-008-000	Single Family Resid/R5	726.93
042-470-009-000	Single Family Resid/R5	726.93
042-470-012-000	Single Family Resid/R5	726.93
042-470-013-000	Single Family Resid/R5	726.93
042-470-014-000	Single Family Resid/R5	726.93
042-470-015-000	Single Family Resid/R5	726.93
042-470-016-000	Single Family Resid/R5	726.93
042-470-017-000	Single Family Resid/R5	726.93
042-470-018-000	Single Family Resid/R5	726.93
042-470-019-000	Single Family Resid/R5	726.93
042-470-020-000	Single Family Resid/R5	726.93
042-470-021-000	Single Family Resid/R5	726.93
042-470-022-000	Single Family Resid/R5	726.93
042-470-023-000	Single Family Resid/R5	726.93
042-470-024-000	Single Family Resid/R5	726.93

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-470-025-000	Single Family Resid/R5	726.93
042-470-026-000	Single Family Resid/R5	726.93
042-470-027-000	Single Family Resid/R5	726.93
042-470-028-000	Single Family Resid/R5	726.93
042-470-029-000	Single Family Resid/R5	726.93
042-470-030-000	Single Family Resid/R5	726.93
042-470-031-000	Single Family Resid/R5	726.93
042-470-034-000	Single Family Resid/R5	726.93
042-470-035-000	Single Family Resid/R5	726.93
042-470-036-000	Single Family Resid/R5	726.93
042-470-037-000	Single Family Resid/R5	726.93
042-470-038-000	Single Family Resid/R5	726.93
042-470-039-000	Single Family Resid/R5	726.93
042-470-040-000	Single Family Resid/R5	726.93
042-470-041-000	Single Family Resid/R5	726.93
042-470-043-000	Single Family Resid/R5	726.93
042-470-044-000	Single Family Resid/R5	726.93
042-470-049-000	Single Family Resid/R5	726.93
042-470-050-000	Single Family Resid/R5	726.93
042-481-001-000	Single Family Resid/R5	726.93
042-481-002-000	Single Family Resid/R5	726.93
042-481-003-000	Single Family Resid/R5	726.93
042-481-004-000	Single Family Resid/R5	726.93
042-481-005-000	Single Family Resid/R5	726.93
042-481-007-000	Single Family Resid/R5	726.93
042-481-008-000	Single Family Resid/R5	726.93
042-481-009-000	Single Family Resid/R5	726.93
042-481-010-000	Single Family Resid/R5	726.93
042-481-011-000	Single Family Resid/R5	726.93
042-481-012-000	Single Family Resid/R5	726.93
042-481-013-000	Single Family Resid/R5	726.93
042-481-014-000	Single Family Resid/R5	726.93
042-481-015-000	Single Family Resid/R5	726.93
042-481-016-000	Single Family Resid/R5	726.93
042-481-017-000	Single Family Resid/R5	726.93
042-481-018-000	Single Family Resid/R5	726.93
042-481-019-000	Single Family Resid/R5	726.93
042-481-020-000	Single Family Resid/R5	726.93
042-481-021-000	Single Family Resid/R5	726.93
042-481-022-000	Single Family Resid/R5	726.93
042-481-023-000	Single Family Resid/R5	726.93
042-481-024-000	Single Family Resid/R5	726.93
042-481-027-000	Single Family Resid/R5	726.93
042-481-028-000	Single Family Resid/R5	726.93
042-481-029-000	Single Family Resid/R5	726.93
042-481-030-000	Single Family Resid/R5	726.93
042-481-031-000	Single Family Resid/R5	726.93
042-481-032-000	Single Family Resid/R5	726.93
042-481-033-000	Single Family Resid/R5	726.93
042-481-034-000	Single Family Resid/R5	726.93
042-481-035-000	Single Family Resid/R5	726.93

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-481-036-000	Single Family Resid/R5	726.93
042-481-038-000	Single Family Resid/R5	726.93
042-481-039-000	Single Family Resid/R5	726.93
042-482-001-000	Single Family Resid/R5	726.93
042-482-002-000	Single Family Resid/R5	726.93
042-482-003-000	Single Family Resid/R5	726.93
042-482-004-000	Single Family Resid/R5	726.93
042-482-005-000	Single Family Resid/R5	726.93
042-482-010-000	Single Family Resid/R5	726.93
042-482-011-000	Single Family Resid/R5	726.93
042-482-012-000	Single Family Resid/R5	726.93
042-482-013-000	Single Family Resid/R5	726.93
042-482-014-000	Single Family Resid/R5	726.93
042-482-016-000	Single Family Resid/R5	726.93
042-482-017-000	Single Family Resid/R5	726.93
042-482-019-000	Single Family Resid/R5	726.93
042-482-020-000	Single Family Resid/R5	726.93
042-491-001-000	Single Family Resid/R8	646.51
042-491-002-000	Single Family Resid/R8	646.51
042-491-003-000	Single Family Resid/R8	646.51
042-491-004-000	Single Family Resid/R8	646.51
042-491-005-000	Single Family Resid/R8	646.51
042-491-006-000	Single Family Resid/R8	646.51
042-491-007-000	Single Family Resid/R8	646.51
042-491-008-000	Single Family Resid/R8	646.51
042-491-009-000	Single Family Resid/R8	646.51
042-491-011-000	Single Family Resid/R8	646.51
042-491-012-000	Single Family Resid/R8	646.51
042-491-013-000	Single Family Resid/R8	646.51
042-491-014-000	Single Family Resid/R8	646.51
042-491-015-000	Single Family Resid/R8	646.51
042-491-016-000	Single Family Resid/R8	646.51
042-491-017-000	Single Family Resid/R8	646.51
042-491-018-000	Single Family Resid/R8	646.51
042-491-019-000	Single Family Resid/R8	646.51
042-492-001-000	Single Family Resid/R8	646.51
042-492-002-000	Single Family Resid/R8	646.51
042-492-003-000	Single Family Resid/R8	646.51
042-492-004-000	Single Family Resid/R8	646.51
042-492-005-000	Single Family Resid/R8	646.51
042-492-006-000	Single Family Resid/R8	646.51
042-492-008-000	Single Family Resid/R8	646.51
042-492-009-000	Single Family Resid/R8	646.51
042-492-010-000	Single Family Resid/R8	646.51
042-492-011-000	Single Family Resid/R8	646.51
042-492-012-000	Single Family Resid/R8	646.51
042-492-013-000	Single Family Resid/R8	646.51
042-493-003-000	Single Family Resid/R8	646.51
042-493-004-000	Single Family Resid/R8	646.51
042-493-005-000	Single Family Resid/R8	646.51
042-493-006-000	Single Family Resid/R8	646.51

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-493-007-000	Single Family Resid/R8	646.51
042-493-008-000	Single Family Resid/R8	646.51
042-493-010-000	Single Family Resid/R8	646.51
042-493-011-000	Single Family Resid/R8	646.51
042-493-012-000	Single Family Resid/R8	646.51
042-493-013-000	Single Family Resid/R8	646.51
042-493-014-000	Single Family Resid/R8	646.51
042-493-015-000	Single Family Resid/R8	646.51
042-493-016-000	Single Family Resid/R8	646.51
042-493-019-000	Single Family Resid/R8	646.51
042-493-020-000	Single Family Resid/R8	646.51
042-493-021-000	Single Family Resid/R8	646.51
042-493-022-000	Single Family Resid/R8	646.51
042-493-023-000	Single Family Resid/R8	646.51
042-493-024-000	Single Family Resid/R8	646.51
042-493-025-000	Single Family Resid/R8	646.51
042-493-026-000	Single Family Resid/R8	646.51
042-493-027-000	Single Family Resid/R8	646.51
042-493-028-000	Single Family Resid/R8	646.51
042-493-029-000	Single Family Resid/R8	646.51
042-493-030-000	Single Family Resid/R8	646.51
042-493-031-000	Single Family Resid/R8	646.51
042-493-033-000	Single Family Resid/R8	646.51
042-493-034-000	Single Family Resid/R8	646.51
042-493-036-000	Single Family Resid/R8	646.51
042-493-037-000	Single Family Resid/R8	646.51
042-494-001-000	Single Family Resid/R8	646.51
042-494-002-000	Single Family Resid/R8	646.51
042-494-003-000	Single Family Resid/R8	646.51
042-494-004-000	Single Family Resid/R8	646.51
042-494-005-000	Single Family Resid/R8	646.51
042-494-006-000	Single Family Resid/R8	646.51
042-494-007-000	Single Family Resid/R8	646.51
042-494-009-000	Single Family Resid/R8	646.51
042-494-010-000	Single Family Resid/R8	646.51
042-494-011-000	Single Family Resid/R8	646.51
042-494-012-000	Single Family Resid/R8	646.51
042-494-013-000	Single Family Resid/R8	646.51
042-494-014-000	Single Family Resid/R8	646.51
042-494-015-000	Single Family Resid/R8	646.51
042-494-016-000	Single Family Resid/R8	646.51
042-494-017-000	Single Family Resid/R8	646.51
042-494-018-000	Single Family Resid/R8	646.51
042-494-019-000	Single Family Resid/R8	646.51
042-494-020-000	Single Family Resid/R8	646.51
042-494-021-000	Single Family Resid/R8	646.51
042-494-022-000	Single Family Resid/R8	646.51
042-494-023-000	Single Family Resid/R8	646.51
042-494-024-000	Single Family Resid/R8	646.51
042-494-025-000	Single Family Resid/R8	646.51
042-494-026-000	Single Family Resid/R8	646.51

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-494-027-000	Single Family Resid/R8	646.51
042-494-028-000	Single Family Resid/R8	646.51
042-501-002-000	Single Family Resid/R5	726.93
042-501-003-000	Single Family Resid/R5	726.93
042-501-004-000	Single Family Resid/R5	726.93
042-501-005-000	Single Family Resid/R5	726.93
042-501-006-000	Single Family Resid/R5	726.93
042-501-007-000	Single Family Resid/R5	726.93
042-501-008-000	Single Family Resid/R5	726.93
042-501-009-000	Single Family Resid/R5	726.93
042-501-010-000	Single Family Resid/R5	726.93
042-501-011-000	Single Family Resid/R5	726.93
042-501-012-000	Single Family Resid/R5	726.93
042-502-001-000	Single Family Resid/R5	726.93
042-502-002-000	Single Family Resid/R5	726.93
042-502-003-000	Single Family Resid/R5	726.93
042-502-004-000	Single Family Resid/R5	726.93
042-502-005-000	Single Family Resid/R5	726.93
042-502-006-000	Single Family Resid/R5	726.93
042-502-007-000	Single Family Resid/R5	726.93
042-502-008-000	Single Family Resid/R5	726.93
042-502-009-000	Single Family Resid/R5	726.93
042-502-010-000	Single Family Resid/R5	726.93
042-502-011-000	Single Family Resid/R5	726.93
042-502-012-000	Single Family Resid/R5	726.93
042-502-013-000	Single Family Resid/R5	726.93
042-502-014-000	Single Family Resid/R5	726.93
042-502-015-000	Single Family Resid/R5	726.93
042-502-016-000	Single Family Resid/R5	726.93
042-502-017-000	Single Family Resid/R5	726.93
042-502-018-000	Single Family Resid/R5	726.93
042-502-019-000	Single Family Resid/R5	726.93
042-502-020-000	Single Family Resid/R5	726.93
042-504-001-000	Single Family Resid/R5	726.93
042-504-002-000	Single Family Resid/R5	726.93
042-504-003-000	Single Family Resid/R5	726.93
042-504-004-000	Single Family Resid/R5	726.93
042-504-005-000	Single Family Resid/R5	726.93
042-504-006-000	Single Family Resid/R5	726.93
042-504-007-000	Single Family Resid/R5	726.93
042-504-008-000	Single Family Resid/R5	726.93
042-504-009-000	Single Family Resid/R5	726.93
042-504-010-000	Single Family Resid/R5	726.93
042-504-011-000	Single Family Resid/R5	726.93
042-504-012-000	Single Family Resid/R5	726.93
042-504-013-000	Single Family Resid/R5	726.93
042-504-014-000	Single Family Resid/R5	726.93
042-504-015-000	Single Family Resid/R5	726.93
042-504-016-000	Single Family Resid/R5	726.93
042-504-017-000	Single Family Resid/R5	726.93
042-504-018-000	Single Family Resid/R5	726.93

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-504-019-000	Single Family Resid/R5	726.93
042-504-020-000	Single Family Resid/R5	726.93
042-510-001-000	Single Family Resid/R5	726.93
042-510-002-000	Single Family Resid/R5	726.93
042-510-003-000	Single Family Resid/R5	726.93
042-510-004-000	Single Family Resid/R5	726.93
042-510-005-000	Single Family Resid/R5	726.93
042-510-006-000	Single Family Resid/R5	726.93
042-510-007-000	Single Family Resid/R5	726.93
042-510-008-000	Single Family Resid/R5	726.93
042-510-009-000	Single Family Resid/R5	726.93
042-510-010-000	Single Family Resid/R5	726.93
042-510-011-000	Single Family Resid/R5	726.93
042-510-012-000	Single Family Resid/R5	726.93
042-510-013-000	Single Family Resid/R5	726.93
042-510-014-000	Single Family Resid/R5	726.93
042-510-015-000	Single Family Resid/R5	726.93
042-510-016-000	Single Family Resid/R5	726.93
042-510-017-000	Single Family Resid/R5	726.93
042-510-018-000	Single Family Resid/R5	726.93
042-510-019-000	Single Family Resid/R5	726.93
042-510-021-000	Single Family Resid/R5	726.93
042-510-022-000	Single Family Resid/R5	726.93
042-510-023-000	Single Family Resid/R5	726.93
042-510-024-000	Single Family Resid/R5	726.93
042-510-025-000	Single Family Resid/R5	726.93
042-510-026-000	Single Family Resid/R5	726.93
042-510-027-000	Single Family Resid/R5	726.93
042-510-028-000	Single Family Resid/R5	726.93
042-510-029-000	Single Family Resid/R5	726.93
042-510-030-000	Single Family Resid/R5	726.93
042-510-031-000	Single Family Resid/R5	726.93
042-510-032-000	Single Family Resid/R5	726.93
042-510-033-000	Single Family Resid/R5	726.93
042-510-034-000	Single Family Resid/R5	726.93
042-510-035-000	Single Family Resid/R5	726.93
042-510-036-000	Single Family Resid/R5	726.93
042-510-037-000	Single Family Resid/R5	726.93
042-510-038-000	Single Family Resid/R5	726.93
042-510-039-000	Single Family Resid/R5	726.93
042-510-040-000	Single Family Resid/R5	726.93
042-510-041-000	Single Family Resid/R5	726.93
042-510-042-000	Single Family Resid/R5	726.93
042-510-043-000	Single Family Resid/R5	726.93
042-510-044-000	Single Family Resid/R5	726.93
042-510-045-000	Single Family Resid/R5	726.93
042-510-046-000	Single Family Resid/R5	726.93
042-510-047-000	Single Family Resid/R5	726.93
042-520-001-000	Single Family Resid/R5	726.93
042-520-002-000	Single Family Resid/R5	726.93
042-520-003-000	Single Family Resid/R5	726.93

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042-520-004-000	Single Family Resid/R5	726.93
042-520-005-000	Single Family Resid/R5	726.93
042-520-006-000	Single Family Resid/R5	726.93
042-520-007-000	Single Family Resid/R5	726.93
042-520-008-000	Single Family Resid/R5	726.93
042-520-009-000	Single Family Resid/R5	726.93
042-520-010-000	Single Family Resid/R5	726.93
042-520-011-000	Single Family Resid/R5	726.93
042-520-012-000	Single Family Resid/R5	726.93
042-520-013-000	Single Family Resid/R5	726.93
042-520-014-000	Single Family Resid/R5	726.93
042-520-015-000	Single Family Resid/R5	726.93
042-520-016-000	Single Family Resid/R5	726.93
042-520-017-000	Single Family Resid/R5	726.93
042-520-018-000	Single Family Resid/R5	726.93
042-520-019-000	Single Family Resid/R5	726.93
042-520-020-000	Single Family Resid/R5	726.93
042-520-021-000	Single Family Resid/R5	726.93
042-520-022-000	Single Family Resid/R5	726.93
042-520-023-000	Single Family Resid/R5	726.93
042-520-024-000	Single Family Resid/R5	726.93
042-520-025-000	Single Family Resid/R5	726.93
042-520-026-000	Single Family Resid/R5	726.93
042-520-027-000	Single Family Resid/R5	726.93
042-520-029-000	Single Family Resid/R5	726.93
042-520-030-000	Single Family Resid/R5	726.93
042-520-031-000	Single Family Resid/R5	726.93
042-520-032-000	Single Family Resid/R5	726.93
042-520-033-000	Single Family Resid/R5	726.93
042-520-034-000	Single Family Resid/R5	726.93
042-520-035-000	Single Family Resid/R5	726.93
042-520-036-000	Single Family Resid/R5	726.93
042-520-037-000	Single Family Resid/R5	726.93
042-520-038-000	Single Family Resid/R5	726.93
042-532-001-000	Single Family Resid/R5	726.93
042-532-002-000	Single Family Resid/R5	726.93
042-532-003-000	Single Family Resid/R5	726.93
042-532-004-000	Single Family Resid/R5	726.93
042-532-005-000	Single Family Resid/R5	726.93
042-532-006-000	Single Family Resid/R5	726.93
042-532-007-000	Single Family Resid/R5	726.93
042-532-008-000	Single Family Resid/R5	726.93
042-532-009-000	Single Family Resid/R5	726.93
042-532-010-000	Single Family Resid/R5	726.93
042-532-011-000	Single Family Resid/R5	726.93
042-532-012-000	Single Family Resid/R5	726.93
042-532-013-000	Single Family Resid/R5	726.93
042-532-014-000	Single Family Resid/R5	726.93
042-532-015-000	Single Family Resid/R5	726.93
042-532-016-000	Single Family Resid/R5	726.93
042-533-001-000	Apartments	25,803.91

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-533-002-000	Single Family Resid/R5	726.93
042-533-003-000	Single Family Resid/R5	726.93
042-533-004-000	Single Family Resid/R5	726.93
042-533-005-000	Single Family Resid/R5	726.93
042-533-006-000	Single Family Resid/R5	726.93
042-533-007-000	Single Family Resid/R5	726.93
042-533-008-000	Single Family Resid/R5	726.93
042-533-009-000	Single Family Resid/R5	726.93
042-533-010-000	Single Family Resid/R5	726.93
042-534-001-000	Single Family Resid/R5	726.93
042-534-002-000	Single Family Resid/R5	726.93
042-534-003-000	Single Family Resid/R5	726.93
042-534-004-000	Single Family Resid/R5	726.93
042-534-005-000	Single Family Resid/R5	726.93
042-534-006-000	Single Family Resid/R5	726.93
042-534-007-000	Single Family Resid/R5	726.93
042-534-008-000	Single Family Resid/R5	726.93
042-534-009-000	Single Family Resid/R5	726.93
042-535-001-000	Single Family Resid/R5	726.93
042-535-002-000	Single Family Resid/R5	726.93
042-535-003-000	Single Family Resid/R5	726.93
042-535-004-000	Single Family Resid/R5	726.93
042-535-005-000	Single Family Resid/R5	726.93
042-535-006-000	Single Family Resid/R5	726.93
042-535-007-000	Single Family Resid/R5	726.93
042-535-008-000	Single Family Resid/R5	726.93
042-535-009-000	Single Family Resid/R5	726.93
042-535-010-000	Single Family Resid/R5	726.93
042-535-011-000	Single Family Resid/R5	726.93
042-535-012-000	Single Family Resid/R5	726.93
042-535-013-000	Single Family Resid/R5	726.93
042-535-014-000	Single Family Resid/R5	726.93
042-536-004-000	Single Family Resid/R5	726.93
042-536-005-000	Single Family Resid/R5	726.93
042-536-006-000	Single Family Resid/R5	726.93
042-536-007-000	Single Family Resid/R5	726.93
042-536-008-000	Single Family Resid/R5	726.93
042-536-009-000	Single Family Resid/R5	726.93
042-536-010-000	Single Family Resid/R5	726.93
042-536-011-000	Single Family Resid/R5	726.93
042-536-014-000	Single Family Resid/R5	726.93
042-536-016-000	Single Family Resid/R5	726.93
042-536-017-000	Single Family Resid/R5	726.93
042-541-001-000	Single Family Resid/R5	726.93
042-541-002-000	Single Family Resid/R5	726.93
042-541-003-000	Single Family Resid/R5	726.93
042-541-004-000	Single Family Resid/R5	726.93
042-541-005-000	Single Family Resid/R5	726.93
042-541-006-000	Single Family Resid/R5	726.93
042-541-007-000	Single Family Resid/R5	726.93
042-541-008-000	Single Family Resid/R5	726.93

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-541-009-000	Single Family Resid/R5	726.93
042-541-010-000	Single Family Resid/R4	780.55
042-541-011-000	Single Family Resid/R4	780.55
042-541-012-000	Single Family Resid/R4	780.55
042-541-013-000	Single Family Resid/R4	780.55
042-541-014-000	Single Family Resid/R4	780.55
042-541-015-000	Single Family Resid/R4	780.55
042-541-016-000	Single Family Resid/R4	780.55
042-541-017-000	Single Family Resid/R5	726.93
042-541-018-000	Single Family Resid/R5	726.93
042-541-019-000	Single Family Resid/R5	726.93
042-541-020-000	Single Family Resid/R5	726.93
042-541-021-000	Single Family Resid/R5	726.93
042-541-022-000	Single Family Resid/R5	726.93
042-541-023-000	Single Family Resid/R5	726.93
042-541-024-000	Single Family Resid/R5	726.93
042-541-025-000	Single Family Resid/R5	726.93
042-541-026-000	Single Family Resid/R5	726.93
042-541-027-000	Single Family Resid/R5	726.93
042-541-028-000	Single Family Resid/R5	726.93
042-541-029-000	Single Family Resid/R5	726.93
042-541-030-000	Single Family Resid/R5	726.93
042-541-031-000	Single Family Resid/R5	726.93
042-541-032-000	Single Family Resid/R5	726.93
042-541-033-000	Single Family Resid/R5	726.93
042-541-034-000	Single Family Resid/R5	726.93
042-541-035-000	Single Family Resid/R5	726.93
042-542-001-000	Single Family Resid/R4	780.55
042-542-002-000	Single Family Resid/R4	780.55
042-542-003-000	Single Family Resid/R4	780.55
042-542-004-000	Single Family Resid/R4	780.55
042-542-005-000	Single Family Resid/R4	780.55
042-542-006-000	Single Family Resid/R4	780.55
042-542-007-000	Single Family Resid/R4	780.55
042-542-008-000	Single Family Resid/R4	780.55
042-542-009-000	Single Family Resid/R4	780.55
042-542-010-000	Single Family Resid/R4	780.55
042-542-011-000	Single Family Resid/R4	780.55
042-542-012-000	Single Family Resid/R4	780.55
042-542-013-000	Single Family Resid/R4	780.55
042-542-014-000	Single Family Resid/R4	780.55
042-542-015-000	Single Family Resid/R4	780.55
042-542-016-000	Exempt	0.00
042-542-017-000	Single Family Resid/R4	780.55
042-542-018-000	Single Family Resid/R4	780.55
042-542-019-000	Single Family Resid/R4	780.55
042-542-020-000	Single Family Resid/R4	780.55
042-542-021-000	Single Family Resid/R4	780.55
042-542-022-000	Single Family Resid/R4	780.55
042-542-023-000	Single Family Resid/R4	780.55
042-542-024-000	Single Family Resid/R4	780.55

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-542-025-000	Single Family Resid/R4	780.55
042-542-026-000	Single Family Resid/R4	780.55
042-542-027-000	Single Family Resid/R4	780.55
042-542-028-000	Single Family Resid/R4	780.55
042-542-029-000	Single Family Resid/R4	780.55
042-542-030-000	Single Family Resid/R4	780.55
042-542-031-000	Single Family Resid/R4	780.55
042-551-001-000	Single Family Resid/R5	726.93
042-551-002-000	Single Family Resid/R5	726.93
042-551-003-000	Single Family Resid/R5	726.93
042-551-004-000	Single Family Resid/R5	726.93
042-551-005-000	Single Family Resid/R5	726.93
042-551-006-000	Single Family Resid/R5	726.93
042-551-007-000	Single Family Resid/R5	726.93
042-551-008-000	Single Family Resid/R5	726.93
042-551-009-000	Single Family Resid/R4	780.55
042-551-010-000	Single Family Resid/R4	780.55
042-551-011-000	Single Family Resid/R4	780.55
042-551-012-000	Single Family Resid/R4	780.55
042-551-013-000	Single Family Resid/R4	780.55
042-552-001-000	Single Family Resid/R5	726.93
042-552-002-000	Single Family Resid/R5	726.93
042-552-003-000	Single Family Resid/R5	726.93
042-552-004-000	Single Family Resid/R5	726.93
042-552-005-000	Single Family Resid/R5	726.93
042-552-006-000	Single Family Resid/R5	726.93
042-552-007-000	Single Family Resid/R5	726.93
042-552-008-000	Single Family Resid/R4	780.55
042-552-009-000	Single Family Resid/R4	780.55
042-552-010-000	Single Family Resid/R4	780.55
042-552-011-000	Single Family Resid/R5	726.93
042-552-012-000	Single Family Resid/R5	726.93
042-552-013-000	Single Family Resid/R5	726.93
042-552-014-000	Single Family Resid/R5	726.93
042-552-015-000	Single Family Resid/R5	726.93
042-552-016-000	Single Family Resid/R5	726.93
042-552-017-000	Single Family Resid/R5	726.93
042-553-001-000	Single Family Resid/R4	780.55
042-553-002-000	Single Family Resid/R4	780.55
042-553-003-000	Single Family Resid/R4	780.55
042-553-004-000	Single Family Resid/R4	780.55
042-553-005-000	Single Family Resid/R4	780.55
042-553-006-000	Single Family Resid/R4	780.55
042-553-007-000	Single Family Resid/R4	780.55
042-553-008-000	Single Family Resid/R4	780.55
042-553-009-000	Single Family Resid/R4	780.55
042-553-010-000	Single Family Resid/R4	780.55
042-553-011-000	Single Family Resid/R4	780.55
042-553-012-000	Single Family Resid/R4	780.55
042-553-013-000	Single Family Resid/R4	780.55
042-553-014-000	Single Family Resid/R4	780.55

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042-553-015-000	Exempt	0.00
042-554-001-000	Single Family Resid/R4	780.55
042-554-002-000	Single Family Resid/R4	780.55
042-554-003-000	Single Family Resid/R4	780.55
042-554-004-000	Single Family Resid/R4	780.55
042-554-005-000	Single Family Resid/R4	780.55
042-554-006-000	Single Family Resid/R4	780.55
042-554-007-000	Single Family Resid/R4	780.55
042-554-008-000	Exempt	0.00
042-554-009-000	Single Family Resid/R4	780.55
042-554-010-000	Single Family Resid/R4	780.55
042-554-011-000	Single Family Resid/R4	780.55
042-554-012-000	Single Family Resid/R4	780.55
042-554-013-000	Single Family Resid/R4	780.55
042-554-014-000	Single Family Resid/R4	780.55
042-554-015-000	Single Family Resid/R4	780.55
042-554-016-000	Single Family Resid/R4	780.55
042-554-017-000	Single Family Resid/R4	780.55
042-554-018-000	Single Family Resid/R4	780.55
042-554-019-000	Single Family Resid/R4	780.55
042-554-020-000	Single Family Resid/R4	780.55
042-554-021-000	Single Family Resid/R4	780.55
042-554-022-000	Single Family Resid/R4	780.55
042-554-023-000	Single Family Resid/R4	780.55
042-561-001-000	Single Family Resid/R5	726.93
042-561-002-000	Single Family Resid/R5	726.93
042-561-003-000	Single Family Resid/R5	726.93
042-561-004-000	Exempt	0.00
042-561-005-000	Single Family Resid/R5	726.93
042-561-006-000	Single Family Resid/R5	726.93
042-561-007-000	Single Family Resid/R5	726.93
042-561-008-000	Single Family Resid/R5	726.93
042-561-009-000	Single Family Resid/R5	726.93
042-561-010-000	Single Family Resid/R5	726.93
042-561-011-000	Single Family Resid/R5	726.93
042-561-012-000	Single Family Resid/R5	726.93
042-561-013-000	Single Family Resid/R5	726.93
042-561-014-000	Single Family Resid/R5	726.93
042-562-001-000	Single Family Resid/R5	726.93
042-562-002-000	Single Family Resid/R5	726.93
042-562-003-000	Single Family Resid/R5	726.93
042-562-004-000	Single Family Resid/R5	726.93
042-562-005-000	Single Family Resid/R5	726.93
042-562-006-000	Single Family Resid/R5	726.93
042-562-007-000	Single Family Resid/R5	726.93
042-562-008-000	Single Family Resid/R5	726.93
042-562-009-000	Single Family Resid/R5	726.93
042-562-010-000	Single Family Resid/R5	726.93
042-562-011-000	Single Family Resid/R5	726.93
042-562-012-000	Single Family Resid/R5	726.93
042-562-013-000	Single Family Resid/R5	726.93

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-562-014-000	Single Family Resid/R5	726.93
042-562-015-000	Single Family Resid/R5	726.93
042-562-016-000	Single Family Resid/R5	726.93
042-562-017-000	Single Family Resid/R5	726.93
042-562-018-000	Single Family Resid/R5	726.93
042-562-019-000	Single Family Resid/R5	726.93
042-562-020-000	Single Family Resid/R5	726.93
042-562-021-000	Single Family Resid/R5	726.93
042-563-001-000	Single Family Resid/R5	726.93
042-563-002-000	Single Family Resid/R5	726.93
042-563-003-000	Single Family Resid/R5	726.93
042-563-004-000	Single Family Resid/R5	726.93
042-563-005-000	Single Family Resid/R5	726.93
042-563-006-000	Single Family Resid/R5	726.93
042-563-007-000	Single Family Resid/R5	726.93
042-563-008-000	Single Family Resid/R5	726.93
042-563-009-000	Single Family Resid/R5	726.93
042-571-001-000	Single Family Resid/R5	726.93
042-571-002-000	Single Family Resid/R5	726.93
042-571-003-000	Single Family Resid/R5	726.93
042-571-004-000	Single Family Resid/R5	726.93
042-571-005-000	Single Family Resid/R5	726.93
042-571-006-000	Single Family Resid/R5	726.93
042-571-007-000	Single Family Resid/R5	726.93
042-571-008-000	Single Family Resid/R5	726.93
042-571-009-000	Single Family Resid/R5	726.93
042-572-001-000	Single Family Resid/R5	726.93
042-572-002-000	Single Family Resid/R5	726.93
042-572-003-000	Single Family Resid/R5	726.93
042-572-004-000	Single Family Resid/R5	726.93
042-572-005-000	Single Family Resid/R5	726.93
042-572-006-000	Single Family Resid/R5	726.93
042-572-007-000	Single Family Resid/R5	726.93
042-572-008-000	Single Family Resid/R5	726.93
042-572-009-000	Single Family Resid/R5	726.93
042-572-010-000	Single Family Resid/R5	726.93
042-572-011-000	Single Family Resid/R5	726.93
042-572-012-000	Single Family Resid/R5	726.93
042-572-013-000	Single Family Resid/R5	726.93
042-572-014-000	Single Family Resid/R5	726.93
042-572-015-000	Single Family Resid/R5	726.93
042-572-016-000	Single Family Resid/R5	726.93
042-572-017-000	Single Family Resid/R5	726.93
042-572-018-000	Single Family Resid/R5	726.93
042-573-001-000	Single Family Resid/R5	726.93
042-573-002-000	Single Family Resid/R5	726.93
042-573-003-000	Single Family Resid/R5	726.93
042-573-004-000	Single Family Resid/R5	726.93
042-573-005-000	Single Family Resid/R5	726.93
042-573-006-000	Single Family Resid/R5	726.93
042-573-007-000	Single Family Resid/R5	726.93

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-573-008-000	Single Family Resid/R5	726.93
042-573-009-000	Single Family Resid/R5	726.93
042-573-010-000	Single Family Resid/R5	726.93
042-573-011-000	Single Family Resid/R5	726.93
042-573-012-000	Single Family Resid/R5	726.93
042-573-013-000	Single Family Resid/R5	726.93
042-573-014-000	Single Family Resid/R5	726.93
042-573-015-000	Single Family Resid/R5	726.93
042-573-016-000	Single Family Resid/R5	726.93
042-573-017-000	Single Family Resid/R5	726.93
042-573-018-000	Single Family Resid/R5	726.93
042-574-001-000	Vacant	36,591.62
042-580-001-000	Agriculural	11,566.56
042-580-009-000	Residential Apartments	19,570.65
042-580-017-000	Vacant	12,059.52
042-580-018-000	Residential Apartments	64,925.98
042-580-068-000	Vacant	57,662.20
042-580-072-000	Vacant	56,130.95
042-580-073-000	Vacant	22,517.99
042-580-074-000	Vacant	28,754.29
042-580-076-000	Vacant	28,213.00
042-591-002-000	Single Family Resid/R4	780.55
042-591-003-000	Single Family Resid/R4	780.55
042-591-005-000	Single Family Resid/R4	780.55
042-591-008-000	Single Family Resid/R4	780.55
042-591-011-000	Single Family Resid/R4	780.55
042-591-013-000	Single Family Resid/R4	780.55
042-591-014-000	Single Family Resid/R4	780.55
042-591-015-000	Single Family Resid/R4	780.55
042-591-016-000	Single Family Resid/R4	780.55
042-591-017-000	Single Family Resid/R4	780.55
042-591-018-000	Single Family Resid/R4	780.55
042-591-019-000	Single Family Resid/R4	780.55
042-591-020-000	Single Family Resid/R4	780.55
042-591-021-000	Single Family Resid/R4	780.55
042-591-022-000	Single Family Resid/R4	780.55
042-592-002-000	Single Family Resid/R4	780.55
042-592-003-000	Single Family Resid/R4	780.55
042-592-004-000	Single Family Resid/R4	780.55
042-592-005-000	Single Family Resid/R4	780.55
042-592-006-000	Single Family Resid/R4	780.55
042-592-007-000	Single Family Resid/R4	780.55
042-592-008-000	Single Family Resid/R4	780.55
042-592-009-000	Single Family Resid/R4	780.55
042-592-013-000	Single Family Resid/R4	780.55
042-592-014-000	Single Family Resid/R4	780.55
042-592-015-000	Single Family Resid/R4	780.55
042-592-016-000	Single Family Resid/R4	780.55
042-592-017-000	Single Family Resid/R4	780.55
042-592-018-000	Single Family Resid/R4	780.55
042-592-019-000	Single Family Resid/R4	780.55

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-592-020-000	Single Family Resid/R4	780.55
042-592-021-000	Single Family Resid/R4	780.55
042-592-022-000	Single Family Resid/R4	780.55
042-592-026-000	Single Family Resid/R4	780.55
042-592-027-000	Single Family Resid/R4	780.55
042-592-028-000	Single Family Resid/R4	780.55
042-592-029-000	Single Family Resid/R4	780.55
042-592-030-000	Single Family Resid/R4	780.55
042-593-002-000	Single Family Resid/R4	780.55
042-593-003-000	Single Family Resid/R4	780.55
042-593-004-000	Single Family Resid/R4	780.55
042-593-005-000	Single Family Resid/R4	780.55
042-593-006-000	Single Family Resid/R4	780.55
042-593-007-000	Single Family Resid/R4	780.55
042-593-008-000	Single Family Resid/R4	780.55
042-593-009-000	Single Family Resid/R4	780.55
042-593-010-000	Single Family Resid/R4	780.55
042-593-012-000	Single Family Resid/R4	780.55
042-593-013-000	Single Family Resid/R4	780.55
042-593-014-000	Single Family Resid/R4	780.55
042-593-015-000	Single Family Resid/R4	780.55
042-593-016-000	Single Family Resid/R4	780.55
042-593-017-000	Single Family Resid/R4	780.55
042-593-018-000	Single Family Resid/R4	780.55
042-593-019-000	Single Family Resid/R4	780.55
042-593-020-000	Single Family Resid/R4	780.55
042-594-001-000	Single Family Resid/R4	780.55
042-594-002-000	Single Family Resid/R4	780.55
042-594-003-000	Single Family Resid/R4	780.55
042-594-004-000	Single Family Resid/R4	780.55
042-594-005-000	Single Family Resid/R4	780.55
042-594-006-000	Single Family Resid/R4	780.55
042-594-007-000	Single Family Resid/R4	780.55
042-594-008-000	Single Family Resid/R4	780.55
042-594-009-000	Single Family Resid/R4	780.55
042-594-010-000	Single Family Resid/R4	780.55
042-600-001-000	Single Family Resid/R4	646.51
042-600-002-000	Single Family Resid/R4	646.51
042-600-003-000	Single Family Resid/R8	646.51
042-600-004-000	Single Family Resid/R8	646.51
042-600-005-000	Single Family Resid/R8	646.51
042-600-006-000	Single Family Resid/R8	646.51
042-600-007-000	Single Family Resid/R8	646.51
042-600-008-000	Single Family Resid/R8	646.51
042-600-010-000	Single Family Resid/R8	646.51
042-600-011-000	Single Family Resid/R8	646.51
042-600-012-000	Single Family Resid/R8	646.51
042-600-013-000	Single Family Resid/R8	646.51
042-600-014-000	Single Family Resid/R8	646.51
042-600-015-000	Single Family Resid/R8	646.51
042-600-016-000	Single Family Resid/R8	646.51

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-600-017-000	Single Family Resid/R8	646.51
042-600-019-000	Single Family Resid/R8	646.51
042-600-020-000	Single Family Resid/R8	646.51
042-600-022-000	Single Family Resid/R8	646.51
042-600-023-000	Single Family Resid/R8	646.51
042-600-024-000	Single Family Resid/R8	646.51
042-600-025-000	Single Family Resid/R8	646.51
042-600-026-000	Single Family Resid/R8	646.51
042-600-027-000	Single Family Resid/R8	646.51
042-600-028-000	Single Family Resid/R8	646.51
042-600-029-000	Single Family Resid/R8	646.51
042-600-030-000	Single Family Resid/R8	646.51
042-600-031-000	Single Family Resid/R8	646.51
042-600-032-000	Single Family Resid/R8	646.51
042-600-033-000	Single Family Resid/R8	646.51
042-600-034-000	Single Family Resid/R8	646.51
042-600-035-000	Single Family Resid/R8	646.51
042-600-036-000	Single Family Resid/R8	646.51
042-600-037-000	Single Family Resid/R8	646.51
042-600-038-000	Single Family Resid/R8	646.51
042-600-039-000	Single Family Resid/R8	646.51
042-600-040-000	Single Family Resid/R8	646.51
042-600-041-000	Single Family Resid/R8	646.51
042-600-042-000	Single Family Resid/R8	646.51
042-600-043-000	Single Family Resid/R8	646.51
042-600-044-000	Single Family Resid/R8	646.51
042-600-045-000	Single Family Resid/R8	646.51
042-600-046-000	Single Family Resid/R8	646.51
042-600-048-000	Single Family Resid/R8	646.51
042-600-049-000	Single Family Resid/R8	646.51
042-600-050-000	Single Family Resid/R8	646.51
042-600-051-000	Single Family Resid/R8	646.51
042-600-052-000	Single Family Resid/R8	646.51
042-600-053-000	Single Family Resid/R8	646.51
042-600-054-000	Single Family Resid/R8	646.51
042-600-055-000	Single Family Resid/R8	646.51
042-600-056-000	Single Family Resid/R8	646.51
042-600-057-000	Single Family Resid/R8	646.51
042-600-058-000	Single Family Resid/R8	646.51
042-600-059-000	Single Family Resid/R8	646.51
042-600-060-000	Single Family Resid/R8	646.51
042-600-061-000	Single Family Resid/R8	646.51
042-600-062-000	Single Family Resid/R8	646.51
042-600-063-000	Single Family Resid/R8	646.51
042-600-064-000	Single Family Resid/R8	646.51
042-600-065-000	Single Family Resid/R8	646.51
042-600-066-000	Single Family Resid/R8	646.51
042-600-067-000	Single Family Resid/R8	646.51
042-600-068-000	Single Family Resid/R8	646.51
042-600-069-000	Single Family Resid/R8	646.51
042-600-070-000	Single Family Resid/R8	646.51

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-600-071-000	Single Family Resid/R8	646.51
042-610-001-000	Single Family Resid/R8	646.51
042-610-002-000	Single Family Resid/R8	646.51
042-610-003-000	Single Family Resid/R8	646.51
042-610-004-000	Single Family Resid/R8	646.51
042-610-005-000	Single Family Resid/R8	646.51
042-610-006-000	Single Family Resid/R8	646.51
042-610-007-000	Single Family Resid/R8	646.51
042-610-008-000	Single Family Resid/R8	646.51
042-610-010-000	Single Family Resid/R8	646.51
042-610-011-000	Single Family Resid/R8	646.51
042-610-012-000	Single Family Resid/R8	646.51
042-610-013-000	Single Family Resid/R8	646.51
042-610-014-000	Single Family Resid/R8	646.51
042-610-015-000	Single Family Resid/R8	646.51
042-610-016-000	Single Family Resid/R8	646.51
042-610-017-000	Single Family Resid/R8	646.51
042-610-018-000	Single Family Resid/R8	646.51
042-610-019-000	Single Family Resid/R8	646.51
042-610-020-000	Single Family Resid/R8	646.51
042-610-021-000	Single Family Resid/R8	646.51
042-610-022-000	Single Family Resid/R8	646.51
042-610-023-000	Single Family Resid/R8	646.51
042-610-024-000	Single Family Resid/R8	646.51
042-610-025-000	Single Family Resid/R8	646.51
042-610-026-000	Single Family Resid/R8	646.51
042-610-027-000	Single Family Resid/R8	646.51
042-610-028-000	Single Family Resid/R8	646.51
042-610-029-000	Single Family Resid/R8	646.51
042-610-030-000	Single Family Resid/R8	646.51
042-610-031-000	Single Family Resid/R8	646.51
042-610-032-000	Single Family Resid/R8	646.51
042-610-033-000	Single Family Resid/R8	646.51
042-610-034-000	Single Family Resid/R8	646.51
042-610-035-000	Single Family Resid/R8	646.51
042-610-036-000	Single Family Resid/R8	646.51
042-610-037-000	Single Family Resid/R8	646.51
042-610-038-000	Single Family Resid/R8	646.51
042-610-039-000	Single Family Resid/R8	646.51
042-610-040-000	Single Family Resid/R8	646.51
042-610-041-000	Single Family Resid/R8	646.51
042-610-042-000	Single Family Resid/R8	646.51
042-621-001-000	Single Family Resid/R8	780.55
042-621-002-000	Single Family Resid/R8	780.55
042-621-003-000	Single Family Resid/R4	780.55
042-621-004-000	Single Family Resid/R4	780.55
042-621-005-000	Single Family Resid/R4	780.55
042-621-006-000	Single Family Resid/R4	780.55
042-621-007-000	Single Family Resid/R4	780.55
042-621-008-000	Single Family Resid/R4	780.55
042-621-009-000	Single Family Resid/R4	780.55

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-621-011-000	Single Family Resid/R4	780.55
042-621-012-000	Single Family Resid/R4	780.55
042-621-013-000	Single Family Resid/R4	780.55
042-621-014-000	Single Family Resid/R4	780.55
042-621-015-000	Single Family Resid/R4	780.55
042-621-016-000	Single Family Resid/R4	780.55
042-621-017-000	Single Family Resid/R4	780.55
042-621-018-000	Single Family Resid/R4	780.55
042-621-019-000	Single Family Resid/R4	780.55
042-621-020-000	Single Family Resid/R4	780.55
042-621-021-000	Single Family Resid/R4	780.55
042-621-022-000	Single Family Resid/R4	780.55
042-621-023-000	Single Family Resid/R4	780.55
042-621-024-000	Single Family Resid/R4	780.55
042-621-025-000	Single Family Resid/R4	780.55
042-621-026-000	Single Family Resid/R4	780.55
042-621-027-000	Single Family Resid/R4	780.55
042-621-028-000	Single Family Resid/R4	780.55
042-621-029-000	Single Family Resid/R4	780.55
042-621-030-000	Single Family Resid/R4	780.55
042-621-031-000	Single Family Resid/R4	780.55
042-621-032-000	Single Family Resid/R4	780.55
042-621-033-000	Single Family Resid/R4	780.55
042-631-001-000	Single Family Resid/R4	726.93
042-631-002-000	Single Family Resid/R4	726.93
042-631-003-000	Single Family Resid/R5	726.93
042-631-004-000	Single Family Resid/R5	726.93
042-632-001-000	Single Family Resid/R5	726.93
042-632-002-000	Single Family Resid/R5	726.93
042-632-003-000	Single Family Resid/R5	726.93
042-632-004-000	Single Family Resid/R5	726.93
042-632-005-000	Single Family Resid/R5	726.93
042-632-006-000	Single Family Resid/R5	726.93
042-632-007-000	Single Family Resid/R5	726.93
042-632-008-000	Single Family Resid/R5	726.93
042-632-009-000	Single Family Resid/R5	726.93
042-632-010-000	Exempt	0.00
042-632-011-000	Single Family Resid/R5	726.93
042-632-012-000	Single Family Resid/R5	726.93
042-632-013-000	Single Family Resid/R5	726.93
042-632-014-000	Single Family Resid/R5	726.93
042-632-015-000	Single Family Resid/R5	726.93
042-632-016-000	Single Family Resid/R5	726.93
042-632-017-000	Single Family Resid/R5	726.93
042-632-018-000	Single Family Resid/R5	726.93
042-632-019-000	Single Family Resid/R5	726.93
042-632-020-000	Single Family Resid/R5	726.93
042-632-021-000	Single Family Resid/R5	726.93
042-632-022-000	Single Family Resid/R5	726.93
042-632-023-000	Single Family Resid/R5	726.93
042-632-024-000	Single Family Resid/R5	726.93

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-632-025-000	Single Family Resid/R5	726.93
042-632-026-000	Single Family Resid/R5	726.93
042-632-027-000	Single Family Resid/R5	726.93
042-632-028-000	Single Family Resid/R5	726.93
042-632-029-000	Single Family Resid/R5	726.93
042-632-030-000	Single Family Resid/R5	726.93
042-632-031-000	Single Family Resid/R5	726.93
042-632-032-000	Single Family Resid/R5	726.93
042-632-033-000	Single Family Resid/R5	726.93
042-632-034-000	Single Family Resid/R5	726.93
042-632-035-000	Single Family Resid/R5	726.93
042-632-036-000	Single Family Resid/R5	726.93
042-632-037-000	Single Family Resid/R5	726.93
042-632-038-000	Single Family Resid/R5	726.93
042-632-039-000	Single Family Resid/R5	726.93
042-632-040-000	Single Family Resid/R5	726.93
042-632-041-000	Single Family Resid/R5	726.93
042-633-001-000	Exempt	0.00
042-634-001-000	Single Family Resid/R5	726.93
042-634-002-000	Single Family Resid/R5	726.93
042-634-003-000	Single Family Resid/R5	726.93
042-634-004-000	Single Family Resid/R5	726.93
042-634-005-000	Single Family Resid/R5	726.93
042-634-006-000	Single Family Resid/R5	726.93
042-634-007-000	Single Family Resid/R5	726.93
042-634-008-000	Single Family Resid/R5	726.93
042-634-009-000	Single Family Resid/R5	726.93
042-634-010-000	Single Family Resid/R5	726.93
042-634-011-000	Single Family Resid/R5	726.93
042-634-012-000	Single Family Resid/R5	726.93
042-634-013-000	Single Family Resid/R5	726.93
042-634-014-000	Single Family Resid/R5	726.93
042-634-015-000	Single Family Resid/R5	726.93
042-634-016-000	Single Family Resid/R5	726.93
042-634-017-000	Single Family Resid/R5	726.93
042-634-018-000	Single Family Resid/R5	726.93
042-634-019-000	Single Family Resid/R5	726.93
042-634-020-000	Single Family Resid/R5	726.93
042-634-021-000	Single Family Resid/R5	726.93
042-634-022-000	Single Family Resid/R5	726.93
042-634-023-000	Single Family Resid/R5	726.93
042-634-024-000	Single Family Resid/R5	726.93
042-634-025-000	Single Family Resid/R5	726.93
042-634-026-000	Single Family Resid/R5	726.93
042-634-027-000	Single Family Resid/R5	726.93
042-634-028-000	Single Family Resid/R5	726.93
042-634-029-000	Single Family Resid/R5	726.93
042-634-030-000	Single Family Resid/R5	726.93
042-634-031-000	Single Family Resid/R5	726.93
042-634-032-000	Single Family Resid/R5	726.93
042-634-033-000	Single Family Resid/R5	726.93

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2018/2019 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-634-034-000	Single Family Resid/R5	726.93
042-634-035-000	Single Family Resid/R5	726.93
042-634-036-000	Single Family Resid/R5	726.93
042-634-037-000	Single Family Resid/R5	726.93
042-634-038-000	Single Family Resid/R5	726.93
042-634-039-000	Single Family Resid/R5	726.93
042-634-040-000	Single Family Resid/R5	726.93
042-634-041-000	Single Family Resid/R5	726.93
042-635-001-000	Single Family Resid/R5	726.93
042-635-002-000	Single Family Resid/R5	726.93
042-635-003-000	Single Family Resid/R5	726.93
042-635-004-000	Single Family Resid/R5	726.93
042-635-005-000	Single Family Resid/R5	726.93
042-635-006-000	Single Family Resid/R5	726.93
042-635-007-000	Single Family Resid/R5	726.93
042-635-008-000	Single Family Resid/R5	726.93
042-635-009-000	Single Family Resid/R5	726.93
042-641-001-000	Single Family Resid/R4	780.55
042-641-002-000	Single Family Resid/R4	780.55
042-641-003-000	Single Family Resid/R4	780.55
042-641-004-000	Single Family Resid/R4	780.55
042-641-005-000	Single Family Resid/R4	780.55
042-641-006-000	Single Family Resid/R4	780.55
042-641-007-000	Single Family Resid/R4	780.55
042-641-008-000	Single Family Resid/R4	780.55
042-641-009-000	Single Family Resid/R4	780.55
042-641-010-000	Single Family Resid/R4	780.55
042-641-011-000	Single Family Resid/R4	780.55
042-641-012-000	Single Family Resid/R4	780.55
042-642-001-000	Single Family Resid/R4	780.55
042-642-002-000	Single Family Resid/R4	780.55
042-642-003-000	Single Family Resid/R4	780.55
042-642-004-000	Single Family Resid/R4	780.55
042-642-005-000	Single Family Resid/R4	780.55
042-642-006-000	Single Family Resid/R4	780.55
042-642-007-000	Single Family Resid/R4	780.55
042-642-008-000	Single Family Resid/R4	780.55
042-642-009-000	Single Family Resid/R4	780.55
042-642-010-000	Single Family Resid/R4	780.55
042-642-011-000	Single Family Resid/R4	780.55
042-642-012-000	Single Family Resid/R4	780.55
042-642-013-000	Single Family Resid/R4	780.55
042-643-001-000	Single Family Resid/R4	780.55
042-643-002-000	Single Family Resid/R4	780.55
042-643-003-000	Single Family Resid/R4	780.55
042-643-004-000	Single Family Resid/R4	780.55
042-643-005-000	Single Family Resid/R4	780.55
042-643-006-000	Single Family Resid/R4	780.55
042-643-007-000	Single Family Resid/R4	780.55
042-643-008-000	Single Family Resid/R4	780.55
042-643-009-000	Single Family Resid/R4	780.55

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2018/2019 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-643-010-000	Single Family Resid/R4	780.55
042-643-011-000	Single Family Resid/R4	780.55
042-643-012-000	Single Family Resid/R4	780.55
042-643-013-000	Single Family Resid/R4	780.55
042-643-014-000	Single Family Resid/R4	780.55
042-643-015-000	Single Family Resid/R4	780.55
042-643-016-000	Single Family Resid/R4	780.55
042-644-001-000	Single Family Resid/R4	780.55
042-644-002-000	Single Family Resid/R4	780.55
042-644-003-000	Single Family Resid/R4	780.55
042-644-004-000	Single Family Resid/R4	780.55
042-644-005-000	Single Family Resid/R4	780.55
042-644-006-000	Single Family Resid/R4	780.55
042-644-007-000	Single Family Resid/R4	780.55
042-644-008-000	Single Family Resid/R4	780.55
042-644-009-000	Single Family Resid/R4	780.55
042-645-001-000	Single Family Resid/R4	780.55
042-645-002-000	Single Family Resid/R4	780.55
042-645-003-000	Single Family Resid/R4	780.55
042-645-004-000	Single Family Resid/R4	780.55
042-645-005-000	Single Family Resid/R4	780.55
042-645-006-000	Single Family Resid/R4	780.55
042-645-007-000	Single Family Resid/R4	780.55
042-645-008-000	Single Family Resid/R4	780.55
042-645-009-000	Single Family Resid/R4	780.55
042-645-010-000	Single Family Resid/R4	780.55
042-645-011-000	Single Family Resid/R4	780.55
042-645-012-000	Single Family Resid/R4	780.55
042-645-013-000	Single Family Resid/R4	780.55
042-651-001-000	Single Family Resid/R4	780.55
042-651-002-000	Single Family Resid/R4	780.55
042-651-003-000	Single Family Resid/R4	780.55
042-651-004-000	Single Family Resid/R4	780.55
042-651-005-000	Single Family Resid/R4	780.55
042-651-006-000	Single Family Resid/R4	780.55
042-651-007-000	Single Family Resid/R4	780.55
042-651-008-000	Single Family Resid/R4	780.55
042-652-001-000	Single Family Resid/R4	780.55
042-652-002-000	Single Family Resid/R4	780.55
042-652-003-000	Single Family Resid/R4	780.55
042-652-004-000	Single Family Resid/R4	780.55
042-652-005-000	Single Family Resid/R4	780.55
042-652-006-000	Single Family Resid/R4	780.55
042-652-007-000	Single Family Resid/R4	780.55
042-652-008-000	Single Family Resid/R4	780.55
042-653-001-000	Single Family Resid/R4	780.55
042-653-002-000	Single Family Resid/R4	780.55
042-653-003-000	Single Family Resid/R4	780.55
042-653-004-000	Single Family Resid/R4	780.55
042-653-005-000	Single Family Resid/R4	780.55
042-653-006-000	Single Family Resid/R4	780.55

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2018/2019 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-653-007-000	Single Family Resid/R4	780.55
042-653-008-000	Single Family Resid/R4	780.55
042-653-009-000	Single Family Resid/R4	780.55
042-653-010-000	Exempt	0.00
042-653-011-000	Single Family Resid/R4	780.55
042-653-012-000	Single Family Resid/R4	780.55
042-653-013-000	Single Family Resid/R4	780.55
042-653-014-000	Single Family Resid/R4	780.55
042-653-015-000	Single Family Resid/R4	780.55
042-653-016-000	Single Family Resid/R4	780.55
042-653-017-000	Single Family Resid/R4	780.55
042-653-018-000	Single Family Resid/R4	780.55
042-653-019-000	Single Family Resid/R4	780.55
042-653-020-000	Single Family Resid/R4	780.55
042-654-001-000	Single Family Resid/R4	780.55
042-654-002-000	Single Family Resid/R4	780.55
042-654-003-000	Single Family Resid/R4	780.55
042-654-004-000	Single Family Resid/R4	780.55
042-654-005-000	Single Family Resid/R4	780.55
042-654-006-000	Single Family Resid/R4	780.55
042-654-007-000	Single Family Resid/R4	780.55
042-654-008-000	Single Family Resid/R4	780.55
042-654-009-000	Single Family Resid/R4	780.55
042-654-010-000	Single Family Resid/R4	780.55
042-654-011-000	Single Family Resid/R4	780.55
042-661-001-000	Single Family Resid/R4	780.55
042-661-002-000	Single Family Resid/R4	780.55
042-661-003-000	Single Family Resid/R4	780.55
042-661-004-000	Single Family Resid/R4	780.55
042-661-005-000	Single Family Resid/R4	780.55
042-661-006-000	Single Family Resid/R4	780.55
042-661-007-000	Single Family Resid/R4	780.55
042-661-008-000	Single Family Resid/R4	780.55
042-661-009-000	Single Family Resid/R4	780.55
042-661-010-000	Single Family Resid/R4	780.55
042-661-011-000	Single Family Resid/R4	780.55
042-661-012-000	Single Family Resid/R4	780.55
042-662-001-000	Single Family Resid/R4	780.55
042-662-002-000	Single Family Resid/R4	780.55
042-662-003-000	Single Family Resid/R4	780.55
042-662-004-000	Single Family Resid/R4	780.55
042-662-005-000	Single Family Resid/R4	780.55
042-662-006-000	Single Family Resid/R4	780.55
042-662-007-000	Single Family Resid/R4	780.55
042-662-008-000	Single Family Resid/R4	780.55
042-662-009-000	Single Family Resid/R4	780.55
042-662-010-000	Single Family Resid/R4	780.55
042-662-011-000	Single Family Resid/R4	780.55
042-662-012-000	Single Family Resid/R4	780.55
042-671-001-000	Single Family Resid/R5	726.93
042-671-002-000	Single Family Resid/R5	726.93

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2018/2019 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-671-003-000	Single Family Resid/R5	726.93
042-671-004-000	Single Family Resid/R5	726.93
042-671-005-000	Single Family Resid/R5	726.93
042-671-006-000	Single Family Resid/R5	726.93
042-671-007-000	Single Family Resid/R5	726.93
042-671-008-000	Single Family Resid/R5	726.93
042-671-009-000	Single Family Resid/R5	726.93
042-671-010-000	Single Family Resid/R5	726.93
042-671-011-000	Single Family Resid/R5	726.93
042-671-012-000	Single Family Resid/R5	726.93
042-671-013-000	Single Family Resid/R5	726.93
042-671-014-000	Single Family Resid/R5	726.93
042-671-015-000	Single Family Resid/R5	726.93
042-671-016-000	Single Family Resid/R5	726.93
042-671-017-000	Single Family Resid/R5	726.93
042-671-018-000	Exempt	0.00
042-671-019-000	Single Family Resid/R5	726.93
042-671-020-000	Single Family Resid/R5	726.93
042-671-021-000	Single Family Resid/R5	726.93
042-671-022-000	Single Family Resid/R5	726.93
042-671-023-000	Single Family Resid/R5	726.93
042-671-024-000	Single Family Resid/R5	726.93
042-671-025-000	Single Family Resid/R5	726.93
042-671-026-000	Single Family Resid/R5	726.93
042-671-027-000	Single Family Resid/R5	726.93
042-671-028-000	Single Family Resid/R5	726.93
042-671-029-000	Single Family Resid/R5	726.93
042-671-030-000	Single Family Resid/R5	726.93
042-672-001-000	Single Family Resid/R5	726.93
042-672-002-000	Single Family Resid/R5	726.93
042-672-003-000	Single Family Resid/R5	726.93
042-672-004-000	Single Family Resid/R5	726.93
042-673-001-000	Single Family Resid/R5	726.93
042-673-002-000	Single Family Resid/R5	726.93
042-673-003-000	Single Family Resid/R5	726.93
042-673-004-000	Single Family Resid/R5	726.93
042-673-005-000	Single Family Resid/R5	726.93
042-673-006-000	Single Family Resid/R5	726.93
042-673-007-000	Single Family Resid/R5	726.93
042-673-008-000	Single Family Resid/R5	726.93
042-673-009-000	Single Family Resid/R5	726.93
042-673-010-000	Single Family Resid/R5	726.93
042-673-011-000	Single Family Resid/R5	726.93
042-673-012-000	Single Family Resid/R5	726.93
042-674-001-000	Single Family Resid/R5	726.93
042-674-002-000	Single Family Resid/R5	726.93
042-674-003-000	Single Family Resid/R5	726.93
042-674-004-000	Single Family Resid/R5	726.93
042-674-005-000	Single Family Resid/R5	726.93
042-674-006-000	Single Family Resid/R5	726.93
042-674-007-000	Single Family Resid/R5	726.93

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2018/2019 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2017/2018 Levy Amount
042-674-008-000	Single Family Resid/R5	726.93
042-674-009-000	Single Family Resid/R5	726.93
042-674-010-000	Single Family Resid/R5	726.93
042-674-011-000	Single Family Resid/R5	726.93
042-674-012-000	Single Family Resid/R5	726.93
042-675-001-000	Single Family Resid/R5	726.93
042-675-002-000	Single Family Resid/R5	726.93
042-675-003-000	Single Family Resid/R5	726.93
042-675-004-000	Single Family Resid/R5	726.93
042-675-005-000	Single Family Resid/R5	726.93
042-675-006-000	Single Family Resid/R5	726.93
042-681-001-000	Single Family Resid/R5	726.93
042-681-002-000	Single Family Resid/R5	726.93
042-681-003-000	Single Family Resid/R5	726.93
042-681-004-000	Single Family Resid/R5	726.93
042-681-005-000	Single Family Resid/R5	726.93
042-681-006-000	Single Family Resid/R5	726.93
042-681-007-000	Single Family Resid/R5	726.93
042-681-008-000	Single Family Resid/R5	726.93
042-682-001-000	Single Family Resid/R5	726.93
042-682-002-000	Single Family Resid/R5	726.93
042-682-003-000	Single Family Resid/R5	726.93
042-682-004-000	Single Family Resid/R5	726.93
042-682-005-000	Single Family Resid/R5	726.93
042-682-006-000	Single Family Resid/R5	726.93
042-682-007-000	Single Family Resid/R5	726.93
042-682-008-000	Single Family Resid/R5	726.93
042-683-001-000	Single Family Resid/R5	726.93
042-683-002-000	Single Family Resid/R5	726.93
042-683-003-000	Single Family Resid/R5	726.93
042-683-004-000	Single Family Resid/R5	726.93
042-684-001-000	Single Family Resid/R5	726.93
042-684-002-000	Single Family Resid/R5	726.93
042-684-003-000	Single Family Resid/R5	726.93
042-684-004-000	Single Family Resid/R5	726.93
042-684-005-000	Single Family Resid/R5	726.93
042-684-006-000	Single Family Resid/R5	726.93
042-684-007-000	Single Family Resid/R5	726.93
042-684-008-000	Single Family Resid/R5	726.93
042-684-009-000	Single Family Resid/R5	726.93
042-684-010-000	Single Family Resid/R5	726.93
042-684-011-000	Single Family Resid/R5	726.93
042-684-012-000	Single Family Resid/R5	726.93
042-684-013-000	Single Family Resid/R5	726.93
042-684-014-000	Single Family Resid/R5	726.93
042-684-015-000	Single Family Resid/R5	726.93
042-684-016-000	Single Family Resid/R5	726.93
1818	**Sub Total**	**1,794,864.09**
1824	**GRAND TOTAL**	**1,821,431.39**

VI. DISTRICT DIAGRAM

The parcels within the Spring Lake Landscaping and Lighting District consist of all lots, parcels and subdivisions of land located in Spring Lake Specific Plan Area. This includes assessor parcels shown on the current Yolo County Assessor's Parcel Map Book 041 page 07, 23, 24 and Book 042 pages 01, 03, 06, 35-61, 63 and 67-68. A boundary map of the area is attached.

PROPOSED BOUNDARY OF SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT

CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK THIS 15th DAY OF February, 2005.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWNING PROPOSED BOUNDARIES OF SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT, CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AT A REGULAR MEETING THEREOF, HELD ON THE 15th DAY OF February, 2005, BY ITS RESOLUTION NO. 4611

Susan L. Vannucci
CITY CLERK
CITY OF WOODLAND

CITY OF WOODLAND SEAL YOLO CO.

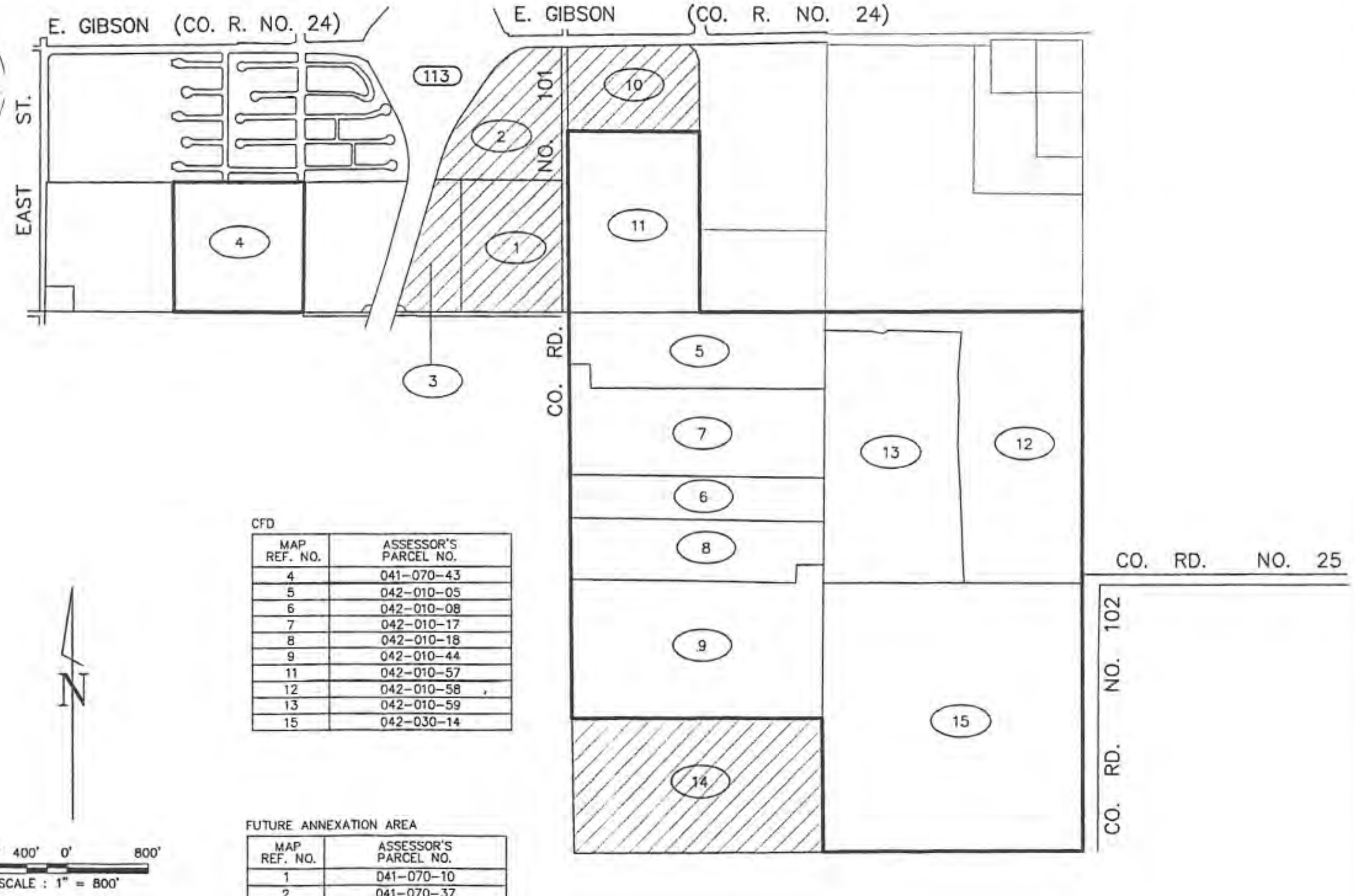
FILED THIS 28th DAY OF February, 2005, AT THE HOUR 12:45 O'CLOCK P.M. IN THE BOOK 2005 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 20 AND AS INSTRUMENT NO. ______ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY

COUNTY RECORDER
COUNTY OF YOLO
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE YOLO COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE YOLO COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.



LEGEND

PROPOSED BOUNDARY

MAP REFERENCE NUMBER

FUTURE ANNEXATION AREA

CFD

MAP REF. NO.	ASSESSOR'S PARCEL NO.
4	041-070-43
5	042-010-05
6	042-010-08
7	042-010-17
8	042-010-18
9	042-010-44
11	042-010-57
12	042-010-58
13	042-010-59
15	042-030-14

FUTURE ANNEXATION AREA

MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	041-070-10
2	041-070-37
3	041-070-38
10	042-010-56
14	042-030-01

KOPPEL GRUBER
PUBLIC FINANCE
334 Via Vera Cruz
Suite 251
San Marcos, California 92078
Phone (760) 510-0290 Fax (760) 510-0288

(05-015) FEBRUARY 2005

CITY OF WOODLAND

SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report
Fiscal Year 2018/2019

Report Submitted by:

____

Scott Koppel
Koppel & Gruber Public Finance

____

Registered Engineer

APPENDIX

SEGMNT	AREA	ALLOCATION METHOD	APPR. LENGTH (lf)	APPR. WIDTH (sf)	PARKS (costs in 2006 dollars) LANDSCAPING ($0.18/sq.ft.) Quantity	Cost	GREENBELTS & PARKS ($15,000/ac.) Quantity	Cost	WALLS & FENCING ($1.10/ln. ft.) Level of effort (%)	Cost	CAPITAL Lump Sum	PUBLIC WORKS (costs is 2006 dollars) LANDSCAPING Quantitiy	Lump Sum	TREES ($60/ea @ maturity) Quantitiy	Cost	LIGHTING ($153/each) Quantitiy	Cost	SIGNALIZED INTERSECTIONS ($11,498/each) Quantitiy	Cost	LINE ITEM TOTAL	PUBLIC AGENCY COST[1] Landscaping, Trees & Lights Area Cost
A1	Pioneer Avenue	PRODUCT TYPE - Dev/Undev (Base)	7825	Varies (41-53)	24,073	$12,017			3,188	$959				220	$4,422	64	$8,813	2	$13,765	$39,975	
A2	Pioneer Avenue *(Fronting High School Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1815	16	56,378	$28,144			0	$0				41	$824	23	$3,167	2	$18,353	$50,488	$5,262.57
B	Parkway Drive	PRODUCT TYPE - Dev/Undev (Base)	5181	53	277,243	$138,398	0	$0	7,310	$2,198				574	$11,537	38	$5,233	0	$0	$157,365	
C1	Road 102	PRODUCT TYPE - Dev/Undev (Base)	5300	37	123,759	$61,780			4,900	$1,474				308	$6,190	45	$6,196	1	$9,176	$84,816	
C2	Road 102 *(Fronting College Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1186	37	48,461	$24,192			0	$0				76	$1,527	12	$1,652	1	$9,176	$36,548	$4,217.94
C3	Road 102 *(Fronting Yolo County Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1433	37	58,252	$29,079			0	$0				82	$1,648	13	$1,790	1	$9,176	$41,694	$4,298.48
D1	East Gibson Road (Includes total 1/2 median sf = 25656	PRODUCT TYPE - Dev/Undev (Base)	1400	24.5	0	$0			0	$0				0	$0	10	$1,377	0	$0	$1,377	
D2	East Gibson Road *(Fronting High School)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1200	24.5	61,093	$30,497			0	$0				27	$543	14	$1,928	0	$0	$32,967	$4,500.43
D3	East Gibson Road *(Fronting College)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1460	24.5	32,772	$16,360			0	$0				47	$945	17	$2,341	1	$9,176	$28,821	$4,270.76
D4	East Gibson Road *(Fronting Yolo County Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1097	24.5	24,650	$12,305			0	$0				54	$1,085	13	$1,790	1	$9,176	$24,357	$4,017.11
E	Road 25A	PRODUCT TYPE - Dev/Undev (Base)	5250	33	0	$0			0	$0				3	$60	0	$0	0	$0	$60	
F1	Farmer's Central Road	ZONING - Dev Only	6604	varies (13-37)	0	$0			0	$0				10	$201	7	$964	0	$0	$1,165	
F2	Farmer's Central Road *(Fronting School "A")*	ZONING - Dev Only	696	8	0	$0			0	$0				0	$0	0	$0	0	$0	$0	
G	Mixed Use Channel*	PRODUCT TYPE - Dev/Undev (Drainage)	3560		354,685	$177,056			0	$0				398	$7,999	3	$413	0	$0	$185,468	
H	Road 24C	ZONING - Dev Only	2000		1,462	$730			0	$0				18	$362	6	$826	0	$0	$1,918	
I1	Road 101	ZONING - Dev Only	5817	Varies (5-16)	0	$0			0	$0				33	$663	9	$1,239	0	$0	$1,903	
I2	Road 101 *(Fronting School "A")*	ZONING - Dev Only	647	8	0	$0			0	$0				0	$0	0	$0	0	$0	$0	
J1	Matmor Road (West Side Only)	ZONING - Dev Only	1280		47,794	$23,858			1,228	$369				91	$1,829	8	$1,102	1	$9,176	$36,335	
J2	Matmor Road *(Fronting Private School - East Side Only)*	ZONING - Dev Only	1280	8	5,513	$2,752			0	$0				35	$703	8	$1,102	0	$0	$4,557	
K1	Collector One	ZONING - Dev Only	5200	varies	13,014	$6,497			0	$0				110	$2,211	38	$5,233	0	$0	$13,940	
K2	Collector One *(Fronting School "B")* (680lf of Local)	ZONING - Dev Only	625	8	0	$0			0	$0				18	$362	10	$1,377	0	$0	$1,739	
K3	Collector One *(Fronting School "C")* (630lf of Local)	ZONING - Dev Only	490	8	9,234	$4,610			0	$0				47	$945	8	$1,102	0	$0	$6,656	
L	Collector Two (Greenbelt Corrid	ZONING - Dev Only	3200		365	$182			0	$0				36	$724	10	$1,377	0	$0	$2,283	
M	Collector Four	ZONING - Dev Only	1300		0	$0			0	$0				0	$0	0	$0	0	$0	$0	
N	Collector "A" Street	ZONING - Dev Only	5200	varies	36,590	$18,265			0	$0				159	$3,196	51	$7,023	0	$0	$28,484	
	Subdivision Trail Corridor	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Greenbelts	PRODUCT TYPE - Dev only (Parks)					26	$592,702							$0		$0		$0	$592,702	
	Highway 113 Buffer	PRODUCT TYPE - Dev only (Base)													$0		$0		$0	$0	
	Central Park	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Park "A" (Landscaping Strips Included in Road 101 & Loca	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Park "B" (Landscaping Strips Included in Coll. 1 & Loca	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Park "C" (Landscaping Strips Included in Coll. 1 & Loca	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Mini-Park	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Gateway Entries ($0.70/sq. ft.)	PRODUCT TYPE - Dev only (Base)													$0		$0		$0	$0	
	Local Streets	ZONING - Dev Only			165,012	$82,373			0	$0				2,743	$55,130	753	$103,688	0	$0	$241,191	
o	Local Streets *(Fronting School "B")*	ZONING - Dev Only	680	6	0	$0	207,634	$57,686	0	$0				0	$0	0	$0	0	$0	$57,686	
	Local Streets *(Fronting School "C")*	ZONING - Dev Only	630	6	0	$0		$0	0	$0				0	$0	0	$0	0	$0	$0	
	Off-Site Inlet Channel (South Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site Inlet Channel (North Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site Interceptor/Conveyance Facility (East Area Agricultural Interceptor)*	ZONING - Dev Only													$0		$0		$0	$0	
	Off-Site Interceptor/Conveyance Facility (West Area Agricultural Interceptor)*	ZONING - Dev Only													$0		$0		$0	$0	
	Off-Site Outlet Channel*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site East Regional Pond (East Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site East Regional Pond (West Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site Regional Pond Park	PRODUCT TYPE - Dev Only (Drainage)			2,200	$1,098			0	$0		2,200	$36,497	0	$0	6	$826	0	$0	$38,421	
	On-Site Temporary Agricultural Interceptor*	ZONING - Dev Only																		$0	
	Administration Costs	PRODUCT TYPE - Dev/Undev (Base)									$108,516									$108,516	
	TOTALS				1,342,551	$670,191	207,660	$650,388	16,626	$5,000	$108,516	2,200	$36,497	5,130	$103,105	1,166	$160,558	10	$87,176	$1,821,431	$26,567
						x (1)					(8)										

TOTAL ADMIN COST	=	$108,516
TOTAL PARKS	=	$1,325,579
**TOTAL PUBLIC WORKS	=	$387,336
SUBTOTAL	-	$1,821,431
TOTAL PUBLIC AGENCY	=	-$26,567
OVERALL TOTAL DEVELOPERS' COST		$1,712,915

Segments refer to map (SLSP On-site Exibit)
*Cost estimated as a lump sum basis.
**Public Works phasing capital costs are shown in attached memo.
[1]Public Agency Formula = (12' of Landscaping*$.15)+(Tree Total/2)+(Lighting Total/2)
[2]Developers' Cost = Total Area Cost - Public Agency Cost

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CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2016/2017 Assessment Calculation

Subdivision Number	Developer	Project	Approval Date	No. of Units	R3 Units	R4 Units	R5 Units	R8 Units	R15 Units	R20 Units	R25 Units
					ZONING[1]						
For Fiscal Year 2006/2007[1]											
4711	Monley Cronin	Heritage Park 1A	May-05	41		41					
4650	Russell Ranch Dev. Inc.	Heritage Unit 1	May-05	51	51						
4736	Russell Ranch Dev. Inc.	Heritage Unit 2	Jul-05	16	16						
4752	KB Home	TOC Village 2	Sep-05	145			145				
4764	Russell Ranch Dev. Inc.	Heritage Unit 3/Heritage Village	Aug-05	10					10		
4765	Monley Cronin	Heritage Park 1B/Liberty Village	Jul-05	10					10		
For Fiscal Year 2007/2008											
4648	KB Home North Bay Inc.	TOC Village 1-B	Mar-06	112				112			
4649	KB Home North Bay, Inc.	TOC Village 1-A	Mar-06	87				87			
4670	Pioneer Investors LLC	Heidrick Ranch, Phase 1	Jun-06	59			59				
4753	KB Home North Bay, Inc.	Village 3	May-06	134			134				
4754	Centex Homes	Village 4	Mar-06	140			140				
4821	HTW West Ventures LLC	Turn of the Century Large Lot Subdivision	Jan-06 n/a[2]	156							156
For Fiscal Year 2007/2008											
4778	Centex Homes	Beeghly Ranch	Mar-07	216		81	135				
For Fiscal Year 2010/2011											
4675	Standard Pacific Corp	Parkside at Spring Lake	Feb-11	42			42				
4993	Standard Pacific Corp	Huntington Square (Parkside)	Jun-11	120			120				
For Fiscal Year 2012/2013											
5019	Lennar Homes of CA Inc	Units 4A & 4C Miekle Lots[3]	Feb-13	13		13					
For Fiscal Year 2013/2014											
5004	Taylor Morrison of CA LLC	Parkview	Jul-13	108				108			
5029	Lennar Homes of CA Inc	Heritage Units 4C & 7	Sep-13	65		65					
5030	Lennar Homes of CA Inc	Heritage Units 4C	Sep-13	20		20					
For Fiscal Year 2015/2016											
4670	Spring Lake Housing Assoc	Heidrick Ranch - Phase 1		62							62
For Fiscal Year 2016/2017											
4853	Western Pacific Housing	Solara Ranch	Dec-14	94			94				
4986	Lennar Homes of CA Inc	Heidrick Ranch - Phase 2 & 3		99			99				
For Fiscal Year 2017/2018											
4986	Lennar Homes of CA Inc	Cal West Phase 1						74			
			TOTAL	**1,800**	**67**	**220**	**968**	**381**	**20**	**0**	**218**

1. Update Provided by Bruce Pollard, Senior Civil Engineer, City of Woodland on 6/6/14
2. Subdivided into 6 lettered lots with Developed Apartments on one of the lots
3. Includes 7 large lots that ultimatley subdivided into Subdivision 5029 and 5030. Also includes 1 large lot scheduled for a park site and commercial acreage.

\\SERVER\ClientFiles\Woodland\Spring_Lake\Admin\2017\LLD\Resolutions\[Subdivision Info from 2016.xlsx]Sheet1

RESOLUTION NO: ________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2018/2019 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council by previous Resolutions formed and approved the maximum annual assessment rates for the City of Woodland Gateway Landscaping and Lighting District ("District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with section 22500)* ("Act"); and,

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

WHEREAS, the City Council desires to initiate proceedings for the levy and collection of annual assessments against lots and parcels of land within the District for Fiscal Year 2018/2019 pursuant to provisions of the Act; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance for the purpose of preparing and filing an Engineer's Report (the "Report") with the City Clerk; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The City Council hereby appoints Koppel & Gruber Public Finance as the District Assessment Engineer, and orders Koppel & Gruber Public Finance to prepare the Report concerning the District and the levy of assessments for Fiscal Year 2018/2019, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

The Engineer's Report shall contain the following:

a) A Description of Improvements;

b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);

c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2018/2019; and

d) An exhibit showing the boundaries of the District

Upon completion of the Report, said Report shall be filed with the City Clerk, who shall submit the same to the City Council for its consideration pursuant to *Section 22586* of the Act.

Section 2 The proposed improvements for the District include but are not limited to: the maintenance and operation of public landscaping services and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

Section 3 The City Council hereby determines that to provide the improvements described in Section 2 of this resolution, it is necessary to levy and collect assessments against lots and parcels within the District.

Section 4 The Finance Officer of the City of Woodland is hereby authorized and directed to take any and all action necessary and appropriate in connection with the annual levy and collection of assessments for the District.

RESOLUTION NO: ________________

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF _______________, 2018.

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 ______________, 2018, by the following vote:

AYES:	Council members:	______________________________
NOES:	Council members:	______________________________
ABSENT:	Council members:	______________________________
ABSTAIN:	Council members:	______________________________

____
Mayor, Enrique Fernandez

Attest:

_____________________________________,
City Clerk, Ana Gonzalez

RESOLUTION NO: ________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2018/2019

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2018/2019 Annual Engineer's Report in connection with the City of Woodland Gateway Landscaping and Lighting District ("District"), and levy and collection of assessments against lots and parcels of land within the territory for the Fiscal Year commencing July 1, 2018, and ending June 30, 2019, to pay the maintenance, servicing, and operation of the improvements, pursuant to provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act"); and,

WHEREAS, the District Assessment Engineer has prepared and filed with the City Clerk and the City Clerk has now presented to the City Council the Engineer's report entitled "City of Woodland Gateway Landscaping and Lighting District Engineer's Report Fiscal Year 2018/2019" (the "Report"); and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as set forth in said Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

Section 2 The Report, as presented, consists of the following:

a) A Description of Improvements;

b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);

c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2018/2019; and

d) An exhibit showing the boundaries of the District

Section 3 The Report is hereby preliminary approved, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF _______________, 2018.

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 ______________, 2018, by the following vote:

AYES:	Council members:	______________________________
NOES:	Council members:	______________________________
ABSENT:	Council members:	______________________________
ABSTAIN:	Council members:	______________________________

____
Mayor, Enrique Fernandez

Attest:

_____________________________________,
City Clerk, Ana Gonzalez

RESOLUTION NO: ________________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council has by previous Resolution, initiated proceedings for the levy and collection of assessments against lots and parcels of land within the City of Woodland Gateway Landscaping and Lighting District ("District") for Fiscal Year 2018/2019 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act").

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,
.

WHEREAS, the City Council has retained Koppel & Gruber Public Finance as the District Assessment Engineer for the Annual Levy of the District, and to prepare and file an Engineer's Report ("Report") with the City Clerk in accordance with the Act, and that said Report has been prepared and filed with the City Clerk and presented to the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

Section 2 The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the District for the Fiscal Year commencing July 1, 2018, and ending June 30, 2019, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public's best interest requires such levy and collection.

Section 3 The territory of the District is within the boundaries and jurisdiction of the District, and the City of Woodland within the County of Yolo, State of California. The boundary map describing the District is on file with the City Clerk and is hereby incorporated by reference into this Resolution. The District is designated as the "City of Woodland Gateway Landscaping and Lighting District."

Section 3 The proposed improvements for the District are briefly described as the maintenance and operation of and the furnishing of services and materials for the improvements within the District including, but not limited to, the maintenance and operation of public landscaping services and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Engineer's Report describes in more detail the items to be maintained and serviced.

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2018/2019 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, June 19, 2018**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2018/2019, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 300 First Street, Woodland, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.

Section 6 Pursuant to sections 22626, 22552 and 22553 of the 1972 Act and 6061 of the Government Code, the City Clerk shall give notice of the time and place of the Public Hearing by causing publishing of this Resolution of Intention one time at least 10 days prior to the Public Hearing in the local newspaper, and by posting a copy of this Resolution on the official bulletin City Council customarily used by the City Council for the posting of notices.

Section 7 The Mayor, City Clerk, the City Manager, the City Council and such officers and employees of the City as are appropriate, are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

RESOLUTION NO: _______________

PASSED, APPROVED, AND ADOPTED THIS ______ DAY OF _______________, 2018.

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 ______________, 2018, by the following vote:

AYES:	Council members:	______________________________
NOES:	Council members:	______________________________
ABSENT:	Council members:	______________________________
ABSTAIN:	Council members:	______________________________

____
Mayor, Enrique Fernandez

Attest:

____________________________________,
City Clerk, Ana Gonzalez

MUNICIPALITIES | SCHOOL DISTRICTS | CITIES | COUNTIES | PARK & RECREATION | WATER DISTRICTS | MUNICIPALITIES | SCHOOL DISTRICTS | COMMUNITIES

CITY OF WOODLAND
GATEWAY LANDSCAPING AND LIGHTING DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2018/2019

MAY 1, 2018

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

TABLE OF CONTENTS

I. OVERVIEW

A. INTRODUCTION

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Gateway Landscaping and Lighting District ("District") for fiscal year 2018/2019 which provides updated information regarding the budget and factors that affect the assessment. The District was formed in July 2008 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street trees, street lighting, traffic signals, drainage, and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIIID of the Constitution of the State of California ("Article XIIID"), and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1972 Act, Article XIIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2018 and ending June 30, 2019 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for fiscal year 2018/2019 as set forth in this Engineer's Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the 2018/2019 assessment rates.

B. CONTENTS OF ENGINEER'S REPORT

This Engineer's Report ("Report") describes the District boundaries and the proposed improvements to be assessed to the property owners located within the district. The Report is made up of the following sections.

Section I. Overview – Provides background information on the proposed District and an introduction to the Report.

Section II. Plans and Specifications – Contains a general description of the improvements that are to be maintained and serviced by the District.

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the District including incidental costs and expenses. This includes both the maximum assessment rates and the proposed Fiscal Year 2018/2019 assessment rates.

Section IV. Method of Apportionment – Describes the basis in which costs have been apportioned to lots and parcels within the District, in proportion to the special benefit received by each lot and parcel.

Section V. Assessment Roll – The assessment roll identifies the 2018/2019 assessment to be levied to each lot or parcel within the District.

Section VI. Assessment Diagram – Displays a diagram of the District showing the exterior boundaries of the District at the time the District was formed.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number by the Yolo County ("County") Assessor's Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing scheduled for June 19, 2018, the City Council will confirm the Engineer's Report as submitted or amended and may order the collection of assessments for Fiscal Year 2018/2019.

II. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled "Map of Proposed Boundaries of the City of Woodland Gateway Landscaping and Lighting District" contained within this report in Section VI. At the time of formation the District contained three (3) original large parcels that have subdivided into twelve (12) commercial sites.

The District is generally bounded to the north by Interstate 5, to the east by County Road 102, to the south by Bronze Star Drive, and generally to the west by the City boundaries.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, drainage and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described in Sections II C, II D and II E below.

C. LANDSCAPING AND APPURTENANT IMPROVEMENTS

Landscaping improvements (the "Landscaping Improvements") include but are not limited to landscaping, planting, ground cover, shrubbery, turf, trees, irrigation and drainage systems, ornamental lighting structures, masonry block walls and other fencing, entryway monuments, bus shelters and other appurtenant items located in right of ways, parkways, greenbelts, and other easements dedicated to the City and located within the boundaries the District or adjacent to the District and that were required to be installed as a condition of the development.

Landscaping Improvements include but are not limited to the following:

- Landscape parkways on the major arterial roadways and collector roads of the project including Maxwell Avenue, American Drive, Veterans Drive, County Road 102 and the future I-5 freeway off ramp;
- Landscaping and plant/debris removal of the offsite detention pond;
- Graffiti removal, paint, wall and fence repairs for the project entry monuments and fencing on the offsite detention pond; and
- Transit facilities including bus shelters.

For the landscaping improvements specifically, the City's costs were estimated assuming the City will provide a Mode II level of service. Mode II is a mid level of service and represents a level of maintenance where some tolerance is allowed to maintenance problems such as litter, weeds, pruning and irrigation repairs.

D. Street Lighting/Traffic Signals and Appurtenant Improvements

Street lighting improvements ("Lighting Improvements") include but are not limited to poles, signs, fixtures, bulbs, conduit, conductors, equipment including posts and pedestals, metering devices, energy costs and appurtenant facilities as required to provide lighting and traffic signals in public streets, sidewalk easements and other easements dedicated to the City and located within the boundaries of the District or adjacent to the District and that were required to be installed as a condition of the development.

Lighting Improvements include but are not limited to the following;

- Street lighting throughout the arterial, collector, and local roadways totaling approximately 32 lights;
- Traffic signals and appurtenant facilities at two (2) signalized intersections located at County Road 102 and Maxwell Avenue and at Bronze Star Drive and American Drive; and
- Lighting facilities located at and for the project entry monuments.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

E. Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of Landscaping Improvements and Lighting Improvements ("Improvements") and appurtenant facilities, including repair, removal or replacement of all or part of any of the Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Landscaping Improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting, repair of fencing and painting of walls and fencing and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the Landscaping Improvements or appurtenant facilities including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the Lighting Improvements. The Lighting Improvements shall be serviced to provide adequate illumination. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District.

III. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses. This includes both the Maximum Budget expected based on full maturity of the landscaping (subject to an annual inflator – see Section IV D) and the Proposed Fiscal Year 2018/2019 budget.

DIRECT COST ITEMS	MAXIMUM BUDGET[1]	PROPOSED FY 2018/2019 BUDGET
Landscaping Maintenance	$100,143.88	$109,244.00
Tree Maintenance	35,833.63	13,048.00
Street Lighting	8,006.08	13,065.00
Traffic Signals	32,160.03	13,944.00
Fence Repairs and Maintenance	2,015.09	2,500.00
Graffiti and Entry Way Maintenance	1,290.13	2,850.00
Bus Shelter Repair and Maintenance	2,222.71	1,413.00
Appurtenant Facility Maintenance	5,943.50	0.00
DIRECT COST SUBTOTAL	**$187,615.05**	**$156,064.00**
INCIDENTAL COSTS/EXPENSES		
City Administration	$4,749.37	$4,000.00
Consultant/County Administration	4,749.37	4,000.00
Reserve Fund Contingency	7,327.60	9,006.00
INCIDENTAL COSTS SUBTOTAL	**$16,826.34**	**$17,006.00**
TOTAL ASSESSMENT	**$204,441.39**	**$173,070.00**
Total Assessors Parcels	12	12
Total Levied Acreage	51.54	51.54
Assessment Per Acre	$3,966.65	$3,357.97

[1] Though individual cost items may exceed the maximum budget on a line by line basis the total fiscal year assessment will not exceed the maximum budgeted assessment.

B. Description of Cost Items

The following is a brief description of the cost items for the District included in the table above.

Direct Cost Items – This includes the costs of maintaining and servicing the Improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the Improvements that provide a special benefit to property within the District.

Incidental Costs and Expenses – This includes the indirect costs not included above that are necessary to properly maintain the district on an annual basis.

- City Administration – Estimated costs incurred by the City for management and administration of the District, including actions associated with the levy and collection of assessments, education, response to inquiries or concerns of the public and the cost to publish public notices required for City Council action relating to the District.

- Consultant/County Administration – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer's Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.

- Reserve Fund/Contingency – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July. It is intended that the reserve fund will be funded by assessments during the initial year of assessment prior to the installation of all of the improvements.

IV. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

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

In addition, Article XIIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer's Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIIID, the Implementation Act, and the Streets and Highways Code Section 22573.

Proper maintenance and operation of landscaping, street trees and streetlights provides special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. Lastly, the maintenance of each of the Improvements listed above were required by the Final Conditions of Approval, Item 87 which was recorded as part of the Memorandum of Agreement between the City and the developer on August 10, 2006, Document number 2006-0031291-00 which is on file with the City Clerk.

Landscaping Special Benefit

Trees, landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. The entry way monuments to the project provide enhanced visibility and a draw for customers thus increasing the benefit to property owners with the District.

Specifically the Landscaping Improvements provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

- Landscaping and street trees within the parkways and the entry way monuments provide special benefit to those developments that are located with the District.

Landscaping General Benefit
The Improvements will be installed to directly benefit the property owners in the District and to enhance business and development opportunities. As part of the project approval process, the project was conditioned to maintain the landscaping, lighting and appurtenant facilities. Therefore, it has been determined that there are no general benefits associated with the Landscaping Improvements.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these Improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

Public Lighting Special Benefit
The operation, maintenance and servicing of lighting and traffic signals along local streets, collector and arterial streets of a development provides the following special benefits:

- Improved security of lots and parcels within the development;
- Improved ingress and egress to properties;
- Improved nighttime visibility for the local access of emergency vehicles;
- Improved safety and traffic circulation to and from parcels; and
- Increased deterrence of crime and aid to police and emergency vehicles.

Street lights and signals located at arterials and local streets are considered 100% special benefit to the developments taking direct access at those intersections.

Street lights General Benefit
Similar to the Landscaping Improvements described above, the Lighting Improvements are required to be installed and maintained as part of project approval process and confer a special benefit to the property in the District by creating enhanced business and development opportunities. Therefore, it has been determined that there are no general benefits associated with Lighting Improvements.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. The Improvements have been reviewed and a formula has been established to apportion the maintenance costs based on benefit.

The method of assessment is based on the acreage of each parcel located within the District. The parcel's acreage was determined based on Assessor Parcel maps or other sources.

Based on the above formula the Table below provides the proposed rates for Fiscal Year 2018/2019.

No. of Parcels	Total Acreage	Maximum Acreage Rate	Proposed Fiscal Year 2018/2019 Acreage Rate
12	51.54	$3,966.65 per acre or portion thereof	$3,357.97 per acre or portion thereof

The following formula is used to calculate each parcel's maximum assessment (proportional benefit):

Total Assessment (Proposed Maximum Budget) ÷ Total Acreage =
Maximum Acreage Rate

Parcel Acreage x Maximum Acreage Rate =
Maximum Levy Rate

The following formula is used to calculate each parcel's Fiscal Year ("FY") assessment (proportional benefit):

Total Assessment (Proposed FY Budget) ÷ Total Acreage =
FY Acreage Rate

Parcel Acreage x FY Acreage Rate =
FY Levy Rate

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This District provides for an annual adjustment to the Maximum Assessment Rate per EBU based on the Engineering News Record Common Labor Cost Index.

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2018/2019. Generally, if the proposed annual assessment for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the percentage increase in the Engineering News Record Common Labor Cost Index rate for the month of April.

Beginning in the second fiscal year (Fiscal Year 2009/2010) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The increase in the Engineering News Record Common Labor Index from April 2017 to April 2018 is 2.97%.

V. ASSESSMENT ROLL

The assessment roll is a listing of the both Maximum Assessment and the Fiscal Year 2018/2019 Assessment apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. Though the maximum amount is shown below, it is not anticipated that the maximum assessment will be assessed for many years. A listing of parcels proposed to be assessed within this District is shown on the following table.

Assessor Parcel Number	Owner Name	Approximate Acreage	Maximum Levy Amount	Actual FY 2018/2019 Levy Amount (Rounded)
027-852-003-000	Target Corporation	10.060	$39,904.55	$33,781.22
027-852-004-000	Costco Wholesale Corporation	15.170	60,174.15	50,940.46
027-852-010-000	Woodland Development Co. LLC	4.680	18,563.94	15,715.32
027-852-011-000	Woodland Development Co. LLC	1.300	5,156.65	4,365.36
027-852-029-000	Woodland Development Co. LLC	2.220	8,805.97	7,454.70
027-852-030-000	Dignity Health Medical Foundation	3.280	13,010.63	11,014.14
027-852-018-000	Woodland Development Co. LLC	1.590	6,306.98	5,339.16
027-852-019-000	Woodland Development Co. LLC	0.810	3,212.99	2,719.94
027-852-022-000	Woodland Development Co. LLC	7.420	29,432.58	24,916.16
027-852-023-000	In-N-Out Burgers	1.530	6,068.98	5,137.70
027-852-024-000	Kim Hong Seok & Flora T	0.970	3,847.66	3,257.22
027-852-025-000	Woodland Development Co. LLC	2.510	9,956.30	8,428.50
	Total*	**51.540**	**$204,441.39**	**$173,069.88**

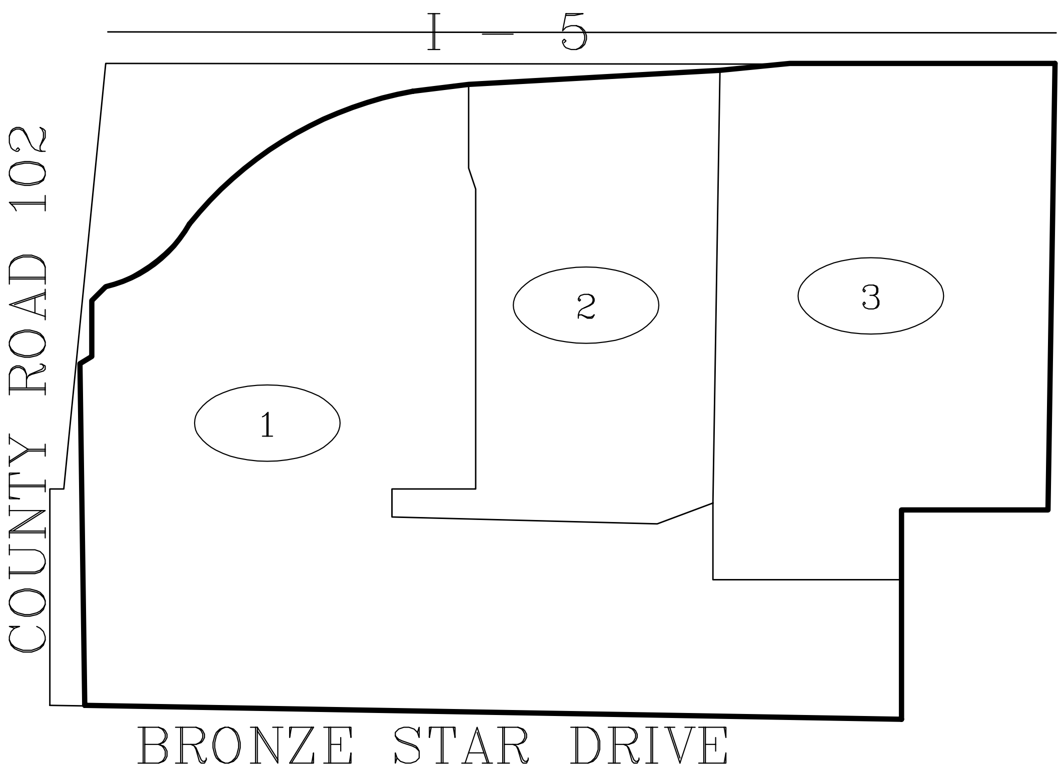
*Total levy amount may vary from figures listed into the Budget due to rounding.

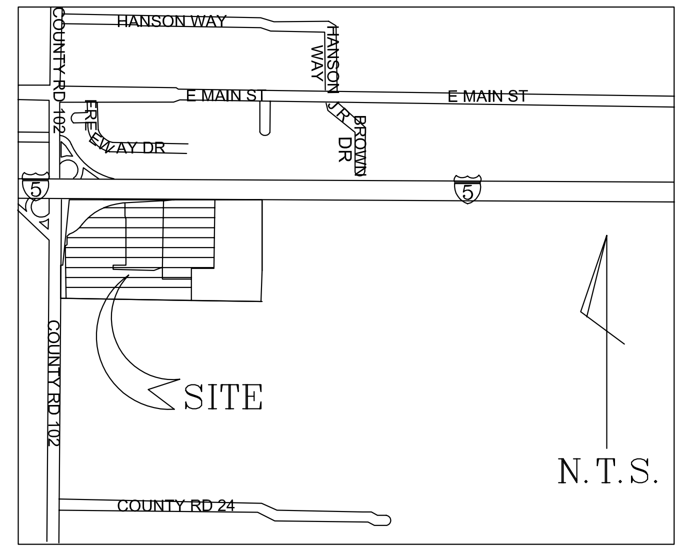
VI. DISTRICT DIAGRAM

The parcels within the Gateway Landscaping and Lighting District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District is on file with the City Clerk.

MAP OF PROPOSED BOUNDARIES OF THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT

COUNTY OF YOLO
STATE OF CALIFORNIA





VICINITY MAP

LEGEND

PROPOSED BOUNDARY

1 MAP REFERENCE NUMBER

N

N.T.S

MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	027-300-86-1
2	027-300-87-1
3	027-300-88-1

KOPPEL & GRUBER PUBLIC FINANCE
334 Via Vera Cruz
Suite 256
San Marcos, California 92078
Phone (760) 510-0290 Fax (760) 510-0288

NOVEMBER 2007

CITY OF WOODLAND

GATEWAY LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report
Fiscal Year 2018-2019

Report Submitted by:

____

Scott Koppel
Koppel & Gruber Public Finance

____

Registered Engineer

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 2018/2019.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Streng Pond Landscaping Maintenance District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work (hereinafter referred to as the "Engineer"), for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders the Engineer to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2018.

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 ___________, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

____
Enrique Fernandez, 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 2018/2019.

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 2018/2019, 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 2018/2019 (Beginning July 1, 2018 and ending June 30, 2019) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular manner and approve it as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of Improvements.
b. A Description of the District.
c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2018/2019.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2018/2019.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: North of West Gibson Road; East of County Road 98; and West of Cottonwood Street; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "Streng Pond Landscaping Maintenance District."

Section 9: The proposed assessment for Fiscal Year 2018/2019 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

Section 10: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 19, 2018** 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 _________, 2018.

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 ____________, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

____
Enrique Fernandez, Mayor
City of Woodland

____
Ana Gonzalez, City Clerk
City of Woodland

City of Woodland

Streng Pond
Landscaping Maintenance District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2018/2019

Intent Meeting: May 15, 2018
Public Hearing: June 19, 2018

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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 2018/2019 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 26 day of April, 2018.

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

By: Josephine 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 6.30.19
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 2018/2019. 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 2018/2019 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 2018/2019.

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 1972 ACT

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

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.

- The acquisition of any existing improvement otherwise authorized pursuant to this section.

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

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;

- The costs of printing, advertising, and the publishing, posting and mailing of notices;

- Compensation payable to the County for collection of assessments;

- Compensation of any engineer or attorney employed to render services;

- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

- Costs associated with any elections held for the approval of a new or increased assessment.

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

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.

- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

D. 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 2018/2019 is 182.50 EDU.

The Levy per Equivalent Dwelling Unit, or Rate, applied to each parcel is the result of dividing the total Balance to Levy, by the sum of the District EDU's, for the fiscal year. This Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount.

The following formulas are used to calculate the assessment for each parcel:

Total Balance to Levy / Total EDU = Levy per EDU

Parcel EDU x Levy per EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

***Total District and Administrative Costs* —** This is the combined costs of District Costs and Administrative costs.

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

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

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

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

DISTRICT STATISTICS:

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

Total Parcels Levied — The total number of parcels within the District that are assessed. Non-assessable lots or parcels include properties that have been determined to receive no special benefits from the improvements, and may include land principally encumbered by public or other 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:

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

B. DISTRICT BUDGET FISCAL YEAR 2018/2019

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$11,837.00
Utilities	21,463.00
Equipment & Supplies	50.00
Repairs/Miscellaneous Expenses	844.00
Direct Costs (Subtotal)	**$34,194.00**
ADMINISTRATION COSTS	
District Administration	$3,000.00
County Administration Fee	166.00
Administration Costs (Subtotal)	**$3,166.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$37,360.00
Reserve Collection/(Contribution)	(18,463.00)
General Fund Repayments/(Contribution)	(4,461.26)
Balance to Levy	**$14,435.74**
DISTRICT STATISTICS	
Total Number of Parcels	166
Total Parcels Levied	166
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**
OPERATING RESERVE INFORMATION	
Previous Operating Reserve Balance	$18,463.00
Reserve Fund Collection/(Contribution)	(22,924.26)
Estimated Ending Operating Reserve Balance	**($4,461.26)**

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 - 2018/2019 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 2018/2019 Assessment Roll".

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2018/2019 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	$74,270.00	$270,564.00	$344,834.00	$79.10
065-270-030-000	1231 ASHLEY AVE	39,615.00	131,564.00	171,179.00	79.10
065-270-031-000	786 IVIE PL	33,274.00	99,859.00	133,133.00	79.10
065-270-032-000	782 IVIE PL	77,196.00	210,195.00	287,391.00	79.10
065-270-033-000	778 IVIE PL	155,985.00	280,779.00	436,764.00	79.10
065-270-034-000	774 IVIE PL	100,000.00	340,000.00	440,000.00	79.10
065-270-035-000	770 IVIE PL	102,000.00	396,780.00	498,780.00	79.10
065-270-036-000	773 IVIE PL	110,000.00	275,000.00	385,000.00	79.10
065-270-037-000	779 IVIE PL	100,000.00	320,000.00	420,000.00	79.10
065-270-038-000	1245 ASHLEY AVE	87,839.00	192,545.00	280,384.00	79.10
065-270-039-000	787 IVIE PL	87,847.00	182,403.00	270,250.00	79.10
065-270-043-000	1301 ASHLEY AVE	137,576.00	283,264.00	420,840.00	79.10
065-270-044-000	774 FORDHAM PL	90,000.00	335,299.00	425,299.00	79.10
065-270-045-000	764 FORDHAM PL	110,000.00	340,000.00	450,000.00	79.10
065-270-047-000	771 FORDHAM PL	124,318.00	315,721.00	440,039.00	79.10
065-270-048-000	781 FORDHAM PL	75,757.00	357,144.00	432,901.00	79.10
065-310-002-000	849 NOTRE DAME DR	79,587.00	173,659.00	253,246.00	79.10
065-310-003-000	857 NOTRE DAME DR	80,000.00	310,000.00	390,000.00	79.10
065-310-004-000	865 NOTRE DAME DR	95,060.00	227,091.00	322,151.00	79.10
065-310-005-000	873 NOTRE DAME DR	56,425.00	137,004.00	193,429.00	79.10
065-310-006-000	881 NOTRE DAME DR	100,000.00	330,000.00	430,000.00	79.10
065-310-007-000	1231 COLUMBIA DR	89,596.00	176,220.00	265,816.00	79.10
065-310-011-000	915 NOTRE DAME DR	85,291.00	165,092.00	250,383.00	79.10
065-310-012-000	923 NOTRE DAME DR	67,604.00	171,513.00	239,117.00	79.10
065-310-013-000	927 NOTRE DAME DR	108,225.00	243,506.00	351,731.00	79.10
065-310-014-000	944 PURDUE DR	99,859.00	227,461.00	327,320.00	79.10
065-310-015-000	940 PURDUE DR	100,000.00	300,000.00	400,000.00	79.10
065-310-018-000	910 NOTRE DAME DR	89,420.00	160,685.00	250,105.00	79.10
065-310-019-000	904 NOTRE DAME DR	100,000.00	275,000.00	375,000.00	79.10
065-310-020-000	900 NOTRE DAME DR	66,232.00	231,922.00	298,154.00	79.10
065-310-021-000	888 NOTRE DAME DR	89,420.00	154,771.00	244,191.00	79.10
065-310-022-000	880 NOTRE DAME DR	99,314.00	204,536.00	303,850.00	79.10
065-310-023-000	872 NOTRE DAME DR	113,910.00	225,232.00	339,142.00	79.10
065-310-024-000	845 PURDUE DR	127,500.00	275,400.00	402,900.00	79.10
065-310-025-000	844 PURDUE DR	17,884.00	114,436.00	132,320.00	79.10
065-310-026-000	840 NOTRE DAME DR	111,218.00	265,817.00	377,035.00	79.10
065-310-031-000	901 NOTRE DAME DR	100,000.00	165,000.00	265,000.00	79.10
065-310-032-000	905 NOTRE DAME DR	66,300.00	202,235.00	268,535.00	79.10
065-310-033-000	909 NOTRE DAME DR	44,514.00	103,890.00	148,404.00	79.10
065-310-035-000	841 NOTRE DAME DR	91,800.00	332,520.00	424,320.00	79.10
065-310-036-000	936 PURDUE DR	103,555.00	266,137.00	369,692.00	79.10
065-310-037-000	932 PURDUE DR	85,469.00	216,727.00	302,196.00	79.10
065-310-038-000	928 PURDUE DR	114,810.00	247,596.00	362,406.00	79.10
065-310-039-000	924 PURDUE DR	74,203.00	169,456.00	243,659.00	79.10
065-310-040-000	918 PURDUE DR	137,987.00	298,054.00	436,041.00	79.10
065-310-041-000	912 PURDUE DR	3,825.00	60,848.00	64,673.00	79.10
065-310-042-000	902 PURDUE DR	100,000.00	350,000.00	450,000.00	79.10
065-310-043-000	890 PURDUE DR	85,000.00	380,000.00	465,000.00	79.10
065-310-044-000	882 PURDUE DR	86,579.00	194,804.00	281,383.00	79.10
065-310-045-000	874 PURDUE DR	98,226.00	168,520.00	266,746.00	79.10
065-310-046-000	870 PURDUE DR	100,000.00	330,000.00	430,000.00	79.10
065-310-047-000	862 PURDUE DR	109,812.00	234,279.00	344,091.00	79.10
065-310-048-000	858 PURDUE DR	105,624.00	264,060.00	369,684.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2018/2019 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-310-049-000	854 PURDUE DR	112,025.00	201,646.00	313,671.00	79.10
065-310-050-000	861 PURDUE DR	66,730.00	177,952.00	244,682.00	79.10
065-310-051-000	869 PURDUE DR	76,176.00	140,931.00	217,107.00	79.10
065-310-052-000	873 PURDUE DR	84,191.00	181,023.00	265,214.00	79.10
065-310-053-000	879 PURDUE DR	110,954.00	242,441.00	353,395.00	79.10
065-310-054-000	887 PURDUE DR	65,956.00	195,630.00	261,586.00	79.10
065-310-055-000	901 PURDUE DR	105,624.00	274,622.00	380,246.00	79.10
065-310-056-000	907 PURDUE DR	67,604.00	189,655.00	257,259.00	79.10
065-310-057-000	913 PURDUE DR	93,199.00	244,390.00	337,589.00	79.10
065-310-058-000	919 PURDUE DR	60,713.00	132,466.00	193,179.00	79.10
065-310-059-000	923 PURDUE DR	63,661.00	175,070.00	238,731.00	79.10
065-310-061-000	829 RIDGEVIEW DR	125,000.00	244,500.00	369,500.00	79.10
065-310-062-000	4 RIDGEVIEW PL	74,203.00	259,530.00	333,733.00	79.10
065-310-063-000	3 RIDGEVIEW PL	80,635.00	237,774.00	318,409.00	79.10
065-310-064-000	2 RIDGEVIEW PL	143,132.00	269,096.00	412,228.00	79.10
065-310-065-000	811 RIDGEVIEW DR	137,987.00	270,455.00	408,442.00	79.10
065-310-066-000	805 RIDGEVIEW DR	81,600.00	321,300.00	402,900.00	79.10
065-310-067-000	801 RIDGEVIEW DR	54,111.00	189,394.00	243,505.00	79.10
065-310-068-000	1206 ASHLEY AVE	72,749.00	179,864.00	252,613.00	79.10
065-310-069-000	1210 ASHLEY AVE	97,368.00	267,453.00	364,821.00	79.10
065-310-071-000	830 NOTRE DAME DR	38,673.00	202,023.00	240,696.00	79.10
065-310-072-000	820 NOTRE DAME DR	14,345.00	65,669.00	80,014.00	79.10
065-310-073-000	814 NOTRE DAME DR	80,000.00	300,000.00	380,000.00	79.10
065-310-074-000	808 NOTRE DAME DR	100,000.00	312,500.00	412,500.00	79.10
065-310-075-000	802 NOTRE DAME DR	95,060.00	212,303.00	307,363.00	79.10
065-310-076-000	801 NOTRE DAME DR	129,444.00	222,643.00	352,087.00	79.10
065-310-077-000	807 NOTRE DAME DR	100,000.00	300,000.00	400,000.00	79.10
065-310-078-000	813 NOTRE DAME DR	100,000.00	341,500.00	441,500.00	79.10
065-310-079-000	819 NOTRE DAME DR	103,555.00	243,354.00	346,909.00	79.10
065-310-080-000	829 NOTRE DAME DR	100,000.00	330,000.00	430,000.00	79.10
065-310-081-000	916-922 NOTRE DAME DR	99,351.00	158,959.00	258,310.00	158.20
065-321-001-000	CR 98	557,662.00	1,503,085.00	2,060,747.00	1,305.14
065-321-023-000	901 TUFTS PL	63,373.00	195,404.00	258,777.00	79.10
065-321-024-000	905 TUFTS PL	89,097.00	140,010.00	229,107.00	79.10
065-321-025-000	909 TUFTS PL	105,657.00	158,487.00	264,144.00	79.10
065-321-026-000	913 TUFTS PL	71,559.00	123,091.00	194,650.00	79.10
065-321-027-000	917 TUFTS PL	68,966.00	169,765.00	238,731.00	79.10
065-321-028-000	921 TUFTS PL	80,000.00	229,000.00	309,000.00	79.10
065-321-029-000	925 TUFTS PL	127,500.00	178,398.00	305,898.00	79.10
065-321-030-000	929 TUFTS PL	156,192.00	175,790.00	331,982.00	79.10
065-321-031-000	933 TUFTS PL	95,060.00	163,716.00	258,776.00	79.10
065-321-032-000	932 TUFTS PL	84,882.00	169,765.00	254,647.00	79.10
065-321-033-000	928 TUFTS PL	40,357.00	115,726.00	156,083.00	79.10
065-321-034-000	924 TUFTS PL	127,500.00	204,000.00	331,500.00	79.10
065-321-035-000	920 TUFTS PL	49,103.00	110,674.00	159,777.00	79.10
065-321-036-000	914 TUFTS PL	75,663.00	129,318.00	204,981.00	79.10
065-321-037-000	910 TUFTS PL	95,000.00	205,000.00	300,000.00	79.10
065-321-038-000	906 TUFTS PL	75,662.00	130,624.00	206,286.00	79.10
065-321-039-000	900 TUFTS PL	85,460.00	208,911.00	294,371.00	79.10
065-322-013-000	1301 COLUMBIA DR	102,000.00	295,800.00	397,800.00	79.10
065-322-014-000	875 TUFTS CT	99,314.00	225,128.00	324,442.00	79.10
065-322-015-000	871 TUFTS CT	77,174.00	218,954.00	296,128.00	79.10
065-322-016-000	867 TUFTS CT	100,000.00	320,000.00	420,000.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2018/2019 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-322-017-000	863 TUFTS CT	99,032.00	216,439.00	315,471.00	79.10
065-322-021-000	864 TUFTS CT	110,354.00	168,779.00	279,133.00	79.10
065-322-022-000	868 TUFTS CT	7,508.00	116,604.00	124,112.00	79.10
065-322-023-000	872 TUFTS CT	100,000.00	300,000.00	400,000.00	79.10
065-322-024-000	876 TUFTS CT	101,011.00	200,471.00	301,482.00	79.10
065-322-025-000	880 TUFTS CT	100,000.00	245,000.00	345,000.00	79.10
065-322-027-000	840 FORDHAM DR	49,466.00	121,221.00	170,687.00	79.10
065-322-028-000	844 FORDHAM DR	88,975.00	174,615.00	263,590.00	79.10
065-322-029-000	850 FORDHAM DR	86,074.00	125,140.00	211,214.00	79.10
065-322-030-000	856 FORDHAM DR	89,694.00	127,694.00	217,388.00	79.10
065-322-031-000	860 FORDHAM DR	127,500.00	187,680.00	315,180.00	79.10
065-322-032-000	864 FORDHAM DR	72,830.00	140,371.00	213,201.00	79.10
065-322-033-000	868 FORDHAM DR	68,966.00	159,154.00	228,120.00	79.10
065-322-034-000	874 FORDHAM DR	77,174.00	121,381.00	198,555.00	79.10
065-322-035-000	878 FORDHAM DR	49,466.00	114,611.00	164,077.00	79.10
065-322-036-000	859 TUFTS CT	65,926.00	180,795.00	246,721.00	79.10
065-322-038-000	856 TUFTS CT	100,000.00	295,000.00	395,000.00	79.10
065-322-040-000	860 TUFTS CT	70,639.00	299,181.00	369,820.00	79.10
065-322-045-000	830 COLBY CT	81,600.00	245,820.00	327,420.00	79.10
065-322-046-000	826 COLBY CT	56,060.00	140,722.00	196,782.00	79.10
065-322-047-000	822 COLBY CT	95,000.00	280,000.00	375,000.00	79.10
065-322-048-000	818 COLBY CT	80,000.00	229,000.00	309,000.00	79.10
065-322-049-000	814 COLBY CT	56,060.00	146,807.00	202,867.00	79.10
065-322-050-000	810 COLBY CT	66,810.00	212,892.00	279,702.00	79.10
065-322-051-000	806 COLBY CT	80,000.00	170,000.00	250,000.00	79.10
065-322-052-000	802 COLBY CT	80,000.00	170,000.00	250,000.00	79.10
065-322-053-000	801 COLBY CT	77,852.00	127,901.00	205,753.00	79.10
065-322-054-000	805 COLBY CT	77,895.00	129,828.00	207,723.00	79.10
065-322-055-000	809 COLBY CT	53,344.00	124,327.00	177,671.00	79.10
065-322-056-000	813 COLBY CT	56,580.00	142,117.00	198,697.00	79.10
065-322-057-000	817 COLBY CT	54,961.00	136,939.00	191,900.00	79.10
065-322-058-000	821 COLBY CT	80,000.00	295,000.00	375,000.00	79.10
065-322-059-000	825 COLBY CT	122,340.00	255,806.00	378,146.00	79.10
065-322-060-000	829 COLBY CT	110,389.00	198,702.00	309,091.00	79.10
065-322-061-000	832 FORDHAM DR	99,827.00	207,150.00	306,977.00	79.10
065-322-062-000	826 FORDHAM DR	95,000.00	235,000.00	330,000.00	79.10
065-322-063-000	822 FORDHAM DR	68,156.00	177,532.00	245,688.00	79.10
065-322-064-000	818 FORDHAM DR	78,714.00	125,953.00	204,667.00	79.10
065-322-065-000	814 FORDHAM DR	97,368.00	214,222.00	311,590.00	79.10
065-322-066-000	810 FORDHAM DR	78,714.00	158,876.00	237,590.00	79.10
065-322-067-000	806 FORDHAM DR	64,155.00	113,186.00	177,341.00	79.10
065-322-068-000	802 FORDHAM DR	64,155.00	113,186.00	177,341.00	79.10
065-323-015-000	879 FORDHAM DR	99,351.00	132,466.00	231,817.00	79.10
065-323-016-000	875 FORDHAM DR	72,488.00	191,828.00	264,316.00	79.10
065-323-017-000	871 FORDHAM DR	95,000.00	205,000.00	300,000.00	79.10
065-323-018-000	867 FORDHAM DR	63,174.00	142,567.00	205,741.00	79.10
065-323-019-000	863 FORDHAM DR	74,270.00	180,375.00	254,645.00	79.10
065-323-020-000	859 FORDHAM DR	95,000.00	205,000.00	300,000.00	79.10
065-323-021-000	855 FORDHAM DR	95,000.00	205,000.00	300,000.00	79.10
065-323-022-000	851 FORDHAM DR	68,782.00	137,576.00	206,358.00	79.10
065-323-023-000	847 FORDHAM DR	85,913.00	157,196.00	243,109.00	79.10
065-323-024-000	843 FORDHAM DR	85,460.00	146,069.00	231,529.00	79.10
065-323-027-000	837 FORDHAM DR	71,400.00	239,700.00	311,100.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2018/2019 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-323-028-000	833 FORDHAM DR	68,156.00	185,458.00	253,614.00	79.10
065-323-029-000	827 FORDHAM DR	74,270.00	195,231.00	269,501.00	79.10
065-323-030-000	821 FORDHAM DR	80,000.00	229,000.00	309,000.00	79.10
065-323-031-000	817 FORDHAM DR	101,824.00	186,190.00	288,014.00	79.10
065-323-032-000	811 FORDHAM DR	80,000.00	229,000.00	309,000.00	79.10
065-323-033-000	805 FORDHAM DR	80,000.00	170,000.00	250,000.00	79.10
065-323-034-000	801 FORDHAM DR	80,000.00	170,000.00	250,000.00	79.10
Total:					**$14,435.74**
Count:					**166**

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: May 15, 2018
ITEM #: 27.
SUBJECT: Fire Department Fee Schedule Adjustment

Recommendation for Action:
Staff recommends that the City Council receive a presentation on preliminary recommendations for updates to Fire Department prevention and inspection fees, and provide feedback prior to staff returning to Council for formal adoption.

Staff Contact:
Rebecca Ramirez, Fire Chief, (530) 661-5861, becky.ramirez@cityofwoodland.org

Fiscal Impact:
Staff estimates the revised fee schedule would generate approximately $146,000 in additional revenue for the City of Woodland resulting in an increase in cost recovery for Fire Prevention Division from 52% to 79%.

Proposition 26 Compliance – These proposed fee adjustments are in compliance with Proposition 26 because they are either implementing a state mandated fee, or compensatory, as they reflect the cost of providing these services to all who use them.

Background:
Under authority of the California Fire Code and City Ordinance Number 1603, the Woodland Fire Department provides Fire Prevention services utilizing a fee schedule to support the costs associated with managing the program. The current fee schedule was last reviewed and adopted in 2004. Barring minimal CPI increases implemented across all City fees, the Fire Department's fees have remained unchanged. Additionally, the fee methodology was not in keeping with evolving industry best practices.

As the City has grown and code requirements have changed the workload on staff has also increased. With this growth and change, the current model for providing services to the community in a fiscally sustainable and justifiable manner, requires revision. In order to more comprehensively assess appropriate revisions, a study was conducted to determine the appropriateness of the fee methodology and structure. The results of the fee study as well as the recommendations which are resultant are contained within this communication.

Discussion:
The present fee structure uses an outdated methodology which does not support the essential services provided. Whenever revenue producing programs fall short, the burden can shift to the General Fund and use of general tax revenues. The recommendation of the Fire Department, which advocates for a reasonable blend of subsidy and recovery, will allow these essential programs to continue in a more fiscally sustainable manner.

In line with Council's goal of fiscal responsibility and supporting work plan to review City User Fees to ensure they are commensurate with actual costs of providing services, staff engaged MGT of America Consulting, LLC to perform a comprehensive fee study for Fire Prevention services. The study did not just address the fees themselves, but also how they were calculated. The consultant established an hourly base rate for each job classification which analyzed and considered the fully compensated position and all associated costs. The executive summary, (Attachment A), provides an explanation of methodology. Staff assessed the consultant recommendations and meticulously researched various models and alternatives. Council's objectives of ensuring ongoing expenditures are supported by ongoing revenues, strengthening downtown, and continuing to improve business friendly culture and practices were central to the recommendations. Surrounding agencies fee structures were also considered in order to ensure Woodland remained competitive.

The consultant recommendations while justifiable, if fully implemented, would result in a significant increase in fees, arguably place undue burden on local businesses, and could be perceived as incongruent with Councils goals and objectives. After careful consideration, staff is recommending a partial implementation which offers a reasonable increase, and in some cases a decrease, based objective review of actual time spent and services rendered. Additionally, the new methodology has been modified to align with industry best practices and will allow for a multi-tiered fee structure which will lessen the effect on smaller businesses.

For those businesses who have multiple permits issued, the department has sought to limit redundant charges by reducing fees for secondary and tertiary permits. Construction fees will largely be based on square footage and actual time spent. This model is justifiable as it allows for cost recovery while having a limited impact on smaller business or those seeking to remodel only a portion of their business. The only new fee proposed is for engine company "safety inspections", a service that is presently being rendered without charge. These safety inspections are vital for businesses to remain proactively fire safe and are especially crucial when the structures are within close proximity or connected as a result of shared building construction features. These safety inspections presently occur biennially for all businesses not inspected as a result of permit issuance. The recommended fee, which is also significantly less than the consultant recommendation, has also been tiered and was further reduced based upon square footage in an effort to limit the impact on smaller businesses.

The Fire Department recommendations align with regional and state standards while remaining competitive in fees, inviting to business, and are fair and justifiable while increasing our recovery rate and reducing the reliance on the City's General Fund subsidies. The Fire Department, pending Councils concurrence, will be proposing these adjustments in order to bring fees more in line with the cost of providing essential services to our community, while minimizing undue hardship to business owners

Conclusion:
Staff recommends that the City Council review pertinent materials; consider proposed recommendations; and provide input to staff.

Prepared By: Jose Colin, Acting Fire Marshal

Reviewed By: Rebecca Ramirez, Fire Chief

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Proposed Fee Study	4/24/2018	Exhibit
Executive Summary	4/24/2018	Exhibit

FIRE CODE PERMITS AND INSPECTION SERVICES

Fee Schedule

A. GENERAL

1. To establish the total fire code permit fees, occupancies will initially be assessed the fire code permit that is most relevant to their operation. Each additional fire code permit applicable to that occupancy will be assessed as a subsequent / additional fire code permit.

2. All re-inspections will be charged at a minimum of one hour; and in quarter hour increments thereafter based on actual time spent.

B. FIRE CODE PERMIT FEES

Fire Code Operational Permits	Current Fee	**Proposed Fee**	**Proposed Secondary / Additional Permit Fee**
Aerosol Products	$147	**$208**	$108
Aviation Facilities	$147	**$208**	$108
Waste Handling (Wrecking Yards)	$135	**$208**	$108
Floor Finishing	$172	**$208**	$108
Carnivals & Fairs	$272	**$208**	$108
Cellulose Nitrate Storage	$147	**$208**	$108
Combustible Fiber Storage	$147	**$208**	$108
Miscellaneous Combustible Material Storage	$147	**$208**	$108
Compressed Gases	$161	**$208**	$108
Cryogens	$147	**$208**	$108
Dry Cleaning Plant	$147	**$208**	$108
Combustible Dust Producing Operations	$198	**$286**	$186
Explosives / Blasting Agents	$221	**$286**	$186
Pyrotechnic & Special Effects Stands	$147	**$182**	N/A
Pyrotechnic Special Events ***** plus hourly standby rate	$296	**$169***	N/A
Flammable & Combustible Liquids	$147	**$286**	$186
Fruit and Crop Ripening	$147	**$208**	$108
Fumigation and Thermal Insecticide Fogging	$172	**$208**	$108
Hazardous Materials	$172	**$208**	$108
Hazardous Production Materials	$272	**$286**	$186
High Piled Combustible Storage	$272	**$286**	$186
Liquid Petroleum Gas (LPG)	$172	**$208**	$108
Liquid or Gas Fueled Vehicles in Assembly Buildings	$221	**$208**	$108
Lumber Yard	$272	**$286**	$186
Magnesium Working	$172	**$208**	$108
Covered Mall	$272	**$286**	$186
Motor Vehicle Fuel Dispensing	$151	**$208**	$108
Organic Coatings	$172	**$208**	$108

Industrial Ovens / Baking & Drying	$151	**$208**	$108
Places of Assembly	$272	**$208**	$108
Radioactive Materials	$172	**$286**	$186
Refrigeration Equipment	$151	**$208**	$108
Repair Garage	$172	**$208**	$108
Flammable Liquids Spraying & Dipping	$172	**$208**	$108
Temporary Tents, Canopies & Membrane Structures	$172	**$208**	$108
Storage of Scrap Tires & Tire Byproducts	$221	**$286**	$186
Amusement Buildings	N/A	**$208**	$108
Carbon Dioxide Systems Used In Beverage Dispensing	N/A	**$208**	$108
Exhibits & Trade Shows	N/A	**$286**	$186
Open Flames & Candles	N/A	**$208**	$108
Plant Extraction Systems	N/A	**$286**	$186
Private Fire Hydrants	N/A	**$208**	$108
Pyroxylin Plastics	N/A	**$208**	$108
Rooftop Heliports	N/A	**$208**	$108
Tire Rebuilding Plants	N/A	**$286**	$186
Wood Products	N/A	**$286**	$186
Hot Work Welding	$172	**$208**	$108
Miscellaneous Permits	$172	**$286**	$186

Inspection Services	Current Fee	**Proposed Fee**
Residential Fire Sprinkler Resale	$95	**$169**
State Licensed Care Facilities 7-100 Beds	$157	**$338**
State Licensed Care Facilities > 100 Beds	$257	**$494**
Hospitals < 100 Beds	$157	**$338**
Hospitals > 100 Beds	$257	**$494**
Engine Company Safety Inspections (<5,000 sq. ft.)	N/A	**$59**
Engine Company Safety Inspections (5,001-10,000 sq. ft.)	N/A	**$88**
Engine Company Safety Inspections (10,001-20,000 sq. ft.)	N/A	**$176**
Engine Company Safety Inspections (20,001-50,000 sq. ft.)	N/A	**$219**
Engine Company Safety Inspections (>50,000 sq. ft.)	N/A	**$351**
Multiple Family Dwellings (3-9 units)	$147	**$176**
Multiple Family Dwellings (10-49 units)	$198	**$215**
Multiple Family Dwellings (50-100 units)	$198	**$254**
Multiple Family Dwellings (101-200 units)	$198	**$332**
Multiple Family Dwellings (201-300 units)	$198	**$410**
Multiple Family Dwellings (301-400 units)	$198	**$448**

Multiple Family Dwellings (401-500 units)	$198	**$527**
Multiple Family Dwellings (>500 units)	$198	**$605**
School Inspections (Nursery & Commercial Daycare >6)	$105	**$169**
Unclassified Inspection (First Hour)	$82	**$169**
Private or Public Elementary & High School	N/A	**$169**
Business License Inspection	$50	**$117**
Supplies	Current Fee	**Proposed Fee**
Dry Absorbent (Per Gallon)	$10	**At Cost**
Absorbent Pads (Each)	$2	**At Cost**
Other Disposables	At Cost	**At Cost**

FIRE PREVENTION PLAN CHECK AND INSPECTION FEES

Fee Schedule

A. PLAN CHECK AND INSPECTION FEES FOR PROJECTS REQUIRING FULL PLAN REVIEW AND INSPECTIONS

1. *Projects will be assessed $212.00 plus $0.05 per sq. ft. for the first 10,000 sq. ft. plus $0.02 per each additional sq. ft. thereafter.

2. All re-inspections will be charged at a minimum of one hour and in quarter hour increments thereafter based on actual time spent.

B. FIRE PREVENTION PLAN CHECK AND INSPECITON FEES

Construction - Plan Review & Associated Inspections	Current Fee	**Proposed Fee**
Residential Sprinkler System (Public Water System)	$412	**$585**
Residential Sprinkler System - Inspection Only For Tract Homes	N/A	**$485**
Residential Sprinkler System Modification	$331	**$494**
Residential Sprinkler System (Non-Public Water System)	$463	**$718**
Commercial Sprinkler System (Per Riser Plus $2.00 per sprinkler)	$835	***Note 1 above**
Commercial Sprinkler System Mod. (Per Riser Plus $2.00 per sprinkler)	$489	***Note 1 above**
Commercial Building Renovation / Tenant Improvement	$331	***Note 1 above**
Fire Alarm System	$408	***Note 1 above**
Specialized Fire Protection System	$545	***Note 1 above**
Private Fire Service Main (Plus $63 per hydrant)	$203	***Note 1 above**
Standpipe System	$361	***Note 1 above**

New Commercial Building (1,000 - 30,000 sq. ft.)	$261	***Note 1 above**
New Commercial Building (>30,000 sq. ft. or > 6 hours = hourly rate)	$151	***Note 1 above**
New Commercial Building - Group H Occupancy (>15,000 sq. ft. hourly)	$151	***Note 1 above**
New Commercial Building - Group S Occupancy (>30,000 sq. ft. hourly)	$151	***Note 1 above**
New Commercial Building - Group M Occupancy (>30,000 sq. ft. hourly)	$151	***Note 1 above**

INCIDENT RESPONSE AND INVESTIGATION FEES (Hourly Rates)

A. Incident response fees will be charged at a minimum of one hour for all response and in quarter hour increments thereafter, based on actual time spent. Personnel beyond the normal company complement are charged at hourly rates. **Incident response fees include but are not limited to,** Mitigation of Hazardous Materials, False Alarms due to "Failure to Notify" when working on or testing systems, Trouble Alarms due to "Failure to Notify" when working on or testing systems, two False Alarms within 30 days, or 3 false alarms within 6 months, and Fire Investigations.

B. INCIDENT RESPONE AND INVESTIGATION FEES

Incident Response and Investigation Fees (Hourly Rates)	Current Fees	**Proposed Fees**
Engine**	$137	**$82**
Ladder**	$157	**$100**
Rescue**	$232	**$94**
Haz Mat**	$243	**$59**
Chief Officer/Investigator	$74	**$309**
Firefighter	$30	**$192**
Engineer	$39	**$239**
Captain	$42	**$272**
Fire Prevention Specialist	N/A	**$149**
Fire Marshal	N/A	**$254**
Administrative Clerk	$27	**$46**
Management Analyst	$49	**$70**

*New fees are listed as N/A in the current fee column

** Rates will be adjusted to coincide with FEMA's fee schedule

Fire Department – Full Cost Study

Report of Findings

January 2018

MGT CONSULTING GROUP

2251 Harvard St suite 134, Sacramento, CA 95815
(916) 443-3411 | mgtconsulting.com

Table of Contents

EXECUTIVE SUMMARY

Introduction

MGT of America (MGT) is pleased to present the City of Woodland (City) with this summary of findings for the cost of services study for the city's fire department.

The fire department is interested in accurately reporting the true cost of providing various fee-related services, and exploring the possibilities of modifying current fees to better reflect the full cost of providing these services. In fall 2017, the City contracted with MGT to perform this cost analysis using budgeted 2018 fiscal year expenditures, staffing and operational information. This report is the culmination of the past three months of work between MGT and City management and staff. MGT would like to take this opportunity to acknowledge all management and staff who participated on this project for their efforts and coordination. Their responsiveness and continued interest in the outcome of this study contributed greatly to the success of this study.

Study Scope and Objectives

This study included a review of fee-for-service activities within the following departments/divisions:

- Fire Department Administration Division
- Fire Department Operations Division
- Fire Department Prevention Division

The study was performed under the general direction of the city's finance and the fire administrative units, with the participation of representatives from each division studied. The primary goals of the study were to:

- Calculate the full cost hourly rates for fire department staff.
- Calculate the full cost of providing some 200-various fee-related services.
- Determine whether there are any opportunities to implement new fees, based on City services and cost recovery policies.
- Identify service areas where the City might adjust fees based on the full cost of services and other economic or policy considerations.
- Develop revenue projections based on recommended increases (or decreases) to fees.

The information summarized in this report addresses each of these issues and provides the City with the tools necessary to make informed decisions about any proposed fee adjustments and the resulting impact on general fund revenues.

Study Findings

While the purpose of this study is to identify the cost of fee-related activities, one of the outcomes of the analysis is to provide a complete picture of the full cost of all services offered. It is necessary to identify all costs, whether fee-related or not, so that there is a fair distribution of all departmental overhead costs (discussed in a previous section of this report) across all activities, thereby ensuring a definitive relationship between the cost of the service and the fee that is charged. No service should be burdened with costs that cannot be directly or indirectly linked to that service. Therefore, the first task in this study is to separate the fee-for-service activities from the non-fee activities. Some non-fee related activities are appropriately funded by general fund monies (or other special revenue or impact fee sources), such as fire suppression services, public information or capital improvement projects. The costs of these other services are not built into the proposed cost recovery models for user fee services.

The exhibits on the following page display summaries of; 1) the user fee analysis, 2) the calculations of staff hourly rates, and 3) citywide and departmental cost allocation plans.

1) USER FEE ANALYSIS:

The costs and revenues of each department, broken out as follows:

Column A, Total Costs – Displays the total costs of each department. This includes fee and non-fee related service costs; in total, $9.8 million in costs were considered. Non-fee related service costs account for the majority and are set aside from the analysis.

Column B, User Fee Costs – Of the $9.8 million in total costs analyzed, $689 thousand of that total is related to user fee services. It is this $689 thousand that is the focus of this study and represents the total potential for user fee-related revenues for the City.

Column C, Current Revenues – Based on current individual fee levels, the City generates fee-related revenues of $287 thousand and is experiencing a 42% cost recovery level. Within each department, current cost recovery levels range from 13% for Fire Operations up to 54% for Fire Prevention fees.

Column D, Subsidy – Current fee levels recover 42% of full cost, leaving 58% or $401 thousand to be funded by other funding sources. This $401 thousand represents an opportunity for the City to increase fees and revenues, with a corresponding decrease in the subsidization of services.

Column E, Recommend Recovery – It is estimated that adoption of the recommended cost recovery policy would increase fee revenue to $638 thousand. This would raise the overall cost recovery level up to over 90%.

Column F, Increased Revenue – By adopting the study recommendations, the city is forecast to generate an additional $351 thousand in potential new revenue an annualized basis.

1) USER FEE ANALYSIS SUMMARY CHART:

City of Woodland - Fire Department
Fiscal Year 2018

	CURRENT						RECOMMENDED		
User Fee Department	(A) Total Costs	(B) Costs, User Fee Services	(C) Current Revenue		(D) Current Subsidy		(E) Cost Recovery Policy		(F) Increased Revenue
Fire Operations	$9,286,182	$201,693	$25,689	13%	$176,004	87%	$201,693	100%	$176,004
Fire Prevention	$562,915	$486,988	$261,588	54%	$225,400	46%	$436,717	90%	$175,129
Grand Total:	$9,849,097	$688,681	$287,277	42%	$401,404	58%	$638,410	93%	$351,133

2) HOURLY RATE CALCULATIONS – OPERATIONS:

		Hourly					
Position	Annual Salary	Salary & Benefits	Internal Dept Admin	External Support	Total	Unused Time	Total Time
Battalion Chief	$ 126,080	$ 106.23	$ 176.28	$ 26.36	$ 308.86	(0.25)	645.75
Captain	$ 110,830	$ 93.38	$ 154.96	$ 23.17	$ 271.50	-	7,341.00
Engineer	$ 97,610	$ 82.24	$ 136.47	$ 20.40	$ 239.12	0.60	11,745.60
Firefighter	$ 78,460	$ 66.11	$ 109.70	$ 16.40	$ 192.21	-	17,178.00
Engine Company	$ 95,633	$ 80.58	$ 133.71	$ 19.99	$ 234.28	(0.46)	4,197.12

– PREVENTION:

		Hourly					
Position	Annual Salary	Salary & Benefits	Internal Dept Admin	External Support	Total	Unused Time	Total Time
Fire Marshal	$ 126,080	$ 105.33	$ 126.11	$ 22.89	$ 254.33	(1.15)	709.59
Fire Prev Specialist	$ 74,030	$ 61.85	$ 74.05	$ 13.44	$ 149.33	0.28	2,559.83

3) COST ALLOCATION PLANS - CITYWIDE

Summary Schedule

	Department	1-51 Police Administration	1-52 Police Operations	1-53 Police Support Services	1-54 Police Special Operations	1-55 PD Prevention	1-56 Police Special Revenue	1-57 Police Grants	1-58 Measure J-Police	1-61 Fire Administration	1-62 Fire Operations
1	Building Use	$190,800	$0	$0	$0	$0	$0	$0	$0	$70,418	$0
2	1-11 City Council	4,027	26,441	5,675	8,802	0	6	563	1,292	311	26,320
3	1-15 City Manager	11,979	78,652	16,883	26,182	0	18	1,676	3,845	924	78,295
4	1-12 City Clerk	3,823	14,641	3,143	4,874	0	3	312	716	172	14,575
5	1-14 City Attorney	36,819	0	0	0	0	0	0	0	649	0
6	1-16 Human Resources	4,466	63,494	14,887	22,331	0	0	1,489	2,977	744	64,015
7	1-31 Finance	8,014	23,325	5,226	7,194	0	15	403	1,205	302	23,585
8	1-32 Accounting	24,410	37,781	2,386	3,221	0	0	212	419	4,601	9,320
9	1-84 Facility Maintenance	69,410	0	0	0	0	0	0	0	47,257	0
Total Current Allocations		$353,748	$244,335	$48,200	$72,604	$0	$42	$4,654	$10,454	$125,378	$216,110

Summary Schedule

	Department	1-63 Fire Training	1-64 Fire Prevention	1-71 Library Administration	1-78 Measure J-Library	1-81 Public Works Admin	1-83 Streets	1-85 PW Environmental	1-88 PW Parks	1-89 Capital Projects	1-90 Admin Services
1	Building Use	$0	$0	$80,403	$0	$0	$0	$0	$0	$0	$0
2	1-11 City Council	89	1,148	3,735	1,612	0	737	2	1	0	233
3	1-15 City Manager	265	3,414	11,110	4,795	0	2,191	7	2	0	693
4	1-12 City Clerk	49	635	3,130	893	0	408	1	0	0	16,058
5	1-14 City Attorney	0	0	2,916	0	0	0	0	0	0	0
6	1-16 Human Resources	0	2,977	8,932	4,466	0	968	0	0	0	0
7	1-31 Finance	305	917	3,849	1,325	1,004	2,096	97	1,462	0	864
8	1-32 Accounting	23	2,870	3,310	705	5,885	372	23	365	0	4,577
9	1-84 Facility Maintenance	0	0	75,900	0	0	0	0	0	0	0
Total Current Allocations		$731	$11,961	$193,286	$13,795	$6,889	$6,772	$130	$1,830	$0	$22,426

DEPARTMENTAL -

Summary Schedule

	Department	Fire Operations	Fire Prevention	Other	2nd Allocation Orphans	Total
1	Citywide FC CAP to Fire Department -	$216,110	$11,961	$731	$0	$228,802
2	Fire Administration	628,854	38,681	0	0	667,535
Total Current Allocations		$844,964	$50,642	$731	$0	$896,337

Methodology

A cost-of-service study is comprised of two basic elements:

- Full Cost Hourly rates of staff providing the service
- Time spent to provide the service

The product of the hourly rate calculation applied to the time spent yields the cost of providing the fee or service.

Hourly Rates

The hourly rate methodology used in this study builds indirect costs into City staff hourly salary and benefit rates to arrive at fully burdened hourly rates. Fully burdened hourly rates are a mechanism used to calculate the total cost of providing services. Total cost is generally recognized as the sum of the direct cost together with a proportionate share of allowable indirect costs. The proper identification of all costs (including labor, operating expense, department administration and Citywide support) as "direct" or "indirect" is crucial to the determination of the total cost of providing services.

Direct costs are typically defined as those that can be attributed specifically to a particular function or activity, including labor, and possibly materials or supplies. Indirect costs are those that support more than one program area and are not easily attributable to specific activities. Examples of indirect costs are departmental administrative and support staff, training and education time, public counter and telephone time, some service and supply costs, and Citywide overhead costs from outside of the department as identified in the City's cost allocation plan.

MGT's hourly rate calculation methodology includes the following:

1. **Personnel Services Analysis** – each staff classification within the service area is analyzed in the study. The first burden factor is comprised of compensated absences such as vacation/holidays/sick leave days taken in a year's time. Staff classifications are then categorized as either direct (operational) or indirect (administrative or supervisory) labor. In some cases, a classification will have both direct and indirect duties. The total indirect portion of staff cost is incorporated into hourly overhead rates.

2. **Indirect Cost Rate** – a ratio of indirect cost to direct labor (salaries plus benefits) is established. There are three elements of indirect cost incorporated, including:

   - Indirect Labor – includes compensated absences, administrative and supervisory staff costs.

   - Other Operating Expenses – most services and supplies are included as a second layer of indirect cost. There are some service and supply expenses classified as "allowable direct"; these expenditures are not part of the indirect cost rate but will be included as directly supporting specific program areas.

- External Indirect Allocations – this represents Citywide and Fire Administrative Division overhead (from the City's and Fire Department's cost allocation plans).

Cost Allocation Plans. Many of the costs that support all City programs and services are budgeted in centralized activities such as 1) Finance, which provides accounting and financial reporting, 2) Human Resources, which provides services in support of the City's workforce, and 3) City Manager, which provides administrative oversight to all City operations. The costs of these activities and other centralized services are considered indirect overhead that support fee-for-service activities, as well as other programs and functions within the City. In addition to Citywide administrative costs, the fire department calculations also include allocations from fire administration.

3. **Fully Burdened Hourly Rates** – incorporates all the elements that comprise the hourly rates used in this cost analysis.

   - Each direct or operational staff classification is listed, together with the average annual salary.
   - The hourly salary rate is calculated by the taking annual salary and dividing by 2,080 available productive hours in a year.
   - The benefit rate reflects the average benefit rate multiplied against the salary rate.
   - The overhead rate is derived by multiplying the internal and external indirect cost rates against the salary plus benefit rates.

The total combines the salary, benefits and overhead rates. This is the fully burdened rate for each staff classification.

MGT prepared indirect overhead rates and corresponding hourly rate calculations using FY 2018 budgeted expenditures.

Time Spent

Once fully burdened hourly rates were developed for City staff, the next step in the process was to identify staff time spent directly on each of the user fee activities. Each staff person involved in the user fee services identified time spent to complete each task associated with all user fee services. Annual volume statistics were also gathered in order to develop total annual workload information.

Full Cost User Fee, Hourly Rate Calculations and Revenue Projections

Given this information, MGT was able to calculate the cost of providing each service, both on a per-unit and total annual basis (per-unit cost multiplied by annual volume equals total annual cost). As mentioned above, costs were calculated by multiplying average time data or per-unit time calculations by the hourly labor rates; additional operating expenses directly associated with certain services were also added in. Finally, if other divisions provided support into certain user fee activities, this time was accounted for and added into the analysis as a crossover support activity. Full costs are then compared to current fees and revenues collected, and subsidies (or over-recoveries) are identified. User fee detail calculations are provided as separate attachments to this report.

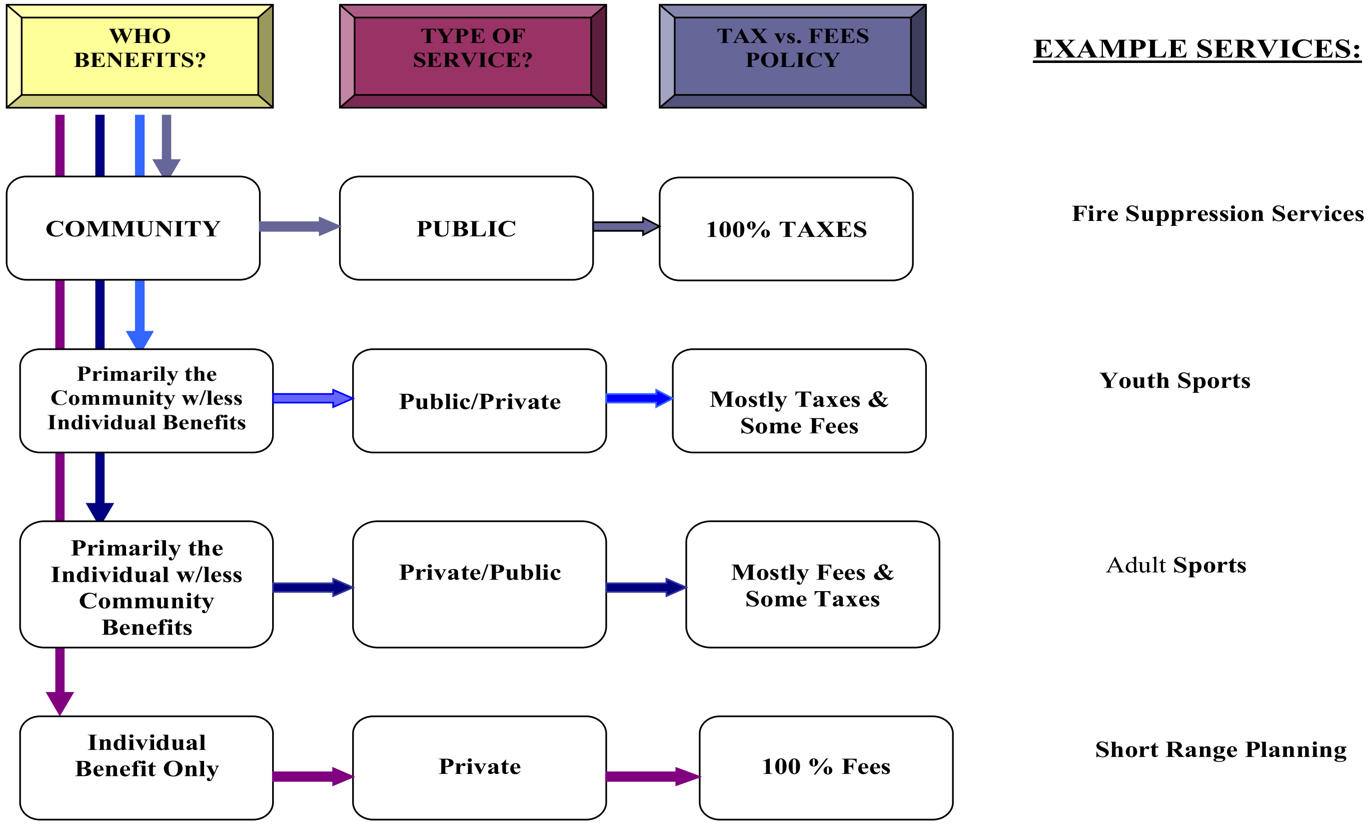
Legal, Economic & Policy Considerations

Calculating the true cost of providing City services is a critical step in the process of establishing user fees and corresponding cost recovery levels. Although it is an important factor, other factors must also be given consideration. City decision-makers must also consider the effects that establishing fees for services will have on the individuals purchasing those services, as well as the community as a whole.

The following legal, economic and policy issues help illustrate these considerations.

- **State Law** – State law may either establish specific fees, define a not-to-exceed amount, or prohibit fees from being charged for certain services.
- **Economic barriers** - It may be a desired policy to establish fees at a level that permits lower income groups to use services that they might not otherwise be able to afford.
- **Community benefit** - If a user fee service also benefits the community as a whole (at least to some extent), it is appropriate to subsidize a portion of the fee. Many animal control fees have very moderate cost recovery levels. Some library programs are provided free of charge or for a minimal fee regardless of cost.
- **Private benefit** - If a user fee primarily benefits the fee payer, the fee is typically set at, or close to 100% full cost recovery. Development related fees generally fall into this category; however, exceptions are sometimes made for services such as appeal fees or fees charged exclusively to residential applicants.
- **Service driver** - In conjunction with the third point above, the issue of who is the service recipient versus the service driver should also be considered. For example, code enforcement activities benefit the community as a whole, but the service is driven by the individual or business owner that violates City code.
- **Managing demand** - Elasticity of demand is a factor in pricing certain City services; increasing the price of some services results in a reduction of demand for those services, and vice versa.
- **Competition** - Certain services may be provided by neighboring communities or the private sector, and therefore demand for these services can be highly dependent on what else may be available at lower prices. Furthermore, if the City's fees are too low, demand enjoyed by private-sector competitors could be adversely affected.
- **Incentives** - Fees can be set low to encourage participation in a service, such as dog licenses or water heater permits.
- **Disincentives** - Penalties can be instituted to discourage undesirable behavior. Examples include fines for construction without a building permit and fines for excessive false alarms within a one-year period.

These considerations are illustrated in the decision tree flow chart on the following page.



USER FEE AND HOURLY RATE CALCULATION DETAILS BY DEPARTMENT

Several attachments to this Executive Summary report have been provided to the City that support the detailed calculations and methodology used in the development of the full cost analysis of; 1) department staff hourly rate calculations, 2) user fee related services, and 3) the indirect (cost allocation plans) and direct costs of the department. These attachments reflect costs and recommendations for individual services and programs and the various subtotals on these pages directly tie to the exhibit charts discussed earlier in this report.