City Hall
300 First Street
Woodland, CA 95695

City of Woodland

Meeting Agenda

City Council

Thursday, May 4, 2017 | **6:00 PM** | **Council Chambers**

A M E N D E D
CITY COUNCIL
SPECIAL MEETING
MAY 4, 2017
6:00 P.M.

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.

17-0423 SUBJECT: Long Range Calendar

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

Attachments: Council Long Range Calendar

F. MINUTES

1. 17-0424 SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of March 21, 2017, April 4, 2017 and April 18, 2017.

Attachments: 03_21_2017 DRAFT FOR APPROVAL
04_04_2017 DRAFT FOR APPROVAL
04_18_2017 DRAFT FOR APPROVAL

2. 17-0425 SUBJECT: Parks & Recreation Commission Meeting Minutes for March 27, 2017

Recommendation for Action: Staff recommends that the City Council receive the March 27, 2017 Parks & Recreation Commission Minutes that were approved on April 24, 2017.

Attachments: 32717 Minutes

3. 17-0426 SUBJECT: Commission on Aging Meeting Minutes for March 16, 2017

Recommendation for Action: Staff recommends that the City Council receive the March 16, 2017 Commission on Aging Minutes that were approved on April 20, 2017.

Attachments: 31617 Minutes

4. 17-0427 SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission meeting of February 2, 2017, March 2, 2017 and March 16, 2017.

Attachments: A – February 2, 2017 Meeting Minutes
B – March 2, 2017 Meeting Minutes
C – March 16, 2017 Meeting Minutes

G. PRESENTATIONS

5. 17-0444 SUBJECT: Proclamation Recognizing Digital Minds at the World Robotics Championship

Recommendation for Action: Staff recommends that the City Council recognize students from both of Woodland's high schools who joined together to form the robotics team called "Digital Minds" and for their excellence at the World Robotics Championship held in Houston, Texas.

Attachments: Robotics Team Proclamation

H. CONSENT CALENDAR

6. 17-0413 SUBJECT: Treasurer's Investment Report Quarter Ending March 31, 2017

Recommendation for Action: Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2017.

Attachments: Q3 FY 2017 05.04.2017

7. 17-0416 SUBJECT: Intent to Levy Assessment: Gibson Ranch Lighting & Landscaping; North Park Lighting & Landscaping; West Wood Lighting & Landscaping; and Streng Pond Maintenance Districts

Recommendation for Action: Staff recommends that the City Council approve eight Resolutions No. _____ through No. _____ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 20, 2017.

Attachments: FY 1718 - Gibson ER Revised
FY 1718 - North Park ER
FY 1718-Streng Pond ER
FY 1718-West Wood Unit No.1
FY 1718-Woodland-Gibson-Resolution (Intent)
FY 1718-Woodland-NorthPark-Resolution (Intent)1
FY 1718-Woodland-StrengPond-Resolution (Intent)
FY 1718-Woodland-West Wood Unit No. 1-Resolution (Intent)

8. 17-0420 SUBJECT: Waste Management Request for a Discretionary Adjustment to C&D and Wood Waste Rates

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving Waste Management's request for a discretionary adjustment to C&D debris and wood waste rates.

Attachments: 2017 05-04 Reso - WM rate adjustment
Discretionary Rate Adjustment - Final

9. 17-0455 SUBJECT: SB 231 (Hertzberg) - Definition of Storm Sewer related to Proposition 218

Recommendation for Action: Staff recommends that the Council authorize the City Manager to submit a letter of support for SB 231 (Hertzberg) related to definition of "sewer" for the propose treatment under Proposition 218's requirements for imposing new or increased fees.

Attachments: SB 231 Text
Bill Analysis from League of California Cities' Environmental Quality Policy Com

I. REPORTS OF THE CITY MANAGER

10. 17-0417 SUBJECT: Request for Membership in Valley Clean Energy Alliance to Implement a Community Choice Energy Program

Recommendation for Action: Staff recommends that the City Council:
(1) adopt Resolution No. _____, requesting membership in the Valley Clean Energy Alliance; and
(2) provide direction to staff regarding the additional steps needed for Woodland to join VCEA.

Attachments: 2017 05-04 Reso - VCEA Membership Request

11. 17-0428 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.

Attachments: MSE Spending Plan Reso 2017

Measure E Spending Plan 2017

12. 17-0381 SUBJECT: Buchignani Field Lease Agreements

Recommendation for Action: Staff recommends that the City Council:
1) Adopt Resolution No. _____, Authorizing the City Manager to Execute a Field Lease Agreement with the 40th District Agricultural Association of Yolo County, a Sublease Agreement with Woodland Little League; and
2) Authorize a budget increase of $5,000 to pay for water utilities for Fiscal Year 16/17, and $15,000 each year for FY17/18 and FY18/19.

Attachments: BUCHIGNANI resolution

WOODLAND_ Little League Lease 2017-c1

WOODLAND_ Sublease agreement with Little League-c1

13. 17-0447 SUBJECT: Discussion of Biennial Budget Funding Priorities for Voter-Approved Sales Tax Measures - Measure J and Measure F

Recommendation for Action: Informational Item - no specific Council action is required; however, staff is seeking Council feedback on priorities identified for FY2017/18 and FY2018/19 funding allocations for the city's two voter-approved sales tax measures.

Attachments: Copy of Measure J Spending Plan FY18-FY19

Meas J Spending Plan 2015_16

Measure E Replacement Options EXCERPTS Jan 2016

J. ADJOURN

I declare under penalty of perjury that the foregoing AMENDED City Council Special Meeting Agenda of the City of Woodland scheduled for May 4, 2017 was posted on May 2, 2017 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.

Legislation Text

File #: 17-0423, **Version:** 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017
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 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: Jennifer Robinson, Deputy City Clerk

Paul Navazio, City Manager

Attachment

UPDATED COUNCIL LONG RANGE CALENDAR

MAY 16th REGULAR MEETING

Presentation
Open Gov – Budget Transparency Tool
Proclamation for Older Americans Month
Annual Commission on Aging Report

Consent Calendar
Public Safety Quarterly Report
2nd Reading and Adoption of Weed Abatement Ordinance
Final Acceptance and NOC Recycled Water Project, CIP #16-01
Approve Well Transfer Agreement - Well #13 – Woodside Park to YCFCWC District
Award Construction Contract for 2017 Road Maintenance Project CIP 17-03
Hiddleson Pool Demolition Project, CIP 17-13; Approve Plans and Specs, Authorize Bid Advertisement
Adopt resolution establish the Yolo County Tourism Business Improvement District (YCTBID)
Intent to Levy Assessment: Spring Lake and Gateway L&L

Public Hearing
2035 General Plan and Climate Action Plan Adoption (Continued)
Yolo Subbasin Sustainable Groundwater Management Act - Council Resolution

Regular Calendar
1st Reading and Reso - Approval of Ordinance for Community Choice Energy (CCE) (tentative)
Development Impact Fee Deferral Extension
Street / Road Maintenance Program Overview
Proposed FY2017/18 & FY2018/19 Budget (tent.)

JUNE 6th REGULAR MEETING

Minutes
City Council Meeting Minutes for May 4, 2017 and May 16, 2017

Consent
Approval of Ordinance for Community Choice Energy (CCE) (tentative) – 2nd Reading of Ordinance

Regular Calendar
Habitat Conservation Plan
Proposition 64 – Cannabis Regulations; Council Sub-Committee Report: Update and work plan

JUNE 20th REGULAR MEETING

Consent Calendar
WM Delinquent Garbage/Refuse Accounts – Call for Public Hearing on July 18, 2017

Public Hearing
Light and Landscaping Resolutions

Regular Calendar
Adopt FY2018 and 2019 Budgets

JULY 6th REGULAR MEETING

Minutes
City Council Meeting Minutes for June 6, 2017 and June 20, 2017

JULY 18th REGULAR MEETING

Public Hearing
Waste Management Liens

SUMMER RECESS JULY 19 THROUGH AUGUST 14

FUTURE TOPICS / STUDY SESSIONS (TBD):
Downtown Parking Management Plan
Downtown Specific Plan Update
Public Art Ordinance
Affordable Housing Workshop– Part II
Accessory Dwelling Unit Zoning Ord update to comply w/new State
Ag Mitigation Ordinance

Legislation Text

1.

File #: 17-0424, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017
SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of March 21, 2017, April 4, 2017 and April 18, 2017.

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

Paul Navazio

Paul Navazio, City Manager

Attachments

City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Meeting Minutes - Draft

Tuesday, March 21, 2017

6:00 PM

Council Chambers

City Council

CITY COUNCIL
CLOSED SESSION
5:30PM

A. CALL TO ORDER

B. CLOSED SESSION

B.1 PUBLIC EMPLOYMENT PERFORMANCE EVALUATION, Pursuant to Government Code Section 54957

Title: City Manager Evaluation

B.2 CONFERENCE WITH LABOR NEGOTIATORS, Pursuant to Government Code Section 54957

Agency Designated Representatives: City Manager, Human Resources Manager and Public Safety Chief

Employee Organization(s): Police Officer's Association

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
MARCH 21, 2017
6:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

Present: 5 - Mayor Angel Barajas, Mayor Pro Tem Enrique Fernandez, Council Member Marlin Davies, Council Member Xochitl Rodriguez and Council Member Tom Stallard

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by former Council Member Jim Hilliard.

D. COMMUNICATIONS-PUBLIC COMMENT

James Vorhees spoke regarding campaign signs related to farm land.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

17-0361 SUBJECT: Long Range Calendar

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

F. MINUTES

1. 17-0320

SUBJECT: City Council Meeting Minutes of February 7, 2017 and February 21, 2017

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of February 7, 2017 and February 21, 2017.

On a motion by Council Member Stallard, seconded by Council Member Rodriguez and carried unanimously, Council Members adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of February 7, 2017 and February 21, 2017.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

2. 17-0334

SUBJECT: Commission on Aging Meeting Minutes for January 12, 2017

Recommendation for Action: Staff recommends that the City Council receive the January 12, 2017 Commission on Aging Minutes that were approved on February 16, 2017.

Mayor Pro Tem Fernandez pulled these minutes for discussion. How far along on accessing the need for handicapped parking at the Community and Senior Center.

3. 17-0335

SUBJECT: Parks & Recreation Commission Meeting Minutes for January 23, 2017

Recommendation for Action: Staff recommends that the City Council receive the January 23, 2017 Parks & Recreation Commission Minutes that were approved on February 27, 2017.

Mayor Pro Tem Fernandez pulled the Parks & Recreation Commission meeting minutes for clarification related to Commissioner Miller. Commissioner Miller is not listed under members present, yet the minutes indicate she commented, seconded and moved items on the agenda.

4. 17-0344

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission meeting of October 27, 2016, December 1, 2016 and December 15, 2016.

Mayor Barajas asked that confirmation of Commissioner Miller's attendance be verified prior to approval.

On a motion by Mayor Pro Tem Fernandez, seconded by Council Member Davies and carried unanimously, Council Members accepted the Commission on Aging Meeting Minutes of January 12, 2017.

G. PRESENTATIONS

Council Members presented Chief Dan Bellini with a plaque for his dedication and years of service to the Woodland community.

5. 17-0346 SUBJECT: Presentation - Winter Family Homeless Rotating Shelter Pilot Program and Recognition of Volunteers and Host Sites

Recommendation for Action: Staff recommends that the City Council receive an update on the winter family homeless rotating shelter pilot program and recognize the volunteers and host sites that participated in the program.

Recognized volunteers and host sites that participated in the Winter Fmily Homeless Rotating Shelter Pilot Program.

6. 17-0366 SUBJECT: Recognize Yolo County Woman of the Year

Recommendation for Action: Staff recommends that the City Council receive a presentation from Senator Bill Dodd's office recognizing Meg Stallard as Yolo County Woman of the Year.

This item was moved to the April 4th Council meeting.

7. 17-0359 SUBJECT: Proclaim March 2017 as "Women's History Month"

Recommendation for Action: Staff recommends that the City Council proclaim the month of March 2017 as "Women's History Month".

Proclaimed the month of March 2017 as "Women's HIstory Month".

H. CONSENT CALENDAR

8. 17-0332 SUBJECT: Public Works Quarterly Status Report for the period of December 2016 through February 2017

Recommendation for Action: Staff recommends that the City Council accept the Public Works Department's Quarterly Status Report

Accepted the Public Works Department's Quarterly Status Report.

9. 17-0324 SUBJECT: Approve Consultant Agreement with West Yost Associates, Inc. to provide design services for the North Regional Pond and Pump Station, CIP 17-21, and appropriate project funding

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to:

1) Create a new capital project, the North Regional Pond and Pump Station Project, CIP 17-21; and

2) Appropriate $4,000,000 from the Spring Lake offsite improvement

fund to CIP 17-21; and
3) Appropriate $4,000,000 from Spring Lake bond refunding proceeds to CIP 17-21; and
4) Execute a consultant agreement with West Yost Associates, Inc. for design services for the North Regional Pond and Pump Station in the amount of $685,604; and
5) Approve a design contingency of 10% for an amount of $68,500.

Adopted Resolution No. 6795, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSULTANT AGREEMENT WITH WEST YOST ASSOCIATES, INC TO PROVIDE DESIGN SERVICES FOR THE NORTH REGIONAL POND AND PUMP STATION, CIP 17-21.

10. 17-0331 SUBJECT: Approve Consultant Agreement for Harter Avenue and Beamer Street Sewer Rehabilitation, CIP 08-21

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, to approve the consultant agreement with Laugenour and Meikle in the amount of $62,000 and authorize a contingency of up to 20% ($12,400) for the design of the Harter Avenue and Beamer Street Sewer Rehabilitation Project.

Adopted Resolution No. 6796, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE CONSULTANT AGREEMENT FOR HARTER AVENUE AND BEAMER STREET SEWER REHABILITATION, CIP 08-21.

11. 17-0337 SUBJECT: Approval of Sub-recipient Agreement with the Yolo Wayfarer Center Funded through the 2016 Continuum of Care Competition

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a subrecipient agreement in substantially the same form presented to the City Council with the Yolo Wayfarer Center (dba Fourth and Hope) funded through the 2016 Continuum of Care program competition in the aggregate amount of $89,159 and authorizes the Finance Officer to amend the budget as necessary.

Adopted Resolution No. 6797, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO EXECUTE A SUBRECIPIENT AGREEMENT WITH THE YOLO WAYFARER CENTER FOR A 2016 CONTINUUM OF CARE PROGRAM GRANT.

12. 17-0353 SUBJECT: Approval of Revised Fiscal Year 2016/17 Transportation Development Act Claim

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, Authorizing Filing of the Annual Transportation Development Act Claim with the Sacramento Area Council of Governments.

Adopted Resolution No. 6798, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AUTHORIZING FILING THE ANNUAL TRANSPORTATION DEVELOPMENT ACT CLAIM WITH THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS.

13. 17-0325 SUBJECT: 2017 Road Maintenance Project, CIP 17-03; Approve Plans and Specifications, Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ______, approving the project plans and specifications for the 2017 Road Maintenance Project, CIP 17-03 and authorizing bid advertisement.

Adopted Resolution No. 6799, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS FOR THE 2017 ROAD MAINTENANCE PROJECT, CIP 17-03; AND AUTHORIZING BID ADVERTISEMENT.

14. 17-0326 SUBJECT: 2016/2017 ADA Improvement Project, CIP 17-12; Approve Plans and Specifications, Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2016/2017 ADA Improvement Project, CIP 17-12, and authorizing bid advertisement.

Adopted Resolution No. 6800, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS FOR THE 2016/2017 ADA IMPROVEMENT PROJECT, CIP 17-12; AND AUTHORIZING BID ADVERTISEMENT.

15. 17-0336 SUBJECT: Increase the Fiscal Year 2016/2017 Literacy Program Budget by $30,302

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing an appropriation increase to the Literacy Program Budget in fund 301 from $73,375 to $100,677, a total increase of $30,302 in support of additional literacy program costs.

Adopted Resolution No. 6801, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO THE FISCAL YEAR 2016/2017 LITERACY PROGRAM BUDGET.

16. 17-0340 SUBJECT: Adopt Resolution Authorizing the Submittal of Clean Air Funds Grant Application to the Yolo-Solano Air Quality Management District

Recommendation for Action: Staff recommends that the City Council authorize staff to submit an application to the Yolo-Solano Air Quality Management District for the 2017 Clean Air Funds Program cycle.

Adopted Resolution No. 6802, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING SUBMITTAL OF APPLICATIONS FOR CLEAN AIR FUNDS DURING THE 2017 PROGRAM CYCLE.

17. 17-0345 SUBJECT: Adopt Resolution in Support of Sutter Health's Getting to Zero Regional, Collaborative Approach to Address Homelessness

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, supporting Sutter Health's Getting to Zero regional, collaborative approach for addressing homelessness.

This item was pulled by Mayor Pro Tem Fernandez to emphasize how agressive the City is moving on addressing homelessness. There were also two grammatical changes to the resolution.

Adopted Resolution No. 6803, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND SUPPORTING SUTTER HEALTH'S GETTING TO ZERO REGIONAL, COLLABORATIVE EFFORTS TO ADDRESS HOMELESSNESS.

18. 17-0339 SUBJECT: Second Reading and Adopt Ordinance Reauthorizing the Public Educational and Government Fee on State Cable Franchisees Operating within the City

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. _____, an Ordinance of the City Council of the City of Woodland Amending Section 8A.650 of the Woodland Municipal Code Reauthorizing the Public Educational and Government Fee on State Cable Franchisees Operating within the City.

Adopted Ordinance No. 1612, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTION 8A.650 OF THE WOODLAND MUNICIPAL CODE REAUTHORIZING THE PUBLIC EDUCATIONAL AND GOVERNMENT FEE ON STATE CABLE FRANCHISEES OPERATING WITHIN THE CITY.

19. 17-0351 SUBJECT: Updated City Council Sub-Committee Assignments

Recommendation for Action: Staff recommends that the City Council:
1) Appoint an alternate to the Yolo County Natural Communities Conservation Plan (JPA); and

2) Re-assign members to the Community Choice Energy sub-committee; and

3) Appoint two Council Members to the Parks & Recreation Facility Needs Assessment sub-committee

Appointed Council Member Rodriguez as an alternate to the Yolo County Natural Communities Conservation Plan (JPA); re-assigned Council Member Stallard to the Community Choice Energy sub-committee; and appointed Council Member Davies and Rodriguez to serve on the newly established Parks and Recreation Facility Needs Assessment Ad Hoc Joint Sub-committee.

20. 16-900 SUBJECT: City Council Meeting Schedule for 2017

Recommendation: Staff recommends that the City Council approve its Meeting Schedule for 2017.

Mayor Pro Tem Fernandez asked that Consent Calendar Item No. 17 be pulled for discussion.

On a motion by Council Member Rodriguez, seconded by Council Member Stallard and carried unanimously, Council Menbers approved Consent Calendar Items No. 8 through 16 and 18 through 20.

Mayor Pro Tem Fernandez pulled Item no. 17 to emphasize how Woodland is addressing homelessness in the City and also noted two grammatical errors in the Resolution.

On a motion by Mayor Pro Tem Fernandez, seconded by Council Member Rodriguez and carried unanimously, Council Members approved Consent Calendar Item No. 17.

Council Member Stallard also wanted clarification on the Council Calendar. Council Members had requested that a Council meeting not be held on the first Tuesday of January 2018, which is January 2, 2018.

I. REPORTS OF THE CITY MANAGER

21. 17-0341 SUBJECT: Community Choice Energy Advisory Committee Update

Recommendation for Action: Staff recommends that the City Council:
(1) receive a presentation on the Community Choice Energy (CCE) Advisory Committee’s activities to evaluate the benefits and risks of CCE participation; and
(2) provide feedback and questions pertinent to the committee’s development of a final report and recommendation to the City Council to be presented on April 18.

Received a presentation on the Community Choice Energy (CCE) Advisory Committee’s activities to evaluate the benefits and risks of CCE participation; and provide feedback and questions pertinent to the committee’s development of a final report and recommendation to the City Council to be presented on April 18.

23. 17-0348 SUBJECT: Proposed Water Rate Increases

Recommendation for Action: Staff recommends that the City Council:

1.) Receive staff report outlining options requested by the City Council following the March 7th Public Hearing on proposed water rate increases,

2.) Introduce and waive the first reading of Ordinance No. _____, "Ordinance of the City Council of Woodland, California, to Increase Rates for Water Service.

3.) Adopt the proposed "Urgency Ordinance of the City Council of Woodland, California, to take Effect Immediately, to Increase Rates for Water Service" to be effective immediately with increased water rates as of April 1, 2017; and

4.) Provide additional direction to staff related to issues and recommendations contained in this report.

Council recommended that Item No. 23 be taken up as the next item on the agenda.

Received options requested by the City Council following the March 7th Public Hearing on proposed water rate increases.

On a motion by Council Member Davies, seconded by Mayor Pro Tem Fernandez and carried on a 4-1 vote, Council Members introduced and waived the first reading of an Ordinance of the City Council of Woodland, California, to Increase Rates for Water Service to be effective immediately with increased water rates as of April 1, 2017.

Ayes: 4 - Council Member Davies, Fernandez, Stallard and Mayor Barajas
Noes: 0
Abstain: 1 - Rodriguez

On a motion by Council Member Davies, seconded by Council Member Stallard and carried on a 4-1 vote, Council Members adopted Urgency Ordinance No. 1613, AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, TO TAKE EFFECT IMMEDIATELY, TO INCREASE RATES FOR WATER SERVICE.

Ayes: 4 - Council Member Davies, Fernandez, Stallard and Mayor Barajas
Noes: 0
Abstain: 1 - Rodriguez

22. 17-0365 SUBJECT: Update on the Sustainable Groundwater Management Act and the Formation of the Yolo Subbasin Groundwater Authority

Recommended Action: Staff recommends that the City Council: 1) receive an update on current formation of the Yolo Subbasin Groundwater Authority and 2) provide direction to staff, as needed, to inform next steps.

Received an update on current formation of the Yolo Subbasin Groundwater Authority and orivuded direction to staff, as needed, to inform next steps.

24. 17-0360 SUBJECT: FY2017 / FY2019 Spring Budget Workshop

Introduction

The City Council has scheduled a Study Session on March 21st for the purpose of conducting a workshop to inform development of the City's upcoming FY2017/18 and FY2018/19 Budget.

This item was moved to another date and time to focus solely on budget. Council Members agreed to meet at a Special Meeting on Friday, March 24, 2017 at 5:30PM in the Council Chambers.

J. ADJOURNED at 8:55 PM.

Meeting adjourned in memory of Marilyn Kregel.

Respectfully submitted,

Ana B. Gonzalez, City Clerk

City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Meeting Minutes - Draft

Tuesday, April 4, 2017

6:00 PM

Council Chambers

City Council

CITY COUNCIL
CLOSED SESSION
5:30PM

A. CALL TO ORDER

B. CLOSED SESSION

B.1 Public Employee Performance Evaluation (Gov't Code section 54957(b))
Title: City Manager

B.2 Conference with Labor Negotiator (Gov't Code section 54957.6)
Labor Negotiator: City Attorney
Unrepresented Employee: City Manager

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
APRIL 4, 2017
6:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

Present: 5 - Mayor Angel Barajas, Mayor Pro Tem Enrique Fernandez, Council Member Marlin Davies, Council Member Xochitl Rodriguez and Council Member Tom Stallard

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Andres Olmedo, Woodland High School Girls Soccer Coach

D. COMMUNICATIONS-PUBLIC COMMENT

Angie Roddan spoke regarding the upcoming Scottish Games on April 29 and 30, 2017.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

17-0380 SUBJECT: Long Range Calendar

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

F. PRESENTATIONS

4. 17-0379 SUBJECT: Proclamation Recognizing Woodland High School Girls Soccer Team

Recommendation for Action: Staff recommends that the City Council recognize the Woodland High School Girls Soccer Team on their recent victory as the California Interscholastic Federation (CIF) Sac-Joaquin Division 4 Title winner.

On a motion by Council Member Stallard, seconded by Mayor Pro Tem Fernandez and carried unanimously, Council Members approved moving this item as the first item under Presentations.

Mayor Pro Tem Fernandez presented the proclamation to Coach Andres Olmedo and the Woodland High School Girls Soccer Team in recognition of their recent victory as the California Intersholastic Federation (CIF) Sac-Joaquin Division 4 Title winner.

1. 17-0374 SUBJECT: Proclaim April 2017 as “Child Abuse Prevention Month”

Recommendation for Action: Staff recommends that the City Council proclaim the month of April 2017 as “Child Abuse Prevention Month”.

On a motion by Council Member Davies, seconded by Council Member Stallard and carried unanimously, Council Members proclaimed the month of April 2017 as "Child Abuse Prevention Month".

Council Member Rodriguez presented the proclamation to Willy Onate with the Yolo County Children's Alliance.

2. 17-0375 SUBJECT: Recognize Yolo County Woman of the Year

Recommendation for Action: Staff recommends that the City Council receive a presentation from Senator Bill Dodd’s office recognizing Meg Stallard as Yolo County Woman of the Year.

On a motion by Mayor Pro Tem Fernandez, seconded by Council Member Davies and carried unanimously, Council Members received a presenation from Senator Bill Dodd's office recognizing Meg Stallard as Yolo County Woman of the Year.

3. 17-0377 SUBJECT: Proclamation Recognizing Al Eby for his contributions to Measure F

Recommendation for Action: Staff recommends that the City Council present Al Eby with a proclamation recognizing him for his contributions to the Measure F campaign and his commitment to betterment of the Woodland community.

On a motion by Council Member Stallard, seconded by Mayor Pro Tem Fernandez and carried unanimously, Council Members presented Al Eby with a

proclamation recognizing him for his contributions to the Measure F campaign and is commitment to betterment of the Woodland community.

G. CONSENT CALENDAR

5. 17-0347 SUBJECT: Authorization of Submittal of Regional Grant Applications to CalRecycle as Lead Agency

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing submittal of Regional Applications for CalRecycle Grants and authorize the Public Works Director, or his/her designee, to execute CalRecycle grant documents on behalf of the City.

Adopted Resolution No. 6804, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING SUBMITTAL OF REGIONAL APPLICATIONS FOR CALRECYCLE GRANTS.

6. 17-0352 SUBJECT: Final Acceptance and Notice of Completion for Beamer Trunk Sewer Lining Project, CIP 16-11

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, to accept the Beamer Trunk Sewer Lining Project, CIP 16-11, construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Adopted Resolution No. 6805, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE BEAMER TRUNK SEWER LINING PROJECT (CIP 16-11) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

7. 17-0362 SUBJECT: Approve Contract Amendment with Psomas to provide Construction Management and Inspection Services Contract for Well 24 and Well 26 Water Main Project (CIP 16-09)

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute contract amendment #1 for construction management and inspection services for the Well 24 and Well 26 Water Main Project, (CIP 16-09) projects with Psomas Engineering for an additional amount not to exceed $30,000.

Adopted Resolution No. 6806, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONTRACT AMENDMENT WITH PSOMAS FOR CONSTRUCTION MANAGEMENT & INSPECTION SERVICES.

8. 17-0369 SUBJECT: Second Reading and Adopt Ordinance to Increase Rates for Water Service

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. _____, an Ordinance of the City Council of

Woodland, California, to Increase Rates for Water Service

Adopted Ordinance No. 1614, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA TO INCREASE RATES FOR WATER SERVICE.

9. 17-0372 SUBJECT: Budget Appropriation Request: SORNA Grant Award and AB109 Funding

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to appropriate $19,905 to FY17 Woodland Police Department Budget.

Adopted Resolution No. 6807, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO APPROPRIATE $19,905 TO FY17 WOODLAND POLICE DEPARTMENT BUDGET.

On a motion by Council Member Rodriguez, seconded by Council Member Fernandez and carried unanimously, Council Members approved Consent Calendar Items No. 5 through 9.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

H. PUBLIC HEARINGS

10. 17-0367 SUBJECT: Certification of the Final Environmental Impact Report and Adoption of the 2035 General Plan and 2035 Climate Action Plan

Recommendation for Intent Motion at First Hearing:

1) Receive a staff report;

2) Conduct a public hearing;

3) Provide direction on the following items (discussion of each item is provided later in this report) in the form of an "intent" motion:

A) Provide direction regarding the Council's intent to certify the EIR, including:
1. Provide direction regarding farmland mapping on the City's 900 acres
2. Identify any other changes to the EIR desired by the Council

B) Provide direction regarding the Council's intent to adopt the 2035 General Plan, including:
1. Provide direction regarding the clarification of the street typology table (Table 3-2)
2. Provide direction on the urban form errata
3. Provide direction on the other components of the Planning

Commission recommendation which incorporate staff's recommended changes as presented in the March 2nd Planning Commission staff report.
4. Identify any other changes to the proposed General Plan desired by the Council

C) Provide direction regarding the Council's intent to adopt the 2035 CAP, including:
1. Identify any other changes to the proposed CAP desired by the Council

Recommendation for Final Action at Second Hearing:

1) Receive a staff report;

2) Conduct a public hearing;

3) Adopt a resolution certifying the Final Environmental Impact Report (SCH#2013032015) for the 2035 General Plan and 2035 Climate Action Plan, adopting Findings of Fact, and adopting a Statement of Overriding Considerations (to be provided at the second meeting);

4) Adopt a resolution adopting the final 2035 General Plan and final Climate Action Plan (to be provided at the second meeting); and

5) Direct staff to undertake the following:

a. Within one working day following adoption, make the full final General Plan (including diagrams and text) available to the public for inspection pursuant to Section 65357 of the California Government Code.

b. Within five working days following adoption, file a CEQA Notice of Determination (NOD) with the Yolo County Clerk pursuant to Section 15094 of the CEQA Guidelines.

c. As soon as possible following adoption, submit the final Housing Element to the state HCD pursuant to Section 65583(g) of the Government Code for a mandatory 90-day review.

Meeting went into Recess

Meeting Reconvened

The following is a summary of the motions carried related to the Public Hearing pertaining to the adoption of the 2035 General Plan.

a. Leave the Farmland Soils map (as presented by Staff) and include an additional note on the map to state, "This map may be updated as new maps are issued by the Department of Conservation."

Vote: Motion by Stallard, seconded by Rodriguez,
4 Ayes: Davies, Stallard, Rodriguez, Fernandez
1 Abstain: Barajas

b. Accept Specific Plan areas 1A and 1B to move forward (as presented in the General Plan)
Vote: Motion by Davies, seconded by Stallard
3 Ayes: Stallard, Davies, Fernandez
2 Noes: Rodriguez, Barajas

c. Exclude Specific Plan Area 1C
Vote: Motion by Stallard, seconded by Fernandez (rescind the second – no second)

d. Exclude Specific Plan Area 1C
Vote: Motion by Davies, seconded by Rodriguez
3 Ayes: Rodriguez, Barajas, Davies
1 No: Stallard
1 Abstain: Fernandez

e. Assign Specific Plan Area 1C a designation of Urban Reserve, which is defined as "no growth within the life of the General Plan."
Vote: Motion by Barajas, seconded by Rodriguez
3 Ayes: Davies, Barajas, Rodriguez
2 Noes: Stallard, Fernandez

f. Keep the Agricultural Mitigation policy 2.A.3 as provided in the March 2, 2017 Attachment F, and include an implementation action to direct staff to return with an Agricultural Mitigation Ordinance within four months. This ordinance shall evaluate appropriate ratios and easement locations with an emphasis on strengthening the agricultural buffer greenbelt between Woodland and Davis.
Vote: Motion by Barajas, seconded by Davies
3 Ayes: Barajas, Davies, Rodriguez
2 Noes: Fernandez , Stallard

g. Sustain the Planning Commission recommendation to reduce the minimum agricultural buffer from 300-feet to 150-feet in Policy 7.C.5.
Vote: Motion by Davies, seconded by Stallard
3 Ayes: Davies, Stallard, Barajas
1 No: Fernandez
1 Abstain: Rodriguez

h. Accept the Staff recommendation to clarifying language as footnote to table 3-2 regarding the use of the term "Equal Priority" which incorporates language recommended by the Planning Commission on March 16, 2017.
Vote: Motion by Stallard, seconded by Fernandez
4 Ayes: Stallard, Fernandez, Davies, Barajas
1 Abstain: Rodriguez

i. Accept the proposed Errata text change to add the word, "publicly" visible, to describe various references to architectural treatment.
Vote: Motion by Stallard, seconded by Fernandez
5 Ayes: Barajas, Davies, Stallard, Rodriguez and Fernandez

j. Affirm the Council's intention to recommend certification of the EIR, Adopt the 2035 General Plan and 2035 Climate Action Plan subject to the modifications recommended by City Council at this meeting and everything else as proposed.
Vote: Motion by Davies, seconded by Stallard
4 Ayes: Barajas, Stallard, Rodriguez and Davies
1 No: Fernandez

I. ADJOURNED AT 10:48PM

Respectfully submitted,

Ana B. Gonzalez, City Clerk

City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Meeting Minutes - Draft

Tuesday, April 18, 2017

6:00 PM

Council Chambers

City Council

CITY COUNCIL
CLOSED SESSION
5:15PM

A. CALL TO ORDER

B. CLOSED SESSION

B.1 CONFERENCE WITH LEGAL COUNSEL – Existing Litigation (Gov't Code § 54956.9(d)(1))
A. Olson v. City of Woodland, United States District Court, Eastern District of California Case No. 2:16-cv-014477
B. City of Woodland v. Elizabeth J. Crum, et al., Yolo County Superior Court, Case No. ED 16-558
C. City of Woodland v. Mark D. Milton & Victoria M. Matucci, et al., Yolo County Superior Court, Case No. ED 16-557

B.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)
Properties: Yolo County Assessor's Parcel Numbers 005-750-003
Agency Negotiators: City Manager, Assistant City Manager-Community and Economic Development, City Engineer, City Attorney, and Principal Civil Engineer
Negotiating Parties: Elizabeth J. Crum & Elizabeth J Crum Revocable Trust
Under Negotiation: Price and terms of payment

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
APRIL 18, 2017
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

Present: 5 - Mayor Angel Barajas, Mayor Pro Tem Enrique Fernandez, Council Member Marlin Davies, Council Member Xochitl Rodriguez and Council Member Tom Stallard

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commissioner Marco Lizarraga.

D. COMMUNICATIONS-PUBLIC COMMENT

James Vorhees spoke regarding continued interest on a City Board or Commission and his plight to improve the community of Woodland.
Ed Shelley spoke regarding Hiddleson Pool.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

17-0404 SUBJECT: Long Range Calendar

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

F. MINUTES

1. 17-0350 SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of March 7, 2017.

On a motion by Council Member Stallard, seconded by Council Member Rodriguez and carried unanimously, Council Members adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of March 7, 2017 with corrections to typographical errors.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

2. 17-0364 SUBJECT: Commission on Aging Meeting Minutes for February 16, 2017

Recommendation for Action: Staff recommends that the City Council receive the February 16, 2017 Commission on Aging Minutes that were approved on March 16, 2017.

Receive the Commission on Aging Meeting Minutes of February 16, 2017.

3. 17-0383 SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission meeting of January 19, 2017

Received the Planning Commission Meeting Minutes of January 19, 2017.

4. 17-0385 SUBJECT: Parks & Recreation Commission Meeting Minutes for January 23 and February 27, 2017

Recommendation for Action: Staff recommends that the City Council receive the January 23 and February 27, 2017 Parks & Recreation

Commission Minutes that were approved on March 27, 2017.

Receive the Parks & Recreation Meeting Minutes of January 23, 2017 and February 27, 2017.

G. PRESENTATIONS

5. 17-0403 SUBJECT: Proclaim May 4, 2017 as BIG Day of Giving

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation proclaiming May 4, 2017 as BIG Day of Giving.

Proclaimed May 4, 2017 as BIG Day of Giving. Tom Stallard presented Meg Stallard with the proclamation.

6. 17-0406 SUBJECT: Proclaim May 1-7, 2017 as Local Public Access Week

Recommendation for Action: Staff recommends that the City Council proclaim May 1-7, 2017 as Local Public Access Week.

Proclaimed May 1-7, 2017 as Local Public Access Week. Council Member Davies presented Woodland TV Board Members with the proclamation.

7. 17-0405 SUBJECT: Sacramento-Yolo Mosquito & Vector Control District Presentation

Recommendation for Action: Staff recommends that the City Council receive a presentation from Gary Goodman, District Manager for the Sacramento-Yolo Mosquito & Vector Control District to provide the latest update regarding mosquitoes, Zika virus, West Nile, invasive mosquito species, threats to public health and services offered by the Sacramento-Yolo Mosquito & Vector Control District.

Received a presentation from Gary Goodman, District Manager for the Sacramento-Yolo Mosquito & Vector Control District to provide the latest update regarding mosquitoes, Zika virus, West Nile, invasive mosquito species, threats to public health and services offered by the Sacramento-Yolo Mosquito & Vector Control District.

H. CONSENT CALENDAR

8. 17-0376 SUBJECT: Approve Naming of the Spring Lake N1 Park as “Spring Lake Park”

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the naming of Spring Lake N1 Park as “Spring Lake Park”.

Adopted Resolution No. 6808, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE NAMING OF SPRING LAKE PARK N1 AS SPRING LAKE PARK.

9. 17-0384 SUBJECT: Fiscal Year 2016/17 Budget Amendments

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing amendments to the Fiscal Year 2016/17 Budget totaling $737,433.

Adopted Resolution No. 6809, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENTS TO THE FISCAL YEAR 2016-2017 ANNUAL BUDGET.

10. 17-0396 SUBJECT: Authorize Submittal of 2016/1017 Urban and Community Forestry California Climate Investment Grants Project Application for Woodland Urban Forest Management Plan and Shade Tree Planting

Recommendation for Action: Staff recommends that the City Council:
1) Authorize staff to submit an application to CAL FIRE for the 2016/2017 Urban and Community Forestry California Climate Investment Grant "Greenhouse Gas Reduction Fund grant program" for Woodland Urban Forest Management Plan and Shade Tree Planting,
2) Adopt Resolution No. _____, a resolution in support of Funding from the Urban Forestry Grant Program entitled "CALIFORNIA CLIMATE INVESTMENTS GRANT 2016/2017", as provided through the California Greenhouse Gas Reduction Fund; and
3) Authorize the Community Services Director, or his/her designee, to execute grant documents on behalf of the City, and
4) If the grant is received, authorize up to $25,000 to prepare an Urban Forest Management Plan and $3,000 annually to purchase trees with monies from the General Fund.

Adopted Resolution No. 6810, RESOLUTION OF THE CITY OF WOODLAND OF YOLO COUNTY FOR FUNDING FROM THE URBAN FORESTRY GRANT PROGRAM ENTITLED, "CALIFORNIA CLIMATE INVESTMENTS GRANT 2016/2017", AS PROVIDED THROUGH the CALIFORNIA GREENHOUSE GAS REDUCTION FUND.

11. 17-0412 SUBJECT: Adopt Resolution No. _____ and Resolution No. _____ related to the City Manager's Salary Range and Employment Agreement

Recommendation for Action: Staff recommends that the City Council:
1. Adopt Resolution No. _____, approving a modified salary range for the City Manager position; and
2. Adopt Resolution No. _____, approving the City Manager's Employment Agreement.

Adopted Resolution No. 6811, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING SALARY SCHEDULE FOR THE CITY MANAGER and Resolution No. 6812, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AMENDED EMPLOYMENT AGREEMENT FOR THE CITY MANAGER.

12. 17-0397

SUBJECT: Community Services Department Quarterly Status Report for the period of January 2017 through March 2017

Recommendation for Action: Staff recommends that the City Council accept the Community Service's Department's Quarterly Status Report.

Accepted the Community Service's Department's Quarterly Status Report.

13. 17-0400

SUBJECT: Report on Use of Volunteers for City Programs and Projects During 2017

Recommendation for Action: Staff recommends that the City Council receive a report on the use of volunteers for City programs and projects during 2016.

Received report on the use of volunteers for City programs and projects during 2016.

14. 17-0407

SUBJECT: Appointment of Parks and Recreation Commissioners

Recommendation for Action: Staff recommends that the City Council:
1) Appoint two new members to the Parks and Recreation Commission, and
2) Designate a third applicant to serve as 1st Alternate should a future vacancy occur during the current commission term.

Appointed Rashid Ali and Erik Foraker to the Parks and Recreation Commission, and designated a third applicant, Sanjit Singh, to serve as 1st Alternate should a future vacancy occur during the current commission term.

On a motion by Council Member Rodriguez, seconded by Council Member Davies and carried unanimously, Council Members approved Consent Calendar Items No. 8 through 14.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

I. PUBLIC HEARINGS

15. 17-0411

SUBJECT: Review and Provide Clarification for Staff to allow the Preparation of the Final Environmental Impact Report and Adoption of the 2035 General Plan and 2035 Climate Action Plan

Recommendation: That City Council take the following actions:

1. Receive a staff report;

2. Conduct a public hearing; and

3. Provide clarification and confirmation regarding preliminary actions taken on April 4, 2017, and provide final direction to staff to allow preparation of final approval documents.

Meeting went into Recess

Meeting Reconvened

At 8:33PM Council took a 10-minute recess.
At 9:00PM Mayor Pro Tem Fermandez made a motion to extend the Council meeting, motion was seconded by Council Member Stallard and carried unanimously.

Council Members held a public hearing and provided clarification and confirmation regarding preliminary actions taken at the April 4, 2017 Council meeting and provided final direction to staff to allow preparation of final approval documents.

Public Hearing opened at 6:53 PM.
Public Hearing closed at 8:33 PM.

At 8:33PM, Mayor Barajas made a motion to take a 10-minute break prior to resuming the General Plan item.

Clarification on Motion #2, #3 and #4:
Council Member Davies made a motion to adopt the Staff and Planning Commission's recommendation regarding the land use map and growth policies pertaining to Specific Plan Areas 1, 2 & 3, as presented to the City Council at the April 4th meeting, with one amendment: that no Specific Plans for SP-2 or SP-3 may be processed until the designs for projects to provide necessary 200-year flood protection have been approved, and the funding for construction has been secured. This motion was seconded by Council Member Rodriguez.

Discussion followed.

At 8:47PM Mayor Pro Tem Fernandez made a motion to extend the meeting, seconded by Council Member Stallard and carried unanimously, Council Members approved extending the meeting indefinitely.

Discussion continued.

Council Member Stallard made a substitute motion that any sale of the City's 900-acre propewrty within SP-2 will require a 4/5th (super majority vote) of the Council.

At 9:35 PM Council Members approved the original motion that was made by Council Member Davies and the amendment to the motion by Council Member Stallard. Motion follows:

Motion to adopt the Staff and Planning Commission's recommendation regarding the land use map and growth policies pertaining to Specific Plan Areas 1, 2 & 3, as presented to the City Council at the April 4th meeting, with one amendment: that no Specific Plans for SP-2 or SP-3 may be processed until the designs for projects to provide necessary 200-year flood protection have been approved, and the funding for construction has been secured. Furthermore, any sale of the City's 900-acre property sithin SP-2 will require a

4/5th (super majority) vote of the City Council.

Carried on a 4-1 vote:

Ayes: 4 - Council Member Stallard, Rodriguez, Davies and Mayor Barajas
Noes: 1 - Mayor Pro Tem Fernandez

Clarification on Motion #1:
Accept the Farmland Soils Map and add clarifying note - Council Members affirmed that motion is correct

Clarification on Motion #5:
Accept the Ag Mitigation Policy and direct staff to prepare an ordinance - Concil Members affirmed that motion is correct

Clarification on Motion #6:
Accept Staff and PC language to redue the Ag Buffer to 150-feet - Council Members affirmed that motion is correct

Clarification on Motion #7:
Accept Staff and PC language to clarify "Equal Priority" - Council Members affirmed that motion is correct

Clarification on Motion #8:
Accept Staff and PC Urban Form Language modification - Council Members affirmed that motion is correct

Clarification on Motion #9:
Intent Motion - to certify the EIR, adopt the 2035 General Plan and the 2035 Climate Action Plan - Council Members re-affirmed that intent motion is correct

J. REPORTS OF THE CITY MANAGER

16. 17-0395 SUBJECT: Report and Recommendation of the Community Choice Energy Technical Advisory Committee

Recommendation for Action: Staff recommends that the City Council: (1) receive a presentation on the report and recommendation of the Community Choice Energy (CCE) Technical Advisory Committee, and (2) provide input to staff regarding next steps.

At 9:57 PM a motion was made by Council Member Stallard, seconded by Council Member Rodriguez and carried unanimously, to extend the Council meeting an additional 20 minutes.

Received a presentation on the report and recommendation of the Community Choice Energy (CCE) Technical Advisory Committee, and provided input to staff regarding next steps.

Council agreed to go with the Option 2 recommendation to pursue VCEA membership before the program launches. This will allow time to finalize administrative steps that need to be completed by July 2017.

Staff will return to the next Council meeting with a resolution to join the VCEA

Joint Powers Agency. Also during this period, additional public presentations and other forms of outreach would occur.

17. 17-0388 SUBJECT: First Reading of Ordinance No. _____, Amending Chapter 14C of the Woodland Municipal Code related to Weed Abatement

Recommendation for Action: Staff recommends that the City Council approve the first reading of Ordinance No. _____, amending Chapter 14C of the Woodland Municipal Code Ordinance related to weed abatement.

At 10:02 PM a motion was made by Council Member Stallard, seconded by Council Member Rodriguez and carried unanimously to extend the Council meeting an additional 5 minutes.

On a motion by Council Member Rodriguez, seconded by Mayor Pro Tem Fernandez and carried unanimously, Council Members approved the first reading of an Ordinance amending Chapter 14C of the Woodland Municipal Code Ordinance related to weed abatement.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

18. 17-0408 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.

Item No. 18 was tabled to the May 4th Special Council Meeting.

K. ADJOURNED at 10:19 PM

Respectfully submitted,

Ana B. Gonzalez, City Clerk

Legislation Text

2.

File #: 17-0425, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017

SUBJECT: Parks & Recreation Commission Meeting Minutes for March 27, 2017

Recommendation for Action: Staff recommends that the City Council receive the March 27, 2017 Parks & Recreation Commission Minutes that were approved on April 24, 2017.

Staff Contact

Kris Bain, Community Services Program Manager, 661-2002, krista.bain@cityofwoodland.org

Conclusion

Staff recommends that the City Council receive the March 27, 2017 Parks & Recreation Commission Minutes that were approved on April 24, 2017.

Prepared by: Kris Bain, Community Services Program Manager

Paul Navazio

Paul Navazio, City Manager

Attachment: March 27, 2017 P&R Commission meeting minutes

Parks & Recreation Commission Minutes

Monday, March 27, 2017

City Hall – 300 First Street – Council Chambers

Call to Order

The Parks & Recreation Commission meeting was called to order by Chair Jesse Salinas at 6:30 p.m. on Monday, March 27, 2017 in the Council Chambers at City Hall.

Pledge of Allegiance
Roll Call

Commission Members Present:

Commissioner Carla White-Snyder
Chair Jesse Salinas
Vice Chair Jon-Paul Valcarenghi
Commissioner Leigh Ann Hartman
Commissioner Stephanie Miller

Commission Member Absent: Commissioner Joe Romero

Staff Present:

CSD Director Engel
CSD Analyst Halcon
CSD Manager Bain
CSD Superintendent Schroeder
CSD Administrative Supervisor Haynie

Public Comment
James Vorhees questioned the Commission on the possible use of the Willow Springs school site for a community park. Commissioner Salinas explained that the City could not use Willow Springs for a park since the property belongs to the Woodland Joint Unified School District.

Communication-Commission/Staff Statements and Requests
None.
Presentation

Ken Hiatt, Assistant City Manager, presented the conception plans for Woodland Regional Park. The project goals are to protect and enhance existing habitat and promote understanding of the interdependence of agriculture, conservation and the environment. Complement and strengthen formal and informal science education. Expose young people to career pathways (STEM/STEAM). Provide a community-wide resource to enhance the social and cultural life and promote opportunities for education, conservation and lifelong learning. Hiatt stated that staff was currently working on a MOU for the project with Explorit Yolo and Tuleyome.

Preliminary plans include science and nature center facility, hiking trails on the 160 acre site. The City is looking at grants for the site and will need community stakeholder to help fund and move the project forward. Chris Breazeale and Lars Anderson from Explorit Yolo are looking for new board members for this project. Rachel Duncan expressed her concerns for the youth getting to the site. Commissioner Salinas explained that a partnership with the schools would benefit both the schools and the children. Ms. Duncan asked if a Native American history would be included. Chris (from Explorit) responded yes, there were plans for local Native American history. James Vorhees asked how the City was planning on funding the project. Hiatt responded that the City was looking for partners and Grants to fund the project. Commissioner Hartman asked what the timeline would be. Hiatt stated the funding will drive the timeline and would not like to guess at this time.

New Business

Appoint Two Commissioners to Parks & Recreation Facility Needs Subcommittee

Action:
White-Snyder/Salinas seconded to approve Commissioner White-Snyder and Commissioner Salinas to the Facility Needs Ad Hoc Subcommittee.
Motion carried by the following roll call vote:
Ayes: Salinas, White-Snyder, Valcarenghi, Hartman, Miller
Noes: none

Appoint Two Commissioners or Subcommittee to Concession Stand Evaluation Subcommittee

Action:
Hartman/Valcarenghi seconded to appoint Commissioner Miller and Commissioner Romero to the Concession Stand Evaluation Subcommittee.
Motion carried by the following roll call vote:
Ayes: Salinas, White-Snyder, Valcarenghi, Hartman, Miller
Noes: none

Appoint two Commissioner or Subcommittee to Handicap Parking Subcommittee (with two Commission on Aging Commissioners)

Action:
White-Snyder/Miller seconded to appoint Commissioner Valcarenghi and Commissioner Hartman to the Handicap Parking Subcommittee.
Motion carried by the following roll call vote:
Ayes: Salinas, White-Snyder, Valcarenghi, Hartman, Miller
Noes: none

Committee Reports
Work Plan
Commissioner will begin review and update of the Work Plan at the April and May meetings.

ReXpo Survey Results, Facility Needs Ad Hoc Subcommittee, Concession Stand Evaluation Subcommittee, Handicap Parking Subcommittee will be added to future agendas for updates.

Roster/Committee Assignments
Commissioner Salinas asked when a new Commissioner would be assigned. Engel responded that Council would be interviewing potential Commissioners on April 6, 2017.

Consent Calendar
January 23, 2017 Minutes and February 27, 2017 Minutes
Action:
White-Snyder/Valcarenghi seconded to approve both the January 23, 2017 and February 27, 2017 minutes with changes.
Motion carried by the following roll call vote:
Ayes: Salinas, White-Snyder, Valcarenghi, Hartman, Miller
Noes: none

Other Business
Discuss and Approve Springlake Park N1 Name Recommendation to City Council
Commissioner White-Snyder reported that the Committee reviewed all the names received for Springlake N1 Park. The community requested naming the park Springlake Park. The Committee felt the name was a regional name, logical and a reasonable request. Engel informed the Commission that the naming of the park would be on the April 18, 2017 agenda. Engel asked if one of the Committee member could attend the meeting. Commissioner Valcarenghi responded that if Commissioner Romero could not attend Commissioner Valcarenghi would.
Action:
Miller/Hartman seconded to recommend the name Springlake Park as the new name for N1 Park to City Council.
Motion carried by the following roll call vote:
Ayes: Salinas, White-Snyder, Valcarenghi, Hartman, Miller
Noes: none

Consider Commissioner Requests for Excused Absences from Future Meetings
No requests for absence received at this meeting.
Action:

Staff Reports
Community Services Report
Bain reviewed the report highlighting the Measure J Scholarship program. All 85 swim lesson scholarships have been given out. There are 23 Summer Time Fun Club scholarships still available, along with the Yosemite (10 available) and Summer Teen Pack. Upcoming events include April 2, 2017 Cesar Chavez event at the Food Truck Mania event, and April Pools Day on April 7, 2017. New Recreation Coordinator, Penelope Crouse-Feehan started last week, duties will include Adult Sports Programs and Special Events.

Schroeder updated the Commission on the parks projects. Ferns Park as part of the Joh and Eunice Davidson Fund replaced the play structure roof tops and the murals were painted. Staff met with the trustee to discuss other possible park improvements. New restrooms have been installed at Everman, Campbell and City Parks and will open once the concrete work is completed. City Park tennis courts are scheduled to be resurfaced on April 10, 2017. Repairs are planned at City Park field, which was damaged with the heavy equipment during the restroom installation. Everman Park new tot lot and basketball resurfacing is currently being scheduled. On December 30, 2016, the City, partnering with the Woodland Tree Foundation, submitted a concept proposal to the Department of Forestry and Fire Protection for the preparation of an urban forest management plan and planting 1,200 trees over the next three years ($356,000 in grant funds, with $144,000 in matching funds, mostly in-kind personnel). The grants are funded with Greenhouse Gas Reduction funds. The City was notified on March 10th that they were successful with the concept proposal and was invited to submit an application for the grant funds. The grant application will be considered by the City Council on April 18, 2017 and the application will be submitted by its due date of April 26.

Action: Received

Next Meeting April 24, 2017

Adjourn 7:55 p.m.
Action: White-Snyder/Valcarenghi seconded to adjourn the meeting.
Motion carried by the following roll call vote:
Ayes: Salinas, Valcarenghi, White-Snyder, Hartman, Miller
Noes: none

City Hall
300 First Street
Woodland, CA 95695

Legislation Text

3.

File #: 17-0426, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017

SUBJECT: Commission on Aging Meeting Minutes for March 16, 2017

Recommendation for Action: Staff recommends that the City Council receive the March 16, 2017 Commission on Aging Minutes that were approved on April 20, 2017.

Staff Contact

Dallas Tringali, Community Services Program Manager, 661-2005, Dallas.tringali@cityofwoodland.org

Conclusion

Staff recommends that the City Council receive the March 16, 2017 Commission on Aging Minutes that were approved on April 20, 2017.

Prepared by: Dallas Tringali, Community Services Program Manager

Reviewed by: Christine Engel, Community Services Director

Paul Navazio

Paul Navazio, City Manager

Attachments: March 16, 2017 Commission on Aging Meeting Minutes

Commission on Aging

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

Regular Meeting Minutes

March 16, 2017

Call to Order

Meeting convened at 3:03 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Chair Campbell presiding.

Roll Call

Commissioners Present:	Campbell, Wheeler, Parker, Kelley
Absent	Overholt
Staff:	Engel, Tringali, Haynie

Pledge of Allegiance

Consent Item

February 16, 2017 Minutes

Commissioner Parker made the motion to accept the February 16, 2017 minutes as written; Commissioner Wheeler seconded the motion. Passed 3/0 1 abstain Commissioner Kelley.

Communication-Commission/Staff Statements and Requests

Chair Campbell welcomed new Commissioner Terry Kelley. Commissioners provided information on their backgrounds. Commissioner Kelley shared her background with the Commission. Engel explained the City's Commission Absence Policy.

Consider Commissioner Requests for Excused Absences for Future Meetings

No requests for excused absences.

Appoint 2 Commissioners to Handicap Parking Subcommittee

Commissioners Campbell and Kelley appointed to the Handicap Parking Subcommittee.

Regular Calendar

Work Plan

Commissioners discussed all the Work Plan Items. Commission discussed contacting West Sacramento, for information about their intergenerational "Award winning Bridge Program".

Annual Report to Council

The Commission will provide their annual report to Council at May 16, 2017 Council Meeting. Commissioner Overholt and Chair Campbell will update the presentation. During the Council Meeting COA will receive the Proclamation for May is Older Americans Month.

Speaker Series

This item will stay on the Work Plan. Commission Overholt is the Commissioner assigned to this item.

Handicap parking at front of WC&SC

Chair Campbell continues to discuss the handicap parking at the Woodland Community & Senior Center with Council members.

Senior Resource Fair May 25, 2017

Tringali stated that 35 vendors have confirmed attendance to the Senior Resource Fair. Eleven of the vendors would like to do a presentation. Commission will finalize the presentations for the Resource Fair for the April 15, 2017 press release deadline. Commissioner Parker will assist in sending out letters to non-responding past vendors. Vendor presentations will begin at 9:00 a.m. and the doors to the Gym will open at 10:00 a.m. Commissioner arrive at 8:30 a.m. Electrical outlets are available upon request for vendors. All tables this year will be 8ft.

Apartment List

The Apartment List pages divided with management companies and pages in the list to update.
Commissioner Campbell will contact, Laughton Properties, Inc. and the apartments on pages 9-10.
Commissioner Kelley will contact, West Cal Property Management and the apartments on pages 7-8.
Commissioner Parker will contact Lawson Property Management and the apartments on pages 4-6.
Commissioner Wheeler will contact Whittle & Associates and the apartments on pages 1-3.
Commissioner Overholt will contact Tandem Properties and the apartments on pages 11-12.
Chair Campbell will write the script for these requests and send them to the other Commissioners.

Report of the Staff

Senior Center Report

Tringali stated that the Senior Art Show and ReXpo events took place on Friday, March 3, 2017 with an estimated 700 in attendance. The Senior Art Show featured artist from the various programs at the Woodland Community & Senior Center. Wine and beer tasting along with an acoustic band were included this year. Senior Center Inc. annual fundraising Hand & Foot Card Party, March 18, 2017, John Garamendi Senior Forum, April 20, 2017, 10:00 a.m., April 27, 2017 Important Documents Workshop, and Senior Center Inc. Installation Dinner, May 11, 2017. AARP Tax Appointments in February served 175 people.

Facility Update, Senior Issues

Tringali updated the Commission on the sewer issues in the south side public restrooms. Public Works staff is reviewing the sewer lines video. Chair Campbell asked how the dance program was doing with the move of rooms to accommodate the Boxing Program. Tringali explained that the program is now in the banquet room and the instructor has a schedule for each session of classes offered. Engel stated that the Boxing Gym could open in April/May, 2017.

Public Comment-None

Business Items for Next Meeting
Minutes
Consider Commissioner Requests for Excused Absences from Future Meetings
2017 Work Plan
Speaker Series
Handicap parking
Senior Resources Fair May 25, 2017
Senior Center Report
Facilities update
Next Meeting Date April 20, 2017

Adjourn

Commissioner Parker made the motion to adjourn the meeting at 4:20 p.m., Commissioner Wheeler seconded the motion, and motion carried 4/0.

Respectfully submitted,

Cathy Haynie, Administrative Supervisor
Community Services Department

City Hall
300 First Street
Woodland, CA 95695

Legislation Text

4.

File #: 17-0427, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017
SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission meeting of February 2, 2017, March 2, 2017 and March 16, 2017.

Staff Contact

Debbie Flemmer, Administrative Clerk, Community Development Department

Paul Navazio, City Manager

ATTACHMENT:
Attachment A - February 2, 2017 Meeting Minutes
Attachment B - March 2, 2017 Meeting Minutes
Attachment C - March 16, 2017 Meeting Minutes

City of Woodland

Meeting Minutes - Final

Planning Commission

City of Woodland Planning Commission
c/o Community Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, February 2, 2017 **6:30 PM** **Council Chambers**

A. Call to Order

Meeting was called to order at 6:30 p.m.

Staff Present:
Stephen Coyle, Deputy Director
Cindy Norris, Principal Planner

B. Roll Call

Present 7:

Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John Murphy and Commissioner Elodia arriving late

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

Adrian Gonzalez, a resident; would like to present a 45 minute power point presentation focusing on Recreational Marijuana at later date as the Marijuana Ordinance moves forward to an actual agenda item.

G. Approval of Minutes

17-137 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of December 1, 2016 and December 15, 2016.

Attachments: A - December 1, 2016 Meeting Minutes
B - December 15, 2016 Meeting Minutes

A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve the minutes of December 1, 2016 of the Planning Commission Meeting. The motion was carried by the following votes:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin

A motion was made by Vice Chairman Holt and seconded by Commissioner Lopez to approve the minutes of December 15, 2016 of the Planning Commission Meeting. The motion was carried by the following votes:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lopez, Murphy and Ortega-Lampkin
Abstention: Commissioner Lizarraga

H. Public Hearing

I. Business Items

17-147 SUBJECT: Woodland Tree Foundation Presentation

DATE: February 2, 2017

RECOMMENDATION:
Staff recommends that the Planning Commission receive a presentation from the Woodland Tree Foundation highlighting 2016 program activities.

Attachments: A - Woodland Tree Foundation Brochure

Presentation provided by David Wilkson and Ken Trott.

17-146 SUBJECT: A Primer for Updating the Downtown Specific Plan

Recommendation for Action:

Staff recommends that the Planning Commission view a set of slides that explain the proposed phases and tasks for updating the Downtown Specific Plan, and examples of comparable plans from other jurisdictions. The slides should help the Commissioners best determine how, where, and when to engage in the process.

Stephen Coyle provided update and comments/questions were recieved.

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 7:54 p.m.

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

City of Woodland

Meeting Minutes - Final

Planning Commission

City of Woodland Planning Commission
c/o Community Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, March 2, 2017 **6:30 PM** **Council Chambers**

A. Call to Order

Meeting was called to order at 6:36 p.m.

Staff present:
Ken Hiatt, Assistant City Manager/Community & Economic Development Director
Cindy Norris, Principal Planner
Stephen Coyle, Deputy Director of Community Development
Heidi Tschudin, General Plan Consultant
Sophie Martin, Dyett & Bhatia
Matthew Gerken, AECOM
Elizabeth Schmid, Dyett & Bhatia

B. Roll Call

Present 5:
Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco Lizarraga and Commissioner Elodia Ortega-Lampkin.

Absent 2:
Commissioner Fred Lopez and Commissioner John Murphy

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

H. Public Hearing

17-0317 SUBJECT: Adoption of 2035 General Plan and 2035 Climate Action Plan

DATE: March 2, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission make the following recommendation to the City Council:

1. Adopt a resolution certifying the Final Environmental Impact Report (SCH#2013032015) for the 2035 General Plan, adopting Findings of Fact, and adopting a Statement of Overriding Considerations;

2. Adopt a resolution adopting the final 2035 General Plan and final Climate Action Plan; and

3. Direct staff to transmit the Planning Commission’s actions in writing to the City Council pursuant to state law.

Attachments:
ATT F - Proposed Revisions to the Public Review Draft General Plan (2/23/17)
ATT G - Proposed Revisions to the Draft Climate Action Plan.pdf
ATT H - List General Plan and CAP Meetings .pdf
ATT I - List of General Plan and CAP Commenters List.pdf
ATT J - Land Use Diagram Fig 2.5.pdf
ATT K1 - Exisitng Land Use Acreage.pdf
ATT K2 - Current General Pland Land Use Acreage.pdf
ATT K3 - Proposed General Plan Land Use Acreage.pdf
ATT L - Revised Table B-1 - EIR Growth Assumptions.pdf

General Plan was presented. Questions and comments from Commission and Public were received by staff. Answers to the questions and comments received at this will be addressed and final actions will be taken at the Planning Commission meeting scheduled for March 16, 2016.

(See Staff Notes of this meeting as attachment A1 Planning Commission meeting April 6, 2017, agenda item 17-0382)

I. Business Items

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 8:40 p.m.

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

City of Woodland

Meeting Minutes - Final

Planning Commission

City of Woodland Planning Commission
c/o Community Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, March 16, 2017 **6:30 PM** **Council Chambers**

A. Call to Order

Meeting was called to order at 6:35 p.m.

Staff present:
Ken Hiatt, Assistant City Manager/Community & Economic Development Director
Cindy Norris, Principal Planner
Stephen Coyle, Deputy Director of Community Development
Kara Ueda, City Attorney
Heidi Tschudin, General Plan Consultant
Elizabeth Schmid, Dyett & Bhatia

B. Roll Call

Present 7:
Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John Murphy and Commissioner Elodia Ortega-Lampkin

Absent 0:

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

Received public comments

G. Approval of Minutes

17-0343 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of January 19, 2017.

Attachments: A - January 19, 2017 Meeting Minutes

A motion was made by Commissioner Lizarraga and seconded by Commissioner Ortega-Lampkin to approve the Planning Commission Meeting minutes of the January 19, 2017. The motion was carried by the follow votes:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Ortega-Lampkin

Absentions: Commissioner Murphy

H. Public Hearing

17-0342 SUBJECT: Adoption of 2035 General Plan and 2035 Climate Action Plan

DATE: March 16, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission take action on the following:

1. Receive a staff report;
2. Conduct the public hearing; and
3. Adopt Resolution NO. PC17-01 (Attachment 1) recommending to the City Council:

a. Certification the Final Environmental Impact Report (SCH#2013032015) (Attachments D and E to the March 2, 2017 staff report) for the 2035 General Plan based on Findings of Fact and a Statement of Overriding Considerations to be adopted by City Council; and

b. Adoption the final 2035 General Plan (Attachments A, B, and F to the March 2, 2017 staff report) and final 2035 Climate Action Plan (Attachments C and G to the March 2, 2017 staff report).

Copies of all referenced documents can be ordered through the City or accessed online at the following website: http://web.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/documents.asp

Attachments: 1 - Resolution PC17-01 - GP Adoption
2 - Staff Notes 03_02_17 PC Meeting
3 - Responses to CAP Comments

A motion was made by Commissioner Lizarrga and seconded by Commissioner Ortega-Lampkin to approve the Planning Commission Resolution PC 17-01, *recommending to the City Council certification of the Final EIR report for the 2035 General Plan (GP) and 2035 Climate Action Plan (SCH#2013032015), approval of the 2035 GP and 2035 Climate Action Plan with all proposed revisions submitted to the Planning Commission (PC) during the March 2 and March 16, 2017 PC public hearings; in addition the PC , as read into the record by Commissioner Lizarraga, recommended that Resolution PC 17-01 reflect the following amendments to the General Plan 2035 GP: a) Modify the Land Use Diagram to change the designation on the parcel at the Northwest corner of CR102 and Main St. from Light Industrial Overlay to Industrial, b) Modify the Land Use Diagram to reconfigure the Open Space to Corridor Mixed Use and Business Park to match the westerly boundary of the Minimum Recommended Odor Buffer, c) Modify Policy 7.C.5 to change the minimum agricultural buffer for 300' to 150', d) To re-classify the 900 acres as "other land" for purposes of the General Plan and the General Plan EIR. The motion was carried by the following votes:*

Ayes: Chairman Wells and Commissioners Harris, Lizarraga, Murphy and Ortega-Lampkin
Nos: Vice Chairman Holt
Abstentions: Commissioner Lopez

(See Staff Notes of this meeting as attachment B1 Planning Commission meeting April 6, 2017, agenda item 17-0382)

I. Business Items

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 9:15 p.m.

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

City Hall
300 First Street
Woodland, CA 95695

Legislation Text

5.

File #: 17-0444, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017

SUBJECT: Proclamation Recognizing Digital Minds at the World Robotics Championship

Recommendation for Action: Staff recommends that the City Council recognize students from both of Woodland's high schools who joined together to form the robotics team called "Digital Minds" and for their excellence at the World Robotics Championship held in Houston, Texas.

Staff Contact

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

Paul Navazio, City Manager

Attachment

City of Woodland

PROCLAMATION IN THE SUCCESSFUL PERFORMANCE
OF DIGITAL MINDS AT THE WORLD ROBOTICS CHAMPIONSHIP

WHEREAS, both of Woodland's high schools have joined together in collaboration to field a robotics team called "Digital Minds"; and

WHEREAS, Digital Minds is only in its third year of operation as a competitive team; and

WHEREAS, Digital Minds is supported by the generous donations of individuals and companies in our area, including the cost of travel; and

WHEREAS, Digital Minds had such a successful third season that they were invited to the First World Robotics Championships in Houston, Texas; and

WHEREAS, Digital Minds was also seated 7th in alliance captains, and partnered with team 4613 Barker Redbacks from Australia and 5429 Black Knights from Las Vegas. Together, they made it through quarterfinals, and semifinals and finally onto finals; and

WHEREAS, Digital Minds distinguished itself, through perseverance and dedication, by placing Second in the Hopper Division, being rewarded with handsome medals and a beautiful trophy.

NOW THEREFORE BE IT RESOLVED, that the City of Woodland extends its warmest congratulations to all participants for the exceptional accomplishment.

BE IT FURTHER RESOLVED, that the City of Woodland extends best wishes to all participants for a successful future in the field of science and technology or wherever their desires take them.

The City of Woodland also joins in thanking those dedicated parents and coaches for their help with the team as well as to those individuals and companies that generously support this worthy endeavor.

Dated this 4th day of May, 2017

Angel Barajas, Mayor

Enrique Fernandez, Mayor Pro Tempore

Marlin H. "Skip" Davies, Council Member

Xochitl Rodriguez, Council Member

Tom Stallard, Council Member

Legislation Text

6.

File #: 17-0413, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017
SUBJECT: Treasurer’s Investment Report Quarter Ending March 31, 2017

Recommendation for Action: Staff recommends that City Council accept the quarterly Treasurer’s Investment Report for the quarter ended March 31, 2017.

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, 2017 the City treasury consisted of investments with a total book value of $93,301,377. The yield on the Local Agency Investment Fund (LAIF) balances for the quarter ending March 2017 was 0.82%, the average yield on the City of Woodland’s investments as of March 31, 2017 was 2.06%. This results in an overall portfolio yield, combining all investments and LAIF of 1.21%.

The City Investment Policy has established a benchmark equal to the 90-day U.S. Treasury bill, which for the quarter ending March 2017 was 0.76%. The City has therefore met its goal of obtaining a rate of return greater than the established U.S. Treasury benchmark.

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 months, and achieve an investment return of 0.94% based on the parameter of allowable investments. As of March 31, 2017 the City maintained 44.17% of the investment portfolio in highly liquid funds, achieved an overall effective duration for investments of fifteen months, and achieved an investment return of 1.21%. The increase in investment return reflects the City's 5% increase in medium term note investments, as well as the continued increase in short term interest rates.

Over the next quarter the City will continue to implement its investment strategy by investing approximately $2.3 million of its investable liquidity in agency callable bonds and medium term notes. The investments will be made with the goal of increasing the overall effective duration of investments to twenty 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 $1,000,000 of maturities on its investments.

The attached report provides a summary of the City's current investments, and 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 City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2017.

Prepared by: Adam Devlin
Senior Accountant

Reviewed by: Kimberly McKinney
Finance Officer/Treasurer

Paul Navazio

Paul Navazio, City Manager

Attachment

CITY OF WOODLAND
INVESTMENT REPORT

March-17

SUMMARY OF INVESTMENTS

TYPE OF INVESTMENT		AMOUNT	TOTAL
Local Agency Investment Fund (LAIF)		40,078,810	43.0%
Federal National Mortgage Association		10,001,580	10.7%
Federal Home Loan Bank		8,126,388	8.7%
Federal Home Loan Mortgage Corp		14,505,543	15.5%
Corporate Securities		20,589,055	22.1%
	TOTAL	93,301,377	100.0%

	Maturity Date	Interest	Call Date	PAR Amount	Principal Amount	Current Market Value	Security ID
Federal Home Loan Mortgage Corp	6/29/2017	1.00	6/29/2017	1,000,000	1,003,600	1,000,427	3137EADH9
Federal National Mortgage Association	8/28/2017	0.88	8/28/2017	1,000,000	1,001,580	999,717	3135G0MZ3
Federal Home Loan Mortgage Corp	9/29/2017	1.00	9/29/2017	1,000,000	1,003,130	1,000,189	3137EADL0
Federal Home Loan Bank	10/26/2017	0.63	10/26/2017	1,000,000	997,103	997,985	3130A6LZ8
Federal Home Loan Mortgage Corp	12/15/2017	1.00	12/15/2017	1,000,000	1,002,313	999,867	3137EADX4
Federal Home Loan Mortgage Corp	8/24/2018	1.04	5/24/2017	2,000,000	1,998,000	1,996,244	3134GAGM0
Federal National Mortgage Association	5/30/2019	1.25	5/31/2017	2,000,000	2,000,000	1,973,998	3136G3MH5
Federal National Mortgage Association	2/26/2020	1.05	8/26/2017	2,000,000	2,000,000	1,996,692	3136G2XT9
Federal National Mortgage Association	4/28/2020	1.50	4/28/2017	2,000,000	2,000,000	1,985,722	3136G2GR2
Federal National Mortgage Association	8/28/2020	1.25	8/28/2017	1,000,000	1,000,000	975,449	3136G33E3
Federal National Mortgage Association	9/15/2020	1.38	6/15/2017	2,000,000	2,000,000	1,961,376	3136G3PK5
Federal Home Loan Mortgage Corp	10/29/2020	1.16	10/29/2017	2,000,000	1,998,500	1,985,064	3134G7S77
Federal Home Loan Bank	10/29/2020	1.00	4/29/2017	1,142,857	1,142,286	1,137,949	3130A6KG1
Federal Home Loan Mortgage Corp	4/28/2021	1.50	4/28/2017	2,000,000	2,000,000	1,951,720	3134G9AD9
Federal Home Loan Bank	8/24/2021	1.00	5/24/2017	2,000,000	2,000,000	1,983,374	3130A93A7
Federal Home Loan Bank	9/7/2021	1.13	6/7/2017	2,000,000	2,000,000	1,967,214	3130A94G3
Federal Home Loan Bank	10/28/2021	1.25	10/28/2019	2,000,000	1,987,000	1,966,380	3130A9S85
Federal Home Loan Mortgage Corp	11/4/2021	1.10	11/4/2017	1,500,000	1,500,000	1,480,794	3134GAVP6
Federal Home Loan Mortgage Corp	1/26/2022	2.13	1/26/2018	2,000,000	2,000,000	1,991,782	3134GAT79
Federal Home Loan Mortgage Corp	1/28/2022	1.63	4/28/2017	2,000,000	2,000,000	1,992,816	3134GAS62
Total Agency Investments				32,642,857	32,633,512	32,344,759	
HSBC USA Inc	1/16/2018	1.63	N/a	500,000	503,200	499,758	40428HPH9
Apple Inc	5/3/2018	1.00	N/a	500,000	497,961	498,299	037833AJ9
Chevron	6/24/2018	1.72	N/a	500,000	503,822	501,464	166764AE0
Honda	10/10/2018	2.13	N/a	500,000	510,470	504,772	02665WAC5
Coca-Cola Co	11/1/2018	1.65	N/a	500,000	510,360	502,115	191216BF6
Pepsi Co	1/7/2019	2.25	N/a	500,000	511,715	505,810	713448CK2
Oracle	1/15/2019	2.38	N/a	500,000	514,730	506,928	68389XAQ8
JP Morgan Chase & Co	1/28/2019	2.35	N/a	500,000	510,478	504,829	46625HJR2
Cisco	3/1/2019	2.13	N/a	500,000	507,360	504,831	17275RAR3
Apple Inc	5/6/2019	2.10	N/a	500,000	513,105	505,243	037833AQ3
PFIZER	5/15/2019	2.10	N/a	500,000	506,585	504,229	717081DL4
Walt Disney Company	5/30/2019	1.85	N/a	500,000	505,430	502,169	25468PDA1
Oracle	10/8/2019	2.25	N/a	500,000	512,440	505,707	68389XAX3
JP Morgan Chase & Co	10/22/2019	2.20	N/a	500,000	506,335	502,126	48127HAA7
US Bank Cincinnati	10/28/2019	2.13	N/a	500,000	502,535	502,069	90331HML4
General Electric Cap Corp	12/11/2019	2.10	N/a	500,000	511,285	504,398	36962G6P4
Costco	12/15/2019	1.70	N/a	500,000	499,510	500,588	22160KAF2
Cisco	1/15/2020	4.45	N/a	500,000	548,733	535,163	17275RAH5
Exxon	3/6/2020	1.91	N/a	500,000	508,480	500,289	30231GAG7
IBM	5/15/2020	1.63	N/a	500,000	490,433	495,649	459200HM6
Qualcomm Inc	5/20/2020	2.25	N/a	500,000	496,870	500,594	747525AD5
Cisco	6/15/2020	2.45	N/a	500,000	511,695	506,803	17275RAX0
Wal-Mart	7/8/2020	3.63	N/a	500,000	545,640	527,270	931142CU5
Wal-Mart	7/8/2020	3.63	N/a	500,000	540,835	527,270	931142CU5
Intel	7/29/2020	2.45	N/a	500,000	508,463	507,495	458140AQ3
Pfizer	8/12/2020	5.20	N/a	500,000	571,167	551,094	717081DR1
Ralph Lauren Corp	8/18/2020	2.63	N/a	500,000	502,865	503,787	751212AB7
Simon Property Group	9/1/2020	2.50	N/a	500,000	509,175	504,037	828807CU9
Automated Data Processing (ADP)	9/15/2020	2.25	N/a	500,000	507,140	505,096	053015AD5
Coca-Cola Co	10/27/2020	1.88	N/a	500,000	497,736	499,239	191216BT6
UPS	1/15/2021	3.13	N/a	1,000,000	1,042,770	1,035,332	911312AM8
Johnson & Johnson	5/15/2021	3.55	N/a	500,000	531,000	527,640	478160AZ7
Google	5/19/2021	3.63	N/a	1,000,000	1,069,370	1,060,305	02079KAA5
Caterpillar	8/9/2021	1.70	N/a	500,000	501,113	482,001	14912L6U0
Pepsico	10/6/2021	1.70	N/a	500,000	488,785	486,020	713448DL9
GE	10/17/2021	4.65	N/a	500,000	553,830	548,144	36962G5J9
JPMorgan Chase & Co	1/24/2022	4.50	N/a	500,000	535,990	538,099	46625HJD3
Costco	2/15/2022	2.25	N/a	500,000	499,745	497,680	22160KAH8
Total Corporate Investments				20,000,000	20,589,055	20,394,333	
Total of LAIF Funds & Investments Detail					93,301,377		
Check Total (Should be zero)					-		

CITY OF WOODLAND
INVESTMENT REPORT

CASH ACCOUNTS as of 3/31/17

Bank Accounts with U.S. Bank	$3,891,589
Petty Cash	$2,778
Cash with Fiscal Agent	$7,012,979

INTEREST SUMMARY

Prior Quarters Interest Earned - Investments	$326,508
Prior Quarters Interest Earned - LAIF	$126,352
Total Interest Received	$452,860
Interest Received from January 1, 2017 to March 31, 2017	$282,712
Total Fiscal Year-to-Date Interest Received	**$735,572**

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**			
01/01/17	Month Beginning Balance			**49,997,646**
01/13/17	Quarterly Interest	81,164		**50,078,810**
01/18/17	Withdraw from LAIF		2,000,000	**48,078,810**
01/20/17	Deposit into LAIF	2,000,000		**50,078,810**
01/21/17	Deposit into LAIF	2,500,000		**52,578,810**
01/31/17	Deposit into LAIF	6,000,000		**58,578,810**
02/03/17	Withdraw from LAIF		1,500,000	**57,078,810**
02/17/17	Deposit into LAIF	1,500,000		**58,578,810**
02/27/17	Withdraw from LAIF		5,000,000	**53,578,810**
02/27/17	Withdraw from LAIF		1,500,000	**52,078,810**
03/27/17	Withdraw from LAIF		16,000,000	**36,078,810**
03/30/17	Deposit into LAIF	4,000,000		**40,078,810**
03/31/17	Month End Balance			**40,078,810**
Bonds and Other Investments				
1/1/2017	BEGINNING BALANCE			**47,204,252**
2/1/2017	Purchase FHLMC 3134GAS62	2,000,000		**49,204,252**
2/1/2017	Purchase FHLMC 3134GAT79	2,000,000		**51,204,252**
2/3/2017	Purchase Johnson & Johnson 478160A27	531,000		**51,735,252**
2/3/2017	Purchase Costco 22160KAH8	499,745		**52,234,997**
2/3/2017	Purchase Pfizer 717081DL4	506,585		**52,741,582**
2/3/2017	Purchase Pepsico 713448DL9	488,785		**53,230,367**
3/15/2017	Purchase JPMorgan Chase & Co 46625HJD3	535,990		**53,766,357**
3/15/2017	Sale Abbott Laboratories 002824AW0		543,790	**53,222,567**
3/31/2017	Month End Balance			**53,222,567**
		END OF MONTH TOTAL DEBITS		**93,301,377**
		Check Total (Should be Zero)		-

Transactions w/LAIF	11
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	5
Sale of Corp Securities	1

1992 Wastewater					
		AIG-Notes, Mortgages, etc			
reserve fund	$0.00		$0.00	Cash Management-Fidelity	
interest fund	$0.00		$0.00	Cash Management-Fidelity	0.00
Revenue Fund	$14.38		$14.38	Cash Management-Fidelity	14.38
interest fund	$0.00		0.00	Cash Management-Fidelity	0.00
Reserve fund	$938,962.02		$938,962.02	Cash Management-Fidelity	108.03
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 refund spc tax rsv	$0.00		$0.00	Cash Mgmt-1st Am Treasury	0.00
2004 Subordinate (Incl Reserve)	$226,307.50		$226,307.50	Cash Mgmt-1st Am Treasury	0.00
Spring Lake 2013					
Reserve Fund .	$2,133,903.94		$2,133,903.94	Cash Mgmt-1st Am Prime Obligation	53.21
Spring Lake 2016					
Special tax proceeds	$0.19		$0.19	Cash Mgmt-1st Am Prime Obligation	0.19
Special tax fund	$116.53		$116.53	Cash Mgmt-1st Am Prime Obligation	116.53
Reserve fund	$1,123,355.63		$1,123,355.63	Cash Mgmt-1st Am Prime Obligation	28.01
Revenue Anticipation Notes					
Water Revenue Bonds 2011					
revenue acct.	$152.53		$152.53	US Bank Mmkt 5 -Ct	0.10
Interest acct.	$0.00		$0.00		
reserve acct.	$1,324,577.50		$1,324,577.50	US Bank Mmkt 5 -Ct	152.42
proceeds acct	$0.00		$0.00	US Bank Mmkt 5 -Ct	0.00
ARRA 2011					
Principal and Interest account	$355,392.76		$355,392.76	US Bank Mmkt 5 -Ct	7.10
Reserve fund	$177,120.15		$177,120.15	US Bank Mmkt 5 -Ct	4.12
Bond Anticipation Notes					
2007 RDA TABS					
Tax Revenue Fund	$208.08		$208.08	Cash Mgmt - Ist Am Treasury Oblig	0.02
Interest Account	$353.55		$353.55	Cash Mgmt - Ist Am Treasury Oblig	0.04
Principal Account	$4.90		$4.90	Cash Mgmt - Ist Am Treasury Oblig	0.00
reserve account - 2007 A	$594,167.73		$594,167.73	Cash Mgmt - Ist Am Treasury Oblig	68.36
reserve account - 2007 B	$0.00		$0.00	Cash Mgmt - Ist Am Treasury Oblig	0.00
CDBG Account					
Savings Account	$138,341.25		$138,341.25	Bank of America - Quarterly Bank Statement	0.00
TOTAL	$7,012,978.64				
Check Summary Total (Should be zero)	$0.00				

Investment Glossary

Call date - the date on which a bond can be redeemed before maturity. If the issuer feels there is a benefit to refinancing the issue, the bond may be redeemed on the call date at par or at a small premium to par.

Current market value (CMV) - the resale valuation attached to a security held long in an investor's margin account. The current market value is usually taken as the closing price for listed securities.

CUSIP (Security ID) - stands for Committee on Uniform Securities Identification Procedures. Formed in 1962, this committee developed a system (implemented in 1967) that identifies securities, specifically U.S. and Canadian registered stocks, and U.S. government and municipal bonds. The CUSIP number consists of a combination of nine characters, both letters and numbers, which act as a sort of DNA for the security - uniquely identifying the company or issuer and the type of security. The first six characters identify the issuer and are assigned in an alphabetical fashion; the seventh and eighth characters (which can be alphabetical or numerical) identify the type of issue; and the last digit is used as a check digit.

Interest rate - the amount charged, expressed as a percentage of principal, by a lender to a borrower for the use of assets. Interest rates are typically noted on an annual basis, known as the annual percentage rate (APR).

Maturity date - the date on which the principal amount of a note, draft, acceptance bond or another debt instrument becomes due and is repaid to the investor and interest payments stop.

Par - In its most common usage, par value applies to bonds. The term refers to the face value of the bond, that is, the value at which the issuer will redeem the bond at maturity.

Principal - is used to refer to the original amount of investment. A bond's principal is the amount of money the bond-issuer owes to the bondholder upon maturity.

7.

File #: 17-0416, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017

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

Recommendation for Action: Staff recommends that the City Council approve eight Resolutions No. _____ through No. _____ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 20, 2017.

Staff Person

Adam Devlin, Senior Accountant, 530-661-5835, adam.devlin@cityofwoodland.org

Fiscal Impact

If approved, the Lighting & Landscaping (L&L) Districts would have the following annual assessments and generate the following amounts of revenue:

District	FY16/17 Assessment	FY 17/18 Assessment	Difference	Total Revenues FY17/18
Streng Pond	$ 79.10	$ 79.10	$ -	$ 14,436
North Park	$ 215.40	$ 215.40	$ -	$ 26,710
Gibson Ranch	$ 318.64	$ 331.68	$ 13.04	$ 712,748
West Wood	$ 599.92	$ 620.33	$ 20.41	$ 23,573

With the exception of the Streng Pond L&L the revenues generated with these assessments cover the total budgeted expenditures for FY2017/18. Streng Pond L&L assessment does not generate enough revenue to meet the minimum operational expenditures required to maintain the District. To ensure the ongoing operation and maintenance of the Streng Pond L&L, the City will advance $19,628 from the General Fund to cover the shortfall.

Background

The City of Woodland has Lighting and Landscaping Districts ("L&L" or "Districts") within various areas of the City that were formed to provide a funding source for maintenance of certain improvements located within or adjacent to the Districts. State regulations require City Council action on an annual basis to allow assessment of the annual levy for each District.

The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the Streng Pond, North Park, Gibson Ranch and West Wood L&L Districts. A brief description of each District is as follows:

Streng Pond L&L: Located in the southwest portion of the City, generally north of Gibson Road, west of Cottonwood Street and east of County Road 98. The District was formed in 1985 and reached the maximum allowable assessment of $79.10 per single family home in 1995; there are no provisions for future CPI increases. The City attempted a property owner ballot proceeding in 1998 to increase the assessment to cover rising costs within the District, however the effort was unsuccessful. Because the rates do 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.

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

Discussion

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

State regulations require a two-part process to complete the annual levy. The first part of the process requires

Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing. A public hearing is required to complete the levy process. This public hearing is scheduled for June 20, 2017. Following the public hearing, Council may direct changes to the Engineer's Reports or to the levy, but may not increase the levy beyond the maximum approved amount.

Recommendation for Action

Staff recommends that the City Council approve eight Resolutions No. _____ through No. _____ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 20, 2017.

Prepared by: Adam Devlin
Senior Accountant

Reviewed by: Kim McKinney
Finance Officer

Paul Navazio

Paul Navazio, City Manager

Attachments

City of Woodland

Gibson Ranch Landscaping and Lighting District

Engineer's Annual Levy Report Fiscal Year 2017/2018

Intent Meeting: May 02, 2017
Public Hearing: June 20, 2017

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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 2017/2018, 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 18 day of April, 2017.

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

By: Daniel Louie

Daniel Louie
Project Manager, District Administration Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6-30-17
CIVIL
STATE OF CALIFORNIA

TABLE OF CONTENTS

I. *OVERVIEW* 1

A. INTRODUCTION 1
B. COMPLIANCE WITH CURRENT LEGISLATION 1

II. *DESCRIPTION OF THE DISTRICT* 3

A. BOUNDARIES OF THE DISTRICT 3
B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES 3
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3

III. *METHOD OF APPORTIONMENT* 5

A. GENERAL 5
B. BENEFIT ANALYSIS 5
C. ASSESSMENT METHODOLOGY 7
D. ASSESSMENT RANGE FORMULA 9

IV. *DISTRICT BUDGET* 11

A. DESCRIPTION OF BUDGET ITEMS 11
B. DISTRICT BUDGET FISCAL YEAR 2017/2018 15
C. SUMMARY OF REVENUE APPLIED FOR FISCAL YEAR 2017/2018 16

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM 17

APPENDIX B - 2017/2018 ASSESSMENT ROLL 17

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 2017/2018. 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 2017/2018 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 2017/2018.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

B. BENEFIT ANALYSIS

Exempt Assessments

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

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

As such, the existing assessment rates including the annual maximum assessment cap formula are exempt from both the substantive and procedural requirements of Article XIIID Section 4 until such time that the assessment is increased above the adjusted annual maximum assessment rates or properties are annexed into the District. However, it has also been determined that the properties within the District are proportionally assessed for only improvements that provide a special benefit to those properties and therefore the assessments meet the substantive requirements of Article XIIID.

Special Benefits

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

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

LAND USES AND EQUIVALENT DWELLING UNITS

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

EDU Application by Land Use

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

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

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

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

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

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

D. ASSESSMENT RANGE FORMULA

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

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

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

Annual Maximum Assessment Cap Formula

If,

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

Then, the maximum amount shall be:

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

Otherwise,

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

A further explanation of the annual Assessment District budgeting process and Annual Maximum Assessment Cap Formula, which was part of the City's staff report to the City Council at the public hearing on January 3, 1995, during which the City Council adopted the amended Engineering Report, which included

Appendix D. Annual Maximum Assessment Cap formula in Appendix D is summarized below.

The Annual Maximum Assessment Cap Formula has two components:

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

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

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

Table A

The following table reflects the Maximum Assessment Cap Formula used through FY 2005/2006.

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

Land Use Category	Starting Assessment Fiscal Year 1995/1996	Annual Increase Factor	Number of Years Since 1995/1996	Inflation Adjustment Factor [1]	Maximum Assessment for Fiscal Year 2005/2006
Single Family Residential	$110.50 per recorded map lot	$6.46	10	34.28%	$235.12

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

Table B

The following table reflects the history of Maximum Assessment Cap formula used for FY 2006/2007 through FY 2017/2018.

MAXIMUM ASSESSMENT CAP FOR FY 2006/2007 THROUGH 2017/2018 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

(1) Common Labor Cost Index.

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

Total Balance to Levy / Total EDU = Levy per EDU

Parcel EDU x Levy per EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

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:

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

B. DISTRICT BUDGET FISCAL YEAR 2017/2018

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	$281,771.74	$49,724.42	$12,604.05	$29,409.44	$373,509.65
Utilities	272,851.56	30,316.84	4,462.55	10,412.61	318,043.56
Equipment & Supplies	18,193.02	2,021.45	1,770.00	4,130.00	26,114.47
Repairs/Miscellaneous Expenses	45,693.15	5,077.02	5,382.91	12,560.11	68,713.19
Direct Costs (Subtotal)	**$618,509.47**	**$87,139.73**	**$24,219.50**	**$56,512.17**	**$786,380.87**
ADMINISTRATION COSTS					
District Administration	$0.00	$0.00	$0.00	$0.00	$0.00
County Administration Fee	1,609.20	178.80	30.00	70.00	1,888.00
Administration Costs (Subtotal)	**$1,609.20**	**$178.80**	**$30.00**	**$70.00**	**$1,888.00**
LEVY BREAKDOWN					
Total Direct and Admin. Costs	$620,118.67	$87,318.53	$24,249.50	$56,582.17	$788,268.87
Reserve Collection/(Contribution)	(120,127.22)	(22,322.69)	30,528.89	36,400.07	(75,520.95)
General Fund Contribution	0.00	0.00	0.00	0.00	0.00
CIP Collection	0.00	0.00	0.00	0.00	0.00
Balance to Levy	**$499,991.45**	**$64,995.84**	**$54,778.39**	**$92,982.24**	**$712,747.92**
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]	**$226.01**	**$34.72**	**$21.28**	**$49.67**	**$331.68**
Prior Year Levy Per EDU	$217.13	$33.36	$20.44	$47.72	$318.65
Maximum Assessment Per EDU	**$226.01**	**$34.72**	**$21.28**	**$49.67**	**$331.68**
Prior Year Maximum Assessment Per EDU	$217.13	$33.36	$20.44	$47.72	$318.65
Percent (%) change in Max Rate	4.089%	4.089%	4.089%	4.089%	4.089%
RESERVE INFORMATION					
Beginning Projected Reserve Balance	$241,187.94	$33,961.52	$9,431.56	$22,006.98	$306,588.00
Transfer to CIP Fund	0.00	0.00	0.00	0.00	0.00
CIP Collection	0.00	0.00	0.00	0.00	0.00
Ending Projected CIP Fund Balance	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Reserve Fund Activity	(120,127.22)	(22,322.69)	30,528.89	**36,400.07**	(75,520.95)
Ending Projected Reserve Balance	**$121,060.72**	**$11,638.83**	**$39,960.45**	**$58,407.05**	**$231,067.05**

[1] Levy per EDU shown above is based on FY 2017/2018 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 2017/2018

Based on the Budget for fiscal year 2017/2018 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	$423,090.58	$64,995.84	$38,836.16	$92,982.24	$620,904.82
Multi-Family Residential	64,507.77	0.00	6,345.70	0.00	70,853.47
Commercial/Institution	12,393.10	0.00	8,596.53	0.00	20,989.63
Commercial Vacant	0.00	0.00	0.00	0.00	0.00
Total	**$499,991.45**	**$64,995.84**	**$54,778.39**	**$92,982.24**	**$712,747.92**

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 - 2017/2018 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 2017/2018 Assessment Roll".

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 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	$77,171.00	$176,811.00	$253,982.00	$331.68
027-490-002-000	6 ARELLANO CT	82,732.00	210,022.00	292,754.00	331.68
027-490-003-000	10 ARELLANO CT	84,190.00	190,070.00	274,260.00	331.68
027-490-004-000	14 ARELLANO CT	75,000.00	250,000.00	325,000.00	331.68
027-490-005-000	18 ARELLANO CT	79,451.00	150,963.00	230,414.00	331.68
027-490-006-000	22 ARELLANO CT	84,190.00	192,732.00	276,922.00	331.68
027-490-007-000	26 ARELLANO CT	81,220.00	284,268.00	365,488.00	331.68
027-490-008-000	939 FARNHAM AVE	77,173.00	150,257.00	227,430.00	331.68
027-490-009-000	935 FARNHAM AVE	91,990.00	221,862.00	313,852.00	331.68
027-490-010-000	931 FARNHAM AVE	67,309.00	315,837.00	383,146.00	331.68
027-490-011-000	927 FARNHAM AVE	85,000.00	265,000.00	350,000.00	331.68
027-490-012-000	1928 MAXWELL AVE	72,828.00	170,813.00	243,641.00	331.68
027-490-013-000	1932 MAXWELL AVE	72,828.00	138,983.00	211,811.00	331.68
027-490-014-000	1936 MAXWELL AVE	151,217.00	165,441.00	316,658.00	331.68
027-490-015-000	1940 MAXWELL AVE	71,067.00	319,803.00	390,870.00	331.68
027-490-016-000	1944 MAXWELL AVE	84,882.00	160,216.00	245,098.00	331.68
027-490-017-000	1948 MAXWELL AVE	79,197.00	183,262.00	262,459.00	331.68
027-490-018-000	1952 MAXWELL AVE	85,000.00	315,000.00	400,000.00	331.68
027-490-019-000	1956 MAXWELL AVE	75,000.00	325,000.00	400,000.00	331.68
027-490-020-000	900 BURNS WAY	76,143.00	132,408.00	208,551.00	331.68
027-490-021-000	904 BURNS WAY	109,038.00	152,656.00	261,694.00	331.68
027-490-022-000	908 BURNS WAY	80,000.00	274,500.00	354,500.00	331.68
027-490-023-000	912 BURNS WAY	80,000.00	290,000.00	370,000.00	331.68
027-490-024-000	916 BURNS WAY	72,828.00	189,356.00	262,184.00	331.68
027-490-025-000	920 BURNS WAY	149,791.00	224,688.00	374,479.00	331.68
027-490-026-000	1969 WITHAM DR	82,541.00	161,611.00	244,152.00	331.68
027-490-028-000	1947 MAXWELL AVE	55,000.00	200,000.00	255,000.00	331.68
027-490-029-000	1943 MAXWELL AVE	63,661.00	106,103.00	169,764.00	331.68
027-490-030-000	1939 MAXWELL AVE	63,661.00	111,408.00	175,069.00	331.68
027-490-031-000	1935 MAXWELL AVE	52,011.00	114,320.00	166,331.00	331.68
027-490-036-000	1973 WITHAM DR	74,179.00	163,057.00	237,236.00	331.68
027-490-037-000	1977 WITHAM DR	80,000.00	320,000.00	400,000.00	331.68
027-490-038-000	1981 WITHAM DR	74,179.00	123,937.00	198,116.00	331.68
027-490-039-000	1985 WITHAM DR	72,828.00	164,191.00	237,019.00	331.68
027-490-040-000	1989 WITHAM DR	80,000.00	290,000.00	370,000.00	331.68
027-490-041-000	1993 WITHAM DR	85,000.00	290,000.00	375,000.00	331.68
027-490-042-000	931 WITHAM DR	87,350.00	253,921.00	341,271.00	331.68
027-490-044-000	1967 SCHLOTZ CT	79,451.00	214,839.00	294,290.00	331.68
027-490-045-000	1971 SCHLOTZ CT	91,990.00	152,489.00	244,479.00	331.68
027-490-046-000	1975 SCHLOTZ CT	70,000.00	285,000.00	355,000.00	331.68
027-490-047-000	1979 SCHLOTZ CT	72,828.00	136,381.00	209,209.00	331.68
027-490-048-000	1983 SCHLOTZ CT	85,000.00	255,000.00	340,000.00	331.68
027-490-049-000	1987 SCHLOTZ CT	72,828.00	170,813.00	243,641.00	331.68
027-490-050-000	1991 SCHLOTZ CT	72,828.00	185,902.00	258,730.00	331.68
027-490-051-000	1995 SCHLOTZ CT	114,217.00	146,853.00	261,070.00	331.68
027-490-052-000	1996 SCHLOTZ CT	71,067.00	317,773.00	388,840.00	331.68
027-490-053-000	1992 SCHLOTZ CT	70,000.00	349,000.00	419,000.00	331.68
027-490-054-000	1988 SCHLOTZ CT	71,067.00	284,270.00	355,337.00	331.68
027-490-055-000	1984 SCHLOTZ CT	72,828.00	182,336.00	255,164.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-490-056-000	1980 SCHLOTZ CT	80,000.00	320,000.00	400,000.00	331.68
027-490-057-000	1976 SCHLOTZ CT	72,828.00	143,877.00	216,705.00	331.68
027-490-058-000	1972 SCHLOTZ CT	72,828.00	152,935.00	225,763.00	331.68
027-490-059-000	1968 SCHLOTZ CT	80,000.00	300,000.00	380,000.00	331.68
027-500-001-000	30 ROMAN CT	85,000.00	255,000.00	340,000.00	331.68
027-500-002-000	26 ROMAN CT	78,027.00	177,348.00	255,375.00	331.68
027-500-003-000	22 ROMAN CT	85,122.00	169,075.00	254,197.00	331.68
027-500-004-000	18 ROMAN CT	78,030.00	141,866.00	219,896.00	331.68
027-500-005-000	14 ROMAN CT	87,350.00	199,663.00	287,013.00	331.68
027-500-006-000	10 ROMAN CT	80,000.00	315,000.00	395,000.00	331.68
027-500-007-000	6 ROMAN CT	85,122.00	167,402.00	252,524.00	331.68
027-500-008-000	932 FARNHAM AVE	71,402.00	198,488.00	269,890.00	331.68
027-500-009-000	936 FARNHAM AVE	91,990.00	158,008.00	249,998.00	331.68
027-500-010-000	50 ROMAN CT	85,000.00	265,000.00	350,000.00	331.68
027-500-011-000	46 ROMAN CT	75,000.00	250,000.00	325,000.00	331.68
027-500-012-000	42 ROMAN CT	67,309.00	310,660.00	377,969.00	331.68
027-500-013-000	38 ROMAN CT	71,402.00	142,812.00	214,214.00	331.68
027-500-014-000	34 ROMAN CT	71,067.00	284,270.00	355,337.00	331.68
027-500-015-000	960 FARNHAM AVE	78,027.00	178,330.00	256,357.00	331.68
027-500-016-000	956 FARNHAM AVE	79,577.00	171,887.00	251,464.00	331.68
027-500-017-000	952 FARNHAM AVE	114,217.00	153,380.00	267,597.00	331.68
027-500-018-000	948 FARNHAM AVE	77,171.00	177,850.00	255,021.00	331.68
027-500-019-000	54 ROMAN CT	79,451.00	158,912.00	238,363.00	331.68
027-500-020-000	1936 WITHAM DR	70,000.00	254,500.00	324,500.00	331.68
027-500-021-000	1940 WITHAM DR	110,000.00	226,181.00	336,181.00	331.68
027-500-022-000	1944 WITHAM DR	77,173.00	165,035.00	242,208.00	331.68
027-500-023-000	1948 WITHAM DR	75,000.00	250,000.00	325,000.00	331.68
027-500-024-000	1952 WITHAM DR	65,000.00	285,000.00	350,000.00	331.68
027-500-025-000	1956 WITHAM DR	75,000.00	250,000.00	325,000.00	331.68
027-500-026-000	1960 WITHAM DR	138,695.00	221,912.00	360,607.00	331.68
027-500-027-000	1964 WITHAM DR	90,879.00	227,205.00	318,084.00	331.68
027-500-028-000	1968 WITHAM DR	75,000.00	250,000.00	325,000.00	331.68
027-500-029-000	1972 WITHAM DR	77,173.00	149,515.00	226,688.00	331.68
027-500-030-000	1973 HACKETT DR	77,173.00	137,503.00	214,676.00	331.68
027-500-031-000	1969 HACKETT DR	77,171.00	137,982.00	215,153.00	331.68
027-500-032-000	1965 HACKETT DR	72,486.00	336,030.00	408,516.00	331.68
027-500-033-000	1961 HACKETT DR	77,173.00	177,938.00	255,111.00	331.68
027-500-034-000	1957 HACKETT DR	77,173.00	137,503.00	214,676.00	331.68
027-500-035-000	1953 HACKETT DR	77,173.00	167,284.00	244,457.00	331.68
027-500-036-000	1949 HACKETT DR	67,309.00	238,172.00	305,481.00	331.68
027-500-037-000	1945 HACKETT DR	77,173.00	126,276.00	203,449.00	331.68
027-500-038-000	1941 HACKETT DR	91,990.00	177,489.00	269,479.00	331.68
027-500-039-000	1972 HACKETT DR	125,096.00	223,001.00	348,097.00	331.68
027-500-040-000	1968 HACKETT DR	72,486.00	253,705.00	326,191.00	331.68
027-500-041-000	1964 HACKETT DR	75,661.00	166,354.00	242,015.00	331.68
027-500-042-000	1960 HACKETT DR	75,000.00	250,000.00	325,000.00	331.68
027-500-043-000	1956 HACKETT DR	119,942.00	201,724.00	321,666.00	331.68
027-500-044-000	1952 HACKETT DR	144,069.00	209,854.00	353,923.00	331.68
027-500-045-000	1948 HACKETT DR	74,179.00	154,093.00	228,272.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-500-046-000	1944 HACKETT DR	75,661.00	179,744.00	255,405.00	331.68
027-500-047-000	1947 HOWARD DR	102,813.00	205,628.00	308,441.00	331.68
027-500-048-000	971 FARNHAM AVE	155,338.00	233,010.00	388,348.00	331.68
027-500-049-000	975 FARNHAM AVE	97,403.00	191,309.00	288,712.00	331.68
027-500-050-000	979 FARNHAM AVE	85,913.00	181,379.00	267,292.00	331.68
027-500-051-000	983 FARNHAM AVE	114,217.00	177,312.00	291,529.00	331.68
027-500-052-000	987 FARNHAM AVE	75,661.00	180,205.00	255,866.00	331.68
027-500-053-000	991 FARNHAM AVE	75,661.00	130,694.00	206,355.00	331.68
027-500-054-000	995 FARNHAM AVE	75,661.00	153,507.00	229,168.00	331.68
027-500-056-000	1976 WITHAM DR	74,179.00	173,467.00	247,646.00	331.68
027-500-057-000	1980 WITHAM DR	72,828.00	129,865.00	202,693.00	331.68
027-500-058-000	1984 WITHAM DR	53,944.00	144,980.00	198,924.00	331.68
027-500-059-000	1988 WITHAM DR	74,179.00	138,856.00	213,035.00	331.68
027-500-060-000	1989 HACKETT DR	74,179.00	137,447.00	211,626.00	331.68
027-500-061-000	1985 HACKETT DR	80,000.00	290,000.00	370,000.00	331.68
027-500-062-000	1981 HACKETT DR	65,991.00	243,660.00	309,651.00	331.68
027-500-063-000	1977 HACKETT DR	74,650.00	223,828.00	298,478.00	331.68
027-500-064-000	1976 HACKETT DR	75,000.00	250,000.00	325,000.00	331.68
027-500-065-000	1980 HACKETT DR	62,413.00	212,207.00	274,620.00	331.68
027-500-066-000	1984 HACKETT DR	74,179.00	201,986.00	276,165.00	331.68
027-500-067-000	1988 HACKETT DR	80,000.00	310,000.00	390,000.00	331.68
027-500-068-000	951 WITHAM DR	119,658.00	217,561.00	337,219.00	331.68
027-500-069-000	947 WITHAM DR	85,684.00	124,756.00	210,440.00	331.68
027-500-070-000	943 WITHAM DR	87,350.00	218,384.00	305,734.00	331.68
027-500-071-000	939 WITHAM DR	58,853.00	153,887.00	212,740.00	331.68
027-500-072-000	935 WITHAM DR	72,828.00	152,274.00	225,102.00	331.68
027-500-073-000	999 FARNHAM AVE	74,179.00	116,667.00	190,846.00	331.68
027-511-001-000	979 HUSTON CIR	75,000.00	210,000.00	285,000.00	331.68
027-511-002-000	983 HUSTON CIR	81,169.00	97,403.00	178,572.00	331.68
027-511-003-000	987 HUSTON CIR	70,000.00	185,000.00	255,000.00	331.68
027-511-004-000	991 HUSTON CIR	70,000.00	195,000.00	265,000.00	331.68
027-511-005-000	995 HUSTON CIR	64,912.00	90,879.00	155,791.00	331.68
027-511-006-000	999 HUSTON CIR	108,779.00	138,152.00	246,931.00	331.68
027-511-007-000	1003 HUSTON CIR	76,143.00	253,812.00	329,955.00	331.68
027-511-008-000	1007 HUSTON CIR	68,966.00	88,065.00	157,031.00	331.68
027-511-009-000	1011 HUSTON CIR	60,000.00	226,000.00	286,000.00	331.68
027-511-010-000	1015 HUSTON CIR	68,782.00	148,861.00	217,643.00	331.68
027-511-011-000	1019 HUSTON CIR	63,661.00	92,840.00	156,501.00	331.68
027-511-012-000	1023 HUSTON CIR	70,000.00	195,000.00	265,000.00	331.68
027-511-013-000	1027 HUSTON CIR	70,000.00	185,000.00	255,000.00	331.68
027-511-014-000	1031 HUSTON CIR	70,000.00	195,000.00	265,000.00	331.68
027-511-015-000	1035 HUSTON CIR	133,145.00	127,599.00	260,744.00	331.68
027-511-016-000	1039 HUSTON CIR	91,990.00	112,553.00	204,543.00	331.68
027-511-017-000	1992 HUSTON CIR	70,931.00	136,439.00	207,370.00	331.68
027-511-018-000	1988 HUSTON CIR	70,931.00	120,354.00	191,285.00	331.68
027-511-019-000	1984 HUSTON CIR	64,912.00	115,482.00	180,394.00	331.68
027-511-020-000	1980 HUSTON CIR	63,661.00	72,149.00	135,810.00	331.68
027-511-021-000	1976 HUSTON CIR	98,134.00	106,857.00	204,991.00	331.68
027-511-022-000	1972 HUSTON CIR	70,000.00	205,000.00	275,000.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-511-025-000	1960 MORRIS CIR	66,209.00	99,315.00	165,524.00	331.68
027-511-026-000	1956 MORRIS CIR	70,156.00	104,464.00	174,620.00	331.68
027-511-027-000	1964 MORRIS CIR	70,157.00	95,403.00	165,560.00	331.68
027-511-029-000	1968 HUSTON CIR	70,931.00	130,189.00	201,120.00	331.68
027-512-001-000	996 HUSTON CIR	70,156.00	126,940.00	197,096.00	331.68
027-512-002-000	992 HUSTON CIR	70,000.00	195,000.00	265,000.00	331.68
027-512-003-000	988 HUSTON CIR	103,339.00	141,360.00	244,699.00	331.68
027-512-004-000	984 HUSTON CIR	70,000.00	235,000.00	305,000.00	331.68
027-512-005-000	980 HUSTON CIR	68,782.00	93,531.00	162,313.00	331.68
027-512-006-000	976 HUSTON CIR	75,000.00	210,000.00	285,000.00	331.68
027-512-007-000	972 HUSTON CIR	68,782.00	93,531.00	162,313.00	331.68
027-512-008-000	968 HUSTON CIR	75,661.00	88,608.00	164,269.00	331.68
027-512-009-000	1959 STEPHENS LN	70,000.00	235,000.00	305,000.00	331.68
027-512-010-000	1963 STEPHENS LN	68,782.00	103,773.00	172,555.00	331.68
027-512-011-000	1967 STEPHENS LN	55,838.00	223,355.00	279,193.00	331.68
027-512-012-000	1971 STEPHENS LN	68,782.00	100,411.00	169,193.00	331.68
027-512-013-000	1975 STEPHENS LN	77,990.00	149,120.00	227,110.00	331.68
027-512-014-000	1979 STEPHENS LN	68,782.00	111,832.00	180,614.00	331.68
027-512-015-000	1983 STEPHENS LN	52,011.00	161,234.00	213,245.00	331.68
027-512-016-000	1987 STEPHENS LN	68,156.00	118,681.00	186,837.00	331.68
027-513-001-000	1988 STEPHENS LN	81,169.00	81,169.00	162,338.00	331.68
027-513-002-000	1984 STEPHENS LN	63,661.00	100,797.00	164,458.00	331.68
027-513-003-000	1980 STEPHENS LN	74,345.00	97,258.00	171,603.00	331.68
027-513-004-000	1976 STEPHENS LN	51,776.00	151,187.00	202,963.00	331.68
027-513-005-000	1972 STEPHENS LN	75,000.00	210,000.00	285,000.00	331.68
027-513-006-000	1968 STEPHENS LN	70,931.00	123,843.00	194,774.00	331.68
027-513-007-000	1967 HUSTON CIR	81,169.00	103,895.00	185,064.00	331.68
027-513-008-000	1971 HUSTON CIR	70,156.00	102,417.00	172,573.00	331.68
027-513-009-000	1975 HUSTON CIR	64,912.00	99,965.00	164,877.00	331.68
027-513-010-000	1979 HUSTON CIR	52,011.00	176,839.00	228,850.00	331.68
027-513-011-000	1983 HUSTON CIR	56,953.00	212,283.00	269,236.00	331.68
027-513-012-000	1987 HUSTON CIR	97,870.00	201,867.00	299,737.00	331.68
027-514-001-000	963 HUSTON CIR	74,272.00	116,713.00	190,985.00	331.68
027-514-002-000	967 HUSTON CIR	68,782.00	115,546.00	184,328.00	331.68
027-514-003-000	971 HUSTON CIR	75,661.00	100,721.00	176,382.00	331.68
027-515-003-000	1004 FARNHAM AVE	68,782.00	108,374.00	177,156.00	331.68
027-515-004-000	1008 FARNHAM AVE	70,000.00	195,000.00	265,000.00	331.68
027-515-005-000	1012 FARNHAM AVE	51,776.00	184,635.00	236,411.00	331.68
027-515-006-000	1016 FARNHAM AVE	52,011.00	150,833.00	202,844.00	331.68
027-515-007-000	1020 FARNHAM AVE	68,782.00	86,653.00	155,435.00	331.68
027-515-008-000	1024 FARNHAM AVE	68,782.00	95,500.00	164,282.00	331.68
027-515-009-000	1028 FARNHAM AVE	70,000.00	205,000.00	275,000.00	331.68
027-515-010-000	1032 FARNHAM AVE	68,156.00	121,390.00	189,546.00	331.68
027-515-011-000	1036 FARNHAM AVE	64,912.00	127,232.00	192,144.00	331.68
027-515-012-000	1040 FARNHAM AVE	74,869.00	155,986.00	230,855.00	331.68
027-520-095-000	1975 MAXWELL AVE	1,690,000.00	19,410,000.00	21,100,000.00	19,459.74
027-530-001-000	944 CAMPBELL CIR	80,000.00	250,000.00	330,000.00	331.68
027-530-002-000	940 CAMPBELL CIR	75,661.00	104,058.00	179,719.00	331.68
027-530-003-000	936 CAMPBELL CIR	75,661.00	93,531.00	169,192.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-530-004-000	932 CAMPBELL CIR	74,179.00	102,504.00	176,683.00	331.68
027-530-005-000	928 CAMPBELL CIR	75,000.00	245,000.00	320,000.00	331.68
027-530-006-000	924 CAMPBELL CIR	141,116.00	177,748.00	318,864.00	331.68
027-530-007-000	920 CAMPBELL CIR	75,000.00	245,000.00	320,000.00	331.68
027-530-008-000	916 CAMPBELL CIR	74,179.00	95,747.00	169,926.00	331.68
027-530-009-000	912 CAMPBELL CIR	87,350.00	152,242.00	239,592.00	331.68
027-530-010-000	1080 BARNES CIR	98,134.00	122,668.00	220,802.00	331.68
027-530-011-000	1076 BARNES CIR	108,909.00	162,806.00	271,715.00	331.68
027-530-012-000	1072 BARNES CIR	77,173.00	133,168.00	210,341.00	331.68
027-530-013-000	1068 BARNES CIR	65,000.00	245,000.00	310,000.00	331.68
027-530-014-000	1064 BARNES CIR	78,027.00	137,518.00	215,545.00	331.68
027-530-015-000	1060 BARNES CIR	78,030.00	111,266.00	189,296.00	331.68
027-530-016-000	1056 BARNES CIR	75,000.00	245,000.00	320,000.00	331.68
027-530-017-000	1052 BARNES CIR	78,030.00	136,065.00	214,095.00	331.68
027-530-018-000	1048 BARNES CIR	149,791.00	139,248.00	289,039.00	331.68
027-530-019-000	1044 BARNES CIR	84,190.00	161,757.00	245,947.00	331.68
027-530-020-000	1040 BARNES CIR	75,661.00	129,774.00	205,435.00	331.68
027-530-021-000	1036 BARNES CIR	72,828.00	112,559.00	185,387.00	331.68
027-530-022-000	1032 BARNES CIR	84,190.00	104,462.00	188,652.00	331.68
027-530-023-000	1028 BARNES CIR	77,171.00	127,933.00	205,104.00	331.68
027-530-024-000	1024 BARNES CIR	68,966.00	148,545.00	217,511.00	331.68
027-530-025-000	1020 BARNES CIR	92,683.00	152,656.00	245,339.00	331.68
027-530-026-000	1016 BARNES CIR	77,173.00	113,162.00	190,335.00	331.68
027-530-027-000	1012 BARNES CIR	69,519.00	140,063.00	209,582.00	331.68
027-530-028-000	1008 BARNES CIR	77,173.00	106,304.00	183,477.00	331.68
027-530-029-000	1004 BARNES CIR	56,953.00	194,162.00	251,115.00	331.68
027-530-030-000	1000 BARNES CIR	77,173.00	99,488.00	176,661.00	331.68
027-530-031-000	996 CAMPBELL CIR	77,173.00	107,694.00	184,867.00	331.68
027-530-032-000	992 CAMPBELL CIR	77,173.00	103,945.00	181,118.00	331.68
027-530-033-000	988 CAMPBELL CIR	77,173.00	126,684.00	203,857.00	331.68
027-530-034-000	984 CAMPBELL CIR	77,173.00	103,978.00	181,151.00	331.68
027-530-035-000	980 CAMPBELL CIR	77,173.00	101,813.00	178,986.00	331.68
027-530-036-000	976 CAMPBELL CIR	68,966.00	143,239.00	212,205.00	331.68
027-530-037-000	972 CAMPBELL CIR	77,173.00	102,273.00	179,446.00	331.68
027-530-038-000	968 CAMPBELL CIR	76,443.00	165,354.00	241,797.00	331.68
027-530-039-000	964 CAMPBELL CIR	78,016.00	197,643.00	275,659.00	331.68
027-530-040-000	960 CAMPBELL CIR	77,171.00	107,758.00	184,929.00	331.68
027-530-041-000	956 CAMPBELL CIR	77,173.00	131,065.00	208,238.00	331.68
027-530-042-000	952 CAMPBELL CIR	77,173.00	119,133.00	196,306.00	331.68
027-530-043-000	948 CAMPBELL CIR	65,991.00	182,745.00	248,736.00	331.68
027-530-044-000	939 CAMPBELL CIR	77,171.00	113,258.00	190,429.00	331.68
027-530-045-000	935 CAMPBELL CIR	65,991.00	162,440.00	228,431.00	331.68
027-530-046-000	931 CAMPBELL CIR	74,179.00	104,339.00	178,518.00	331.68
027-530-047-000	927 CAMPBELL CIR	74,272.00	169,235.00	243,507.00	331.68
027-530-048-000	923 CAMPBELL CIR	98,134.00	151,563.00	249,697.00	331.68
027-530-049-000	919 CAMPBELL CIR	138,695.00	189,736.00	328,431.00	331.68
027-530-050-000	915 CAMPBELL CIR	74,179.00	105,877.00	180,056.00	331.68
027-530-051-000	1077 BARNES CIR	78,027.00	111,813.00	189,840.00	331.68
027-530-052-000	1073 BARNES CIR	86,579.00	122,293.00	208,872.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-530-053-000	1069 BARNES CIR	153,130.00	171,144.00	324,274.00	331.68
027-530-054-000	1065 BARNES CIR	69,519.00	118,519.00	188,038.00	331.68
027-530-055-000	1061 BARNES CIR	65,991.00	187,821.00	253,812.00	331.68
027-530-056-000	1057 BARNES CIR	97,403.00	146,103.00	243,506.00	331.68
027-530-057-000	1053 BARNES CIR	81,169.00	137,444.00	218,613.00	331.68
027-530-058-000	1025 BARNES CIR	67,309.00	231,959.00	299,268.00	331.68
027-530-059-000	1021 BARNES CIR	77,173.00	116,348.00	193,521.00	331.68
027-530-060-000	1017 BARNES CIR	100,931.00	192,689.00	293,620.00	331.68
027-530-061-000	1013 BARNES CIR	82,732.00	140,012.00	222,744.00	331.68
027-530-062-000	1009 BARNES CIR	85,636.00	198,196.00	283,832.00	331.68
027-530-063-000	1005 BARNES CIR	97,870.00	263,041.00	360,911.00	331.68
027-530-064-000	1001 BARNES CIR	75,000.00	245,000.00	320,000.00	331.68
027-530-065-000	995 CAMPBELL CIR	75,000.00	245,000.00	320,000.00	331.68
027-530-066-000	991 CAMPBELL CIR	84,229.00	180,943.00	265,172.00	331.68
027-530-067-000	987 CAMPBELL CIR	65,991.00	196,958.00	262,949.00	331.68
027-530-068-000	983 CAMPBELL CIR	74,272.00	130,507.00	204,779.00	331.68
027-530-069-000	979 CAMPBELL CIR	75,000.00	250,000.00	325,000.00	331.68
027-530-070-000	975 CAMPBELL CIR	67,309.00	181,218.00	248,527.00	331.68
027-530-071-000	971 CAMPBELL CIR	108,779.00	157,732.00	266,511.00	331.68
027-540-001-000	985 BOURN DR	79,549.00	169,925.00	249,474.00	331.68
027-540-002-000	979 BOURN DR	74,179.00	122,722.00	196,901.00	331.68
027-540-003-000	973 BOURN DR	80,000.00	290,000.00	370,000.00	331.68
027-540-004-000	967 BOURN DR	114,496.00	67,183.00	181,679.00	331.68
027-540-005-000	961 BOURN DR	80,000.00	245,000.00	325,000.00	331.68
027-540-006-000	955 BOURN DR	72,828.00	152,290.00	225,118.00	331.68
027-540-007-000	949 BOURN DR	74,179.00	139,820.00	213,999.00	331.68
027-540-008-000	943 BOURN DR	63,372.00	134,879.00	198,251.00	331.68
027-540-009-000	937 BOURN DR	85,000.00	300,000.00	385,000.00	331.68
027-540-010-000	960 DUNCAN CIR	89,096.00	162,288.00	251,384.00	331.68
027-540-011-000	956 DUNCAN CIR	72,814.00	295,841.00	368,655.00	331.68
027-540-012-000	952 DUNCAN CIR	109,038.00	151,563.00	260,601.00	331.68
027-540-013-000	948 DUNCAN CIR	71,402.00	148,655.00	220,057.00	331.68
027-540-014-000	944 DUNCAN CIR	77,894.00	198,511.00	276,405.00	331.68
027-540-015-000	940 DUNCAN CIR	74,650.00	145,989.00	220,639.00	331.68
027-540-016-000	936 DUNCAN CIR	74,179.00	120,023.00	194,202.00	331.68
027-540-017-000	932 DUNCAN CIR	80,000.00	290,000.00	370,000.00	331.68
027-540-018-000	928 DUNCAN CIR	162,976.00	210,204.00	373,180.00	331.68
027-540-019-000	924 DUNCAN CIR	80,000.00	300,000.00	380,000.00	331.68
027-540-020-000	920 DUNCAN CIR	91,754.00	295,168.00	386,922.00	331.68
027-540-021-000	916 DUNCAN CIR	80,922.00	135,414.00	216,336.00	331.68
027-540-022-000	912 DUNCAN CIR	79,577.00	175,070.00	254,647.00	331.68
027-540-023-000	908 DUNCAN CIR	62,413.00	178,919.00	241,332.00	331.68
027-540-024-000	904 DUNCAN CIR	74,272.00	175,070.00	249,342.00	331.68
027-540-025-000	900 DUNCAN CIR	76,368.00	176,925.00	253,293.00	331.68
027-540-026-000	896 DUNCAN CIR	74,179.00	155,096.00	229,275.00	331.68
027-540-027-000	892 DUNCAN CIR	76,368.00	173,109.00	249,477.00	331.68
027-540-028-000	888 DUNCAN CIR	97,403.00	167,749.00	265,152.00	331.68
027-540-029-000	1665 BRENNEN DR	51,776.00	170,862.00	222,638.00	331.68
027-540-030-000	884 DUNCAN CIR	69,519.00	84,072.00	153,591.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-540-031-000	4 MAST CT	72,486.00	232,994.00	305,480.00	331.68
027-540-032-000	8 MAST CT	69,519.00	159,900.00	229,419.00	331.68
027-540-033-000	12 MAST CT	77,894.00	158,393.00	236,287.00	331.68
027-540-034-000	20 LUCERO PL	85,000.00	320,000.00	405,000.00	331.68
027-540-035-000	24 LUCERO PL	77,171.00	147,273.00	224,444.00	331.68
027-540-036-000	28 LUCERO PL	75,661.00	162,324.00	237,985.00	331.68
027-540-037-000	32 LUCERO PL	75,661.00	132,225.00	207,886.00	331.68
027-540-038-000	996 DUNCAN CIR	62,413.00	136,269.00	198,682.00	331.68
027-540-039-000	992 DUNCAN CIR	86,579.00	177,489.00	264,068.00	331.68
027-540-040-000	988 DUNCAN CIR	73,186.00	253,307.00	326,493.00	331.68
027-540-041-000	984 DUNCAN CIR	75,661.00	120,679.00	196,340.00	331.68
027-540-042-000	980 DUNCAN CIR	82,732.00	234,841.00	317,573.00	331.68
027-540-043-000	976 DUNCAN CIR	125,096.00	185,751.00	310,847.00	331.68
027-540-044-000	972 DUNCAN CIR	75,661.00	132,057.00	207,718.00	331.68
027-540-045-000	968 DUNCAN CIR	67,309.00	289,949.00	357,258.00	331.68
027-540-046-000	964 DUNCAN CIR	91,990.00	209,957.00	301,947.00	331.68
027-540-047-000	951 DUNCAN CIR	90,000.00	175,000.00	265,000.00	331.68
027-540-048-000	967 DUNCAN CIR	91,754.00	177,275.00	269,029.00	331.68
027-540-049-000	947 DUNCAN CIR	74,179.00	170,195.00	244,374.00	331.68
027-540-050-000	943 DUNCAN CIR	74,179.00	142,415.00	216,594.00	331.68
027-540-051-000	939 DUNCAN CIR	80,000.00	290,000.00	370,000.00	331.68
027-540-052-000	935 DUNCAN CIR	103,586.00	245,230.00	348,816.00	331.68
027-540-053-000	931 DUNCAN CIR	74,179.00	141,609.00	215,788.00	331.68
027-540-054-000	925 DUNCAN CIR	65,991.00	163,455.00	229,446.00	331.68
027-540-055-000	907 DUNCAN CIR	55,000.00	210,000.00	265,000.00	331.68
027-540-056-000	903 DUNCAN CIR	90,000.00	175,000.00	265,000.00	331.68
027-540-057-000	1655 SANTONI LN	74,272.00	106,103.00	180,375.00	331.68
027-540-058-000	1647 SANTONI LN	75,661.00	201,952.00	277,613.00	331.68
027-540-059-000	1643 SANTONI LN	75,661.00	134,685.00	210,346.00	331.68
027-540-060-000	1639 SANTONI LN	84,229.00	215,264.00	299,493.00	331.68
027-540-061-000	1635 SANTONI LN	74,179.00	155,096.00	229,275.00	331.68
027-540-062-000	1631 SANTONI LN	75,661.00	143,650.00	219,311.00	331.68
027-540-063-000	971 DUNCAN CIR	54,516.00	87,776.00	142,292.00	331.68
027-540-064-000	1627 SANTONI LN	69,519.00	99,179.00	168,698.00	331.68
027-540-065-000	1628 SANTONI LN	62,413.00	114,424.00	176,837.00	331.68
027-540-066-000	989 DUNCAN CIR	77,173.00	82,066.00	159,239.00	331.68
027-540-067-000	1632 SANTONI LN	70,000.00	299,000.00	369,000.00	331.68
027-540-068-000	1636 SANTONI LN	75,000.00	250,000.00	325,000.00	331.68
027-540-069-000	1640 SANTONI LN	70,000.00	310,000.00	380,000.00	331.68
027-540-070-000	1644 SANTONI LN	67,614.00	183,081.00	250,695.00	331.68
027-540-071-000	1648 SANTONI LN	116,221.00	220,219.00	336,440.00	331.68
027-540-072-000	1656 SANTONI LN	81,108.00	132,274.00	213,382.00	331.68
027-540-073-000	887 DUNCAN CIR	66,209.00	91,873.00	158,082.00	331.68
027-550-001-000	1112 POWERS CIR	125,394.00	174,463.00	299,857.00	331.68
027-550-002-000	1108 POWERS CIR	62,131.00	265,095.00	327,226.00	331.68
027-550-003-000	1104 POWERS CIR	77,173.00	182,426.00	259,599.00	331.68
027-550-004-000	1100 POWERS CIR	65,000.00	282,000.00	347,000.00	331.68
027-550-005-000	1096 POWERS CIR	77,173.00	133,745.00	210,918.00	331.68
027-550-006-000	1092 POWERS CIR	75,756.00	154,221.00	229,977.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-550-007-000	1088 POWERS CIR	74,179.00	115,993.00	190,172.00	331.68
027-550-008-000	1084 POWERS CIR	70,000.00	280,000.00	350,000.00	331.68
027-550-009-000	1080 POWERS CIR	95,000.00	295,000.00	390,000.00	331.68
027-550-010-000	1076 POWERS CIR	77,173.00	134,571.00	211,744.00	331.68
027-550-011-000	1072 POWERS CIR	75,000.00	250,000.00	325,000.00	331.68
027-550-012-000	1068 POWERS CIR	63,661.00	184,514.00	248,175.00	331.68
027-550-013-000	1064 POWERS CIR	75,756.00	151,515.00	227,271.00	331.68
027-550-014-000	1060 POWERS CIR	80,000.00	305,000.00	385,000.00	331.68
027-550-015-000	1056 POWERS CIR	86,579.00	143,090.00	229,669.00	331.68
027-550-016-000	1052 POWERS CIR	86,579.00	173,161.00	259,740.00	331.68
027-550-017-000	1048 POWERS CIR	85,913.00	222,113.00	308,026.00	331.68
027-550-018-000	1044 POWERS CIR	77,173.00	140,806.00	217,979.00	331.68
027-550-019-000	1040 POWERS CIR	83,252.00	145,916.00	229,168.00	331.68
027-550-020-000	1036 POWERS CIR	85,122.00	168,330.00	253,452.00	331.68
027-550-021-000	1051 BOURN DR	97,901.00	141,414.00	239,315.00	331.68
027-550-022-000	1045 BOURN DR	74,272.00	129,445.00	203,717.00	331.68
027-550-023-000	1039 BOURN DR	87,350.00	202,159.00	289,509.00	331.68
027-550-024-000	1033 BOURN DR	138,695.00	175,311.00	314,006.00	331.68
027-550-025-000	1027 BOURN DR	67,309.00	256,812.00	324,121.00	331.68
027-550-026-000	1021 BOURN DR	86,579.00	175,324.00	261,903.00	331.68
027-550-027-000	1608 AMMONS ST	52,011.00	122,226.00	174,237.00	331.68
027-550-028-000	1015 BOURN DR	77,173.00	90,989.00	168,162.00	331.68
027-550-029-000	1003 BOURN DR	77,173.00	89,666.00	166,839.00	331.68
027-550-030-000	1607 AMMONS ST	55,838.00	207,111.00	262,949.00	331.68
027-550-031-000	997 BOURN DR	92,683.00	174,463.00	267,146.00	331.68
027-550-032-000	991 BOURN DR	65,991.00	256,350.00	322,341.00	331.68
027-550-033-000	1000 DUNCAN CIR	133,145.00	183,079.00	316,224.00	331.68
027-550-034-000	1004 DUNCAN CIR	62,413.00	247,574.00	309,987.00	331.68
027-550-035-000	1008 DUNCAN CIR	75,661.00	127,663.00	203,324.00	331.68
027-550-036-000	1612 AMMONS ST	77,173.00	80,308.00	157,481.00	331.68
027-550-037-000	1016 POWERS CIR	77,173.00	93,392.00	170,565.00	331.68
027-550-038-000	1020 POWERS CIR	62,131.00	248,528.00	310,659.00	331.68
027-550-039-000	1024 POWERS CIR	62,131.00	248,528.00	310,659.00	331.68
027-550-040-000	1028 POWERS CIR	62,413.00	165,917.00	228,330.00	331.68
027-550-041-000	1032 POWERS CIR	79,577.00	227,061.00	306,638.00	331.68
027-550-042-000	1029 POWERS CIR	85,000.00	255,000.00	340,000.00	331.68
027-550-043-000	1025 POWERS CIR	85,000.00	255,000.00	340,000.00	331.68
027-550-044-000	1021 POWERS CIR	138,695.00	205,269.00	343,964.00	331.68
027-550-045-000	1017 POWERS CIR	65,000.00	245,000.00	310,000.00	331.68
027-550-046-000	1013 POWERS CIR	67,309.00	295,023.00	362,332.00	331.68
027-550-047-000	1009 DUNCAN CIR	85,000.00	255,000.00	340,000.00	331.68
027-550-048-000	4 LUCERO PL	77,173.00	157,893.00	235,066.00	331.68
027-550-049-000	8 LUCERO PL	77,173.00	150,007.00	227,180.00	331.68
027-550-050-000	12 LUCERO PL	70,000.00	294,000.00	364,000.00	331.68
027-550-051-000	16 LUCERO PL	80,000.00	310,000.00	390,000.00	331.68
027-550-052-000	16 MAST CT	82,732.00	180,744.00	263,476.00	331.68
027-550-053-000	20 MAST CT	13,635.00	54,349.00	67,984.00	331.68
027-550-054-000	24 MAST CT	74,179.00	159,932.00	234,111.00	331.68
027-550-055-000	28 MAST CT	81,220.00	228,431.00	309,651.00	331.68

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-550-056-000	1103 POWERS CIR	69,519.00	194,005.00	263,524.00	331.68
027-550-057-000	1099 POWERS CIR	84,882.00	134,751.00	219,633.00	331.68
027-550-058-000	1095 POWERS CIR	80,000.00	290,000.00	370,000.00	331.68
027-550-059-000	1091 POWERS CIR	77,173.00	138,362.00	215,535.00	331.68
027-550-060-000	1087 POWERS CIR	77,173.00	92,322.00	169,495.00	331.68
027-550-061-000	1069 POWERS CIR	97,870.00	173,726.00	271,596.00	331.68
027-550-062-000	4 BAIRD CT	167,825.00	102,630.00	270,455.00	331.68
027-550-063-000	8 BAIRD CT	74,179.00	124,083.00	198,262.00	331.68
027-550-064-000	12 BAIRD CT	77,171.00	167,115.00	244,286.00	331.68
027-550-065-000	16 BAIRD CT	98,134.00	139,569.00	237,703.00	331.68
027-550-066-000	20 BAIRD CT	90,187.00	166,521.00	256,708.00	331.68
027-550-067-000	24 BAIRD CT	96,708.00	264,433.00	361,141.00	331.68
027-550-068-000	28 BAIRD CT	77,894.00	171,375.00	249,269.00	331.68
027-550-069-000	32 BAIRD CT	90,000.00	265,000.00	355,000.00	331.68
027-550-070-000	36 BAIRD CT	78,027.00	210,980.00	289,007.00	331.68
027-550-071-000	40 BAIRD CT	85,000.00	255,000.00	340,000.00	331.68
027-550-072-000	1045 POWERS CIR	77,173.00	159,692.00	236,865.00	331.68
027-550-073-000	1049 POWERS CIR	77,171.00	142,832.00	220,003.00	331.68
027-570-001-000	850 PIONEER AVE	652,560.00	4,779,692.00	5,432,252.00	3,842.94
027-570-002-000	825 LAUGENOUR CT	98,644.00	301,530.00	400,174.00	331.68
027-570-003-000	829 LAUGENOUR CT	95,000.00	345,000.00	440,000.00	331.68
027-570-004-000	833 LAUGENOUR CT	82,541.00	194,825.00	277,366.00	331.68
027-570-005-000	837 LAUGENOUR CT	80,922.00	224,474.00	305,396.00	331.68
027-570-006-000	841 LAUGENOUR CT	94,812.00	351,742.00	446,554.00	331.68
027-570-007-000	845 LAUGENOUR CT	58,968.00	188,831.00	247,799.00	331.68
027-570-008-000	849 LAUGENOUR CT	85,000.00	345,000.00	430,000.00	331.68
027-570-009-000	853 LAUGENOUR CT	125,096.00	190,366.00	315,462.00	331.68
027-570-010-000	857 LAUGENOUR CT	65,000.00	340,000.00	405,000.00	331.68
027-570-011-000	861 LAUGENOUR CT	74,179.00	152,398.00	226,577.00	331.68
027-570-012-000	860 LAUGENOUR CT	91,990.00	194,806.00	286,796.00	331.68
027-570-013-000	856 LAUGENOUR CT	79,577.00	159,154.00	238,731.00	331.68
027-570-014-000	852 LAUGENOUR CT	107,658.00	241,016.00	348,674.00	331.68
027-570-015-000	848 LAUGENOUR CT	74,650.00	120,090.00	194,740.00	331.68
027-570-016-000	840 LAUGENOUR CT	82,541.00	134,808.00	217,349.00	331.68
027-570-017-000	836 LAUGENOUR CT	102,813.00	167,749.00	270,562.00	331.68
027-570-018-000	832 LAUGENOUR CT	75,661.00	192,594.00	268,255.00	331.68
027-570-019-000	828 LAUGENOUR CT	75,661.00	180,264.00	255,925.00	331.68
027-570-020-000	824 LAUGENOUR CT	86,073.00	201,289.00	287,362.00	331.68
027-570-021-000	1632 GILLETTE DR	75,661.00	158,198.00	233,859.00	331.68
027-570-022-000	1628 GILLETTE DR	75,661.00	123,799.00	199,460.00	331.68
027-570-023-000	1624 GILLETTE DR	85,000.00	335,000.00	420,000.00	331.68
027-570-024-000	1620 GILLETTE DR	74,179.00	114,630.00	188,809.00	331.68
027-570-025-000	1621 CRAFT DR	67,309.00	295,127.00	362,436.00	331.68
027-570-026-000	1625 CRAFT DR	74,179.00	94,410.00	168,589.00	331.68
027-570-027-000	1629 CRAFT DR	71,402.00	182,386.00	253,788.00	331.68
027-570-028-000	1633 CRAFT DR	125,096.00	233,280.00	358,376.00	331.68
027-570-029-000	1637 CRAFT DR	144,242.00	265,187.00	409,429.00	331.68
027-570-030-000	1641 CRAFT DR	67,614.00	210,542.00	278,156.00	331.68
027-570-031-000	1645 CRAFT DR	76,143.00	306,605.00	382,748.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-570-032-000	1649 CRAFT DR	67,309.00	243,350.00	310,659.00	331.68
027-570-033-000	1653 CRAFT DR	72,814.00	251,736.00	324,550.00	331.68
027-570-034-000	1657 CRAFT DR	74,179.00	119,122.00	193,301.00	331.68
027-570-035-000	1658 CRAFT DR	72,828.00	148,315.00	221,143.00	331.68
027-570-036-000	1654 CRAFT DR	72,828.00	168,180.00	241,008.00	331.68
027-570-037-000	1650 CRAFT DR	67,614.00	181,520.00	249,134.00	331.68
027-570-038-000	1632 CRAFT DR	75,661.00	171,954.00	247,615.00	331.68
027-570-039-000	1628 CRAFT DR	39,325.00	112,078.00	151,403.00	331.68
027-570-040-000	1624 CRAFT DR	75,661.00	154,277.00	229,938.00	331.68
027-570-041-000	1620 CRAFT DR	75,661.00	130,682.00	206,343.00	331.68
027-570-042-000	871 PRATHER CT	85,000.00	270,000.00	355,000.00	331.68
027-570-043-000	879 PRATHER CT	75,661.00	185,714.00	261,375.00	331.68
027-570-044-000	887 PRATHER CT	77,173.00	204,827.00	282,000.00	331.68
027-570-045-000	888 PRATHER CT	85,000.00	245,000.00	330,000.00	331.68
027-570-046-000	880 PRATHER CT	65,991.00	251,274.00	317,265.00	331.68
027-570-047-000	872 PRATHER CT	94,812.00	284,450.00	379,262.00	331.68
027-570-048-000	864 PRATHER CT	108,779.00	103,339.00	212,118.00	331.68
027-570-049-000	856 PRATHER CT	80,000.00	280,000.00	360,000.00	331.68
027-570-050-000	848 PRATHER CT	77,173.00	143,116.00	220,289.00	331.68
027-570-051-000	840 PRATHER CT	91,933.00	180,347.00	272,280.00	331.68
027-570-052-000	832 PRATHER CT	77,173.00	142,325.00	219,498.00	331.68
027-570-053-000	824 PRATHER CT	108,779.00	119,658.00	228,437.00	331.68
027-570-054-000	825 BOURN DR	79,577.00	164,460.00	244,037.00	331.68
027-570-055-000	833 BOURN DR	74,179.00	157,876.00	232,055.00	331.68
027-570-056-000	841 BOURN DR	119,658.00	211,034.00	330,692.00	331.68
027-570-057-000	849 BOURN DR	75,756.00	188,816.00	264,572.00	331.68
027-570-058-000	857 BOURN DR	85,000.00	255,000.00	340,000.00	331.68
027-570-059-000	865 BOURN DR	74,179.00	144,485.00	218,664.00	331.68
027-570-060-000	873 BOURN DR	69,519.00	158,490.00	228,009.00	331.68
027-570-061-000	881 BOURN DR	62,131.00	243,350.00	305,481.00	331.68
027-570-062-000	889 BOURN DR	108,779.00	163,170.00	271,949.00	331.68
027-570-063-000	897 BOURN DR	74,179.00	159,499.00	233,678.00	331.68
027-580-001-000	46 DARBY CT	75,661.00	264,024.00	339,685.00	331.68
027-580-002-000	42 DARBY CT	75,661.00	181,283.00	256,944.00	331.68
027-580-003-000	38 DARBY CT	119,658.00	228,441.00	348,099.00	331.68
027-580-004-000	34 DARBY CT	74,179.00	217,580.00	291,759.00	331.68
027-580-005-000	30 DARBY CT	91,372.00	320,819.00	412,191.00	331.68
027-580-006-000	26 DARBY CT	84,190.00	146,060.00	230,250.00	331.68
027-580-007-000	22 DARBY CT	82,541.00	243,503.00	326,044.00	331.68
027-580-008-000	18 DARBY CT	87,350.00	318,218.00	405,568.00	331.68
027-580-009-000	14 DARBY CT	85,000.00	315,000.00	400,000.00	331.68
027-580-010-000	10 DARBY CT	77,173.00	198,424.00	275,597.00	331.68
027-580-011-000	6 DARBY CT	87,350.00	230,863.00	318,213.00	331.68
027-580-012-000	2 DARBY CT	76,368.00	182,943.00	259,311.00	331.68
027-580-014-000	901 CRANSTON DR	70,000.00	350,000.00	420,000.00	331.68
027-580-015-000	905 CRANSTON DR	85,000.00	265,000.00	350,000.00	331.68
027-580-016-000	909 CRANSTON DR	72,828.00	233,276.00	306,104.00	331.68
027-580-017-000	913 CRANSTON DR	74,179.00	198,205.00	272,384.00	331.68
027-580-018-000	917 CRANSTON DR	85,000.00	255,000.00	340,000.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-581-001-000	1884 OLVERA DR	72,828.00	196,519.00	269,347.00	331.68
027-581-002-000	900 CRANSTON DR	79,577.00	200,004.00	279,581.00	331.68
027-581-003-000	902 CRANSTON DR	80,000.00	310,000.00	390,000.00	331.68
027-581-004-000	1880 OLVERA DR	72,828.00	217,369.00	290,197.00	331.68
027-581-005-000	1876 OLVERA DR	135,975.00	184,928.00	320,903.00	331.68
027-581-006-000	908 CRANSTON DR	69,519.00	166,063.00	235,582.00	331.68
027-581-007-000	912 CRANSTON DR	72,828.00	229,333.00	302,161.00	331.68
027-581-008-000	1872 OLVERA DR	72,828.00	210,479.00	283,307.00	331.68
027-581-009-000	1868 OLVERA DR	72,828.00	198,203.00	271,031.00	331.68
027-581-010-000	916 CRANSTON DR	74,179.00	254,085.00	328,264.00	331.68
027-581-011-000	1864 OLVERA DR	62,131.00	357,259.00	419,390.00	331.68
027-581-012-000	920 CRANSTON DR	85,000.00	345,000.00	430,000.00	331.68
027-581-013-000	1860 OLVERA DR	75,661.00	184,710.00	260,371.00	331.68
027-581-014-000	1856 OLVERA DR	75,661.00	267,805.00	343,466.00	331.68
027-581-015-000	1852 OLVERA DR	75,661.00	149,132.00	224,793.00	331.68
027-581-016-000	1848 OLVERA DR	72,814.00	281,903.00	354,717.00	331.68
027-581-017-000	1844 OLVERA DR	75,661.00	230,923.00	306,584.00	331.68
027-581-018-000	1840 OLVERA DR	90,000.00	330,000.00	420,000.00	331.68
027-581-019-000	16 OLVERA CT	82,541.00	256,017.00	338,558.00	331.68
027-581-020-000	12 OLVERA CT	105,000.00	340,000.00	445,000.00	331.68
027-581-021-000	8 OLVERA CT	135,975.00	251,284.00	387,259.00	331.68
027-581-022-000	1832 OLVERA DR	80,000.00	310,000.00	390,000.00	331.68
027-581-023-000	1828 OLVERA DR	76,143.00	390,871.00	467,014.00	331.68
027-581-024-000	1824 OLVERA DR	95,000.00	345,000.00	440,000.00	331.68
027-581-025-000	1812 OLVERA DR	82,541.00	224,292.00	306,833.00	331.68
027-581-026-000	835 WALKER ST	95,459.00	267,303.00	362,762.00	331.68
027-582-001-000	1883 OLVERA DR	114,217.00	249,109.00	363,326.00	331.68
027-582-002-000	1879 OLVERA DR	72,828.00	213,025.00	285,853.00	331.68
027-582-003-000	1875 OLVERA DR	80,000.00	290,000.00	370,000.00	331.68
027-582-004-000	1871 OLVERA DR	98,134.00	261,696.00	359,830.00	331.68
027-582-005-000	1867 OLVERA DR	80,000.00	310,000.00	390,000.00	331.68
027-582-006-000	1863 OLVERA DR	72,828.00	193,167.00	265,995.00	331.68
027-582-007-000	1855 OLVERA DR	82,732.00	260,937.00	343,669.00	331.68
027-582-008-000	1851 OLVERA DR	70,000.00	340,000.00	410,000.00	331.68
027-582-009-000	1843 OLVERA DR	67,309.00	295,127.00	362,436.00	331.68
027-582-010-000	1839 OLVERA DR	138,695.00	246,214.00	384,909.00	331.68
027-582-011-000	1835 OLVERA DR	85,000.00	335,000.00	420,000.00	331.68
027-582-012-000	1831 OLVERA DR	74,179.00	176,800.00	250,979.00	331.68
027-582-013-000	1827 OLVERA DR	69,519.00	174,372.00	243,891.00	331.68
027-582-014-000	1823 OLVERA DR	84,190.00	150,198.00	234,388.00	331.68
027-582-015-000	1819 OLVERA DR	85,000.00	335,000.00	420,000.00	331.68
027-582-016-000	1815 OLVERA DR	119,942.00	250,791.00	370,733.00	331.68
027-582-017-000	1811 OLVERA DR	85,000.00	335,000.00	420,000.00	331.68
027-582-018-000	1807 OLVERA DR	85,000.00	335,000.00	420,000.00	331.68
027-590-001-000	1848 E GUM AVE	72,828.00	200,033.00	272,861.00	331.68
027-590-002-000	1844 E GUM AVE	85,000.00	255,000.00	340,000.00	331.68
027-590-003-000	1840 E GUM AVE	74,179.00	181,114.00	255,293.00	331.68
027-590-004-000	1836 E GUM AVE	69,519.00	192,548.00	262,067.00	331.68
027-590-005-000	1832 E GUM AVE	65,000.00	287,000.00	352,000.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-590-006-000	1828 E GUM AVE	97,403.00	205,628.00	303,031.00	331.68
027-590-007-000	1824 E GUM AVE	62,413.00	187,241.00	249,654.00	331.68
027-590-008-000	1820 E GUM AVE	80,000.00	310,000.00	390,000.00	331.68
027-590-009-000	1816 E GUM AVE	72,828.00	152,290.00	225,118.00	331.68
027-590-010-000	1812 E GUM AVE	85,000.00	255,000.00	340,000.00	331.68
027-590-011-000	1808 E GUM AVE	74,272.00	190,985.00	265,257.00	331.68
027-590-012-000	1804 E GUM AVE	74,179.00	203,021.00	277,200.00	331.68
027-590-013-000	1800 E GUM AVE	82,732.00	289,166.00	371,898.00	331.68
027-590-014-000	50 COLLINS PL	85,000.00	255,000.00	340,000.00	331.68
027-590-015-000	46 COLLINS PL	67,309.00	346,903.00	414,212.00	331.68
027-590-016-000	42 COLLINS PL	85,000.00	325,000.00	410,000.00	331.68
027-590-017-000	38 COLLINS PL	79,577.00	169,765.00	249,342.00	331.68
027-590-018-000	34 COLLINS PL	85,000.00	310,000.00	395,000.00	331.68
027-590-019-000	30 COLLINS PL	84,190.00	204,336.00	288,526.00	331.68
027-590-020-000	22 EATON CT	79,451.00	161,014.00	240,465.00	331.68
027-590-021-000	18 EATON CT	86,296.00	337,063.00	423,359.00	331.68
027-590-022-000	14 EATON CT	77,173.00	160,532.00	237,705.00	331.68
027-590-023-000	10 EATON CT	77,173.00	175,339.00	252,512.00	331.68
027-590-024-000	6 EATON CT	67,434.00	146,343.00	213,777.00	331.68
027-590-025-000	2 EATON CT	85,913.00	300,233.00	386,146.00	331.68
027-590-026-000	46 EATON CT	125,096.00	228,441.00	353,537.00	331.68
027-590-027-000	42 EATON CT	91,990.00	167,749.00	259,739.00	331.68
027-590-028-000	38 EATON CT	78,030.00	202,399.00	280,429.00	331.68
027-590-029-000	34 EATON CT	125,394.00	204,995.00	330,389.00	331.68
027-590-030-000	30 EATON CT	78,030.00	160,435.00	238,465.00	331.68
027-590-031-000	26 EATON CT	85,124.00	180,971.00	266,095.00	331.68
027-590-032-000	26 COLLINS PL	80,922.00	229,299.00	310,221.00	331.68
027-590-033-000	22 COLLINS PL	84,190.00	177,504.00	261,694.00	331.68
027-590-034-000	18 COLLINS PL	70,000.00	365,000.00	435,000.00	331.68
027-590-035-000	14 COLLINS PL	77,173.00	220,885.00	298,058.00	331.68
027-590-036-000	10 COLLINS PL	71,402.00	164,077.00	235,479.00	331.68
027-590-037-000	6 COLLINS PL	77,173.00	206,209.00	283,382.00	331.68
027-590-038-000	2 COLLINS PL	108,225.00	297,620.00	405,845.00	331.68
027-590-039-000	30 CLARK CT	91,990.00	281,387.00	373,377.00	331.68
027-590-040-000	26 CLARK CT	75,661.00	169,771.00	245,432.00	331.68
027-590-041-000	22 CLARK CT	77,173.00	253,317.00	330,490.00	331.68
027-590-042-000	18 CLARK CT	67,614.00	171,638.00	239,252.00	331.68
027-590-043-000	14 CLARK CT	71,402.00	147,355.00	218,757.00	331.68
027-590-044-000	10 CLARK CT	71,067.00	350,261.00	421,328.00	331.68
027-590-045-000	6 CLARK CT	72,486.00	336,548.00	409,034.00	331.68
027-590-046-000	2 CLARK CT	77,171.00	234,388.00	311,559.00	331.68
027-590-047-000	70 CLARK CT	74,650.00	185,007.00	259,657.00	331.68
027-590-048-000	66 CLARK CT	62,413.00	192,442.00	254,855.00	331.68
027-590-049-000	62 CLARK CT	80,000.00	310,000.00	390,000.00	331.68
027-590-050-000	58 CLARK CT	98,134.00	231,164.00	329,298.00	331.68
027-590-051-000	54 CLARK CT	82,732.00	231,659.00	314,391.00	331.68
027-590-052-000	50 CLARK CT	77,173.00	163,117.00	240,290.00	331.68
027-590-053-000	46 CLARK CT	77,173.00	160,686.00	237,859.00	331.68
027-590-054-000	42 CLARK CT	84,190.00	221,780.00	305,970.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-590-055-000	38 CLARK CT	85,000.00	325,000.00	410,000.00	331.68
027-590-056-000	34 CLARK CT	80,000.00	300,000.00	380,000.00	331.68
027-600-001-000	1096 LEAKE CIR	75,661.00	131,143.00	206,804.00	331.68
027-600-002-000	1092 LEAKE CIR	74,272.00	127,323.00	201,595.00	331.68
027-600-003-000	1088 LEAKE CIR	92,683.00	148,294.00	240,977.00	331.68
027-600-004-000	1084 LEAKE CIR	87,023.00	124,280.00	211,303.00	331.68
027-600-005-000	1080 LEAKE CIR	109,038.00	198,998.00	308,036.00	331.68
027-600-006-000	1076 LEAKE CIR	75,000.00	245,000.00	320,000.00	331.68
027-600-007-000	1072 LEAKE CIR	119,658.00	138,861.00	258,519.00	331.68
027-600-008-000	1068 LEAKE CIR	75,661.00	111,040.00	186,701.00	331.68
027-600-009-000	1064 LEAKE CIR	82,541.00	129,980.00	212,521.00	331.68
027-600-010-000	1060 LEAKE CIR	75,000.00	245,000.00	320,000.00	331.68
027-600-011-000	1056 LEAKE CIR	103,987.00	201,255.00	305,242.00	331.68
027-600-012-000	1052 LEAKE CIR	75,661.00	100,734.00	176,395.00	331.68
027-600-013-000	1048 LEAKE CIR	75,661.00	97,934.00	173,595.00	331.68
027-600-014-000	1044 LEAKE CIR	75,661.00	92,159.00	167,820.00	331.68
027-600-015-000	1040 LEAKE CIR	65,991.00	215,810.00	281,801.00	331.68
027-600-016-000	1036 LEAKE CIR	75,000.00	245,000.00	320,000.00	331.68
027-600-017-000	1032 LEAKE CIR	125,096.00	150,938.00	276,034.00	331.68
027-600-018-000	1028 LEAKE CIR	76,368.00	150,831.00	227,199.00	331.68
027-600-019-000	1024 LEAKE CIR	108,779.00	122,378.00	231,157.00	331.68
027-600-020-000	1020 LEAKE CIR	74,272.00	148,545.00	222,817.00	331.68
027-600-021-000	1016 LEAKE CIR	65,991.00	205,080.00	271,071.00	331.68
027-600-022-000	1012 LEAKE CIR	119,658.00	171,818.00	291,476.00	331.68
027-600-023-000	1008 LEAKE CIR	75,000.00	246,600.00	321,600.00	331.68
027-600-024-000	1004 LEAKE CIR	75,661.00	112,395.00	188,056.00	331.68
027-600-026-000	1001 LEAKE CIR	75,661.00	98,056.00	173,717.00	331.68
027-600-027-000	1005 LEAKE CIR	119,658.00	147,831.00	267,489.00	331.68
027-600-028-000	1009 LEAKE CIR	98,134.00	136,298.00	234,432.00	331.68
027-600-029-000	1011 LEAKE CIR	71,402.00	133,743.00	205,145.00	331.68
027-600-030-000	1015 LEAKE CIR	74,179.00	109,246.00	183,425.00	331.68
027-600-031-000	1019 LEAKE CIR	74,179.00	127,140.00	201,319.00	331.68
027-600-032-000	1023 LEAKE CIR	71,067.00	236,553.00	307,620.00	331.68
027-600-033-000	1024 GUERRERO LN	82,732.00	198,566.00	281,298.00	331.68
027-600-034-000	1020 GUERRERO LN	87,350.00	172,209.00	259,559.00	331.68
027-600-035-000	1016 GUERRERO LN	69,519.00	134,411.00	203,930.00	331.68
027-600-036-000	1012 GUERRERO LN	62,413.00	164,876.00	227,289.00	331.68
027-600-037-000	1008 GUERRERO LN	75,661.00	109,795.00	185,456.00	331.68
027-600-038-000	1004 GUERRERO LN	74,272.00	106,103.00	180,375.00	331.68
027-600-039-000	1000 GUERRERO LN	114,217.00	138,695.00	252,912.00	331.68
027-600-040-000	1001 GUERRERO LN	75,661.00	131,465.00	207,126.00	331.68
027-600-041-000	1005 GUERRERO LN	76,368.00	137,898.00	214,266.00	331.68
027-600-042-000	1009 GUERRERO LN	94,871.00	171,951.00	266,822.00	331.68
027-600-043-000	1013 GUERRERO LN	62,413.00	144,591.00	207,004.00	331.68
027-600-044-000	1017 GUERRERO LN	75,661.00	132,564.00	208,225.00	331.68
027-600-045-000	1021 GUERRERO LN	81,108.00	162,225.00	243,333.00	331.68
027-600-046-000	1025 GUERRERO LN	75,661.00	127,815.00	203,476.00	331.68
027-600-047-000	1071 LEAKE CIR	74,179.00	161,031.00	235,210.00	331.68
027-600-048-000	1075 LEAKE CIR	74,272.00	159,154.00	233,426.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-600-049-000	1079 LEAKE CIR	94,812.00	209,817.00	304,629.00	331.68
027-600-050-000	1083 LEAKE CIR	88,267.00	127,679.00	215,946.00	331.68
027-600-051-000	1087 LEAKE CIR	98,134.00	147,203.00	245,337.00	331.68
027-600-052-000	1091 LEAKE CIR	75,000.00	245,000.00	320,000.00	331.68
027-600-053-000	1095 LEAKE CIR	134,574.00	195,748.00	330,322.00	331.68
027-600-054-000	1000 LEAKE CIR	74,179.00	125,287.00	199,466.00	331.68
027-621-001-000	800 WALKER ST	86,433.00	164,185.00	250,618.00	331.68
027-621-002-000	802 WALKER ST	84,229.00	170,291.00	254,520.00	331.68
027-621-003-000	806 WALKER ST	72,486.00	196,751.00	269,237.00	331.68
027-621-004-000	810 WALKER ST	81,108.00	186,668.00	267,776.00	331.68
027-621-005-000	814 WALKER ST	80,000.00	310,000.00	390,000.00	331.68
027-621-006-000	818 WALKER ST	70,000.00	255,000.00	325,000.00	331.68
027-621-007-000	820 WALKER ST	74,869.00	145,959.00	220,828.00	331.68
027-621-008-000	824 WALKER ST	70,000.00	195,000.00	265,000.00	331.68
027-621-009-000	828 WALKER ST	144,242.00	171,982.00	316,224.00	331.68
027-621-010-000	830 WALKER ST	77,990.00	121,997.00	199,987.00	331.68
027-621-011-000	834 WALKER ST	108,779.00	168,609.00	277,388.00	331.68
027-621-012-000	838 WALKER ST	103,586.00	130,847.00	234,433.00	331.68
027-621-013-000	803 WALLACE DR	75,661.00	156,282.00	231,943.00	331.68
027-621-014-000	815 WALLACE DR	75,000.00	250,000.00	325,000.00	331.68
027-621-015-000	827 WALLACE DR	65,000.00	310,000.00	375,000.00	331.68
027-621-016-000	839 WALLACE DR	71,402.00	159,366.00	230,768.00	331.68
027-621-017-000	851 WALLACE DR	75,661.00	107,290.00	182,951.00	331.68
027-621-018-000	863 WALLACE DR	57,211.00	273,581.00	330,792.00	331.68
027-621-019-000	875 WALLACE DR	77,990.00	215,264.00	293,254.00	331.68
027-621-020-000	879 WALLACE DR	81,169.00	136,364.00	217,533.00	331.68
027-621-021-000	883 WALLACE DR	84,229.00	135,177.00	219,406.00	331.68
027-621-022-000	887 WALLACE DR	60,915.00	197,973.00	258,888.00	331.68
027-621-023-000	891 WALLACE DR	81,108.00	124,294.00	205,402.00	331.68
027-621-024-000	895 WALLACE DR	70,346.00	151,515.00	221,861.00	331.68
027-621-025-000	899 WALLACE DR	119,658.00	179,488.00	299,146.00	331.68
027-621-026-000	903 WALLACE DR	62,131.00	222,639.00	284,770.00	331.68
027-621-027-000	907 WALLACE DR	81,108.00	133,859.00	214,967.00	331.68
027-621-028-000	911 WALLACE DR	75,000.00	250,000.00	325,000.00	331.68
027-621-029-000	915 WALLACE DR	60,915.00	217,771.00	278,686.00	331.68
027-621-030-000	919 WALLACE DR	60,915.00	208,126.00	269,041.00	331.68
027-621-031-000	923 WALLACE DR	68,966.00	122,548.00	191,514.00	331.68
027-621-032-000	927 WALLACE DR	81,108.00	152,242.00	233,350.00	331.68
027-622-001-000	990 GARCIA DR	75,000.00	250,000.00	325,000.00	331.68
027-622-002-000	898 WALLACE DR	81,108.00	188,247.00	269,355.00	331.68
027-622-003-000	906 WALLACE DR	88,847.00	237,185.00	326,032.00	331.68
027-622-004-000	910 WALLACE DR	84,229.00	205,985.00	290,214.00	331.68
027-622-006-000	980 GARCIA DR	87,350.00	172,896.00	260,246.00	331.68
027-622-007-000	931 LUSK DR	74,272.00	149,605.00	223,877.00	331.68
027-622-008-000	937 LUSK DR	84,229.00	141,963.00	226,192.00	331.68
027-622-009-000	965 LUSK DR	81,108.00	131,811.00	212,919.00	331.68
027-622-010-000	973 LUSK DR	65,991.00	292,899.00	358,890.00	331.68
027-622-011-000	977 LUSK DR	81,108.00	254,953.00	336,061.00	331.68
027-622-012-000	985 LUSK DR	87,350.00	245,780.00	333,130.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-623-001-000	920 WALLACE DR	109,038.00	141,749.00	250,787.00	331.68
027-623-003-000	956 GARCIA DR	73,186.00	176,115.00	249,301.00	331.68
027-623-004-000	952 GARCIA DR	74,179.00	129,305.00	203,484.00	331.68
027-623-005-000	948 GARCIA DR	74,272.00	197,352.00	271,624.00	331.68
027-623-006-000	944 GARCIA DR	103,586.00	163,558.00	267,144.00	331.68
027-623-007-000	940 GARCIA DR	71,402.00	128,653.00	200,055.00	331.68
027-623-008-000	936 GARCIA DR	68,966.00	138,994.00	207,960.00	331.68
027-623-009-000	932 GARCIA DR	80,000.00	290,000.00	370,000.00	331.68
027-623-010-000	928 GARCIA DR	119,942.00	186,195.00	306,137.00	331.68
027-623-011-000	924 GARCIA DR	75,661.00	148,903.00	224,564.00	331.68
027-623-012-000	920 GARCIA DR	75,661.00	156,610.00	232,271.00	331.68
027-623-013-000	916 GARCIA DR	64,202.00	215,408.00	279,610.00	331.68
027-623-014-000	912 GARCIA DR	62,131.00	284,771.00	346,902.00	331.68
027-623-015-000	908 GARCIA DR	62,131.00	219,532.00	281,663.00	331.68
027-623-016-000	904 GARCIA DR	133,145.00	185,852.00	318,997.00	331.68
027-623-017-000	900 GARCIA DR	87,350.00	230,863.00	318,213.00	331.68
027-623-018-000	960 GARCIA DR	92,683.00	136,298.00	228,981.00	331.68
027-623-019-000	966 GARCIA DR	81,108.00	131,026.00	212,134.00	331.68
027-623-020-000	976 GARCIA DR	87,350.00	226,825.00	314,175.00	331.68
027-623-021-000	928 LUSK DR	62,413.00	140,430.00	202,843.00	331.68
027-623-022-000	934 LUSK DR	84,229.00	169,113.00	253,342.00	331.68
027-623-023-000	938 LUSK DR	75,000.00	250,000.00	325,000.00	331.68
027-623-024-000	946 LUSK DR	144,242.00	199,720.00	343,962.00	331.68
027-623-025-000	950 LUSK DR	99,828.00	324,070.00	423,898.00	331.68
027-623-026-000	956 LUSK DR	83,218.00	244,453.00	327,671.00	331.68
027-623-027-000	960 LUSK DR	81,108.00	139,761.00	220,869.00	331.68
027-623-028-000	968 LUSK DR	138,695.00	233,010.00	371,705.00	331.68
027-623-029-000	974 LUSK DR	109,038.00	160,664.00	269,702.00	331.68
027-623-030-000	978 LUSK DR	81,108.00	155,405.00	236,513.00	331.68
027-623-031-000	986 LUSK DR	67,309.00	228,852.00	296,161.00	331.68
027-624-001-000	901 GARCIA DR	75,661.00	177,522.00	253,183.00	331.68
027-624-002-000	905 GARCIA DR	75,661.00	111,837.00	187,498.00	331.68
027-624-003-000	909 GARCIA DR	75,000.00	250,000.00	325,000.00	331.68
027-624-004-000	913 GARCIA DR	62,413.00	219,487.00	281,900.00	331.68
027-624-005-000	917 GARCIA DR	76,957.00	163,270.00	240,227.00	331.68
027-624-006-000	916 ROSS DR	79,202.00	204,664.00	283,866.00	331.68
027-624-007-000	912 ROSS DR	71,402.00	148,655.00	220,057.00	331.68
027-624-008-000	908 ROSS DR	94,812.00	229,396.00	324,208.00	331.68
027-624-009-000	904 ROSS DR	65,000.00	263,000.00	328,000.00	331.68
027-624-010-000	900 ROSS DR	72,486.00	260,953.00	333,439.00	331.68
027-625-001-000	901 ROSS DR	71,402.00	127,169.00	198,571.00	331.68
027-625-002-000	905 ROSS DR	108,779.00	195,805.00	304,584.00	331.68
027-625-003-000	909 ROSS DR	80,000.00	300,000.00	380,000.00	331.68
027-625-004-000	913 ROSS DR	75,841.00	145,655.00	221,496.00	331.68
027-625-005-000	917 ROSS DR	86,579.00	123,376.00	209,955.00	331.68
027-625-007-000	888 WALLACE DR	84,229.00	146,739.00	230,968.00	331.68
027-625-008-000	876 WALLACE DR	72,486.00	279,593.00	352,079.00	331.68
027-625-009-000	864 WALLACE DR	75,661.00	108,173.00	183,834.00	331.68
027-625-010-000	852 WALLACE DR	75,661.00	135,063.00	210,724.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-625-011-000	840 WALLACE DR	74,179.00	157,302.00	231,481.00	331.68
027-625-012-000	828 WALLACE DR	75,661.00	147,018.00	222,679.00	331.68
027-625-013-000	816 WALLACE DR	75,661.00	201,233.00	276,894.00	331.68
027-625-014-000	1768 E GUM AVE	72,828.00	103,288.00	176,116.00	331.68
027-625-015-000	36 JOYCE CT	75,661.00	106,789.00	182,450.00	331.68
027-625-016-000	32 JOYCE CT	75,661.00	141,913.00	217,574.00	331.68
027-625-017-000	28 JOYCE CT	82,541.00	151,296.00	233,837.00	331.68
027-625-018-000	24 JOYCE CT	96,448.00	345,078.00	441,526.00	331.68
027-625-019-000	20 JOYCE CT	76,143.00	352,291.00	428,434.00	331.68
027-625-020-000	16 JOYCE CT	75,661.00	143,255.00	218,916.00	331.68
027-625-021-000	12 JOYCE CT	82,541.00	137,559.00	220,100.00	331.68
027-625-022-000	8 JOYCE CT	62,413.00	177,775.00	240,188.00	331.68
027-625-023-000	4 JOYCE CT	75,000.00	250,000.00	325,000.00	331.68
027-625-024-000	959 GARCIA DR	84,229.00	252,821.00	337,050.00	331.68
027-625-025-000	963 GARCIA DR	80,000.00	290,000.00	370,000.00	331.68
027-625-026-000	967 GARCIA DR	81,108.00	203,221.00	284,329.00	331.68
027-625-027-000	971 GARCIA DR	80,000.00	290,000.00	370,000.00	331.68
027-625-028-000	975 GARCIA DR	81,108.00	200,526.00	281,634.00	331.68
027-625-029-000	981 GARCIA DR	84,229.00	197,098.00	281,327.00	331.68
027-625-030-000	989 GARCIA DR	84,229.00	200,424.00	284,653.00	331.68
027-631-001-000	1988 FISHER LN	87,350.00	261,637.00	348,987.00	331.68
027-631-002-000	1984 FISHER LN	80,000.00	290,000.00	370,000.00	331.68
027-631-003-000	1980 FISHER LN	75,634.00	179,045.00	254,679.00	331.68
027-631-004-000	1976 FISHER LN	72,828.00	165,957.00	238,785.00	331.68
027-631-005-000	987 NELSON WAY	80,000.00	310,000.00	390,000.00	331.68
027-631-006-000	991 NELSON WAY	89,096.00	271,122.00	360,218.00	331.68
027-631-007-000	995 NELSON WAY	91,990.00	154,221.00	246,211.00	331.68
027-631-008-000	994 HOPPIN CT	80,000.00	314,800.00	394,800.00	331.68
027-631-009-000	990 HOPPIN CT	74,179.00	159,258.00	233,437.00	331.68
027-631-010-000	986 HOPPIN CT	90,466.00	288,403.00	378,869.00	331.68
027-631-011-000	955 WITHAM DR	127,599.00	227,460.00	355,059.00	331.68
027-631-012-000	959 WITHAM DR	79,577.00	190,985.00	270,562.00	331.68
027-631-013-000	963 WITHAM DR	75,661.00	137,794.00	213,455.00	331.68
027-631-014-000	967 WITHAM DR	80,000.00	310,000.00	390,000.00	331.68
027-631-015-000	971 WITHAM DR	67,309.00	264,060.00	331,369.00	331.68
027-631-016-000	975 WITHAM DR	119,658.00	206,683.00	326,341.00	331.68
027-631-017-000	979 WITHAM DR	95,459.00	200,827.00	296,286.00	331.68
027-631-018-000	983 HOPPIN CT	93,588.00	237,102.00	330,690.00	331.68
027-631-019-000	987 HOPPIN CT	74,179.00	151,440.00	225,619.00	331.68
027-631-020-000	991 HOPPIN CT	74,179.00	185,212.00	259,391.00	331.68
027-631-021-000	995 HOPPIN CT	80,000.00	250,000.00	330,000.00	331.68
027-632-001-000	964 NELSON WAY	75,661.00	144,320.00	219,981.00	331.68
027-632-002-000	968 NELSON WAY	75,661.00	129,304.00	204,965.00	331.68
027-632-003-000	972 NELSON WAY	87,231.00	163,558.00	250,789.00	331.68
027-632-004-000	976 NELSON WAY	75,661.00	126,566.00	202,227.00	331.68
027-632-005-000	980 NELSON WAY	75,000.00	250,000.00	325,000.00	331.68
027-632-006-000	984 NELSON WAY	71,067.00	290,361.00	361,428.00	331.68
027-632-007-000	988 NELSON WAY	74,179.00	141,426.00	215,605.00	331.68
027-632-009-000	992 NELSON WAY	91,990.00	242,965.00	334,955.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-633-001-000	1983 HOWARD DR	103,339.00	190,366.00	293,705.00	331.68
027-633-002-000	1979 HOWARD DR	75,661.00	140,998.00	216,659.00	331.68
027-633-003-000	1975 HOWARD DR	75,661.00	176,476.00	252,137.00	331.68
027-633-004-000	1971 HOWARD DR	75,661.00	148,139.00	223,800.00	331.68
027-633-005-000	1967 HOWARD DR	75,661.00	147,526.00	223,187.00	331.68
027-633-006-000	1963 HOWARD DR	71,067.00	243,660.00	314,727.00	331.68
027-633-007-000	1959 HOWARD DR	75,661.00	176,770.00	252,431.00	331.68
027-633-008-000	1955 HOWARD DR	75,661.00	151,288.00	226,949.00	331.68
027-633-009-000	1951 HOWARD DR	71,402.00	180,022.00	251,424.00	331.68
027-634-001-000	1988 HOWARD DR	91,990.00	162,338.00	254,328.00	331.68
027-634-002-000	1984 HOWARD DR	74,179.00	143,630.00	217,809.00	331.68
027-634-003-000	1980 HOWARD DR	74,394.00	215,342.00	289,736.00	331.68
027-634-004-000	1976 HOWARD DR	114,490.00	164,105.00	278,595.00	331.68
027-634-005-000	1972 HOWARD DR	82,732.00	182,016.00	264,748.00	331.68
027-634-006-000	1968 HOWARD DR	94,812.00	201,867.00	296,679.00	331.68
027-634-007-000	1971 FISHER LN	97,403.00	194,806.00	292,209.00	331.68
027-634-008-000	1975 FISHER LN	75,661.00	186,400.00	262,061.00	331.68
027-634-009-000	1979 FISHER LN	62,413.00	253,036.00	315,449.00	331.68
027-634-010-000	1983 FISHER LN	74,179.00	167,235.00	241,414.00	331.68
027-634-011-000	1987 FISHER LN	75,661.00	138,831.00	214,492.00	331.68
027-640-002-000	1923 MAXWELL AVE	75,000.00	245,000.00	320,000.00	331.68
027-640-003-000	904 BROWNING CIR	67,614.00	151,873.00	219,487.00	331.68
027-640-004-000	900 BROWNING CIR	74,179.00	138,909.00	213,088.00	331.68
027-640-005-000	896 BROWNING CIR	79,577.00	137,934.00	217,511.00	331.68
027-640-006-000	892 BROWNING CIR	124,865.00	157,181.00	282,046.00	331.68
027-640-007-000	888 BROWNING CIR	103,586.00	147,203.00	250,789.00	331.68
027-640-008-000	884 BROWNING CIR	60,915.00	268,026.00	328,941.00	331.68
027-640-009-000	880 BROWNING CIR	114,490.00	139,569.00	254,059.00	331.68
027-640-010-000	876 BROWNING CIR	85,636.00	203,089.00	288,725.00	331.68
027-640-011-000	872 BROWNING CIR	57,211.00	192,442.00	249,653.00	331.68
027-640-012-000	868 BROWNING CIR	97,870.00	188,410.00	286,280.00	331.68
027-640-013-000	864 BROWNING CIR	80,922.00	151,140.00	232,062.00	331.68
027-640-014-000	860 BROWNING CIR	65,991.00	187,821.00	253,812.00	331.68
027-640-015-000	856 BROWNING CIR	70,804.00	142,281.00	213,085.00	331.68
027-640-016-000	852 BROWNING CIR	70,804.00	121,006.00	191,810.00	331.68
027-640-017-000	848 BROWNING CIR	60,000.00	255,000.00	315,000.00	331.68
027-640-018-000	844 BROWNING CIR	76,368.00	160,378.00	236,746.00	331.68
027-640-019-000	840 BROWNING CIR	80,000.00	300,000.00	380,000.00	331.68
027-640-020-000	876 KINCHELOE DR	80,000.00	290,000.00	370,000.00	331.68
027-640-021-000	845 BROWNING CIR	70,804.00	116,653.00	187,457.00	331.68
027-640-022-000	849 BROWNING CIR	84,229.00	195,298.00	279,527.00	331.68
027-640-023-000	853 BROWNING CIR	75,000.00	245,000.00	320,000.00	331.68
027-640-024-000	857 BROWNING CIR	74,179.00	186,158.00	260,337.00	331.68
027-640-025-000	30 MULCAHY CT	87,350.00	170,959.00	258,309.00	331.68
027-640-026-000	26 MULCAHY CT	74,179.00	140,257.00	214,436.00	331.68
027-640-027-000	22 MULCAHY CT	72,486.00	225,228.00	297,714.00	331.68
027-640-028-000	18 MULCAHY CT	77,664.00	159,432.00	237,096.00	331.68
027-640-029-000	14 MULCAHY CT	67,309.00	296,162.00	363,471.00	331.68
027-640-030-000	10 MULCAHY CT	75,661.00	107,290.00	182,951.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-640-031-000	6 MULCAHY CT	119,658.00	195,805.00	315,463.00	331.68
027-640-032-000	2 MULCAHY CT	91,990.00	135,282.00	227,272.00	331.68
027-640-033-000	891 BROWNING CIR	74,179.00	115,979.00	190,158.00	331.68
027-640-034-000	895 BROWNING CIR	119,658.00	149,030.00	268,688.00	331.68
027-640-035-000	899 BROWNING CIR	108,779.00	177,312.00	286,091.00	331.68
027-640-036-000	1951 MAXWELL AVE	77,664.00	218,497.00	296,161.00	331.68
027-640-037-000	888 KINCHELOE DR	71,402.00	138,510.00	209,912.00	331.68
027-640-038-000	884 KINCHELOE DR	62,131.00	249,563.00	311,694.00	331.68
027-640-039-000	880 KINCHELOE DR	68,156.00	126,567.00	194,723.00	331.68
027-640-041-000	829 DINSDALE CIR	82,762.00	121,187.00	203,949.00	331.68
027-640-042-000	833 DINSDALE CIR	72,828.00	177,766.00	250,594.00	331.68
027-640-043-000	837 DINSDALE CIR	69,519.00	119,825.00	189,344.00	331.68
027-640-044-000	841 DINSDALE CIR	69,519.00	126,447.00	195,966.00	331.68
027-640-045-000	845 DINSDALE CIR	69,519.00	115,783.00	185,302.00	331.68
027-640-046-000	849 DINSDALE CIR	133,145.00	160,776.00	293,921.00	331.68
027-640-047-000	853 DINSDALE CIR	69,519.00	135,626.00	205,145.00	331.68
027-640-048-000	857 DINSDALE CIR	88,695.00	259,982.00	348,677.00	331.68
027-640-049-000	861 DINSDALE CIR	80,000.00	250,000.00	330,000.00	331.68
027-640-050-000	865 DINSDALE CIR	79,451.00	213,928.00	293,379.00	331.68
027-640-051-000	869 DINSDALE CIR	69,519.00	141,234.00	210,753.00	331.68
027-640-052-000	873 DINSDALE CIR	84,229.00	199,039.00	283,268.00	331.68
027-640-053-000	877 DINSDALE CIR	108,779.00	163,170.00	271,949.00	331.68
027-640-054-000	881 DINSDALE CIR	69,519.00	123,675.00	193,194.00	331.68
027-640-055-000	885 DINSDALE CIR	91,990.00	155,302.00	247,292.00	331.68
027-640-056-000	889 DINSDALE CIR	80,000.00	290,000.00	370,000.00	331.68
027-640-057-000	893 DINSDALE CIR	75,000.00	245,000.00	320,000.00	331.68
027-640-058-000	897 DINSDALE CIR	72,828.00	144,112.00	216,940.00	331.68
027-640-059-000	903 FARNHAM AVE	79,451.00	124,700.00	204,151.00	331.68
027-640-060-000	907 FARNHAM AVE	70,017.00	185,492.00	255,509.00	331.68
027-640-061-000	911 FARNHAM AVE	86,579.00	120,169.00	206,748.00	331.68
027-640-062-000	915 FARNHAM AVE	80,000.00	305,000.00	385,000.00	331.68
027-640-063-000	856 DINSDALE CIR	65,991.00	248,736.00	314,727.00	331.68
027-640-064-000	850 DINSDALE CIR	69,519.00	149,851.00	219,370.00	331.68
027-640-065-000	844 DINSDALE CIR	79,451.00	131,899.00	211,350.00	331.68
027-640-066-000	871 FARNHAM AVE	82,732.00	158,596.00	241,328.00	331.68
027-640-067-000	875 FARNHAM AVE	71,402.00	141,499.00	212,901.00	331.68
027-640-068-000	879 FARNHAM AVE	103,987.00	213,979.00	317,966.00	331.68
027-640-069-000	883 FARNHAM AVE	85,913.00	203,020.00	288,933.00	331.68
027-640-070-000	887 FARNHAM AVE	75,000.00	245,000.00	320,000.00	331.68
027-640-071-000	891 FARNHAM AVE	97,870.00	220,219.00	318,089.00	331.68
027-640-072-000	895 FARNHAM AVE	87,350.00	209,123.00	296,473.00	331.68
027-640-073-000	884 DINSDALE CIR	72,828.00	128,104.00	200,932.00	331.68
027-640-074-000	878 DINSDALE CIR	72,828.00	135,057.00	207,885.00	331.68
027-651-001-000	1000 MORRIS CIR	75,000.00	250,000.00	325,000.00	331.68
027-651-002-000	1004 MORRIS CIR	92,683.00	261,987.00	354,670.00	331.68
027-651-003-000	1008 MORRIS CIR	69,519.00	204,112.00	273,631.00	331.68
027-651-004-000	1012 MORRIS CIR	75,000.00	250,000.00	325,000.00	331.68
027-651-005-000	1016 MORRIS CIR	69,519.00	143,670.00	213,189.00	331.68
027-651-006-000	1020 MORRIS CIR	81,169.00	135,158.00	216,327.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-651-007-000	1024 MORRIS CIR	69,519.00	122,476.00	191,995.00	331.68
027-651-008-000	1028 MORRIS CIR	69,519.00	155,426.00	224,945.00	331.68
027-651-009-000	1032 MORRIS CIR	138,695.00	202,939.00	341,634.00	331.68
027-651-010-000	1916 MORRIS CIR	72,828.00	208,363.00	281,191.00	331.68
027-651-011-000	1920 MORRIS CIR	57,211.00	205,964.00	263,175.00	331.68
027-651-012-000	1924 MORRIS CIR	57,211.00	135,230.00	192,441.00	331.68
027-651-013-000	1928 MORRIS CIR	69,519.00	116,986.00	186,505.00	331.68
027-651-014-000	1932 MORRIS CIR	108,779.00	168,609.00	277,388.00	331.68
027-651-015-000	1936 MORRIS CIR	103,586.00	136,298.00	239,884.00	331.68
027-651-016-000	1940 MORRIS CIR	60,000.00	257,000.00	317,000.00	331.68
027-651-017-000	1944 MORRIS CIR	162,137.00	173,545.00	335,682.00	331.68
027-651-018-000	1948 MORRIS CIR	68,156.00	123,988.00	192,144.00	331.68
027-651-019-000	1952 MORRIS CIR	69,519.00	112,310.00	181,829.00	331.68
027-652-001-000	1001 MORRIS CIR	77,366.00	249,582.00	326,948.00	331.68
027-652-002-000	1000 FREDERICKS ST	62,131.00	196,751.00	258,882.00	331.68
027-652-003-000	1004 FREDERICKS ST	133,145.00	188,626.00	321,771.00	331.68
027-652-004-000	1005 MORRIS CIR	81,108.00	238,350.00	319,458.00	331.68
027-652-005-000	1009 MORRIS CIR	75,000.00	250,000.00	325,000.00	331.68
027-652-006-000	1008 FREDERICKS ST	69,519.00	118,889.00	188,408.00	331.68
027-652-007-000	1012 FREDERICKS ST	57,211.00	156,034.00	213,245.00	331.68
027-652-008-000	1013 MORRIS CIR	69,519.00	109,821.00	179,340.00	331.68
027-652-009-000	1017 MORRIS CIR	60,915.00	213,202.00	274,117.00	331.68
027-652-010-000	1016 FREDERICKS ST	74,968.00	150,784.00	225,752.00	331.68
027-652-011-000	1020 FREDERICKS ST	69,519.00	151,073.00	220,592.00	331.68
027-652-012-000	1021 MORRIS CIR	76,368.00	132,247.00	208,615.00	331.68
027-652-013-000	1025 MORRIS CIR	69,519.00	136,997.00	206,516.00	331.68
027-652-014-000	1024 FREDERICKS ST	122,050.00	147,016.00	269,066.00	331.68
027-652-015-000	1028 FREDERICKS ST	75,756.00	204,545.00	280,301.00	331.68
027-652-016-000	1029 MORRIS CIR	62,413.00	161,234.00	223,647.00	331.68
027-653-001-000	1944 BRANIGAN AVE	65,000.00	206,000.00	271,000.00	331.68
027-653-002-000	1940 BRANIGAN AVE	80,000.00	290,000.00	370,000.00	331.68
027-653-003-000	1936 BRANIGAN AVE	75,000.00	250,000.00	325,000.00	331.68
027-653-004-000	1932 BRANIGAN AVE	67,614.00	171,221.00	238,835.00	331.68
027-653-005-000	1005 FREDERICKS ST	62,413.00	208,047.00	270,460.00	331.68
027-653-006-000	30 FREDERICKS CT	144,242.00	227,460.00	371,702.00	331.68
027-653-007-000	26 FREDERICKS CT	82,762.00	176,933.00	259,695.00	331.68
027-653-008-000	22 FREDERICKS CT	79,451.00	138,253.00	217,704.00	331.68
027-653-009-000	18 FREDERICKS CT	68,966.00	164,460.00	233,426.00	331.68
027-653-010-000	14 FREDERICKS CT	82,762.00	145,651.00	228,413.00	331.68
027-653-011-000	10 FREDERICKS CT	72,828.00	197,176.00	270,004.00	331.68
027-653-012-000	6 FREDERICKS CT	65,000.00	265,000.00	330,000.00	331.68
027-653-013-000	1019 FREDERICKS ST	82,732.00	159,105.00	241,837.00	331.68
027-653-014-000	1023 FREDERICKS ST	64,483.00	194,814.00	259,297.00	331.68
027-653-015-000	1027 FREDERICKS ST	62,413.00	193,483.00	255,896.00	331.68
027-653-016-000	1939 MORRIS CIR	69,519.00	146,314.00	215,833.00	331.68
027-653-017-000	1943 MORRIS CIR	75,000.00	245,000.00	320,000.00	331.68
027-653-018-000	1947 MORRIS CIR	68,966.00	169,765.00	238,731.00	331.68
027-653-019-000	1951 MORRIS CIR	70,804.00	124,756.00	195,560.00	331.68
027-661-001-000	931 ANDERSON CIR	124,347.00	159,034.00	283,381.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-661-002-000	927 ANDERSON CIR	68,966.00	119,896.00	188,862.00	331.68
027-661-003-000	923 ANDERSON CIR	71,402.00	133,723.00	205,125.00	331.68
027-661-004-000	919 ANDERSON CIR	116,221.00	210,431.00	326,652.00	331.68
027-661-005-000	915 ANDERSON CIR	68,156.00	143,445.00	211,601.00	331.68
027-661-006-000	913 ANDERSON CIR	68,156.00	212,428.00	280,584.00	331.68
027-661-007-000	909 ANDERSON CIR	75,000.00	245,000.00	320,000.00	331.68
027-661-008-000	905 ANDERSON CIR	75,000.00	250,000.00	325,000.00	331.68
027-661-009-000	901 ANDERSON CIR	85,913.00	164,832.00	250,745.00	331.68
027-661-010-000	967 ANDERSON CIR	69,519.00	109,061.00	178,580.00	331.68
027-661-011-000	971 ANDERSON CIR	69,519.00	110,553.00	180,072.00	331.68
027-661-012-000	975 ANDERSON CIR	68,156.00	133,057.00	201,213.00	331.68
027-661-013-000	979 ANDERSON CIR	68,156.00	131,566.00	199,722.00	331.68
027-661-014-000	983 ANDERSON CIR	81,169.00	173,161.00	254,330.00	331.68
027-661-015-000	987 ANDERSON CIR	108,779.00	108,236.00	217,015.00	331.68
027-661-016-000	991 ANDERSON CIR	125,096.00	152,183.00	277,279.00	331.68
027-661-017-000	993 ANDERSON CIR	138,114.00	178,952.00	317,066.00	331.68
027-661-018-000	997 ANDERSON CIR	71,402.00	136,321.00	207,723.00	331.68
027-662-001-000	1789 LOSOYA DR	57,211.00	248,615.00	305,826.00	331.68
027-662-002-000	1785 LOSOYA DR	68,156.00	139,434.00	207,590.00	331.68
027-662-003-000	1781 LOSOYA DR	80,000.00	290,000.00	370,000.00	331.68
027-662-004-000	1777 LOSOYA DR	74,179.00	104,689.00	178,868.00	331.68
027-662-005-000	1773 LOSOYA DR	74,179.00	107,865.00	182,044.00	331.68
027-662-006-000	1769 LOSOYA DR	57,211.00	122,746.00	179,957.00	331.68
027-662-007-000	1765 LOSOYA DR	82,732.00	182,016.00	264,748.00	331.68
027-662-008-000	1761 LOSOYA DR	57,211.00	197,643.00	254,854.00	331.68
027-662-009-000	1757 LOSOYA DR	125,394.00	152,656.00	278,050.00	331.68
027-662-010-000	958 LOSOYA DR	125,394.00	163,558.00	288,952.00	331.68
027-662-011-000	962 LOSOYA DR	75,000.00	250,000.00	325,000.00	331.68
027-662-012-000	966 LOSOYA DR	81,108.00	134,771.00	215,879.00	331.68
027-662-013-000	970 LOSOYA DR	74,179.00	84,991.00	159,170.00	331.68
027-662-014-000	974 LOSOYA DR	53,944.00	161,234.00	215,178.00	331.68
027-662-015-000	978 LOSOYA DR	91,990.00	154,762.00	246,752.00	331.68
027-662-016-000	982 LOSOYA DR	53,944.00	150,552.00	204,496.00	331.68
027-662-017-000	986 LOSOYA DR	60,915.00	243,660.00	304,575.00	331.68
027-662-018-000	990 LOSOYA DR	92,683.00	196,271.00	288,954.00	331.68
027-662-019-000	994 LOSOYA DR	56,953.00	207,106.00	264,059.00	331.68
027-662-020-000	998 LOSOYA DR	70,804.00	115,459.00	186,263.00	331.68
027-662-021-000	900 ANDERSON CIR	65,991.00	215,233.00	281,224.00	331.68
027-662-022-000	904 ANDERSON CIR	69,519.00	109,924.00	179,443.00	331.68
027-662-023-000	908 ANDERSON CIR	80,000.00	290,000.00	370,000.00	331.68
027-662-024-000	912 ANDERSON CIR	75,000.00	245,000.00	320,000.00	331.68
027-662-025-000	914 ANDERSON CIR	57,211.00	171,638.00	228,849.00	331.68
027-662-026-000	918 ANDERSON CIR	75,000.00	250,000.00	325,000.00	331.68
027-662-027-000	922 ANDERSON CIR	74,869.00	224,623.00	299,492.00	331.68
027-662-028-000	926 ANDERSON CIR	58,355.00	131,568.00	189,923.00	331.68
027-662-029-000	930 ANDERSON CIR	69,519.00	135,777.00	205,296.00	331.68
027-662-030-000	932 ANDERSON CIR	69,519.00	165,840.00	235,359.00	331.68
027-662-031-000	936 ANDERSON CIR	85,000.00	260,000.00	345,000.00	331.68
027-662-032-000	940 ANDERSON CIR	72,828.00	110,862.00	183,690.00	331.68

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-662-033-000	942 ANDERSON CIR	69,519.00	160,999.00	230,518.00	331.68
027-662-034-000	946 ANDERSON CIR	75,000.00	245,000.00	320,000.00	331.68
027-662-035-000	950 ANDERSON CIR	150,127.00	169,343.00	319,470.00	331.68
027-662-036-000	954 ANDERSON CIR	69,519.00	124,141.00	193,660.00	331.68
027-662-037-000	958 ANDERSON CIR	72,828.00	189,830.00	262,658.00	331.68
027-662-038-000	960 ANDERSON CIR	79,451.00	122,499.00	201,950.00	331.68
027-662-039-000	964 ANDERSON CIR	72,828.00	137,576.00	210,404.00	331.68
027-662-040-000	968 ANDERSON CIR	103,339.00	195,805.00	299,144.00	331.68
027-662-041-000	972 ANDERSON CIR	69,519.00	115,506.00	185,025.00	331.68
027-662-042-000	976 ANDERSON CIR	72,469.00	148,943.00	221,412.00	331.68
027-662-043-000	980 ANDERSON CIR	81,169.00	151,406.00	232,575.00	331.68
027-662-044-000	984 ANDERSON CIR	68,156.00	134,401.00	202,557.00	331.68
027-662-045-000	988 ANDERSON CIR	68,156.00	165,246.00	233,402.00	331.68
027-662-046-000	992 ANDERSON CIR	68,156.00	142,990.00	211,146.00	331.68
027-662-047-000	994 ANDERSON CIR	80,000.00	290,000.00	370,000.00	331.68
027-662-048-000	998 ANDERSON CIR	79,577.00	100,797.00	180,374.00	331.68
027-663-001-000	966 HUNTER LN	138,695.00	133,145.00	271,840.00	331.68
027-663-002-000	970 HUNTER LN	74,179.00	164,378.00	238,557.00	331.68
027-663-003-000	974 HUNTER LN	74,179.00	110,595.00	184,774.00	331.68
027-663-004-000	978 HUNTER LN	74,179.00	117,617.00	191,796.00	331.68
027-663-005-000	982 HUNTER LN	60,915.00	223,355.00	284,270.00	331.68
027-663-006-000	986 HUNTER LN	114,490.00	179,915.00	294,405.00	331.68
027-663-007-000	990 HUNTER LN	74,179.00	101,722.00	175,901.00	331.68
027-663-008-000	994 HUNTER LN	71,402.00	123,335.00	194,737.00	331.68
027-663-009-000	998 HUNTER LN	82,732.00	133,519.00	216,251.00	331.68
027-663-010-000	965 LOSOYA DR	114,217.00	103,339.00	217,556.00	331.68
027-663-011-000	969 LOSOYA DR	74,179.00	123,185.00	197,364.00	331.68
027-663-012-000	973 LOSOYA DR	133,145.00	227,460.00	360,605.00	331.68
027-663-013-000	977 LOSOYA DR	75,000.00	245,000.00	320,000.00	331.68
027-663-014-000	981 LOSOYA DR	55,939.00	134,879.00	190,818.00	331.68
027-663-015-000	985 LOSOYA DR	60,915.00	251,782.00	312,697.00	331.68
027-663-016-000	989 LOSOYA DR	70,000.00	230,000.00	300,000.00	331.68
027-663-017-000	993 LOSOYA DR	133,145.00	199,720.00	332,865.00	331.68
027-663-018-000	997 LOSOYA DR	116,221.00	207,982.00	324,203.00	331.68
027-664-001-000	965 HUNTER LN	74,272.00	116,713.00	190,985.00	331.68
027-664-002-000	969 HUNTER LN	76,368.00	166,742.00	243,110.00	331.68
027-664-003-000	973 HUNTER LN	70,000.00	245,000.00	315,000.00	331.68
027-664-004-000	977 HUNTER LN	74,179.00	136,163.00	210,342.00	331.68
027-664-005-000	981 HUNTER LN	74,179.00	95,747.00	169,926.00	331.68
027-664-006-000	985 HUNTER LN	81,169.00	163,420.00	244,589.00	331.68
027-664-007-000	989 HUNTER LN	108,779.00	143,589.00	252,368.00	331.68
027-664-008-000	993 HUNTER LN	75,000.00	250,000.00	325,000.00	331.68
027-664-009-000	997 HUNTER LN	138,114.00	178,830.00	316,944.00	331.68
027-670-001-000	1793 LOSOYA DR	71,067.00	289,346.00	360,413.00	331.68
027-670-002-000	974 WALLACE DR	91,990.00	227,273.00	319,263.00	331.68
027-670-003-000	978 WALLACE DR	71,402.00	202,939.00	274,341.00	331.68
027-670-004-000	982 WALLACE DR	114,490.00	164,649.00	279,139.00	331.68
027-670-005-000	986 WALLACE DR	74,650.00	260,710.00	335,360.00	331.68
027-670-006-000	990 WALLACE DR	79,577.00	167,643.00	247,220.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-670-007-000	994 WALLACE DR	74,650.00	208,255.00	282,905.00	331.68
027-670-008-000	998 WALLACE DR	79,577.00	164,460.00	244,037.00	331.68
027-670-009-000	997 WALLACE DR	80,000.00	310,000.00	390,000.00	331.68
027-670-010-000	995 WALLACE DR	82,732.00	220,714.00	303,446.00	331.68
027-670-011-000	991 WALLACE DR	80,000.00	280,000.00	360,000.00	331.68
027-670-012-000	987 WALLACE DR	71,402.00	246,033.00	317,435.00	331.68
027-670-013-000	983 WALLACE DR	62,413.00	176,839.00	239,252.00	331.68
027-670-014-000	979 WALLACE DR	74,272.00	175,070.00	249,342.00	331.68
027-670-015-000	1802 LOSOYA DR	67,614.00	234,051.00	301,665.00	331.68
027-670-016-000	1801 LOSOYA DR	75,000.00	300,500.00	375,500.00	331.68
027-670-017-000	1805 LOSOYA DR	103,586.00	196,271.00	299,857.00	331.68
027-670-018-000	1809 LOSOYA DR	67,309.00	253,705.00	321,014.00	331.68
027-670-019-000	1815 LOSOYA DR	72,828.00	198,015.00	270,843.00	331.68
027-670-020-000	1821 LOSOYA DR	91,582.00	188,346.00	279,928.00	331.68
027-670-021-000	1827 LOSOYA DR	72,828.00	183,075.00	255,903.00	331.68
027-670-022-000	1830 LOSOYA DR	67,614.00	264,218.00	331,832.00	331.68
027-670-023-000	1826 LOSOYA DR	72,828.00	163,382.00	236,210.00	331.68
027-670-024-000	1822 LOSOYA DR	80,000.00	300,000.00	380,000.00	331.68
027-670-025-000	1818 LOSOYA DR	91,990.00	170,454.00	262,444.00	331.68
027-670-026-000	1814 LOSOYA DR	80,000.00	300,000.00	380,000.00	331.68
027-670-027-000	1810 LOSOYA DR	70,000.00	285,000.00	355,000.00	331.68
027-670-028-000	1806 LOSOYA DR	72,828.00	192,366.00	265,194.00	331.68
027-670-029-000	26 HILLER CT	77,894.00	241,850.00	319,744.00	331.68
027-670-030-000	30 HILLER CT	71,402.00	197,847.00	269,249.00	331.68
027-670-031-000	34 HILLER CT	71,067.00	276,655.00	347,722.00	331.68
027-670-032-000	38 HILLER CT	108,779.00	217,142.00	325,921.00	331.68
027-670-033-000	42 HILLER CT	77,894.00	220,397.00	298,291.00	331.68
027-670-034-000	22 HILLER CT	76,143.00	329,956.00	406,099.00	331.68
027-670-035-000	18 HILLER CT	90,000.00	310,000.00	400,000.00	331.68
027-670-036-000	14 HILLER CT	127,599.00	233,010.00	360,609.00	331.68
027-670-037-000	10 HILLER CT	67,614.00	187,241.00	254,855.00	331.68
027-670-038-000	6 HILLER CT	80,000.00	310,000.00	390,000.00	331.68
027-670-039-000	2 HILLER CT	155,338.00	221,912.00	377,250.00	331.68
027-670-040-000	54 EPPERSON CT	67,614.00	212,207.00	279,821.00	331.68
027-670-041-000	50 EPPERSON CT	81,169.00	243,399.00	324,568.00	331.68
027-670-042-000	46 EPPERSON CT	80,000.00	315,000.00	395,000.00	331.68
027-670-043-000	42 EPPERSON CT	80,000.00	280,000.00	360,000.00	331.68
027-670-044-000	38 EPPERSON CT	67,614.00	279,696.00	347,310.00	331.68
027-670-045-000	34 EPPERSON CT	99,828.00	309,443.00	409,271.00	331.68
027-670-046-000	30 EPPERSON CT	79,451.00	220,411.00	299,862.00	331.68
027-670-047-000	26 EPPERSON CT	79,451.00	196,166.00	275,617.00	331.68
027-670-048-000	22 EPPERSON CT	88,020.00	321,014.00	409,034.00	331.68
027-670-049-000	18 EPPERSON CT	72,828.00	142,324.00	215,152.00	331.68
027-670-050-000	14 EPPERSON CT	80,000.00	310,000.00	390,000.00	331.68
027-670-051-000	10 EPPERSON CT	65,991.00	269,041.00	335,032.00	331.68
027-670-052-000	6 EPPERSON CT	125,096.00	233,880.00	358,976.00	331.68
027-670-053-000	2 EPPERSON CT	85,913.00	211,292.00	297,205.00	331.68
027-681-001-000	840 WALKER ST	80,000.00	280,000.00	360,000.00	331.68
027-681-002-000	844 WALKER ST	85,000.00	310,000.00	395,000.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-681-003-000	2 TADLOCK PL	76,177.00	208,663.00	284,840.00	331.68
027-681-004-000	6 TADLOCK PL	90,000.00	325,000.00	415,000.00	331.68
027-681-005-000	10 TADLOCK PL	125,000.00	370,000.00	495,000.00	331.68
027-681-006-000	14 TADLOCK PL	90,000.00	310,000.00	400,000.00	331.68
027-681-007-000	18 TADLOCK PL	79,451.00	151,203.00	230,654.00	331.68
027-681-008-000	1831 LOSOYA DR	85,000.00	310,000.00	395,000.00	331.68
027-682-001-000	839 WALKER ST	74,650.00	173,973.00	248,623.00	331.68
027-682-002-000	843 WALKER ST	97,403.00	240,259.00	337,662.00	331.68
027-682-003-000	847 WALKER ST	77,664.00	289,949.00	367,613.00	331.68
027-682-004-000	851 WALKER ST	80,000.00	300,000.00	380,000.00	331.68
027-682-005-000	855 WALKER ST	72,814.00	184,120.00	256,934.00	331.68
027-682-006-000	859 WALKER ST	125,394.00	218,079.00	343,473.00	331.68
027-682-007-000	14 REIFF PL	90,879.00	263,125.00	354,004.00	331.68
027-682-008-000	10 REIFF PL	84,387.00	239,413.00	323,800.00	331.68
027-682-009-000	14 HILDEBRAND CT	96,448.00	333,002.00	429,450.00	331.68
027-682-010-000	10 HILDEBRAND CT	84,387.00	157,078.00	241,465.00	331.68
027-682-011-000	6 HILDEBRAND CT	77,894.00	203,925.00	281,819.00	331.68
027-682-012-000	924 CRANSTON DR	84,882.00	216,451.00	301,333.00	331.68
027-682-013-000	928 CRANSTON DR	70,000.00	285,000.00	355,000.00	331.68
027-682-014-000	932 CRANSTON DR	80,000.00	300,000.00	380,000.00	331.68
027-682-015-000	940 CRANSTON DR	71,402.00	179,819.00	251,221.00	331.68
027-682-016-000	944 CRANSTON DR	80,000.00	310,000.00	390,000.00	331.68
027-682-017-000	883 WALKER ST	80,000.00	310,000.00	390,000.00	331.68
027-682-018-000	879 WALKER ST	84,387.00	202,481.00	286,868.00	331.68
027-682-019-000	875 WALKER ST	85,000.00	325,000.00	410,000.00	331.68
027-682-020-000	871 WALKER ST	81,140.00	204,662.00	285,802.00	331.68
027-682-021-000	2 REIFF PL	84,387.00	163,401.00	247,788.00	331.68
027-682-022-000	6 REIFF PL	85,000.00	325,000.00	410,000.00	331.68
027-682-023-000	18 HILDEBRAND CT	90,000.00	310,000.00	400,000.00	331.68
027-682-024-000	22 HILDEBRAND CT	84,387.00	255,458.00	339,845.00	331.68
027-682-025-000	26 HILDEBRAND CT	103,586.00	177,914.00	281,500.00	331.68
027-683-001-000	927 CRANSTON DR	80,000.00	300,000.00	380,000.00	331.68
027-683-002-000	931 CRANSTON DR	71,402.00	217,650.00	289,052.00	331.68
027-683-003-000	935 CRANSTON DR	97,403.00	200,217.00	297,620.00	331.68
027-683-004-000	939 CRANSTON DR	81,169.00	252,165.00	333,334.00	331.68
027-683-005-000	943 CRANSTON DR	80,000.00	300,000.00	380,000.00	331.68
027-683-006-000	891 WALKER PL	109,038.00	224,623.00	333,661.00	331.68
027-683-007-000	895 WALKER PL	77,894.00	320,101.00	397,995.00	331.68
027-683-008-000	899 WALKER PL	84,387.00	318,572.00	402,959.00	331.68
027-683-009-000	903 WALKER PL	105,000.00	310,000.00	415,000.00	331.68
027-683-010-000	907 WALKER PL	91,372.00	406,100.00	497,472.00	331.68
027-684-001-000	1834 LOSOYA DR	95,492.00	143,239.00	238,731.00	331.68
027-684-002-000	868 WALKER ST	78,016.00	237,173.00	315,189.00	331.68
027-684-003-000	872 WALKER ST	99,828.00	267,317.00	367,145.00	331.68
027-684-004-000	876 WALKER ST	86,073.00	190,966.00	277,039.00	331.68
027-684-005-000	6 BARTH CT	120,597.00	225,570.00	346,167.00	331.68
027-684-006-000	10 BARTH CT	80,000.00	310,000.00	390,000.00	331.68
027-684-007-000	14 BARTH CT	133,145.00	198,612.00	331,757.00	331.68
027-684-008-000	18 BARTH CT	80,000.00	310,000.00	390,000.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-684-009-000	22 BARTH CT	72,828.00	186,875.00	259,703.00	331.68
027-684-010-000	26 BARTH CT	80,000.00	300,000.00	380,000.00	331.68
027-684-011-000	30 BARTH CT	72,828.00	187,037.00	259,865.00	331.68
027-684-012-000	34 BARTH CT	84,882.00	159,154.00	244,036.00	331.68
027-684-013-000	33 BARTH CT	82,762.00	147,515.00	230,277.00	331.68
027-684-014-000	29 BARTH CT	72,828.00	178,868.00	251,696.00	331.68
027-684-015-000	25 BARTH CT	72,828.00	154,084.00	226,912.00	331.68
027-684-016-000	21 BARTH CT	80,000.00	300,000.00	380,000.00	331.68
027-684-017-000	17 BARTH CT	68,156.00	170,810.00	238,966.00	331.68
027-684-018-000	13 BARTH CT	72,828.00	243,541.00	316,369.00	331.68
027-684-019-000	9 BARTH CT	86,579.00	219,697.00	306,276.00	331.68
027-684-020-000	5 BARTH CT	80,000.00	295,900.00	375,900.00	331.68
027-684-021-000	1 BARTH CT	77,894.00	182,459.00	260,353.00	331.68
027-690-001-000	776 LAUGENOUR DR	60,915.00	177,668.00	238,583.00	331.68
027-690-002-000	1628 SILBERSTEIN PL	65,000.00	200,000.00	265,000.00	331.68
027-690-003-000	1622 SILBERSTEIN PL	93,588.00	262,279.00	355,867.00	331.68
027-690-004-000	1616 SILBERSTEIN PL	80,000.00	347,000.00	427,000.00	331.68
027-690-005-000	1612 SILBERSTEIN PL	110,105.00	253,129.00	363,234.00	331.68
027-690-006-000	1608 SILBERSTEIN PL	80,000.00	280,000.00	360,000.00	331.68
027-690-007-000	1604 SILBERSTEIN PL	106,067.00	314,328.00	420,395.00	331.68
027-690-008-000	1600 SILBERSTEIN PL	85,000.00	335,000.00	420,000.00	331.68
027-690-009-000	1603 SILBERSTEIN PL	106,067.00	264,433.00	370,500.00	331.68
027-690-010-000	1607 SILBERSTEIN PL	80,000.00	325,000.00	405,000.00	331.68
027-690-011-000	1611 SILBERSTEIN PL	96,708.00	242,570.00	339,278.00	331.68
027-690-012-000	1617 SILBERSTEIN PL	79,451.00	234,024.00	313,475.00	331.68
027-690-013-000	1623 SILBERSTEIN PL	90,466.00	266,660.00	357,126.00	331.68
027-690-014-000	1629 SILBERSTEIN PL	51,246.00	120,403.00	171,649.00	331.68
027-690-015-000	1633 SILBERSTEIN PL	114,217.00	135,628.00	249,845.00	331.68
027-690-016-000	780 LAUGENOUR DR	63,661.00	97,615.00	161,276.00	331.68
027-690-017-000	1635 GILLETTE DR	135,975.00	195,805.00	331,780.00	331.68
027-690-018-000	1631 GILLETTE DR	83,202.00	212,005.00	295,207.00	331.68
027-690-019-000	1625 GILLETTE DR	108,271.00	252,825.00	361,096.00	331.68
027-690-020-000	1619 GILLETTE DR	67,309.00	232,994.00	300,303.00	331.68
027-690-021-000	1615 GILLETTE DR	99,828.00	201,413.00	301,241.00	331.68
027-690-022-000	1609 GILLETTE DR	74,272.00	131,568.00	205,840.00	331.68
027-690-023-000	1605 GILLETTE DR	87,350.00	248,209.00	335,559.00	331.68
027-690-024-000	1601 GILLETTE DR	70,000.00	290,000.00	360,000.00	331.68
027-690-026-000	777 LAUGENOUR DR	67,309.00	232,891.00	300,200.00	331.68
027-690-027-000	781 LAUGENOUR DR	88,471.00	255,821.00	344,292.00	331.68
027-690-028-000	785 LAUGENOUR DR	71,067.00	243,406.00	314,473.00	331.68
027-690-029-000	789 LAUGENOUR DR	67,309.00	292,020.00	359,329.00	331.68
027-690-030-000	793 LAUGENOUR DR	90,466.00	286,878.00	377,344.00	331.68
027-690-031-000	797 LAUGENOUR DR	80,000.00	325,000.00	405,000.00	331.68
027-690-032-000	771 BOURN DR	97,749.00	232,452.00	330,201.00	331.68
027-690-033-000	767 BOURN DR	100,000.00	310,000.00	410,000.00	331.68
027-690-034-000	763 BOURN DR	127,599.00	205,269.00	332,868.00	331.68
027-690-035-000	759 BOURN DR	103,987.00	250,682.00	354,669.00	331.68
027-690-036-000	755 BOURN DR	100,931.00	232,940.00	333,871.00	331.68
027-690-037-000	751 BOURN DR	80,000.00	340,000.00	420,000.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-690-038-000	747 BOURN DR	109,038.00	133,202.00	242,240.00	331.68
027-690-039-000	743 BOURN DR	79,577.00	144,300.00	223,877.00	331.68
027-690-040-000	739 BOURN DR	85,000.00	310,000.00	395,000.00	331.68
027-690-042-000	1614 FARNHAM AVE	95,000.00	344,000.00	439,000.00	331.68
027-690-043-000	1618 FARNHAM AVE	113,776.00	248,236.00	362,012.00	331.68
027-690-044-000	1622 FARNHAM AVE	85,000.00	541,000.00	626,000.00	331.68
027-690-045-000	1626 FARNHAM AVE	144,242.00	271,845.00	416,087.00	331.68
027-690-046-000	1630 FARNHAM AVE	103,987.00	315,870.00	419,857.00	331.68
027-690-047-000	1634 FARNHAM AVE	65,266.00	92,460.00	157,726.00	331.68
027-690-048-000	768 LAUGENOUR DR	53,050.00	164,460.00	217,510.00	331.68
027-690-049-000	772 LAUGENOUR DR	67,614.00	191,403.00	259,017.00	331.68
027-690-050-000	773 LAUGENOUR DR	67,309.00	346,903.00	414,212.00	331.68
027-690-051-000	769 LAUGENOUR DR	80,000.00	310,000.00	390,000.00	331.68
027-690-052-000	765 LAUGENOUR DR	72,486.00	277,522.00	350,008.00	331.68
027-701-001-000	1601 LAUGENOUR DR	86,579.00	151,515.00	238,094.00	331.68
027-701-002-000	1605 LAUGENOUR DR	68,966.00	175,070.00	244,036.00	331.68
027-701-003-000	1609 LAUGENOUR DR	80,000.00	290,000.00	370,000.00	331.68
027-701-004-000	1613 LAUGENOUR DR	91,754.00	250,617.00	342,371.00	331.68
027-701-005-000	1619 LAUGENOUR DR	91,754.00	198,104.00	289,858.00	331.68
027-701-006-000	605 LAUGENOUR DR	75,000.00	250,000.00	325,000.00	331.68
027-701-007-000	611 LAUGENOUR DR	56,953.00	279,593.00	336,546.00	331.68
027-701-008-000	617 LAUGENOUR DR	155,338.00	233,010.00	388,348.00	331.68
027-701-009-000	623 LAUGENOUR DR	57,211.00	208,047.00	265,258.00	331.68
027-701-010-000	629 LAUGENOUR DR	95,602.00	256,923.00	352,525.00	331.68
027-701-011-000	635 LAUGENOUR DR	57,211.00	192,442.00	249,653.00	331.68
027-701-012-000	641 LAUGENOUR DR	101,177.00	312,655.00	413,832.00	331.68
027-701-013-000	647 LAUGENOUR DR	114,490.00	185,368.00	299,858.00	331.68
027-701-014-000	653 LAUGENOUR DR	107,321.00	209,207.00	316,528.00	331.68
027-701-015-000	659 LAUGENOUR DR	97,870.00	252,309.00	350,179.00	331.68
027-701-016-000	665 LAUGENOUR DR	103,987.00	250,169.00	354,156.00	331.68
027-701-017-000	671 LAUGENOUR DR	74,272.00	159,049.00	233,321.00	331.68
027-701-018-000	677 LAUGENOUR DR	107,130.00	310,013.00	417,143.00	331.68
027-701-019-000	1643 FARNHAM AVE	90,000.00	175,000.00	265,000.00	331.68
027-701-020-000	1647 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-701-021-000	1651 FARNHAM AVE	114,093.00	275,869.00	389,962.00	331.68
027-701-022-000	1655 FARNHAM AVE	138,114.00	193,366.00	331,480.00	331.68
027-702-001-000	601 BOURN DR	97,403.00	173,051.00	270,454.00	331.68
027-702-002-000	613 BOURN DR	85,636.00	210,864.00	296,500.00	331.68
027-702-003-000	625 BOURN DR	85,636.00	199,836.00	285,472.00	331.68
027-702-004-000	637 BOURN DR	85,636.00	228,943.00	314,579.00	331.68
027-702-005-000	649 BOURN DR	85,636.00	191,324.00	276,960.00	331.68
027-702-006-000	661 BOURN DR	85,636.00	218,303.00	303,939.00	331.68
027-702-007-000	673 BOURN DR	62,413.00	176,839.00	239,252.00	331.68
027-702-008-000	685 BOURN DR	90,000.00	175,000.00	265,000.00	331.68
027-702-009-000	697 BOURN DR	89,123.00	234,900.00	324,023.00	331.68
027-702-010-000	709 BOURN DR	85,636.00	212,500.00	298,136.00	331.68
027-702-011-000	721 BOURN DR	91,754.00	225,843.00	317,597.00	331.68
027-702-013-000	684 WOODARD DR	62,131.00	170,862.00	232,993.00	331.68
027-702-014-000	676 WOODARD DR	70,000.00	280,000.00	350,000.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-702-015-000	668 WOODARD DR	108,089.00	250,744.00	358,833.00	331.68
027-702-016-000	660 WOODARD DR	60,915.00	258,888.00	319,803.00	331.68
027-702-017-000	652 WOODARD DR	75,000.00	250,000.00	325,000.00	331.68
027-702-018-000	644 WOODARD DR	114,093.00	231,095.00	345,188.00	331.68
027-702-019-000	636 WOODARD DR	80,000.00	290,000.00	370,000.00	331.68
027-702-020-000	628 WOODARD DR	108,779.00	206,683.00	315,462.00	331.68
027-702-021-000	620 WOODARD DR	109,038.00	163,558.00	272,596.00	331.68
027-702-022-000	1610 LAUGENOUR DR	79,577.00	185,681.00	265,258.00	331.68
027-702-023-000	1618 LAUGENOUR DR	138,114.00	197,434.00	335,548.00	331.68
027-703-001-000	672 LAUGENOUR DR	85,000.00	235,000.00	320,000.00	331.68
027-703-002-000	680 LAUGENOUR DR	116,796.00	251,013.00	367,809.00	331.68
027-703-003-000	688 LAUGENOUR DR	98,134.00	158,052.00	256,186.00	331.68
027-703-004-000	1631 FARNHAM AVE	85,111.00	314,182.00	399,293.00	331.68
027-703-005-000	1627 FARNHAM AVE	108,089.00	255,712.00	363,801.00	331.68
027-703-006-000	1623 FARNHAM AVE	62,131.00	305,482.00	367,613.00	331.68
027-703-007-000	1619 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-703-008-000	1615 FARNHAM AVE	95,000.00	170,000.00	265,000.00	331.68
027-703-009-000	667 WOODARD DR	85,000.00	330,000.00	415,000.00	331.68
027-703-010-000	659 WOODARD DR	56,953.00	167,755.00	224,708.00	331.68
027-703-011-000	651 WOODARD DR	80,000.00	290,000.00	370,000.00	331.68
027-703-012-000	643 WOODARD DR	144,242.00	216,366.00	360,608.00	331.68
027-703-013-000	635 WOODARD DR	108,690.00	250,621.00	359,311.00	331.68
027-703-014-000	622 LAUGENOUR DR	71,067.00	228,431.00	299,498.00	331.68
027-703-015-000	626 LAUGENOUR DR	80,000.00	310,000.00	390,000.00	331.68
027-703-016-000	632 LAUGENOUR DR	111,092.00	253,044.00	364,136.00	331.68
027-703-017-000	638 LAUGENOUR DR	90,000.00	175,000.00	265,000.00	331.68
027-703-018-000	8 GWINN CT	132,111.00	242,298.00	374,409.00	331.68
027-703-019-000	6 GWINN CT	68,966.00	190,985.00	259,951.00	331.68
027-703-020-000	4 GWINN CT	72,814.00	247,447.00	320,261.00	331.68
027-703-021-000	2 GWINN CT	113,343.00	259,372.00	372,715.00	331.68
027-711-001-000	761 HATCHER DR	90,000.00	245,000.00	335,000.00	331.68
027-711-002-000	765 HATCHER DR	114,217.00	212,015.00	326,232.00	331.68
027-711-003-000	769 HATCHER DR	80,000.00	290,000.00	370,000.00	331.68
027-711-004-000	773 HATCHER DR	80,000.00	290,000.00	370,000.00	331.68
027-711-005-000	777 HATCHER DR	90,000.00	175,000.00	265,000.00	331.68
027-711-006-000	3 HAZEMAN CT	144,120.00	188,675.00	332,795.00	331.68
027-711-007-000	5 HAZEMAN CT	85,000.00	290,000.00	375,000.00	331.68
027-711-008-000	7 HAZEMAN CT	80,000.00	310,000.00	390,000.00	331.68
027-711-010-000	10 HAZEMAN CT	85,000.00	300,000.00	385,000.00	331.68
027-711-011-000	8 HAZEMAN CT	80,000.00	290,000.00	370,000.00	331.68
027-711-012-000	6 HAZEMAN CT	80,000.00	290,000.00	370,000.00	331.68
027-711-013-000	4 HAZEMAN CT	80,000.00	310,000.00	390,000.00	331.68
027-711-014-000	2 HAZEMAN CT	80,000.00	290,000.00	370,000.00	331.68
027-711-015-000	781 HATCHER DR	75,000.00	250,000.00	325,000.00	331.68
027-711-016-000	785 HATCHER DR	80,000.00	290,000.00	370,000.00	331.68
027-711-017-000	789 HATCHER DR	75,000.00	250,000.00	325,000.00	331.68
027-711-018-000	1649 HATCHER DR	60,915.00	294,422.00	355,337.00	331.68
027-711-019-000	1653 HATCHER DR	103,586.00	196,271.00	299,857.00	331.68
027-711-020-000	1657 HATCHER DR	81,169.00	86,579.00	167,748.00	331.68

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-711-021-000	1661 HATCHER DR	80,000.00	290,000.00	370,000.00	331.68
027-711-022-000	1665 HATCHER DR	80,000.00	310,000.00	390,000.00	331.68
027-711-023-000	1671 HATCHER DR	75,000.00	250,000.00	325,000.00	331.68
027-712-001-000	762 HATCHER DR	75,000.00	250,000.00	325,000.00	331.68
027-712-002-000	766 HATCHER DR	80,000.00	320,000.00	400,000.00	331.68
027-712-003-000	770 HATCHER DR	133,145.00	194,173.00	327,318.00	331.68
027-712-004-000	774 HATCHER DR	119,658.00	226,265.00	345,923.00	331.68
027-712-005-000	778 HATCHER DR	68,966.00	185,574.00	254,540.00	331.68
027-712-006-000	782 HATCHER DR	80,000.00	290,000.00	370,000.00	331.68
027-712-007-000	786 HATCHER DR	75,000.00	250,000.00	325,000.00	331.68
027-712-008-000	790 HATCHER DR	90,000.00	175,000.00	265,000.00	331.68
027-712-009-000	794 HATCHER DR	138,114.00	231,100.00	369,214.00	331.68
027-712-010-000	1636 HATCHER DR	135,975.00	195,805.00	331,780.00	331.68
027-712-011-000	1640 HATCHER DR	80,000.00	290,000.00	370,000.00	331.68
027-712-012-000	1644 HATCHER DR	81,169.00	189,394.00	270,563.00	331.68
027-712-013-000	1648 HATCHER DR	80,000.00	290,000.00	370,000.00	331.68
027-712-014-000	1652 HATCHER DR	80,000.00	290,000.00	370,000.00	331.68
027-712-015-000	1656 HATCHER DR	81,169.00	162,338.00	243,507.00	331.68
027-712-016-000	1660 HATCHER DR	80,000.00	290,000.00	370,000.00	331.68
027-712-017-000	1664 HATCHER DR	57,211.00	271,500.00	328,711.00	331.68
027-712-018-000	1668 HATCHER DR	91,990.00	178,572.00	270,562.00	331.68
027-712-019-000	1672 HATCHER DR	75,000.00	250,000.00	325,000.00	331.68
027-721-001-000	852 ATWELL CIR	84,882.00	151,728.00	236,610.00	331.68
027-721-002-000	850 ATWELL CIR	91,754.00	223,766.00	315,520.00	331.68
027-721-003-000	848 ATWELL CIR	74,272.00	187,273.00	261,545.00	331.68
027-721-004-000	846 ATWELL CIR	70,346.00	146,103.00	216,449.00	331.68
027-721-005-000	844 ATWELL CIR	79,519.00	183,909.00	263,428.00	331.68
027-721-006-000	842 ATWELL CIR	85,636.00	275,710.00	361,346.00	331.68
027-721-007-000	840 ATWELL CIR	79,519.00	207,579.00	287,098.00	331.68
027-721-008-000	838 ATWELL CIR	79,519.00	242,603.00	322,122.00	331.68
027-721-009-000	836 ATWELL CIR	71,067.00	274,117.00	345,184.00	331.68
027-721-010-000	834 ATWELL CIR	90,000.00	320,000.00	410,000.00	331.68
027-721-011-000	832 ATWELL CIR	79,519.00	232,329.00	311,848.00	331.68
027-721-012-000	830 ATWELL CIR	91,754.00	261,817.00	353,571.00	331.68
027-721-013-000	828 ATWELL CIR	79,519.00	298,668.00	378,187.00	331.68
027-721-014-000	826 ATWELL CIR	79,519.00	175,798.00	255,317.00	331.68
027-721-015-000	824 ATWELL CIR	86,579.00	186,470.00	273,049.00	331.68
027-721-016-000	822 ATWELL CIR	81,220.00	289,346.00	370,566.00	331.68
027-721-017-000	820 ATWELL CIR	83,218.00	127,947.00	211,165.00	331.68
027-721-018-000	818 ATWELL CIR	91,990.00	138,527.00	230,517.00	331.68
027-721-019-000	816 ATWELL CIR	79,519.00	168,557.00	248,076.00	331.68
027-721-020-000	814 ATWELL CIR	98,134.00	141,749.00	239,883.00	331.68
027-721-021-000	812 ATWELL CIR	82,579.00	157,351.00	239,930.00	331.68
027-721-022-000	810 ATWELL CIR	108,779.00	156,642.00	265,421.00	331.68
027-721-023-000	808 ATWELL CIR	75,000.00	250,000.00	325,000.00	331.68
027-721-024-000	806 ATWELL CIR	91,754.00	213,979.00	305,733.00	331.68
027-721-025-000	804 ATWELL CIR	119,658.00	168,609.00	288,267.00	331.68
027-721-026-000	802 ATWELL CIR	82,579.00	140,809.00	223,388.00	331.68
027-721-027-000	800 ATWELL CIR	85,636.00	168,711.00	254,347.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-722-001-000	801 ATWELL CIR	119,658.00	168,609.00	288,267.00	331.68
027-722-002-000	803 ATWELL CIR	56,953.00	211,248.00	268,201.00	331.68
027-722-003-000	805 ATWELL CIR	80,000.00	290,000.00	370,000.00	331.68
027-722-004-000	807 ATWELL CIR	70,000.00	195,000.00	265,000.00	331.68
027-722-005-000	809 ATWELL CIR	82,579.00	167,889.00	250,468.00	331.68
027-722-006-000	811 ATWELL CIR	92,683.00	186,456.00	279,139.00	331.68
027-722-007-000	813 ATWELL CIR	79,519.00	158,431.00	237,950.00	331.68
027-722-008-000	815 ATWELL CIR	119,658.00	187,103.00	306,761.00	331.68
027-722-009-000	817 ATWELL CIR	68,966.00	149,075.00	218,041.00	331.68
027-722-010-000	837 ATWELL CIR	72,486.00	232,994.00	305,480.00	331.68
027-722-011-000	839 ATWELL CIR	88,695.00	261,204.00	349,899.00	331.68
027-722-012-000	841 ATWELL CIR	68,966.00	118,835.00	187,801.00	331.68
027-722-013-000	843 ATWELL CIR	102,028.00	178,979.00	281,007.00	331.68
027-722-014-000	845 ATWELL CIR	138,695.00	169,762.00	308,457.00	331.68
027-722-015-000	847 ATWELL CIR	80,000.00	320,000.00	400,000.00	331.68
027-722-016-000	849 ATWELL CIR	81,169.00	155,843.00	237,012.00	331.68
027-722-017-000	851 ATWELL CIR	82,579.00	159,045.00	241,624.00	331.68
027-722-018-000	853 ATWELL CIR	75,000.00	250,000.00	325,000.00	331.68
027-731-001-000	1802 ELSTON CIR	91,754.00	203,680.00	295,434.00	331.68
027-731-002-000	1806 ELSTON CIR	91,754.00	252,762.00	344,516.00	331.68
027-731-003-000	1810 ELSTON CIR	97,403.00	214,520.00	311,923.00	331.68
027-731-004-000	1814 ELSTON CIR	80,000.00	290,000.00	370,000.00	331.68
027-731-005-000	1818 ELSTON CIR	63,638.00	249,550.00	313,188.00	331.68
027-731-006-000	1822 ELSTON CIR	100,931.00	284,911.00	385,842.00	331.68
027-731-007-000	1826 ELSTON CIR	106,435.00	203,957.00	310,392.00	331.68
027-731-008-000	1813 GABLE DR	80,000.00	250,000.00	330,000.00	331.68
027-731-009-000	1809 GABLE DR	91,754.00	314,428.00	406,182.00	331.68
027-731-010-000	1805 GABLE DR	125,096.00	217,561.00	342,657.00	331.68
027-731-011-000	1801 GABLE DR	100,931.00	186,659.00	287,590.00	331.68
027-731-012-000	1817 HOMESTEAD WAY	101,396.00	244,688.00	346,084.00	331.68
027-731-013-000	1813 HOMESTEAD WAY	96,432.00	189,631.00	286,063.00	331.68
027-731-014-000	1809 HOMESTEAD WAY	95,158.00	227,560.00	322,718.00	331.68
027-731-015-000	1805 HOMESTEAD WAY	91,754.00	277,414.00	369,168.00	331.68
027-731-016-000	1801 HOMESTEAD WAY	144,242.00	194,173.00	338,415.00	331.68
027-732-001-000	1734 ELSTON CIR	80,000.00	250,000.00	330,000.00	331.68
027-732-002-000	1738 ELSTON CIR	80,000.00	290,000.00	370,000.00	331.68
027-732-003-000	1742 ELSTON CIR	85,000.00	300,000.00	385,000.00	331.68
027-732-004-000	1746 ELSTON CIR	80,000.00	330,000.00	410,000.00	331.68
027-732-005-000	1750 ELSTON CIR	149,791.00	181,968.00	331,759.00	331.68
027-732-006-000	1754 ELSTON CIR	71,067.00	292,392.00	363,459.00	331.68
027-732-007-000	1758 ELSTON CIR	86,579.00	196,969.00	283,548.00	331.68
027-732-008-000	1762 ELSTON CIR	80,000.00	310,000.00	390,000.00	331.68
027-732-009-000	1766 ELSTON CIR	60,000.00	249,000.00	309,000.00	331.68
027-732-010-000	1770 ELSTON CIR	103,586.00	163,558.00	267,144.00	331.68
027-732-011-000	1774 ELSTON CIR	67,614.00	145,631.00	213,245.00	331.68
027-732-012-000	1775 HOMESTEAD WAY	114,217.00	167,305.00	281,522.00	331.68
027-732-013-000	1771 HOMESTEAD WAY	80,000.00	310,000.00	390,000.00	331.68
027-732-014-000	1767 HOMESTEAD WAY	75,000.00	250,000.00	325,000.00	331.68
027-732-015-000	1763 HOMESTEAD WAY	91,990.00	153,679.00	245,669.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-732-016-000	1759 HOMESTEAD WAY	121,154.00	270,230.00	391,384.00	331.68
027-732-017-000	1755 HOMESTEAD WAY	144,242.00	238,557.00	382,799.00	331.68
027-732-018-000	1751 HOMESTEAD WAY	70,000.00	299,000.00	369,000.00	331.68
027-732-019-000	1747 HOMESTEAD WAY	138,114.00	230,965.00	369,079.00	331.68
027-732-020-000	759 MERRITT CIR	80,000.00	310,000.00	390,000.00	331.68
027-733-001-000	754 MERRITT CIR	80,000.00	249,000.00	329,000.00	331.68
027-733-002-000	758 MERRITT CIR	80,000.00	300,000.00	380,000.00	331.68
027-733-003-000	762 MERRITT CIR	81,169.00	189,394.00	270,563.00	331.68
027-733-004-000	766 MERRITT CIR	108,779.00	168,609.00	277,388.00	331.68
027-733-005-000	770 MERRITT CIR	94,812.00	244,549.00	339,361.00	331.68
027-733-006-000	774 MERRITT CIR	114,490.00	190,818.00	305,308.00	331.68
027-733-007-000	778 MERRITT CIR	92,683.00	185,368.00	278,051.00	331.68
027-733-008-000	782 MERRITT CIR	94,812.00	243,466.00	338,278.00	331.68
027-733-009-000	786 MERRITT CIR	57,211.00	163,316.00	220,527.00	331.68
027-733-010-000	790 MERRITT CIR	125,096.00	223,001.00	348,097.00	331.68
027-733-011-000	794 MERRITT CIR	114,490.00	185,368.00	299,858.00	331.68
027-733-012-000	798 MERRITT CIR	72,486.00	196,751.00	269,237.00	331.68
027-733-013-000	799 ELSTON CIR	75,000.00	250,000.00	325,000.00	331.68
027-733-014-000	795 ELSTON CIR	80,000.00	290,000.00	370,000.00	331.68
027-733-015-000	791 ELSTON CIR	68,966.00	220,164.00	289,130.00	331.68
027-733-016-000	787 ELSTON CIR	57,211.00	205,964.00	263,175.00	331.68
027-733-017-000	783 ELSTON CIR	75,000.00	250,000.00	325,000.00	331.68
027-733-018-000	779 ELSTON CIR	80,000.00	310,000.00	390,000.00	331.68
027-733-019-000	775 ELSTON CIR	81,169.00	205,628.00	286,797.00	331.68
027-733-020-000	771 ELSTON CIR	155,338.00	227,460.00	382,798.00	331.68
027-733-021-000	767 ELSTON CIR	80,000.00	300,000.00	380,000.00	331.68
027-733-022-000	763 ELSTON CIR	70,000.00	319,000.00	389,000.00	331.68
027-733-023-000	759 ELSTON CIR	75,000.00	250,000.00	325,000.00	331.68
027-734-001-000	796 ELSTON CIR	80,000.00	250,000.00	330,000.00	331.68
027-734-002-000	792 ELSTON CIR	74,272.00	199,474.00	273,746.00	331.68
027-734-003-000	788 ELSTON CIR	75,000.00	250,000.00	325,000.00	331.68
027-734-004-000	784 ELSTON CIR	86,579.00	148,268.00	234,847.00	331.68
027-734-005-000	780 ELSTON CIR	79,907.00	226,197.00	306,104.00	331.68
027-734-006-000	776 ELSTON CIR	75,000.00	250,000.00	325,000.00	331.68
027-734-007-000	772 ELSTON CIR	80,000.00	332,000.00	412,000.00	331.68
027-734-008-000	768 ELSTON CIR	98,134.00	245,339.00	343,473.00	331.68
027-734-009-000	764 ELSTON CIR	75,000.00	250,000.00	325,000.00	331.68
027-735-001-000	1726 MERRITT CIR	80,000.00	300,000.00	380,000.00	331.68
027-735-002-000	1722 MERRITT CIR	62,131.00	269,238.00	331,369.00	331.68
027-735-003-000	1718 MERRITT CIR	109,038.00	207,175.00	316,213.00	331.68
027-735-004-000	1714 MERRITT CIR	155,338.00	227,460.00	382,798.00	331.68
027-735-005-000	1710 MERRITT CIR	80,000.00	290,000.00	370,000.00	331.68
027-735-006-000	1706 MERRITT CIR	75,000.00	250,000.00	325,000.00	331.68
027-735-007-000	1702 MERRITT CIR	74,272.00	142,178.00	216,450.00	331.68
027-741-001-000	1799 FARNHAM AVE	116,849.00	258,144.00	374,993.00	331.68
027-741-002-000	1801 FARNHAM AVE	138,114.00	187,357.00	325,471.00	331.68
027-741-003-000	1805 FARNHAM AVE	74,272.00	193,107.00	267,379.00	331.68
027-741-004-000	1809 FARNHAM AVE	60,915.00	213,202.00	274,117.00	331.68
027-741-005-000	1813 FARNHAM AVE	100,931.00	247,050.00	347,981.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-741-006-000	1817 FARNHAM AVE	108,779.00	174,048.00	282,827.00	331.68
027-741-007-000	1821 FARNHAM AVE	74,272.00	137,934.00	212,206.00	331.68
027-741-008-000	1825 FARNHAM AVE	100,931.00	292,051.00	392,982.00	331.68
027-741-011-000	1829 FARNHAM AVE	115,000.00	305,000.00	420,000.00	331.68
027-742-001-000	1796 FARNHAM AVE	119,658.00	179,488.00	299,146.00	331.68
027-742-002-000	1785 ELSTON CIR	65,991.00	233,507.00	299,498.00	331.68
027-743-001-000	1800 FARNHAM AVE	109,038.00	158,106.00	267,144.00	331.68
027-743-002-000	1804 FARNHAM AVE	104,599.00	281,393.00	385,992.00	331.68
027-743-003-000	1808 FARNHAM AVE	98,134.00	216,989.00	315,123.00	331.68
027-743-004-000	1812 FARNHAM AVE	138,114.00	248,030.00	386,144.00	331.68
027-743-005-000	1816 FARNHAM AVE	75,756.00	238,096.00	313,852.00	331.68
027-743-006-000	1820 FARNHAM AVE	109,038.00	157,016.00	266,054.00	331.68
027-743-007-000	1824 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-743-008-000	1828 FARNHAM AVE	104,092.00	258,144.00	362,236.00	331.68
027-743-009-000	1832 FARNHAM AVE	107,046.00	265,487.00	372,533.00	331.68
027-743-010-000	1836 FARNHAM AVE	75,000.00	277,000.00	352,000.00	331.68
027-743-011-000	1840 FARNHAM AVE	75,000.00	250,000.00	325,000.00	331.68
027-743-012-000	1844 FARNHAM AVE	119,658.00	179,488.00	299,146.00	331.68
027-743-013-000	1837 ELSTON CIR	113,163.00	214,100.00	327,263.00	331.68
027-743-014-000	1833 ELSTON CIR	110,105.00	276,367.00	386,472.00	331.68
027-743-015-000	1829 ELSTON CIR	79,577.00	159,154.00	238,731.00	331.68
027-743-016-000	1825 ELSTON CIR	100,931.00	276,360.00	377,291.00	331.68
027-743-017-000	1821 ELSTON CIR	79,577.00	201,596.00	281,173.00	331.68
027-743-018-000	1817 ELSTON CIR	103,987.00	236,468.00	340,455.00	331.68
027-743-019-000	1813 ELSTON CIR	103,987.00	216,398.00	320,385.00	331.68
027-743-020-000	1809 ELSTON CIR	96,646.00	271,026.00	367,672.00	331.68
027-743-021-000	1805 ELSTON CIR	96,646.00	245,518.00	342,164.00	331.68
027-743-022-000	1801 ELSTON CIR	67,309.00	217,461.00	284,770.00	331.68
027-744-001-000	1802 GABLE DR	96,036.00	182,048.00	278,084.00	331.68
027-744-002-000	1806 GABLE DR	114,217.00	202,333.00	316,550.00	331.68
027-744-003-000	1810 GABLE DR	94,812.00	254,207.00	349,019.00	331.68
027-744-004-000	1814 GABLE DR	94,812.00	236,613.00	331,425.00	331.68
027-744-005-000	1818 GABLE DR	65,991.00	313,712.00	379,703.00	331.68
027-744-006-000	1822 GABLE DR	94,812.00	274,849.00	369,661.00	331.68
027-744-007-000	1826 GABLE DR	67,309.00	307,553.00	374,862.00	331.68
027-744-008-000	1830 GABLE DR	94,812.00	269,240.00	364,052.00	331.68
027-744-009-000	1834 GABLE DR	80,000.00	250,000.00	330,000.00	331.68
027-751-001-000	1747 LEE DR	90,000.00	300,000.00	390,000.00	331.68
027-751-002-000	1749 LEE DR	80,000.00	310,000.00	390,000.00	331.68
027-751-003-000	1751 LEE DR	80,000.00	300,000.00	380,000.00	331.68
027-751-004-000	1753 LEE DR	80,000.00	290,000.00	370,000.00	331.68
027-751-005-000	1755 LEE DR	102,786.00	192,607.00	295,393.00	331.68
027-751-006-000	1757 LEE DR	72,486.00	300,304.00	372,790.00	331.68
027-751-007-000	1759 LEE DR	78,350.00	146,403.00	224,753.00	331.68
027-751-008-000	1761 FARNHAM AVE	81,220.00	294,422.00	375,642.00	331.68
027-751-009-000	1765 FARNHAM AVE	80,000.00	300,000.00	380,000.00	331.68
027-751-010-000	1769 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-751-011-000	1773 FARNHAM AVE	75,000.00	250,000.00	325,000.00	331.68
027-751-012-000	1777 FARNHAM AVE	80,000.00	300,000.00	380,000.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-751-013-000	1781 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-751-014-000	1785 FARNHAM AVE	65,991.00	228,329.00	294,320.00	331.68
027-751-015-000	1789 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-751-016-000	1793 FARNHAM AVE	75,000.00	250,000.00	325,000.00	331.68
027-751-017-000	1797 FARNHAM AVE	74,272.00	180,376.00	254,648.00	331.68
027-752-001-000	1740 FARNHAM AVE	75,000.00	250,000.00	325,000.00	331.68
027-752-002-000	1744 FARNHAM AVE	75,000.00	250,000.00	325,000.00	331.68
027-752-003-000	1748 FARNHAM AVE	56,953.00	259,675.00	316,628.00	331.68
027-752-004-000	1752 FARNHAM AVE	57,211.00	166,437.00	223,648.00	331.68
027-752-005-000	1756 FARNHAM AVE	80,000.00	300,000.00	380,000.00	331.68
027-752-006-000	1760 FARNHAM AVE	75,000.00	250,000.00	325,000.00	331.68
027-752-007-000	1764 FARNHAM AVE	80,000.00	310,000.00	390,000.00	331.68
027-752-008-000	1768 FARNHAM AVE	92,683.00	179,915.00	272,598.00	331.68
027-752-009-000	1772 FARNHAM AVE	80,000.00	300,000.00	380,000.00	331.68
027-752-010-000	1776 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-752-011-000	1780 FARNHAM AVE	81,169.00	175,324.00	256,493.00	331.68
027-752-012-000	1784 FARNHAM AVE	62,131.00	207,106.00	269,237.00	331.68
027-752-013-000	1788 FARNHAM AVE	135,975.00	179,488.00	315,463.00	331.68
027-752-014-000	1792 FARNHAM AVE	133,145.00	233,010.00	366,155.00	331.68
027-752-015-000	1781 ELSTON CIR	114,093.00	277,596.00	391,689.00	331.68
027-752-016-000	1777 ELSTON CIR	91,990.00	225,109.00	317,099.00	331.68
027-752-017-000	1773 ELSTON CIR	58,355.00	174,964.00	233,319.00	331.68
027-752-018-000	1769 ELSTON CIR	80,000.00	310,000.00	390,000.00	331.68
027-752-019-000	1765 ELSTON CIR	120,100.00	276,733.00	396,833.00	331.68
027-752-020-000	1761 ELSTON CIR	75,000.00	250,000.00	325,000.00	331.68
027-752-021-000	1757 ELSTON CIR	81,169.00	173,161.00	254,330.00	331.68
027-752-022-000	1753 ELSTON CIR	80,000.00	310,000.00	390,000.00	331.68
027-752-023-000	1749 ELSTON CIR	80,000.00	310,000.00	390,000.00	331.68
027-752-024-000	1745 ELSTON CIR	75,000.00	250,000.00	325,000.00	331.68
027-752-025-000	1741 ELSTON CIR	91,990.00	189,394.00	281,384.00	331.68
027-752-026-000	1737 ELSTON CIR	57,211.00	218,448.00	275,659.00	331.68
027-761-001-000	1745 LEE DR	80,000.00	310,000.00	390,000.00	331.68
027-761-002-000	1741 LEE DR	63,661.00	190,985.00	254,646.00	331.68
027-761-003-000	1737 LEE DR	75,000.00	250,000.00	325,000.00	331.68
027-761-004-000	1733 LEE DR	81,169.00	178,572.00	259,741.00	331.68
027-761-005-000	1729 LEE DR	108,779.00	207,770.00	316,549.00	331.68
027-761-006-000	1725 LEE DR	91,990.00	146,103.00	238,093.00	331.68
027-761-007-000	1721 LEE DR	91,990.00	227,273.00	319,263.00	331.68
027-761-008-000	1717 LEE DR	60,915.00	170,562.00	231,477.00	331.68
027-761-009-000	1713 LEE CT	80,000.00	290,000.00	370,000.00	331.68
027-761-010-000	1709 LEE CT	60,000.00	310,000.00	370,000.00	331.68
027-761-011-000	1705 LEE CT	75,000.00	250,000.00	325,000.00	331.68
027-761-012-000	1703 LEE CT	86,579.00	200,217.00	286,796.00	331.68
027-761-013-000	1701 LEE CT	77,664.00	289,949.00	367,613.00	331.68
027-761-015-000	1706 LEE CT	72,486.00	313,248.00	385,734.00	331.68
027-761-016-000	1710 LEE CT	60,915.00	294,422.00	355,337.00	331.68
027-761-017-000	1714 LEE CT	91,990.00	173,161.00	265,151.00	331.68
027-761-018-000	603 EAKLE LN	124,554.00	198,711.00	323,265.00	331.68
027-761-019-000	607 EAKLE LN	80,000.00	290,000.00	370,000.00	331.68

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-761-020-000	1715 FARNHAM AVE	75,000.00	250,000.00	325,000.00	331.68
027-761-021-000	1711 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-761-022-000	1707 FARNHAM AVE	67,309.00	289,949.00	357,258.00	331.68
027-761-023-000	1703 FARNHAM AVE	75,000.00	250,000.00	325,000.00	331.68
027-762-001-000	1726 LEE DR	75,000.00	250,000.00	325,000.00	331.68
027-762-002-000	1730 LEE DR	80,000.00	290,000.00	370,000.00	331.68
027-762-003-000	1734 LEE DR	80,000.00	310,000.00	390,000.00	331.68
027-762-004-000	1738 LEE DR	60,000.00	200,000.00	260,000.00	331.68
027-762-005-000	1742 LEE DR	68,966.00	187,802.00	256,768.00	331.68
027-762-006-000	1746 LEE DR	91,990.00	205,628.00	297,618.00	331.68
027-762-007-000	1748 LEE DR	79,577.00	155,971.00	235,548.00	331.68
027-762-008-000	1752 LEE DR	80,000.00	310,000.00	390,000.00	331.68
027-762-009-000	1751 FARNHAM AVE	80,000.00	250,000.00	330,000.00	331.68
027-762-010-000	1747 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-762-011-000	1743 FARNHAM AVE	80,000.00	300,000.00	380,000.00	331.68
027-762-012-000	1739 FARNHAM AVE	108,779.00	219,737.00	328,516.00	331.68
027-762-013-000	1735 FARNHAM AVE	62,131.00	207,106.00	269,237.00	331.68
027-762-014-000	1731 FARNHAM AVE	62,413.00	193,483.00	255,896.00	331.68
027-762-015-000	1727 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-762-016-000	1723 FARNHAM AVE	75,000.00	250,000.00	325,000.00	331.68
027-763-001-000	1704 FARNHAM AVE	98,134.00	155,380.00	253,514.00	331.68
027-763-002-000	1708 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-763-003-000	1712 FARNHAM AVE	60,000.00	315,000.00	375,000.00	331.68
027-763-004-000	1716 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-763-005-000	1720 FARNHAM AVE	119,658.00	215,386.00	335,044.00	331.68
027-763-006-000	1724 FARNHAM AVE	114,217.00	179,488.00	293,705.00	331.68
027-763-007-000	1728 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-763-008-000	1732 FARNHAM AVE	95,000.00	170,000.00	265,000.00	331.68
027-763-009-000	1736 FARNHAM AVE	80,000.00	290,000.00	370,000.00	331.68
027-763-010-000	1733 ELSTON CIR	68,966.00	206,902.00	275,868.00	331.68
027-763-011-000	1729 ELSTON CIR	60,915.00	203,050.00	263,965.00	331.68
027-763-012-000	1725 ELSTON CIR	62,131.00	279,593.00	341,724.00	331.68
027-763-013-000	1721 ELSTON CIR	80,000.00	300,000.00	380,000.00	331.68
027-763-014-000	1717 ELSTON CIR	80,000.00	310,000.00	390,000.00	331.68
027-763-015-000	1713 ELSTON CIR	114,217.00	179,488.00	293,705.00	331.68
027-763-016-000	1709 ELSTON CIR	85,000.00	310,000.00	395,000.00	331.68
027-763-017-000	1705 ELSTON CIR	85,000.00	310,000.00	395,000.00	331.68
027-763-018-000	760 ELSTON CIR	80,000.00	290,000.00	370,000.00	331.68
027-771-001-000	1953 HECKE DR	98,134.00	158,106.00	256,240.00	331.68
027-771-002-000	1957 HECKE DR	70,346.00	152,597.00	222,943.00	331.68
027-771-003-000	1961 HECKE DR	70,000.00	195,000.00	265,000.00	331.68
027-771-004-000	1965 HECKE DR	119,658.00	146,853.00	266,511.00	331.68
027-771-005-000	1969 HECKE DR	102,084.00	182,432.00	284,516.00	331.68
027-771-006-000	1973 HECKE DR	103,987.00	149,868.00	253,855.00	331.68
027-771-007-000	1977 HECKE DR	13,635.00	45,160.00	58,795.00	331.68
027-771-008-000	1981 HECKE DR	125,394.00	157,998.00	283,392.00	331.68
027-771-010-000	1985 HECKE DR	67,614.00	142,407.00	210,021.00	331.68
027-771-011-000	1989 HECKE DR	63,661.00	149,605.00	213,266.00	331.68
027-771-012-000	1993 HECKE DR	100,931.00	180,334.00	281,265.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-771-013-000	1997 HECKE DR	100,931.00	200,031.00	300,962.00	331.68
027-772-001-000	1954 HECKE DR	103,987.00	177,275.00	281,262.00	331.68
027-772-002-000	1958 HECKE DR	92,683.00	114,490.00	207,173.00	331.68
027-772-003-000	1962 HECKE DR	133,145.00	168,654.00	301,799.00	331.68
027-772-004-000	1966 HECKE DR	68,966.00	132,628.00	201,594.00	331.68
027-772-005-000	1970 HECKE DR	107,658.00	184,206.00	291,864.00	331.68
027-772-006-000	1972 HECKE DR	70,000.00	195,000.00	265,000.00	331.68
027-772-007-000	1971 HERSHEY DR	74,272.00	106,103.00	180,375.00	331.68
027-772-008-000	1967 HERSHEY DR	57,211.00	156,034.00	213,245.00	331.68
027-772-009-000	1963 HERSHEY DR	100,316.00	185,593.00	285,909.00	331.68
027-772-010-000	1959 HERSHEY DR	101,173.00	184,736.00	285,909.00	331.68
027-772-011-000	1955 HERSHEY DR	103,586.00	114,490.00	218,076.00	331.68
027-772-012-000	1951 HERSHEY DR	105,090.00	196,971.00	302,061.00	331.68
027-773-001-000	1952 HERSHEY DR	71,067.00	233,507.00	304,574.00	331.68
027-773-002-000	1956 HERSHEY DR	114,490.00	141,749.00	256,239.00	331.68
027-773-003-000	1960 HERSHEY DR	75,000.00	250,000.00	325,000.00	331.68
027-773-004-000	1964 HERSHEY DR	86,579.00	119,047.00	205,626.00	331.68
027-773-005-000	1968 HERSHEY DR	108,779.00	146,853.00	255,632.00	331.68
027-773-006-000	1972 HERSHEY DR	65,991.00	237,568.00	303,559.00	331.68
027-773-007-000	1976 HERSHEY DR	83,201.00	183,784.00	266,985.00	331.68
027-773-008-000	1980 HERSHEY DR	97,870.00	199,296.00	297,166.00	331.68
027-773-009-000	1984 HERSHEY DR	75,000.00	250,000.00	325,000.00	331.68
027-773-010-000	1988 HERSHEY DR	100,931.00	155,373.00	256,304.00	331.68
027-781-001-000	1801 HARDY DR	80,000.00	280,000.00	360,000.00	331.68
027-781-002-000	1805 HARDY DR	86,579.00	156,926.00	243,505.00	331.68
027-781-003-000	1809 HARDY DR	65,991.00	289,346.00	355,337.00	331.68
027-781-004-000	1813 HARDY DR	65,000.00	325,000.00	390,000.00	331.68
027-781-005-000	1817 HARDY DR	65,991.00	282,239.00	348,230.00	331.68
027-781-006-000	1821 HARDY DR	65,000.00	235,000.00	300,000.00	331.68
027-781-007-000	1825 HARDY DR	86,579.00	204,545.00	291,124.00	331.68
027-781-008-000	1829 HARDY DR	62,413.00	257,977.00	320,390.00	331.68
027-781-009-000	1833 HARDY DR	91,990.00	102,813.00	194,803.00	331.68
027-782-001-000	1802 HARDY DR	125,096.00	141,414.00	266,510.00	331.68
027-782-002-000	1806 HARDY DR	85,000.00	315,000.00	400,000.00	331.68
027-782-003-000	1810 HARDY DR	80,000.00	280,000.00	360,000.00	331.68
027-782-004-000	1814 HARDY DR	85,000.00	315,000.00	400,000.00	331.68
027-782-005-000	1818 HARDY DR	62,413.00	187,241.00	249,654.00	331.68
027-782-006-000	1822 HARDY DR	62,413.00	192,442.00	254,855.00	331.68
027-782-007-000	1826 HARDY DR	85,000.00	335,000.00	420,000.00	331.68
027-782-008-000	1830 HARDY DR	80,000.00	290,000.00	370,000.00	331.68
027-782-009-000	1834 HARDY DR	72,486.00	201,929.00	274,415.00	331.68
027-782-010-000	1833 LOWE DR	109,038.00	158,106.00	267,144.00	331.68
027-782-011-000	1829 LOWE DR	85,000.00	315,000.00	400,000.00	331.68
027-782-012-000	1825 LOWE DR	62,413.00	170,597.00	233,010.00	331.68
027-782-013-000	1821 LOWE DR	80,000.00	290,000.00	370,000.00	331.68
027-782-014-000	1817 LOWE DR	85,000.00	315,000.00	400,000.00	331.68
027-782-015-000	1813 LOWE DR	150,127.00	172,281.00	322,408.00	331.68
027-782-016-000	1809 LOWE DR	85,000.00	325,000.00	410,000.00	331.68
027-782-017-000	1805 LOWE DR	80,000.00	310,000.00	390,000.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-782-018-000	1801 LOWE DR	80,000.00	280,000.00	360,000.00	331.68
027-783-001-000	1802 LOWE DR	80,000.00	250,000.00	330,000.00	331.68
027-783-002-000	1806 LOWE DR	62,413.00	223,650.00	286,063.00	331.68
027-783-003-000	1810 LOWE DR	109,038.00	185,368.00	294,406.00	331.68
027-783-004-000	1814 LOWE DR	80,000.00	310,000.00	390,000.00	331.68
027-783-005-000	1818 LOWE DR	86,579.00	153,679.00	240,258.00	331.68
027-783-006-000	1822 LOWE DR	85,000.00	335,000.00	420,000.00	331.68
027-783-007-000	1826 LOWE DR	108,779.00	202,878.00	311,657.00	331.68
027-783-008-000	1830 LOWE DR	85,000.00	315,000.00	400,000.00	331.68
027-783-009-000	1834 LOWE DR	170,735.00	147,169.00	317,904.00	331.68
027-783-010-000	1833 E GUM AVE	108,779.00	154,468.00	263,247.00	331.68
027-783-011-000	1829 E GUM AVE	85,000.00	335,000.00	420,000.00	331.68
027-783-012-000	1825 E GUM AVE	80,000.00	250,000.00	330,000.00	331.68
027-783-013-000	1821 E GUM AVE	80,000.00	310,000.00	390,000.00	331.68
027-783-014-000	1817 E GUM AVE	62,413.00	270,460.00	332,873.00	331.68
027-783-015-000	1813 E GUM AVE	109,038.00	181,003.00	290,041.00	331.68
027-783-016-000	1809 E GUM AVE	114,217.00	168,609.00	282,826.00	331.68
027-783-017-000	1805 E GUM AVE	65,991.00	289,346.00	355,337.00	331.68
027-783-018-000	1801 E GUM AVE	125,096.00	182,208.00	307,304.00	331.68
027-784-001-000	1948 HERSHEY DR	65,991.00	249,751.00	315,742.00	331.68
027-784-002-000	1944 HERSHEY DR	74,272.00	148,545.00	222,817.00	331.68
027-784-003-000	1940 HERSHEY DR	80,000.00	300,000.00	380,000.00	331.68
027-784-004-000	1936 HERSHEY DR	80,000.00	280,000.00	360,000.00	331.68
027-784-005-000	1932 HERSHEY DR	80,000.00	250,000.00	330,000.00	331.68
027-784-006-000	1928 HERSHEY DR	85,000.00	315,000.00	400,000.00	331.68
027-784-007-000	1924 HERSHEY DR	85,000.00	320,000.00	405,000.00	331.68
027-784-008-000	1920 HERSHEY DR	90,000.00	315,000.00	405,000.00	331.68
027-784-009-000	1916 HERSHEY DR	80,000.00	300,000.00	380,000.00	331.68
027-784-010-000	1912 HERSHEY DR	65,000.00	271,000.00	336,000.00	331.68
027-784-011-000	1908 HERSHEY DR	138,115.00	269,274.00	407,389.00	331.68
027-784-012-000	1904 HERSHEY DR	80,000.00	280,000.00	360,000.00	331.68
027-784-013-000	1900 HERSHEY DR	138,115.00	271,151.00	409,266.00	331.68
027-784-014-000	1896 HERSHEY DR	150,127.00	258,810.00	408,937.00	331.68
027-784-015-000	1892 HERSHEY DR	85,000.00	355,000.00	440,000.00	331.68
027-784-016-000	1888 HERSHEY DR	85,000.00	315,000.00	400,000.00	331.68
027-784-017-000	1884 HERSHEY DR	85,000.00	250,000.00	335,000.00	331.68
027-784-018-000	725 FARNHAM AVE	90,000.00	280,000.00	370,000.00	331.68
027-784-019-000	729 FARNHAM AVE	85,000.00	315,000.00	400,000.00	331.68
027-784-020-000	733 FARNHAM AVE	80,000.00	300,000.00	380,000.00	331.68
027-784-021-000	737 FARNHAM AVE	91,990.00	162,338.00	254,328.00	331.68
027-784-022-000	741 FARNHAM AVE	91,990.00	227,273.00	319,263.00	331.68
027-784-023-000	745 FARNHAM AVE	80,000.00	320,000.00	400,000.00	331.68
027-784-024-000	749 FARNHAM AVE	80,000.00	280,000.00	360,000.00	331.68
027-784-025-000	753 FARNHAM AVE	85,000.00	315,000.00	400,000.00	331.68
027-784-026-000	757 FARNHAM AVE	71,067.00	289,346.00	360,413.00	331.68
027-784-027-000	761 FARNHAM AVE	90,000.00	315,000.00	405,000.00	331.68
027-785-001-000	1950 HECKE DR	126,106.00	241,542.00	367,648.00	331.68
027-785-002-000	1946 HECKE DR	111,198.00	272,633.00	383,831.00	331.68
027-785-003-000	1942 HECKE DR	80,000.00	320,000.00	400,000.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-785-004-000	1938 HECKE DR	131,744.00	213,178.00	344,922.00	331.68
027-785-005-000	1934 HECKE DR	108,089.00	277,442.00	385,531.00	331.68
027-785-006-000	1930 HECKE DR	74,272.00	250,404.00	324,676.00	331.68
027-785-007-000	1919 HERSHEY DR	138,114.00	204,160.00	342,274.00	331.68
027-785-008-000	1923 HERSHEY DR	85,000.00	280,000.00	365,000.00	331.68
027-785-009-000	1927 HERSHEY DR	108,209.00	275,035.00	383,244.00	331.68
027-785-010-000	1931 HERSHEY DR	85,000.00	315,000.00	400,000.00	331.68
027-785-011-000	1935 HERSHEY DR	80,000.00	310,000.00	390,000.00	331.68
027-785-012-000	1939 HERSHEY DR	65,991.00	275,132.00	341,123.00	331.68
027-785-013-000	1943 HERSHEY DR	132,111.00	246,235.00	378,346.00	331.68
027-785-014-000	1947 HERSHEY DR	138,114.00	151,928.00	290,042.00	331.68
027-791-001-000	645 BLOWERS DR	80,000.00	250,000.00	330,000.00	331.68
027-791-002-000	643 BLOWERS DR	75,000.00	245,000.00	320,000.00	331.68
027-791-003-000	641 BLOWERS DR	85,000.00	315,000.00	400,000.00	331.68
027-791-004-000	637 BLOWERS DR	85,000.00	315,000.00	400,000.00	331.68
027-791-005-000	633 BLOWERS DR	80,000.00	280,000.00	360,000.00	331.68
027-791-006-000	629 BLOWERS DR	85,000.00	335,000.00	420,000.00	331.68
027-791-007-000	625 BLOWERS DR	109,038.00	196,271.00	305,309.00	331.68
027-791-008-000	621 BLOWERS DR	109,038.00	158,106.00	267,144.00	331.68
027-791-009-000	617 BLOWERS DR	85,000.00	335,000.00	420,000.00	331.68
027-791-010-000	613 BLOWERS DR	80,000.00	280,000.00	360,000.00	331.68
027-791-011-000	609 BLOWERS DR	114,490.00	196,271.00	310,761.00	331.68
027-791-012-000	605 BLOWERS DR	80,000.00	300,000.00	380,000.00	331.68
027-791-013-000	601 BLOWERS DR	107,713.00	258,026.00	365,739.00	331.68
027-791-014-000	1899 BLOWERS DR	88,020.00	279,593.00	367,613.00	331.68
027-791-015-000	1895 BLOWERS DR	114,217.00	204,507.00	318,724.00	331.68
027-791-016-000	1891 BLOWERS DR	119,942.00	176,099.00	296,041.00	331.68
027-791-017-000	1887 BLOWERS DR	85,000.00	335,000.00	420,000.00	331.68
027-791-018-000	1883 BLOWERS DR	67,309.00	250,599.00	317,908.00	331.68
027-791-019-000	1879 BLOWERS DR	62,413.00	156,034.00	218,447.00	331.68
027-791-020-000	1875 BLOWERS DR	98,134.00	190,818.00	288,952.00	331.68
027-791-021-000	1871 BLOWERS DR	80,000.00	300,000.00	380,000.00	331.68
027-791-022-000	1867 BLOWERS DR	62,413.00	208,047.00	270,460.00	331.68
027-791-023-000	1863 BLOWERS DR	62,413.00	135,230.00	197,643.00	331.68
027-791-024-000	1859 BLOWERS DR	62,413.00	249,655.00	312,068.00	331.68
027-791-025-000	1855 BLOWERS DR	80,000.00	310,000.00	390,000.00	331.68
027-791-026-000	1851 BLOWERS DR	86,579.00	162,338.00	248,917.00	331.68
027-791-027-000	1847 BLOWERS DR	109,038.00	196,271.00	305,309.00	331.68
027-791-028-000	1843 BLOWERS DR	62,413.00	280,862.00	343,275.00	331.68
027-791-029-000	1839 BLOWERS DR	109,038.00	185,368.00	294,406.00	331.68
027-791-030-000	1835 BLOWERS DR	74,272.00	196,291.00	270,563.00	331.68
027-791-031-000	1831 BLOWERS DR	74,272.00	169,765.00	244,037.00	331.68
027-791-032-000	1827 BLOWERS DR	80,000.00	280,000.00	360,000.00	331.68
027-791-033-000	1823 BLOWERS DR	80,000.00	300,000.00	380,000.00	331.68
027-791-034-000	1819 BLOWERS DR	97,403.00	205,519.00	302,922.00	331.68
027-792-001-000	1870 HARDY DR	75,000.00	210,000.00	285,000.00	331.68
027-792-002-000	1917 HECKE DR	85,000.00	280,000.00	365,000.00	331.68
027-792-003-000	1921 HECKE DR	85,000.00	315,000.00	400,000.00	331.68
027-792-004-000	1925 HECKE DR	80,000.00	300,000.00	380,000.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-792-005-000	1929 HECKE DR	80,000.00	310,000.00	390,000.00	331.68
027-792-006-000	1933 HECKE DR	85,000.00	335,000.00	420,000.00	331.68
027-792-007-000	1937 HECKE DR	136,388.00	231,216.00	367,604.00	331.68
027-792-008-000	1894 HARDY DR	91,990.00	155,843.00	247,833.00	331.68
027-792-009-000	1890 HARDY DR	80,000.00	310,000.00	390,000.00	331.68
027-792-010-000	1886 HARDY DR	72,486.00	331,370.00	403,856.00	331.68
027-792-011-000	1882 HARDY DR	80,000.00	280,000.00	360,000.00	331.68
027-792-012-000	1878 HARDY DR	67,614.00	181,104.00	248,718.00	331.68
027-792-013-000	1874 HARDY DR	85,000.00	315,000.00	400,000.00	331.68
027-793-003-000	1841 HARDY DR	80,000.00	295,000.00	375,000.00	331.68
027-793-004-000	1845 HARDY DR	85,000.00	345,000.00	430,000.00	331.68
027-793-005-000	1849 HARDY DR	80,000.00	325,000.00	405,000.00	331.68
027-793-006-000	1853 HARDY DR	65,991.00	319,803.00	385,794.00	331.68
027-793-007-000	1857 HARDY DR	62,413.00	124,827.00	187,240.00	331.68
027-793-008-000	1861 HARDY DR	65,991.00	223,355.00	289,346.00	331.68
027-793-009-000	1865 HARDY DR	80,000.00	310,000.00	390,000.00	331.68
027-793-010-000	1869 HARDY DR	85,000.00	315,000.00	400,000.00	331.68
027-793-011-000	1873 HARDY DR	80,000.00	300,000.00	380,000.00	331.68
027-793-012-000	1877 HARDY DR	86,579.00	151,515.00	238,094.00	331.68
027-793-013-000	1881 HARDY DR	85,000.00	315,000.00	400,000.00	331.68
027-793-014-000	1885 HARDY DR	67,309.00	346,903.00	414,212.00	331.68
027-793-015-000	1889 HARDY DR	80,000.00	310,000.00	390,000.00	331.68
027-793-016-000	1893 HARDY DR	80,000.00	280,000.00	360,000.00	331.68
027-793-017-000	1896 GABLE DR	67,614.00	148,753.00	216,367.00	331.68
027-793-018-000	1892 GABLE DR	65,991.00	333,141.00	399,132.00	331.68
027-793-019-000	1888 GABLE DR	80,000.00	300,000.00	380,000.00	331.68
027-793-020-000	1884 GABLE DR	85,000.00	335,000.00	420,000.00	331.68
027-793-021-000	1880 GABLE DR	65,991.00	223,355.00	289,346.00	331.68
027-793-022-000	1876 GABLE DR	80,000.00	290,000.00	370,000.00	331.68
027-793-023-000	1872 GABLE DR	85,000.00	335,000.00	420,000.00	331.68
027-793-024-000	1868 GABLE DR	74,272.00	221,755.00	296,027.00	331.68
027-793-025-000	1864 GABLE DR	80,000.00	280,000.00	360,000.00	331.68
027-793-026-000	1860 GABLE DR	62,131.00	337,583.00	399,714.00	331.68
027-793-027-000	1856 GABLE DR	62,413.00	260,058.00	322,471.00	331.68
027-793-028-000	1852 GABLE DR	80,000.00	310,000.00	390,000.00	331.68
027-793-029-000	1848 GABLE DR	85,000.00	315,000.00	400,000.00	331.68
027-793-030-000	1844 GABLE DR	80,000.00	310,000.00	390,000.00	331.68
027-793-031-000	1840 GABLE DR	80,000.00	250,000.00	330,000.00	331.68
027-794-001-000	1828 BLOWERS DR	85,000.00	240,000.00	325,000.00	331.68
027-794-002-000	1832 BLOWERS DR	80,000.00	310,000.00	390,000.00	331.68
027-794-003-000	1836 BLOWERS DR	114,217.00	206,683.00	320,900.00	331.68
027-794-004-000	1840 BLOWERS DR	85,000.00	315,000.00	400,000.00	331.68
027-794-005-000	1844 BLOWERS DR	79,577.00	155,971.00	235,548.00	331.68
027-794-006-000	1848 BLOWERS DR	112,980.00	266,046.00	379,026.00	331.68
027-794-007-000	1852 BLOWERS DR	149,791.00	183,079.00	332,870.00	331.68
027-794-008-000	1856 BLOWERS DR	108,779.00	168,609.00	277,388.00	331.68
027-794-009-000	1860 BLOWERS DR	114,490.00	214,808.00	329,298.00	331.68
027-794-010-000	1864 BLOWERS DR	98,134.00	227,111.00	325,245.00	331.68
027-794-011-000	1868 BLOWERS DR	80,000.00	280,000.00	360,000.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-794-012-000	1872 BLOWERS DR	65,991.00	340,108.00	406,099.00	331.68
027-794-013-000	1876 BLOWERS DR	74,272.00	152,788.00	227,060.00	331.68
027-794-014-000	1880 BLOWERS DR	109,038.00	232,254.00	341,292.00	331.68
027-794-015-000	1884 BLOWERS DR	62,413.00	106,103.00	168,516.00	331.68
027-794-016-000	1888 BLOWERS DR	90,000.00	310,000.00	400,000.00	331.68
027-794-017-000	1892 BLOWERS DR	85,000.00	335,000.00	420,000.00	331.68
027-794-018-000	1896 BLOWERS DR	67,614.00	171,638.00	239,252.00	331.68
027-794-019-000	1899 GABLE DR	80,000.00	280,000.00	360,000.00	331.68
027-794-020-000	1895 GABLE DR	85,000.00	335,000.00	420,000.00	331.68
027-794-021-000	1891 GABLE DR	76,368.00	96,097.00	172,465.00	331.68
027-794-022-000	1887 GABLE DR	138,695.00	210,816.00	349,511.00	331.68
027-794-023-000	1883 GABLE DR	85,000.00	315,000.00	400,000.00	331.68
027-794-024-000	1879 GABLE DR	75,756.00	173,161.00	248,917.00	331.68
027-794-025-000	1875 GABLE DR	80,000.00	300,000.00	380,000.00	331.68
027-794-026-000	1871 GABLE DR	85,000.00	335,000.00	420,000.00	331.68
027-794-027-000	1867 GABLE DR	75,000.00	210,000.00	285,000.00	331.68
027-794-028-000	1863 GABLE DR	80,000.00	290,000.00	370,000.00	331.68
027-794-029-000	1859 GABLE DR	85,000.00	315,000.00	400,000.00	331.68
027-794-030-000	1855 GABLE DR	62,413.00	246,534.00	308,947.00	331.68
027-794-031-000	1851 GABLE DR	80,000.00	250,000.00	330,000.00	331.68
027-794-032-000	1847 GABLE DR	85,000.00	315,000.00	400,000.00	331.68
027-794-033-000	1843 GABLE DR	85,000.00	335,000.00	420,000.00	331.68
027-794-034-000	1843 FARNHAM AVE	114,490.00	218,079.00	332,569.00	331.68
027-794-035-000	1837 FARNHAM AVE	90,000.00	335,000.00	425,000.00	331.68
027-800-001-000	1849 E GIBSON RD	380,000.00	782,000.00	1,162,000.00	388.24
027-800-002-000	1837 E GIBSON RD	170,000.00	3,360,000.00	3,530,000.00	2,036.36
027-800-003-000	1813 E GIBSON RD	400,000.00	370,000.00	770,000.00	752.74
027-800-004-000	1801 E GIBSON RD	880,000.00	940,000.00	1,820,000.00	887.44
027-800-005-000	1897 E GIBSON RD	570,000.00	714,000.00	1,284,000.00	578.42
027-800-006-000	1885 E GIBSON RD	2,100,000.00	4,855,000.00	6,955,000.00	4,453.06
027-800-007-000	1861 E GIBSON RD	860,000.00	849,000.00	1,709,000.00	871.58
027-810-001-000	1950 VALLEJO CT	50,762.00	246,705.00	297,467.00	331.68
027-810-002-000	1954 VALLEJO CT	46,810.00	145,631.00	192,441.00	331.68
027-810-003-000	1968 MILLER CT	60,000.00	230,000.00	290,000.00	331.68
027-810-004-000	1972 MILLER CT	51,776.00	229,888.00	281,664.00	331.68
027-810-005-000	1971 GREGORY CT	60,000.00	245,000.00	305,000.00	331.68
027-810-006-000	1967 GREGORY CT	60,000.00	240,000.00	300,000.00	331.68
027-810-007-000	1963 GREGORY CT	60,000.00	235,000.00	295,000.00	331.68
027-810-008-000	1953 GREGORY CT	46,810.00	132,108.00	178,918.00	331.68
027-810-009-000	1949 GREGORY CT	46,810.00	161,234.00	208,044.00	331.68
027-810-010-000	1950 GREGORY CT	81,169.00	162,338.00	243,507.00	331.68
027-810-011-000	1954 GREGORY CT	98,134.00	160,287.00	258,421.00	331.68
027-810-012-000	1964 GREGORY CT	58,355.00	122,018.00	180,373.00	331.68
027-810-013-000	1968 GREGORY CT	50,762.00	218,278.00	269,040.00	331.68
027-810-014-000	1972 GREGORY CT	50,762.00	260,919.00	311,681.00	331.68
027-810-015-000	1971 OCHOA CT	51,776.00	232,994.00	284,770.00	331.68
027-810-016-000	1967 OCHOA CT	70,346.00	135,282.00	205,628.00	331.68
027-810-017-000	1963 OCHOA CT	58,355.00	132,628.00	190,983.00	331.68
027-810-018-000	1953 OCHOA CT	103,339.00	152,292.00	255,631.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-810-019-000	1949 OCHOA CT	58,355.00	153,849.00	212,204.00	331.68
027-810-020-000	1950 OCHOA CT	127,599.00	183,079.00	310,678.00	331.68
027-810-021-000	1954 OCHOA CT	60,000.00	235,000.00	295,000.00	331.68
027-810-022-000	1964 OCHOA CT	58,355.00	127,323.00	185,678.00	331.68
027-810-023-000	1968 OCHOA CT	50,762.00	220,309.00	271,071.00	331.68
027-810-024-000	1972 OCHOA CT	59,523.00	156,926.00	216,449.00	331.68
027-820-002-000	1950 HAWKINS CT	108,779.00	157,732.00	266,511.00	331.68
027-820-003-000	1954 HAWKINS CT	50,000.00	249,000.00	299,000.00	331.68
027-820-004-000	1958 HAWKINS CT	108,779.00	170,732.00	279,511.00	331.68
027-820-005-000	1968 HAWKINS CT	108,779.00	147,931.00	256,710.00	331.68
027-820-006-000	1974 HAWKINS CT	108,779.00	182,906.00	291,685.00	331.68
027-820-007-000	1978 HAWKINS CT	60,000.00	245,000.00	305,000.00	331.68
027-820-008-000	648 AZEVEDO CT	46,598.00	219,532.00	266,130.00	331.68
027-820-009-000	647 AZEVEDO CT	46,810.00	215,848.00	262,658.00	331.68
027-820-010-000	642 RICO CT	108,779.00	152,292.00	261,071.00	331.68
027-820-011-000	1992 STONEHAVEN LP	46,598.00	218,497.00	265,095.00	331.68
027-820-012-000	1996 STONEHAVEN LP	87,231.00	141,749.00	228,980.00	331.68
027-820-013-000	738 STONEHAVEN LP	76,014.00	124,380.00	200,394.00	331.68
027-820-014-000	742 STONEHAVEN LP	99,858.00	189,731.00	289,589.00	331.68
027-820-015-000	746 STONEHAVEN LP	110,955.00	147,805.00	258,760.00	331.68
027-820-017-000	755 STONEHAVEN LP	50,000.00	242,900.00	292,900.00	331.68
027-820-018-000	751 STONEHAVEN LP	60,000.00	240,000.00	300,000.00	331.68
027-820-019-000	747 STONEHAVEN LP	110,955.00	139,805.00	250,760.00	331.68
027-820-020-000	748 STONEHAVEN LP	110,955.00	172,859.00	283,814.00	331.68
027-820-021-000	752 STONEHAVEN LP	51,776.00	217,461.00	269,237.00	331.68
027-820-022-000	756 STONEHAVEN LP	56,953.00	238,172.00	295,125.00	331.68
027-820-023-000	755 BREEN CT	51,776.00	240,243.00	292,019.00	331.68
027-820-024-000	751 BREEN CT	110,955.00	196,803.00	307,758.00	331.68
027-820-025-000	747 BREEN CT	110,955.00	155,786.00	266,741.00	331.68
027-820-026-000	748 BREEN CT	50,762.00	226,908.00	277,670.00	331.68
027-820-027-000	752 BREEN CT	110,955.00	191,954.00	302,909.00	331.68
027-820-028-000	756 BREEN CT	60,000.00	245,000.00	305,000.00	331.68
027-820-029-000	1971 MILLER CT	60,000.00	245,000.00	305,000.00	331.68
027-820-030-000	1967 MILLER CT	127,599.00	168,598.00	296,197.00	331.68
027-820-031-000	758 HALL CT	60,000.00	245,000.00	305,000.00	331.68
027-820-032-000	754 HALL CT	60,000.00	230,000.00	290,000.00	331.68
027-820-033-000	1957 VALLEJO CT	50,000.00	228,000.00	278,000.00	331.68
027-820-034-000	1953 VALLEJO CT	46,598.00	238,276.00	284,874.00	331.68
027-820-035-000	1949 VALLEJO CT	50,762.00	251,172.00	301,934.00	331.68
027-820-036-000	1950 VACA CT	46,598.00	258,883.00	305,481.00	331.68
027-820-037-000	1954 VACA CT	60,000.00	240,000.00	300,000.00	331.68
027-820-038-000	1958 VACA CT	50,762.00	227,009.00	277,771.00	331.68
027-820-039-000	1957 VACA CT	60,000.00	230,000.00	290,000.00	331.68
027-820-040-000	1953 VACA CT	58,355.00	143,239.00	201,594.00	331.68
027-820-041-000	1949 VACA CT	60,000.00	245,000.00	305,000.00	331.68
027-830-001-000	1948 COOK CT	114,217.00	188,938.00	303,155.00	331.68
027-830-002-000	1952 COOK CT	108,779.00	200,155.00	308,934.00	331.68
027-830-003-000	1956 COOK CT	108,779.00	159,963.00	268,742.00	331.68
027-830-004-000	1957 SAVALA CT	108,779.00	145,765.00	254,544.00	331.68

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-830-005-000	1953 SAVALA CT	108,779.00	183,518.00	292,297.00	331.68
027-830-006-000	1949 SAVALA CT	108,779.00	194,278.00	303,057.00	331.68
027-830-007-000	1948 SAVALA CT	108,779.00	206,057.00	314,836.00	331.68
027-830-008-000	1952 SAVALA CT	51,776.00	236,101.00	287,877.00	331.68
027-830-009-000	1956 SAVALA CT	50,762.00	237,568.00	288,330.00	331.68
027-830-010-000	1945 DAY CT	46,810.00	152,913.00	199,723.00	331.68
027-830-011-000	1949 HAWKINS CT	60,000.00	245,000.00	305,000.00	331.68
027-830-012-000	1953 HAWKINS CT	108,779.00	186,711.00	295,490.00	331.68
027-830-013-000	1957 HAWKINS CT	108,779.00	159,833.00	268,612.00	331.68
027-830-014-000	1967 HAWKINS CT	46,598.00	217,461.00	264,059.00	331.68
027-830-015-000	1971 HAWKINS CT	46,598.00	151,187.00	197,785.00	331.68
027-830-016-000	623 WATERMAN LN	55,838.00	243,660.00	299,498.00	331.68
027-830-017-000	1966 COOK CT	108,779.00	150,764.00	259,543.00	331.68
027-830-018-000	1970 COOK CT	108,779.00	201,312.00	310,091.00	331.68
027-830-019-000	1974 COOK CT	108,779.00	184,383.00	293,162.00	331.68
027-830-020-000	640 AZEVEDO CT	50,762.00	248,736.00	299,498.00	331.68
027-830-021-000	644 AZEVEDO CT	108,779.00	204,507.00	313,286.00	331.68
027-830-022-000	643 AZEVEDO CT	108,779.00	196,841.00	305,620.00	331.68
027-830-023-000	638 RICO CT	108,779.00	210,264.00	319,043.00	331.68
027-860-024-000	463 PIONEER AVE	99,633.00	891,501.00	991,134.00	618.04
027-860-025-000	475 PIONEER AVE	948,096.00	3,492,257.00	4,440,353.00	950.82
027-860-026-000	PIONEER AVE	175,005.00	136,298.00	311,303.00	1,085.52
027-860-027-000	521 PIONEER AVE	1,218,300.00	10,757,589.00	11,975,889.00	22,619.88
027-860-031-000	700 KINCHELOE CT	1,015,250.00	15,750,080.00	16,765,330.00	28,773.82
027-860-035-000	18440 CR 102	833,070.00	857,060.00	1,690,130.00	958.74
027-860-039-000	451 PIONEER AVE	574,865.00	3,583,748.00	4,158,613.00	3,565.62
Total Charge Amount					**$712,747.92**
Total Count:					**1,888**

City of Woodland

North Park
Landscaping and Lighting District

Engineer's Annual Levy Report
Fiscal Year 2017/2018

Intent Meeting: May 2, 2017
Public Hearing: June 20, 2017

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial

WILLDAN
Financial Services

ENGINEER'S REPORT AFFIDAVIT

North Park Lighting and Landscaping District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/2018 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 18 day of April, 2017.

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

By: Daniel Louie

Daniel Louie
Project Manager, District Administration Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6-30-17
CIVIL
STATE OF CALIFORNIA

TABLE OF CONTENTS

I. OVERVIEW 1

A. INTRODUCTION 1
B. COMPLIANCE WITH CURRENT LEGISLATION 1

II. DESCRIPTION OF THE DISTRICT 3

A. BOUNDARIES OF THE DISTRICT 3
B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES 3
C. IMPROVEMENTS AOTHORIZED BY THE 1972 ACT 3
C. SPECIFIC IMPROVEMENTS 6

III. METHOD OF APPORTIONMENT 7

A. GENERAL 7
B. BENEFIT ANALYSIS 7
C. ASSESSMENT METHODOLOGY 9

IV. DISTRICT BUDGET 10

A. DESCRIPTION OF BUDGET ITEMS 10
B. DISTRICT BUDGET FISCAL YEAR 2017/2018 14

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM 15

APPENDIX B - 2017/2018 ASSESSMENT ROLL 15

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 2017/2018. 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 2017/2018 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 2017/2018.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

The provisions of the California Constitutional Article XIIID do not alter the non-conflicting provisions of the Landscaping and Lighting Act of 1972. As such, the Method of Apportionment described in this Report utilizes commonly accepted assessment engineering practices consistent with the 1972 Act and the provisions of the California Constitution Article XIIID. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the maximum assessment rate is considered an increased assessment. Pursuant to the provisions of the California Constitution Article XIIID, any new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIIID Section 4.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS 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.

C. SPECIFIC IMPROVEMENTS

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

SPECIFIC AREAS OF IMPROVEMENT

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

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

B. BENEFIT ANALYSIS

Exempt Assessments

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

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

As such, the existing assessment rates including the annual maximum assessment cap formula are exempt from both the substantive and procedural requirements of Article XIIID Section 4 until such time that the assessment is increased above the adjusted annual maximum assessment rates or properties are annexed into the District. However, it has also been determined that the properties within the District are proportionally assessed for only improvements that provide a special benefit to those properties and therefore the assessments meet the substantive requirements of Article XIIID.

Special Benefits

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

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

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

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

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

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

- Increased promotion of business during nighttime hours in the case of commercial properties.

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

General Benefits

In addition to the special benefits received by the parcels within the proposed District, there are the incidental general benefits conferred by the proposed improvements.

The general benefit to properties from the landscaping, streetlight and drainage improvements is a benefit to the parcels within the City. The parcels share equally the cost of the maintenance of the improvements.

The total benefits are thus a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. Any portion of the total costs, which are associated with general benefits, will not be assessed to the parcels in the District, but will be paid from other City funds.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

C. ASSESSMENT METHODOLOGY

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

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

Total Balance to Levy / Total EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

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

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

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2017/2018

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$16,073.62
Utilities	16,179.38
Equipment & Supplies	696.00
Repairs/Miscellaneous Expenses	1,011.29
Direct Costs (Subtotal)	**$33,960.29**
ADMINISTRATION COSTS	
District Administration	$0.00
County Administration Fee	124.00
Administration Costs (Subtotal)	**$124.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$34,084.29
Reserve Collection/(Contribution)	(7,374.69)
General Fund Replenishment/(Contribution)	0.00
CIP Collection	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	
Previous Reserve Balance	$48,648.00
Previous CIP Balance	(29,361.80)
Reserve Fund Activity	(7,374.69)
Transfer from CIP Fund	1,443.29
Estimated Ending Reserve Balance	**$13,354.80**
CIP INFORMATION	
Previous CIP Balance	$29,361.80
CIP Fund Activity	0.00
Transfer to Reserve Fund	(1,443.29)
Estimated Ending CIP Balance	**$27,918.51**

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 - 2017/2018 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 2017/2018 Assessment Roll".

City of Woodland
North Park Lighting and Landscaping District
FY 2017/2018 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	$67,309.00	$160,506.00	$227,815.00	$215.40
027-470-003-000	324 QUAIL DR	72,828.00	117,853.00	190,681.00	215.40
027-470-004-000	328 QUAIL DR	93,588.00	175,952.00	269,540.00	215.40
027-470-005-000	332 QUAIL DR	73,667.00	94,796.00	168,463.00	215.40
027-470-007-000	331 QUAIL DR	102,813.00	113,094.00	215,907.00	215.40
027-470-008-000	332 REDWING DR	119,942.00	119,942.00	239,884.00	215.40
027-470-009-000	336 REDWING DR	78,027.00	139,747.00	217,774.00	215.40
027-470-010-000	340 REDWING DR	81,926.00	145,110.00	227,036.00	215.40
027-470-011-000	344 REDWING DR	75,000.00	235,000.00	310,000.00	215.40
027-470-012-000	348 REDWING DR	97,870.00	187,185.00	285,055.00	215.40
027-470-013-000	352 REDWING DR	110,105.00	214,100.00	324,205.00	215.40
027-470-014-000	356 REDWING DR	75,000.00	240,000.00	315,000.00	215.40
027-470-015-000	360 REDWING DR	80,000.00	250,000.00	330,000.00	215.40
027-470-016-000	364 REDWING DR	78,950.00	100,410.00	179,360.00	215.40
027-470-017-000	368 REDWING DR	78,950.00	141,394.00	220,344.00	215.40
027-470-018-000	372 REDWING DR	125,096.00	152,292.00	277,388.00	215.40
027-470-019-000	429 FALCON DR	100,797.00	116,713.00	217,510.00	215.40
027-470-020-000	425 FALCON DR	78,950.00	139,241.00	218,191.00	215.40
027-470-021-000	421 FALCON DR	75,661.00	96,572.00	172,233.00	215.40
027-470-022-000	367 REDWING DR	67,614.00	124,827.00	192,441.00	215.40
027-470-023-000	363 REDWING DR	78,950.00	101,846.00	180,796.00	215.40
027-470-024-000	359 REDWING DR	78,950.00	115,557.00	194,507.00	215.40
027-470-025-000	355 REDWING DR	82,732.00	159,105.00	241,837.00	215.40
027-470-026-000	351 REDWING DR	81,169.00	113,635.00	194,804.00	215.40
027-470-027-000	347 REDWING DR	65,991.00	229,446.00	295,437.00	215.40
027-470-028-000	343 REDWING DR	78,950.00	111,410.00	190,360.00	215.40
027-470-029-000	339 REDWING DR	75,000.00	245,000.00	320,000.00	215.40
027-470-030-000	335 REDWING DR	79,577.00	147,483.00	227,060.00	215.40
027-470-031-000	331 REDWING DR	74,272.00	116,713.00	190,985.00	215.40
027-470-032-000	327 REDWING DR	75,000.00	240,000.00	315,000.00	215.40
027-470-033-000	323 REDWING DR	77,171.00	109,383.00	186,554.00	215.40
027-470-034-000	319 REDWING DR	71,402.00	119,440.00	190,842.00	215.40
027-470-035-000	315 REDWING DR	77,171.00	147,340.00	224,511.00	215.40
027-470-037-000	416 FALCON DR	78,950.00	106,153.00	185,103.00	215.40
027-470-038-000	412 FALCON DR	78,950.00	114,967.00	193,917.00	215.40
027-470-039-000	408 FALCON DR	63,661.00	132,628.00	196,289.00	215.40
027-470-040-000	404 FALCON DR	92,591.00	163,847.00	256,438.00	215.40
027-470-041-000	381 CARDINAL DR	77,894.00	124,505.00	202,399.00	215.40
027-470-042-000	385 CARDINAL DR	78,950.00	118,424.00	197,374.00	215.40
027-470-043-000	389 CARDINAL DR	108,779.00	142,502.00	251,281.00	215.40
027-470-044-000	390 CARDINAL DR	78,950.00	144,268.00	223,218.00	215.40
027-470-045-000	386 CARDINAL DR	78,950.00	144,268.00	223,218.00	215.40
027-470-046-000	382 CARDINAL DR	87,350.00	152,865.00	240,215.00	215.40
027-480-001-000	336 QUAIL DR	78,027.00	117,579.00	195,606.00	215.40
027-480-002-000	340 QUAIL DR	78,027.00	102,786.00	180,813.00	215.40
027-480-003-000	344 QUAIL DR	78,027.00	117,047.00	195,074.00	215.40
027-480-004-000	348 QUAIL DR	78,027.00	102,786.00	180,813.00	215.40
027-480-005-000	352 QUAIL DR	93,588.00	180,943.00	274,531.00	215.40
027-480-006-000	360 QUAIL DR	78,027.00	112,080.00	190,107.00	215.40
027-480-007-000	364 QUAIL DR	78,027.00	117,047.00	195,074.00	215.40
027-480-008-000	368 QUAIL DR	60,000.00	210,000.00	270,000.00	215.40
027-480-009-000	372 QUAIL DR	75,000.00	240,000.00	315,000.00	215.40
027-480-010-000	376 QUAIL DR	74,272.00	127,323.00	201,595.00	215.40
027-480-011-000	380 QUAIL DR	87,231.00	125,285.00	212,516.00	215.40
027-480-012-000	384 QUAIL DR	62,413.00	197,643.00	260,056.00	215.40

City of Woodland
North Park Lighting and Landscaping District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-480-013-000	388 QUAIL DR	65,257.00	164,579.00	229,836.00	215.40
027-480-014-000	392 QUAIL DR	75,661.00	103,177.00	178,838.00	215.40
027-480-015-000	396 QUAIL DR	114,490.00	174,463.00	288,953.00	215.40
027-480-016-000	451 ROBIN DR	80,922.00	112,619.00	193,541.00	215.40
027-480-017-000	447 ROBIN DR	77,894.00	110,354.00	188,248.00	215.40
027-480-018-000	443 ROBIN DR	86,579.00	100,648.00	187,227.00	215.40
027-480-019-000	439 ROBIN DR	77,171.00	91,137.00	168,308.00	215.40
027-480-020-000	435 ROBIN DR	63,661.00	149,605.00	213,266.00	215.40
027-480-021-000	431 ROBIN DR	75,000.00	195,000.00	270,000.00	215.40
027-480-022-000	427 ROBIN DR	74,272.00	122,018.00	196,290.00	215.40
027-480-023-000	423 ROBIN DR	81,169.00	124,459.00	205,628.00	215.40
027-480-024-000	419 ROBIN DR	75,000.00	195,000.00	270,000.00	215.40
027-480-025-000	415 ROBIN DR	77,171.00	152,253.00	229,424.00	215.40
027-480-026-000	411 ROBIN DR	75,000.00	235,000.00	310,000.00	215.40
027-480-028-000	397 CARDINAL DR	81,220.00	203,050.00	284,270.00	215.40
027-480-029-000	393 CARDINAL DR	71,402.00	135,670.00	207,072.00	215.40
027-480-030-000	394 CARDINAL DR	78,027.00	112,080.00	190,107.00	215.40
027-480-031-000	420 ROBIN DR	78,027.00	120,726.00	198,753.00	215.40
027-480-032-000	424 ROBIN DR	68,966.00	151,728.00	220,694.00	215.40
027-480-033-000	428 ROBIN DR	71,402.00	97,575.00	168,977.00	215.40
027-480-034-000	432 ROBIN DR	78,027.00	104,731.00	182,758.00	215.40
027-480-035-000	436 ROBIN DR	86,579.00	129,869.00	216,448.00	215.40
027-480-036-000	391 QUAIL DR	71,067.00	203,050.00	274,117.00	215.40
027-480-037-000	387 QUAIL DR	78,027.00	102,786.00	180,813.00	215.40
027-480-038-000	383 QUAIL DR	78,027.00	126,977.00	205,004.00	215.40
027-480-039-000	379 QUAIL DR	78,027.00	106,353.00	184,380.00	215.40
027-480-040-000	375 QUAIL DR	75,000.00	240,000.00	315,000.00	215.40
027-480-041-000	371 QUAIL DR	78,027.00	122,721.00	200,748.00	215.40
027-480-042-000	367 QUAIL DR	75,000.00	240,000.00	315,000.00	215.40
027-480-043-000	363 QUAIL DR	100,931.00	201,255.00	302,186.00	215.40
027-480-044-000	359 QUAIL DR	87,350.00	187,185.00	274,535.00	215.40
027-480-045-000	355 QUAIL DR	69,519.00	121,250.00	190,769.00	215.40
027-480-046-000	351 QUAIL DR	81,108.00	169,401.00	250,509.00	215.40
027-480-047-000	347 QUAIL DR	78,027.00	131,435.00	209,462.00	215.40
027-480-048-000	343 QUAIL DR	75,000.00	235,000.00	310,000.00	215.40
027-480-049-000	339 QUAIL DR	80,000.00	240,000.00	320,000.00	215.40
027-480-050-000	335 QUAIL DR	86,579.00	151,515.00	238,094.00	215.40
027-560-001-000	426 HAWK DR	85,791.00	123,227.00	209,018.00	215.40
027-560-002-000	422 HAWK DR	75,661.00	108,811.00	184,472.00	215.40
027-560-003-000	418 HAWK DR	152,927.00	163,940.00	316,867.00	215.40
027-560-004-000	414 HAWK DR	65,991.00	197,973.00	263,964.00	215.40
027-560-005-000	410 HAWK DR	67,309.00	201,929.00	269,238.00	215.40
027-560-006-000	406 HAWK DR	90,187.00	110,347.00	200,534.00	215.40
027-560-007-000	405 DOVE DR	87,350.00	271,668.00	359,018.00	215.40
027-560-008-000	409 DOVE DR	75,000.00	235,000.00	310,000.00	215.40
027-560-009-000	413 DOVE DR	77,171.00	129,478.00	206,649.00	215.40
027-560-010-000	417 DOVE DR	75,000.00	235,000.00	310,000.00	215.40
027-560-011-000	421 DOVE DR	77,171.00	110,846.00	188,017.00	215.40
027-560-012-000	425 DOVE DR	122,050.00	221,912.00	343,962.00	215.40
027-560-018-000	284 QUAIL DR	62,413.00	204,867.00	267,280.00	215.40
027-560-019-000	288 QUAIL DR	67,309.00	181,218.00	248,527.00	215.40
027-560-020-000	292 QUAIL DR	62,131.00	207,106.00	269,237.00	215.40
027-560-021-000	296 QUAIL DR	91,990.00	116,341.00	208,331.00	215.40
027-560-022-000	425 HAWK DR	122,050.00	221,912.00	343,962.00	215.40
027-560-023-000	421 HAWK DR	71,402.00	137,168.00	208,570.00	215.40

City of Woodland
North Park Lighting and Landscaping District
FY 2017/2018 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-560-024-000	417 HAWK DR	75,000.00	195,000.00	270,000.00	215.40
027-560-025-000	413 HAWK DR	90,466.00	164,721.00	255,187.00	215.40
027-560-026-000	409 HAWK DR	77,171.00	91,137.00	168,308.00	215.40
027-560-027-000	405 HAWK DR	150,127.00	168,021.00	318,148.00	215.40
027-560-028-000	401 HAWK DR	75,000.00	260,000.00	335,000.00	215.40
027-560-029-000	285 SWALLOW DR	72,814.00	197,643.00	270,457.00	215.40
027-560-030-000	281 SWALLOW DR	75,661.00	101,112.00	176,773.00	215.40
027-560-031-000	277 SWALLOW DR	75,661.00	101,112.00	176,773.00	215.40
027-560-032-000	273 SWALLOW DR	86,579.00	138,527.00	225,106.00	215.40
027-560-033-000	269 SWALLOW DR	75,661.00	106,111.00	181,772.00	215.40
027-560-039-000	280 QUAIL DR	110,955.00	160,887.00	271,842.00	215.40
027-560-040-000	276 QUAIL DR	68,966.00	140,056.00	209,022.00	215.40
027-560-041-000	272 QUAIL DR	75,661.00	123,818.00	199,479.00	215.40
027-560-042-000	268 QUAIL DR	77,171.00	110,364.00	187,535.00	215.40
Total:					**$26,709.60**
Count:					**124**

City of Woodland

Streng Pond
Landscaping and Lighting District

Engineer's Annual Levy Report
Fiscal Year 2017/2018

Intent Meeting: May 2, 2017
Public Hearing: June 20, 2017

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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 2017/2018 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 18 day of April, 2017.

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

By: ______________________

Daniel Louie
Project Manager, District Administration Services

By: ______________________

Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6-30-17
CIVIL
STATE OF CALIFORNIA

TABLE OF CONTENTS

I. OVERVIEW 1

A. INTRODUCTION 1
B. COMPLIANCE WITH CURRENT LEGISLATION 1

II. DESCRIPTION OF THE DISTRICT 3

A. BOUNDARIES OF THE DISTRICT 3
B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES 3
C. IMPROVEMENTS AUTHORIZED BY THE 19972ACT 3
D. DISTRICT BUDGET CHANGES 5

III. METHOD OF APPORTIONMENT 6

A. GENERAL 6
B. BENEFIT ANALYSIS 6
C. ASSESSMENT METHODOLOGY 8

IV. DISTRICT BUDGET 9

A. DESCRIPTION OF BUDGET ITEMS 9
B. DISTRICT BUDGET FISCAL YEAR 2017/2018 13

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM 14

APPENDIX B - 2017/2018 ASSESSMENT ROLL 14

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 2017/2018. 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 2017/2018 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 2017/2018.

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 2017/2018 is 182.50 EDU.

The Levy per Equivalent Dwelling Unit, or Rate, applied to each parcel is the result of dividing the total Balance to Levy, by the sum of the District EDU's, for the fiscal year. This Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount.

The following formulas are used to calculate the assessment for each parcel:

Total Balance to Levy / Total EDU = Levy per EDU

Parcel EDU x Levy per EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

***Total District and Administrative Costs* —** This is the combined costs of District Costs and Administrative costs.

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

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

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

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

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2017/2018

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$14,836.62
Utilities	20,299.06
Equipment & Supplies	50.00
Repairs/Miscellaneous Expenses	843.98
Direct Costs (Subtotal)	**$36,029.66**
ADMINISTRATION COSTS	
District Administration	$0.00
County Administration Fee	166.00
Administration Costs (Subtotal)	**$166.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$36,195.66
Reserve Collection/(Contribution)	(2,131.91)
General Fund Replenishment/(Contribution)	(19,628.00)
CIP Collection	0.00
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**
RESERVE INFORMATION	
Previous Reserve Balance	$20,425.00
Previous CIP Balance	(8,311.44)
Reserve Fund Activity	(2,131.91)
Transfer to CIP Funds	(2,763.78)
Estimated Ending Reserve Balance	**$7,217.87**
CIP INFORMATION	
Previous CIP Balance	$8,311.44
CIP Fund Activity	0.00
Transfer from Reserve Fund	2,763.78
Estimated Ending CIP Balance	**$11,075.22**

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 - 2017/2018 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 2017/2018 Assessment Roll".

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2017/2018 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	$72,814.00	$265,259.00	$338,073.00	$79.10
065-270-030-000	1231 ASHLEY AVE	38,839.00	128,985.00	167,824.00	79.10
065-270-031-000	786 IVIE PL	32,622.00	97,901.00	130,523.00	79.10
065-270-032-000	782 IVIE PL	75,683.00	206,074.00	281,757.00	79.10
065-270-033-000	778 IVIE PL	152,927.00	275,274.00	428,201.00	79.10
065-270-034-000	774 IVIE PL	100,000.00	290,000.00	390,000.00	79.10
065-270-035-000	770 IVIE PL	80,000.00	340,000.00	420,000.00	79.10
065-270-036-000	773 IVIE PL	80,000.00	295,000.00	375,000.00	79.10
065-270-037-000	779 IVIE PL	80,000.00	295,000.00	375,000.00	79.10
065-270-038-000	1245 ASHLEY AVE	86,117.00	188,770.00	274,887.00	79.10
065-270-039-000	787 IVIE PL	86,125.00	178,827.00	264,952.00	79.10
065-270-043-000	1301 ASHLEY AVE	134,879.00	277,710.00	412,589.00	79.10
065-270-044-000	774 FORDHAM PL	130,000.00	355,000.00	485,000.00	79.10
065-270-045-000	764 FORDHAM PL	100,000.00	320,000.00	420,000.00	79.10
065-270-047-000	771 FORDHAM PL	121,881.00	309,531.00	431,412.00	79.10
065-270-048-000	781 FORDHAM PL	74,272.00	350,142.00	424,414.00	79.10
065-310-002-000	849 NOTRE DAME DR	78,027.00	170,254.00	248,281.00	79.10
065-310-003-000	857 NOTRE DAME DR	69,513.00	184,157.00	253,670.00	79.10
065-310-004-000	865 NOTRE DAME DR	93,197.00	222,639.00	315,836.00	79.10
065-310-005-000	873 NOTRE DAME DR	55,319.00	134,318.00	189,637.00	79.10
065-310-006-000	881 NOTRE DAME DR	80,000.00	295,000.00	375,000.00	79.10
065-310-007-000	1231 COLUMBIA DR	87,840.00	172,765.00	260,605.00	79.10
065-310-011-000	915 NOTRE DAME DR	83,619.00	161,855.00	245,474.00	79.10
065-310-012-000	923 NOTRE DAME DR	66,279.00	168,150.00	234,429.00	79.10
065-310-013-000	927 NOTRE DAME DR	106,103.00	238,732.00	344,835.00	79.10
065-310-014-000	944 PURDUE DR	97,901.00	223,001.00	320,902.00	79.10
065-310-015-000	940 PURDUE DR	80,000.00	300,000.00	380,000.00	79.10
065-310-018-000	910 NOTRE DAME DR	87,667.00	157,535.00	245,202.00	79.10
065-310-019-000	904 NOTRE DAME DR	100,000.00	265,000.00	365,000.00	79.10
065-310-020-000	900 NOTRE DAME DR	64,934.00	227,375.00	292,309.00	79.10
065-310-021-000	888 NOTRE DAME DR	87,667.00	151,737.00	239,404.00	79.10
065-310-022-000	880 NOTRE DAME DR	97,367.00	200,526.00	297,893.00	79.10
065-310-023-000	872 NOTRE DAME DR	111,677.00	220,816.00	332,493.00	79.10
065-310-024-000	845 PURDUE DR	125,000.00	270,000.00	395,000.00	79.10
065-310-025-000	844 PURDUE DR	17,534.00	112,193.00	129,727.00	79.10
065-310-026-000	840 NOTRE DAME DR	109,038.00	260,605.00	369,643.00	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	65,000.00	198,270.00	263,270.00	79.10
065-310-033-000	909 NOTRE DAME DR	43,642.00	101,853.00	145,495.00	79.10
065-310-035-000	841 NOTRE DAME DR	100,000.00	265,000.00	365,000.00	79.10
065-310-036-000	936 PURDUE DR	101,525.00	260,919.00	362,444.00	79.10
065-310-037-000	932 PURDUE DR	83,794.00	212,478.00	296,272.00	79.10
065-310-038-000	928 PURDUE DR	112,559.00	242,742.00	355,301.00	79.10
065-310-039-000	924 PURDUE DR	72,749.00	166,134.00	238,883.00	79.10
065-310-040-000	918 PURDUE DR	80,000.00	330,000.00	410,000.00	79.10
065-310-041-000	912 PURDUE DR	3,750.00	59,655.00	63,405.00	79.10
065-310-042-000	902 PURDUE DR	80,000.00	310,000.00	390,000.00	79.10
065-310-043-000	890 PURDUE DR	104,533.00	268,745.00	373,278.00	79.10
065-310-044-000	882 PURDUE DR	84,882.00	190,985.00	275,867.00	79.10
065-310-045-000	874 PURDUE DR	96,300.00	165,216.00	261,516.00	79.10
065-310-046-000	870 PURDUE DR	85,000.00	325,000.00	410,000.00	79.10
065-310-047-000	862 PURDUE DR	107,659.00	229,686.00	337,345.00	79.10
065-310-048-000	858 PURDUE DR	103,553.00	258,883.00	362,436.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2017/2018 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	109,829.00	197,693.00	307,522.00	79.10
065-310-050-000	861 PURDUE DR	65,422.00	174,463.00	239,885.00	79.10
065-310-051-000	869 PURDUE DR	74,683.00	138,168.00	212,851.00	79.10
065-310-052-000	873 PURDUE DR	82,541.00	177,474.00	260,015.00	79.10
065-310-053-000	879 PURDUE DR	108,779.00	237,688.00	346,467.00	79.10
065-310-054-000	887 PURDUE DR	64,663.00	191,795.00	256,458.00	79.10
065-310-055-000	901 PURDUE DR	103,553.00	269,238.00	372,791.00	79.10
065-310-056-000	907 PURDUE DR	66,279.00	185,937.00	252,216.00	79.10
065-310-057-000	913 PURDUE DR	91,372.00	239,599.00	330,971.00	79.10
065-310-058-000	919 PURDUE DR	59,523.00	129,869.00	189,392.00	79.10
065-310-059-000	923 PURDUE DR	62,413.00	171,638.00	234,051.00	79.10
065-310-061-000	829 RIDGEVIEW DR	116,844.00	218,516.00	335,360.00	79.10
065-310-062-000	4 RIDGEVIEW PL	72,749.00	254,442.00	327,191.00	79.10
065-310-063-000	3 RIDGEVIEW PL	79,054.00	233,112.00	312,166.00	79.10
065-310-064-000	2 RIDGEVIEW PL	140,326.00	263,820.00	404,146.00	79.10
065-310-065-000	811 RIDGEVIEW DR	135,282.00	265,152.00	400,434.00	79.10
065-310-066-000	805 RIDGEVIEW DR	80,000.00	315,000.00	395,000.00	79.10
065-310-067-000	801 RIDGEVIEW DR	53,050.00	185,681.00	238,731.00	79.10
065-310-068-000	1206 ASHLEY AVE	71,323.00	176,338.00	247,661.00	79.10
065-310-069-000	1210 ASHLEY AVE	95,459.00	262,209.00	357,668.00	79.10
065-310-071-000	830 NOTRE DAME DR	37,915.00	198,062.00	235,977.00	79.10
065-310-072-000	820 NOTRE DAME DR	14,064.00	64,382.00	78,446.00	79.10
065-310-073-000	814 NOTRE DAME DR	80,000.00	295,000.00	375,000.00	79.10
065-310-074-000	808 NOTRE DAME DR	74,080.00	196,899.00	270,979.00	79.10
065-310-075-000	802 NOTRE DAME DR	93,197.00	208,141.00	301,338.00	79.10
065-310-076-000	801 NOTRE DAME DR	126,906.00	218,278.00	345,184.00	79.10
065-310-077-000	807 NOTRE DAME DR	80,000.00	300,000.00	380,000.00	79.10
065-310-078-000	813 NOTRE DAME DR	104,559.00	243,597.00	348,156.00	79.10
065-310-079-000	819 NOTRE DAME DR	101,525.00	238,583.00	340,108.00	79.10
065-310-080-000	829 NOTRE DAME DR	80,000.00	295,000.00	375,000.00	79.10
065-310-081-000	916-922 NOTRE DAME DR	97,403.00	155,843.00	253,246.00	158.20
065-321-001-000	CR 98	546,728.00	1,473,613.00	2,020,341.00	1,305.14
065-321-023-000	901 TUFTS PL	62,131.00	191,573.00	253,704.00	79.10
065-321-024-000	905 TUFTS PL	87,350.00	137,265.00	224,615.00	79.10
065-321-025-000	909 TUFTS PL	103,586.00	155,380.00	258,966.00	79.10
065-321-026-000	913 TUFTS PL	70,156.00	120,678.00	190,834.00	79.10
065-321-027-000	917 TUFTS PL	67,614.00	166,437.00	234,051.00	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	125,000.00	174,900.00	299,900.00	79.10
065-321-030-000	929 TUFTS PL	153,130.00	172,344.00	325,474.00	79.10
065-321-031-000	933 TUFTS PL	93,197.00	160,506.00	253,703.00	79.10
065-321-032-000	932 TUFTS PL	83,218.00	166,437.00	249,655.00	79.10
065-321-033-000	928 TUFTS PL	39,566.00	113,457.00	153,023.00	79.10
065-321-034-000	924 TUFTS PL	125,000.00	200,000.00	325,000.00	79.10
065-321-035-000	920 TUFTS PL	48,141.00	108,504.00	156,645.00	79.10
065-321-036-000	914 TUFTS PL	74,180.00	126,783.00	200,963.00	79.10
065-321-037-000	910 TUFTS PL	80,000.00	212,000.00	292,000.00	79.10
065-321-038-000	906 TUFTS PL	74,179.00	128,063.00	202,242.00	79.10
065-321-039-000	900 TUFTS PL	83,785.00	204,815.00	288,600.00	79.10
065-322-013-000	1301 COLUMBIA DR	100,000.00	290,000.00	390,000.00	79.10
065-322-014-000	875 TUFTS CT	97,367.00	220,714.00	318,081.00	79.10
065-322-015-000	871 TUFTS CT	75,661.00	214,661.00	290,322.00	79.10
065-322-016-000	867 TUFTS CT	93,197.00	295,127.00	388,324.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2017/2018 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	97,091.00	212,196.00	309,287.00	79.10
065-322-021-000	864 TUFTS CT	108,191.00	165,470.00	273,661.00	79.10
065-322-022-000	868 TUFTS CT	7,361.00	114,318.00	121,679.00	79.10
065-322-023-000	872 TUFTS CT	80,000.00	295,000.00	375,000.00	79.10
065-322-024-000	876 TUFTS CT	99,031.00	196,541.00	295,572.00	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	48,497.00	118,845.00	167,342.00	79.10
065-322-028-000	844 FORDHAM DR	87,231.00	171,192.00	258,423.00	79.10
065-322-029-000	850 FORDHAM DR	84,387.00	122,687.00	207,074.00	79.10
065-322-030-000	856 FORDHAM DR	87,936.00	125,191.00	213,127.00	79.10
065-322-031-000	860 FORDHAM DR	125,000.00	184,000.00	309,000.00	79.10
065-322-032-000	864 FORDHAM DR	71,402.00	137,619.00	209,021.00	79.10
065-322-033-000	868 FORDHAM DR	67,614.00	156,034.00	223,648.00	79.10
065-322-034-000	874 FORDHAM DR	75,661.00	119,001.00	194,662.00	79.10
065-322-035-000	878 FORDHAM DR	48,497.00	112,364.00	160,861.00	79.10
065-322-036-000	859 TUFTS CT	64,634.00	177,250.00	241,884.00	79.10
065-322-038-000	856 TUFTS CT	101,525.00	253,812.00	355,337.00	79.10
065-322-040-000	860 TUFTS CT	69,254.00	293,315.00	362,569.00	79.10
065-322-045-000	830 COLBY CT	55,471.00	131,562.00	187,033.00	79.10
065-322-046-000	826 COLBY CT	54,961.00	137,963.00	192,924.00	79.10
065-322-047-000	822 COLBY CT	54,961.00	143,988.00	198,949.00	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	54,961.00	143,929.00	198,890.00	79.10
065-322-050-000	810 COLBY CT	65,500.00	208,718.00	274,218.00	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	76,326.00	125,394.00	201,720.00	79.10
065-322-054-000	805 COLBY CT	76,368.00	127,283.00	203,651.00	79.10
065-322-055-000	809 COLBY CT	52,299.00	121,890.00	174,189.00	79.10
065-322-056-000	813 COLBY CT	55,471.00	139,331.00	194,802.00	79.10
065-322-057-000	817 COLBY CT	53,884.00	134,254.00	188,138.00	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	119,942.00	250,791.00	370,733.00	79.10
065-322-060-000	829 COLBY CT	108,225.00	194,806.00	303,031.00	79.10
065-322-061-000	832 FORDHAM DR	97,870.00	203,089.00	300,959.00	79.10
065-322-062-000	826 FORDHAM DR	80,000.00	245,000.00	325,000.00	79.10
065-322-063-000	822 FORDHAM DR	66,820.00	174,051.00	240,871.00	79.10
065-322-064-000	818 FORDHAM DR	77,171.00	123,484.00	200,655.00	79.10
065-322-065-000	814 FORDHAM DR	95,459.00	210,022.00	305,481.00	79.10
065-322-066-000	810 FORDHAM DR	77,171.00	155,761.00	232,932.00	79.10
065-322-067-000	806 FORDHAM DR	56,122.00	91,209.00	147,331.00	79.10
065-322-068-000	802 FORDHAM DR	56,122.00	91,209.00	147,331.00	79.10
065-323-015-000	879 FORDHAM DR	97,403.00	129,869.00	227,272.00	79.10
065-323-016-000	875 FORDHAM DR	71,067.00	188,067.00	259,134.00	79.10
065-323-017-000	871 FORDHAM DR	90,000.00	202,000.00	292,000.00	79.10
065-323-018-000	867 FORDHAM DR	61,936.00	139,772.00	201,708.00	79.10
065-323-019-000	863 FORDHAM DR	72,814.00	176,839.00	249,653.00	79.10
065-323-020-000	859 FORDHAM DR	90,000.00	202,000.00	292,000.00	79.10
065-323-021-000	855 FORDHAM DR	90,000.00	202,000.00	292,000.00	79.10
065-323-022-000	851 FORDHAM DR	67,434.00	134,879.00	202,313.00	79.10
065-323-023-000	847 FORDHAM DR	84,229.00	154,114.00	238,343.00	79.10
065-323-024-000	843 FORDHAM DR	83,785.00	143,205.00	226,990.00	79.10
065-323-027-000	837 FORDHAM DR	67,434.00	132,179.00	199,613.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2017/2018 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	66,820.00	181,822.00	248,642.00	79.10
065-323-029-000	827 FORDHAM DR	72,814.00	191,403.00	264,217.00	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	99,828.00	182,540.00	282,368.00	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**

City of Woodland

West Wood Unit No. 1
Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2017/2018

Intent Meeting: May 2, 2017
Public Hearing: June 20, 2017

27368 Via Industria
Suite 200
Temecula, CA 92590
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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 2017/2018 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 ___18___ day of ___April___, 2017.

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

By: ______________________

Daniel Louie
Project Manager, District Administration Services

By: ______________________

Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6-30-17
CIVIL
STATE OF CALIFORNIA

TABLE OF CONTENTS

I. *OVERVIEW* 1

A. INTRODUCTION 1
B. COMPLIANCE WITH CURRENT LEGISLATION 1

II. *DESCRIPTION OF THE DISTRICT* 2

A. BOUNDARIES OF THE DISTRICT 2
B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES 2
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3

III. *METHOD OF APPORTIONMENT* 4

A. GENERAL 4
B. BENEFIT ANALYSIS 5
C. ASSESSMENT METHODOLOGY 7
D. ASSESSMENT RANGE FORMULA 9

IV. *DISTRICT BUDGET* 10

A. DESCRIPTION OF BUDGET ITEMS 10
B. DISTRICT BUDGET FISCAL YEAR 2017/2018 15

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM 16

APPENDIX B - 2017/2018 ASSESSMENT ROLL 16

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 2017/2018. 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 2017/2018 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 2017/2018.

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 2017/2018 is within the previously authorized maximum assessment rate adjusted annually by the Consumer Price Index (February to February) for All Urban Consumers, for the San Francisco-Oakland-San Jose Area ("CPI") factor and a property owner ballot proceeding is not required for the levy of the proposed assessments.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The District is located within the boundaries of the City of Woodland, generally bounded to the north by Quail Drive, to the south by W. Kentucky Avenue, to the west by Dove Drive and to the east by Mallard Drive.

The District consists of the lots, parcels and tracts of land located in Subdivision No. 4594 known as West Wood Unit, No. 1. The assessed parcels within the District consist of only single-family residential land use parcels.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensure the ongoing maintenance, operation and servicing of landscaping and other related improvements or appurtenant facilities, including irrigation systems, graffiti removal, park equipment, fencing, drainage devices, as well as street lighting and related improvements.

The improvements may include, but are not limited to, the removal, repair, replacement and appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the parkways, medians, slopes, park, drainage basins, and tract entry landscaping, as well as street lighting improvements benefiting the District's parcels.

The improvements and maintenance are funded entirely or partially through the District assessments generally include the following:

- The maintenance, operation, and servicing of landscape improvements located within the District.
- The maintenance, operation, and servicing of local street lighting facilities located along streets within the interior of the tract in close proximity, within approximately 90 feet, to certain lots and parcels which provide a direct special benefit to such lots or parcels; and
- The maintenance, operation and servicing of a storm drainage detention basin and appurtenant facilities which provide a direct special benefit to such lots or parcels; and
- The maintenance, operation, and servicing of the park and related equipment, to include equipment replacement; and
- The maintenance, operation, and servicing of the fencing and block walls, which provide a direct and special benefit to such lots or parcels; and
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned Improvements.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;

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

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

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

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

In addition, Article XIIID requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Article XIIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district or District. The general enhancement of property value does not constitute a special benefit.

B. BENEFIT ANALYSIS

Each improvement, the associated costs and assessments within the District has been reviewed, identified and allocated based on the special benefit parcels receive from such improvements pursuant to the provisions of Article XIIID and the 1972 Act. The improvements associated with this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties, and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of maintenance and operation of the improvements are of direct and special benefit to the properties.

All the lots or parcels are established at the same time once the conditions regarding the improvements and the continued maintenance are met. As a result, each lot or parcel within the District receives a special and distinct benefit from the improvements and to the same degree.

Over time, the improvements continue to confer a particular and distinct special benefit upon the lots or parcels within the District because of the nature of the improvements. The proper maintenance of the improvements and appurtenant facilities reduces property related crimes, especially vandalism, against properties in the District. The above mentioned also contributes to a specific enhancement to each of the parcels within the District.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from the improvements. However, each individual improvement element has its own distinct benefits both specific and general. The special benefits associated with the improvements within this District are as follows:

SPECIAL BENEFIT

The special benefits associated with the landscaping improvements are specifically:

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

The special benefits of street lighting located on interior streets within the District are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and streets;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal act and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

GENERAL BENEFIT

In addition to the special benefits received by the parcels within the proposed District, there are the incidental general benefits conferred by the proposed improvements.

The general benefit to properties from the landscaping, streetlight and drainage improvements is a benefit to the parcels within the City. The parcels share equally the cost of the maintenance of the improvements.

The total benefits are thus a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. Any portion of the total costs, which are associated with general benefits, will not be assessed to the parcels in the District, but will be paid from other City funds.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

C. ASSESSMENT METHODOLOGY

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcel based on the parcel's actual land use or proposed planned development, and is reliant upon the special benefit received from the improvements planned within the District.

To identify and determine the special benefit to be received by each parcel, it is necessary to consider the entire scope of the District improvements as well as individual property development within the District. The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with Article XIIID Section 4 of the State Constitution, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

Equivalent Dwelling Units:

Continuing the basic criteria set during the formation of the original District, the single-family residential ("SFR") parcel has been selected as the basic unit for calculation of relative benefit. The single–family residential parcel is defined as receiving special benefit of one Equivalent Dwelling Unit ("EDU"). The EDU method is seen as the most appropriate and equitable for landscape and lighting districts, as the benefit to each parcel from the improvements are apportioned as a function of land-use.

EDU Application by Land Use:

Single-Family Residential (SFR) — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EDU per lot or parcel. This is the base value that the other land use types are compared and weighted against (i.e. Equivalent Dwelling Unit or EDU).

Although this District consists of only single-family units, the following classifications exist should there be any change in land use within the District.

Condominium — This land use is defined as a fully subdivided residential parcel that has more than one residential condo or town-home unit developed on the property.

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property.

Planned-Residential Development — This land use is defined as any property not fully subdivided with a specific number of proposed residential lots or dwelling units to be developed on the parcel.

Vacant Single-Family Residential — This land use is defined as property currently District for single-family detached residential development, but a tentative or final tract map has not been submitted and/or approved.

Vacant Multi-Family Residential — This land use is defined as property currently District for multi-family residential development, but a tentative or final tract map has not been submitted and/or approved.

Vacant Nonresidential — This land use is defined as property currently District for nonresidential use, but not specifically identified as nonresidential property. This land use is assessed at 1.0 EDU per acre. Parcels less than 1 acre are assigned a minimum of 1.0 EDU. Parcels over 50 acres are assigned a maximum of 50 EDU.

Developed Nonresidential — This land use is defined as property developed for either commercial or industrial use. This land use type is assessed at 4.0 EDU per gross acre. Parcels less than 0.25 acres are assigned a minimum of 1.0 EDU and there is no maximum acreage cap, as is the case with Vacant Nonresidential Property.

Recreational or Limited Nonresidential Use — This land use is defined as property used for recreational or nonresidential use that is not part of the improvements provided by the District. This land use classification may include, but is not limited to, golf courses, commercial parking lots or commercial properties where less than ten percent of the total acreage has been developed. This land use is assessed at 2.0 EDU per acre. Similar to Commercial properties, there is no maximum acreage cap for this land use, but parcels less than 0.5 acres are assigned a minimum 1.0 EDU.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EDU. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including greenbelts and parkways; utility right-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed; park properties and other publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Each parcel's EDU correlates the parcel's special benefit received as compared to the other parcels benefiting from the improvements.

The following formula is used to calculate each parcel's EDU (proportional benefit).

Parcel Type EDU x Acreage/Dwelling Units/Parcel/Lot = Parcel EDU

The total number of Equivalent Dwelling Units (EDUs) is the sum of the individual EDUs applied to parcels that receive a special benefit from the improvement. An assessment amount per EDU (Rate) for each improvement is established by taking the total cost of the improvement and dividing that amount by the total number of EDUs of the parcels benefiting from the improvement. This Rate is then applied back to each parcel's individual EDU to determine the parcel's proportionate benefit and assessment obligation for that improvement.

Total Balance to Levy / Total EDU = Levy per EDU

Levy per EDU x Parcel EDU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula or CPI factor is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

Commencing with fiscal year 2004-2005, and then each subsequent year, the maximum assessment rate is proposed to be increased based upon the CPI, as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The Engineer shall compute the percentage difference between the CPI for February of each year and the CPI for the previous February, and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

The Assessment Range Formula shall be applied to the future assessments within the District. Generally, if the proposed annual assessment (levy per EDU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually the CPI factor.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EDU less than or equal to this Maximum Assessment) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

Maintenance Costs/Labor — Includes the contracted labor, material and equipment required to properly maintain the landscaping, irrigation systems and drainage systems within the District. The improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District are determined by City Staff and is based on the proposed service level of the District.

Utilities — Includes utility costs for water required to irrigate landscaped areas and the utility costs for electricity required to run irrigation systems and lighting for the areas according to the proposed service level of the District.

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

Repairs/Miscellaneous Expenses — Includes the replacement of any materials and equipment needed to maintain the District. Also includes repairs that are generally unforeseen and not normally included in the yearly maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, frost, etc. Also included may be planned upgrades that provide a direct benefit to the District. These upgrades could include replacing plant materials and/or renovation of irrigation or lighting systems.

ADMINISTRATION COSTS:

District Administration — The cost to the particular departments and staff of the City, for providing the coordination of District services and operations, response to public concerns and education, as well as procedures associated with the levy and collection of assessments. This item also includes the costs of contracting with professionals to provide any additional administrative, legal or engineering services specific to the District including any required notices, mailings or property owner protest ballot proceedings.

County Administration Fee — This is the actual cost to the District for the County to collect District assessments on the property tax bills. This charge is based on a flat rate per fund number.

LEVY BREAKDOWN:

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

Reserve Collection/(Contribution) — The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a),* provides for a District Reserve Fund. The Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the fiscal year) through January when the County provides the City with the first installment of assessments collected from the property tax bills. Negative amounts shown for these budget items are transfers from the reserve fund that are used to reduce the Balance to Levy. The Reserve Fund eliminates the need for the City to transfer funds from non-District accounts.

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

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

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

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

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

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

DISTRICT STATISTICS:

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

Total Parcels Levied — The total number of parcels within the District that are assessed. Non-assessable lots or parcels may include parcels of land principally encumbered by public right-of-ways, easements, common areas, and/or parcels within the boundaries of the District that currently do not benefit from the improvements due possibly to development restrictions.

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

Levy per EDU — This amount represents the rate being applied to each parcel's individual EDU. The Levy per Equivalent Dwelling Unit, is the result of dividing the total Balance to Levy, by the sum of the District EDU's, for the fiscal year.

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

Equivalent Dwelling Unit, is the result of multiplying prior year's maximum rate by CPI for February of each year as determined by the United States Department of Labor, Bureau of Labor Statistics.

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2017/2018

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$11,149.62
Utilities	10,547.12
Equipment & Supplies	3,000.00
Repairs/Miscellaneous Expenses	780.44
Direct Costs (Subtotal)	**$25,477.18**
ADMINISTRATION COSTS	
District Administration	$0.00
County Administration Fee	38.00
Administration Costs (Subtotal)	**$38.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$25,515.18
Reserve Collection (Contribution)	(1,942.64)
General Fund Replenishment/(Contribution)	0.00
CIP Collection/(Contribution)	0.00
Total Charge	**$23,572.54**
Applied Charge	**$23,572.16**
Difference (due rounding)	**($0.38)**
DISTRICT STATISTICS	
Total Number of Parcels	38
Total Parcels Levied	38
Total Equivalent Dwelling Units	38
Levy Per EDU	**$620.32**
Maximum Assessment Per EDU	**$620.33**
Prior Year Maximum Assessment Per EDU	$599.93
RESERVE INFORMATION	
Previous Reserve Balance	$88,522.00
Previous CIP Balance	(66,297.02)
Reserve Fund Collection/(Contribution)	(1,942.64)
Transfer to CIP Funds	(8,496.26)
Estimated Ending Reserve Balance	**$11,786.08**
CIP INFORMATION	
Previous CIP Balance	$66,297.02
CIP Fund Activity	0.00
Transfer from Reserve Fund	8,496.26
Estimated Ending CIP Balance	**$74,793.28**

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 - 2017/2018 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 2017/2018 Assessment Roll".

City of Woodland
West Wood Unit No. 1 Landscaping and Lighting District
FY 2017/2018 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	$65,266.00	$103,339.00	$168,605.00	$620.32
027-560-047-000	252 QUAIL DR	75,000.00	290,000.00	365,000.00	620.32
027-560-048-000	256 QUAIL DR	65,991.00	243,660.00	309,651.00	620.32
027-560-049-000	260 QUAIL DR	75,000.00	290,000.00	365,000.00	620.32
027-560-050-000	264 QUAIL DR	80,000.00	240,000.00	320,000.00	620.32
027-560-051-000	269 QUAIL DR	149,791.00	226,351.00	376,142.00	620.32
027-560-052-000	265 QUAIL DR	133,145.00	196,282.00	329,427.00	620.32
027-560-053-000	261 QUAIL DR	98,134.00	136,298.00	234,432.00	620.32
027-560-054-000	257 QUAIL DR	122,050.00	230,790.00	352,840.00	620.32
027-560-055-000	253 QUAIL DR	108,779.00	206,593.00	315,372.00	620.32
027-560-056-000	249 QUAIL DR	80,000.00	240,000.00	320,000.00	620.32
027-560-057-000	245 QUAIL DR	52,011.00	140,430.00	192,441.00	620.32
027-560-058-000	244 PHEASANT CT	75,756.00	105,518.00	181,274.00	620.32
027-560-059-000	248 PHEASANT CT	55,838.00	222,339.00	278,177.00	620.32
027-560-060-000	252 PHEASANT CT	119,658.00	179,488.00	299,146.00	620.32
027-560-061-000	256 PHEASANT CT	75,000.00	290,000.00	365,000.00	620.32
027-560-062-000	260 PHEASANT CT	108,779.00	163,170.00	271,949.00	620.32
027-560-063-000	264 PHEASANT CT	80,000.00	240,000.00	320,000.00	620.32
027-560-064-000	268 PHEASANT CT	75,000.00	290,000.00	365,000.00	620.32
027-560-065-000	269 PHEASANT CT	62,413.00	193,483.00	255,896.00	620.32
027-560-066-000	265 PHEASANT CT	80,000.00	240,000.00	320,000.00	620.32
027-560-067-000	261 PHEASANT CT	68,966.00	178,253.00	247,219.00	620.32
027-560-068-000	257 PHEASANT CT	119,658.00	177,856.00	297,514.00	620.32
027-560-069-000	399 MALLARD DR	114,217.00	211,034.00	325,251.00	620.32
027-560-070-000	395 MALLARD DR	80,000.00	240,000.00	320,000.00	620.32
027-560-072-000	390 MALLARD DR	70,346.00	87,120.00	157,466.00	620.32
027-560-073-000	394 MALLARD DR	64,934.00	91,990.00	156,924.00	620.32
027-560-074-000	398 MALLARD DR	80,000.00	240,000.00	320,000.00	620.32
027-560-075-000	402 MALLARD DR	65,991.00	264,980.00	330,971.00	620.32
027-560-076-000	406 MALLARD DR	62,413.00	268,380.00	330,793.00	620.32
027-560-077-000	410 MALLARD DR	80,000.00	240,000.00	320,000.00	620.32
027-560-078-000	414 MALLARD DR	90,895.00	199,646.00	290,541.00	620.32
027-560-079-000	418 MALLARD DR	75,000.00	290,000.00	365,000.00	620.32
027-560-080-000	420 MALLARD DR	62,413.00	210,127.00	272,540.00	620.32
027-560-081-000	424 MALLARD DR	65,000.00	242,000.00	307,000.00	620.32
027-560-082-000	428 MALLARD DR	62,131.00	274,415.00	336,546.00	620.32
027-560-083-000	432 MALLARD DR	65,991.00	257,873.00	323,864.00	620.32
027-560-085-000	244 QUAIL DR	65,000.00	160,000.00	225,000.00	620.32
Total:					**$23,572.16**
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 GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Gibson Ranch Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: ground cover, turf, shrubs, trees; arterial & collector street lighting and landscaping; soundwalls; parks and recreation facilities; neighborhood street lighting; neighborhood street trees; irrigation and drainage systems; and all necessary appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2017.

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 ___________, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

____
Angel Barajas, 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 2017/2018.

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 2017/2018 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 2016/2017 (Beginning July 1, 2017 and ending June 30, 2018) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular and approve it as modified.

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 2017/2018.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping and lighting improvements related thereto, for Fiscal Year 2017/2018.

<u>Section 7</u>: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for: ground cover, turf, shrubs, trees; arterial & collector street lighting and landscaping; soundwalls; parks and recreation facilities; neighborhood street lighting; neighborhood street trees; irrigation and drainage systems; and all necessary appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

<u>Section 8</u>: The boundaries of the District are described in the Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: South of Interstate 5; West of County Road 102; and East of County Road 101; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "Gibson Ranch Landscaping and Lighting District."

<u>Section 9</u>: The proposed assessment for Fiscal Year 2017/2018 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

<u>Section 10</u>: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

<u>Section 11</u>: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 20, 2017** 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 _________, 2017.

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 ______________, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

____
Angel Barajas, 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, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2017/2018.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the North Park Lighting and Landscaping District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: ground cover, turf, shrubs, gardens and trees; play areas with play equipment; irrigation and drainage systems; park perimeter fencing; noise walls; street lighting and park lights; and all necessary appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2017.

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 ____________, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

________________________________,
Angel Barajas, 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 2017/2018.

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 2017/2018, 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 2017/2018 (Beginning July 1, 2017 and ending June 30, 2018) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular and approve it as modified.

RESOLUTION NO.____________

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of Improvements.

b. A Description of the District.

c. The proposed Annual Budget for the fiscal year (Costs and Expenses).

d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2017/2018.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping and lighting improvements related thereto, for Fiscal Year 2017/2018.

<u>Section 7</u>: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for: ground cover, turf, shrubs, gardens and trees; play areas with play equipment; irrigation and drainage systems; park perimeter fencing; noise walls; street lighting and park lights; and all necessary appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

<u>Section 8</u>: The boundaries of the District are described in the Engineer’s Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: north of West Kentucky Avenue; west of North West Street; and east of County Road 98; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as “North Park Lighting and Landscaping District.”

<u>Section 9</u>: The proposed assessment for Fiscal Year 2017/2018 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer’s Report, which details any changes or increases in the annual assessments.

<u>Section 10</u>: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

<u>Section 11</u>: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 20, 2017** 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 _________, 2017.

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 ____________, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_________________________________,
Angel Barajas, 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, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2017/2018.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Streng Pond Landscaping Maintenance District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2017.

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 ___________, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

____
Angel Barajas, 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 2017/2018.

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 2017/2018, 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 2017/2018 (Beginning July 1, 2017 and ending June 30, 2018) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular and approve it as modified.

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 2017/2018.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping improvements related thereto, for Fiscal Year 2017/2018.

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 Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: North of West Gibson Road; East of County Road 98; and West of Cottonwood Street; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "Streng Pond Landscaping Maintenance District."

Section 9: The proposed assessment for Fiscal Year 2017/2018 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

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 20, 2017** 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 _________, 2017.

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 ____________, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

____
Angel Barajas, 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, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the West Wood Unit No. 1 Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

RESOLUTION NO.____________

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2017.

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 ___________, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

____

Angel Barajas, 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 2017/2018.

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 2017/2018, 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 2017/2018 (Beginning July 1, 2017 and ending June 30, 2018) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular and approve it as modified.

RESOLUTION NO.____________

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

<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 2017/2018.

<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 Engineer's 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 landscaping improvements related thereto, for Fiscal Year 2017/2018.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping and lighting improvements, park and related equipment replacement and storm drainage detention basin, and associated appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: To the north by Quail Drive, to the south by W. Kentucky Avenue, to the West by Dove Drive and to the east by Mallard Drive; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "West Wood Unit No. 1 Landscaping and Lighting District."

Section 9: The proposed assessment for Fiscal Year 2017/2018 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

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 20, 2017** 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 _________, 2017.

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 ___________, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

____
Angel Barajas, Mayor
City of Woodland

____
Ana Gonzalez, City Clerk
City of Woodland

Legislation Text

8.

File #: 17-0420, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017

SUBJECT: Waste Management Request for a Discretionary Adjustment to C&D and Wood Waste Rates

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving Waste Management's request for a discretionary adjustment to C&D debris and wood waste rates.

Staff Contact

Rosie Ledesma, Conservation Coordinator
(530) 661-2059, rosie.ledesma@cityofwoodland.org

Fiscal Impact

Approval of the rate adjustment would have no fiscal impact. Waste Management is proposing a rate adjustment only to cover changes in the disposal fees set by the Yolo County Central Landfill for two waste categories.

Background

Waste Management provides collection and disposal of waste, green waste, and recyclables, including construction and demolition (C&D) debris and mixed wood waste, for the City of Woodland pursuant to the terms of the amended franchise agreement between the City and Waste Management dated July 1, 2011. The agreement provides for annual rate adjustments to incorporate changes in the Consumer Price Index and also the changes in Yolo County Central Landfill (YCCL) disposal and processing rates that are implemented by Yolo County each July. Additionally, the agreement allows Waste Management to request "discretionary adjustments" to its rates, for causes or reasons that are not within the company's reasonable control. The City Council may approve or deny a request for a discretionary adjustment.

YCCL increased the landfill disposal fees on July 1, 2016. Due to subsequent changes in contracted services for the C&D sorting facility located at YCCL, the Yolo County Board of Supervisors approved a second rate increase this fiscal year, on January 10, 2017. With this second increase, the rates for the disposal and processing of C&D debris were increased by 21.9%, from $57.00 per ton to $69.50 per ton. In addition, mixed wood disposal rates were increased 33.3%, from $39.00 per ton to $52.00 per ton.

This is the first time Waste Management has requested a discretionary adjustment, although it is not the first time in the past few years that YCCL has implemented a significant rate increase outside of its annual rate adjustment in July. The state has increased the diversion requirement for C&D projects from 50% to 65% while market rates for the purchase of many C&D recyclable materials have been depressed in the past few years, leading to YCCL having difficulty maintaining contracts with C&D material processors and also increasing the disposal fees for these materials. In addition, Woodland Biomass is accepting many fewer loads of construction wood waste because of high contamination and more regulatory oversight.

Wood loads that meet the strict Woodland Biomass standards for clean wood (i.e., non-painted and non-treated wood) are hauled by Waste Management to Woodland Biomass, where disposal is free. Wood loads that do not meet Woodland Biomass standards are taken by Waste Management to YCCL, where a disposal fee applies. Waste Management’s current rate sheet for Woodland only lists clean (i.e., Woodland Biomass-accepted) wood haul rates.

With this rate adjustment, Waste Management is requesting the addition of a “mixed wood” category to correspond to loads of wood taken to YCCL where disposal fees apply, in addition to requesting an increase in the disposal portion of the C&D rate.

According to the franchise agreement, Waste Management must provide a written request for increased expenses with adequate supporting documentation and provide financial statements for the prior three-year period to support a request for a discretionary rate increase. City staff has received Waste Management’s financial statements in their past annual reports and has waived a requirement for Waste Management to resubmit them.

Discussion

C&D debris and wood collection bins are typically used by commercial customers for construction, remodeling, or demolition projects. Both C&D debris and wood loads are collected and hauled in roll-off bins available upon request in 20-, 25-, 30-, 40-, and 50-yard bin sizes.

Since January 11, Waste Management has been paying the higher disposal fees to the landfill without being able to pass on the increased fees to the affected customers - the builders and other contractors using Waste Management for disposal of mixed C&D debris and wood waste that does not meet Woodland Biomass acceptance criteria.

In accordance with the terms of the franchise agreement, Waste Management has submitted a request to increase its service rates beginning immediately upon City acceptance. The new rate adjustment request incorporates the following:

(1) For C&D debris roll-off bins, increasing the disposal rate portion from $57.00 to $69.50 per ton. This will lead to a 9% increase in overall C&D debris bin costs. For example, the cost of a 20-yard C&D debris bin will increase from $260.22 to $283.34 per haul.

(2) For wood roll-off bins, adding a new category for mixed wood to address wood taken to YCCL where disposal fees apply. This new rate will have a haul rate plus disposal fee of $52.00 per ton to reflect YCCL’s increased disposal rates.

(3) Including the ability to pass through to the responsible customer administrative fees being imposed on Waste Management by YCCL for C&D debris roll-off bins with contaminated loads (i.e., those that do not meet YCCL standards for recycled material content).

The increase in the rates for hauling and disposal of C&D debris and wood at YCCL will not affect residents' or businesses' monthly waste and recycling rates.

Staff has reviewed the documentation provided by Waste Management and clarified the company's practices with Waste Management staff, and has found the calculations to be appropriate and the documentation to be adequate.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, approving Waste Management's request for a discretionary adjustment to C&D debris and wood waste rates.

Prepared by: Rosie Ledesma, Conservation Coordinator

Reviewed by: Roberta Childers, Environmental Sustainability Manager

Reviewed by: Gregor G. Meyer, Public Works Director

Paul Navazio

Paul Navazio, City Manager

Attachments:
Resolution
Waste Management letter and calculation worksheet documenting its rate adjustment request

CITY OF WOODLAND

RESOLUTION NO. __________

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING WASTE MANAGEMENT'S REQUEST FOR A DISCRETIONARY ADJUSTMENT TO C&D AND WOOD WASTE RATES

WHEREAS, Waste Management provides collection and disposal of waste, green waste, and recyclables, including construction and demolition ("C&D") debris and mixed wood waste, for the City of Woodland pursuant to the terms of the amended franchise agreement between the City and Waste Management dated July 1, 2011; and

WHEREAS, the agreement provides for annual rate adjustments to incorporate changes in the Consumer Price Index and also the changes in Yolo County Central Landfill ("YCCL") disposal and processing rates that are implemented by Yolo County each July, and also allows Waste Management to request "discretionary adjustments" to its rates, for causes or reasons that are not within the company's reasonable control; and

WHEREAS, after Waste Management completed its annual rate adjustment that incorporated YCCL's July 2016 disposal rate increases, YCCL on January 11, 2017 substantially increased its rates for disposal of C&D debris and wood waste for a second time in the 2016/17 fiscal year; and

WHEREAS, Waste Management has been paying the increased YCCL rates for C&D debris and wood waste loads delivered to YCCL since January 11, 2017 and has been unable to pass through the increases in the rates to the affected customers because the increases have not been incorporated into the company's approved rates for Woodland; and

WHEREAS, Waste Management has requested that the City allow the incorporation of the current disposal rates for C&D debris and wood waste into its rates effective immediately, and also approve of Waste Management passing through to appropriate customers the administrative charges that YCCL has begun charging on C&D debris loads that do not meet YCCL's criteria for recyclable content (i.e., "contaminated loads"); and

WHEREAS, Waste Management has provided appropriate supporting documentation to support its request; and

WHEREAS, the City Council recognizes that YCCL's disposal rate increases and imposition of fines are circumstances outside Waste Management's reasonable control and wishes to allow Waste Management to adjust the disposal portion of its C&D and wood waste rates accordingly and recover fines and administrative fees from the C&D customers that are responsible for these charges being incurred.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby approves Waste Management's request for a discretionary rate adjustment.

PASSED AND ADOPTED this 4th day of May 2017, by the following vote:

AYES: Council Members:
NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

Angel Barajas, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

Waste Management of Woodland
1324 Paddock Place
Woodland, CA 95776

April 27, 2017

Roberta Childers
Environmental Sustainability Manager
City of Woodland
42929 County Road 24
Woodland, California 95776

Re: Discretionary Rate Adjustment for C&D Debris and Clean Wood

Dear Roberta,

On July 1, 2016, Yolo County Landfill adopted annual increases in disposal rates for its various waste categories. At that time, Yolo County Landfill set the disposal rates for construction and demolition (C&D) debris at $57.00 per ton and separated out rates for clean wood at $39.00 per ton. In compliance with the terms of the Waste Management franchise agreement with the City of Woodland, Waste Management on October 1, 2016 submitted to the City its annual rate adjustment request for 2017, incorporating these new YCCL disposal rates in addition to the annual consumer price index adjustment.

On January 10, 2017, the Yolo County Board of Supervisors approved additional, substantial disposal rate increases for C&D debris and clean wood at the Yolo County Landfill, which increased the C&D debris disposal rate from $57.00 to $69.50, and the clean wood rate from $39.00 to $52.00.

Waste Management did not receive timely notification from the Yolo County Landfill regarding their disposal increases prior to Waste Management's annual rate adjustment submittal on October 1, 2016. Additionally, the landfill made its disposal rate increases effective immediately following their approval from the Yolo County Board of Supervisors, affecting Waste Management negatively. Since January 11, 2017, Waste Management has been paying the higher disposal fees to the landfill without being able to pass on the increased fees to the affected customers, the builders and other contractors using Waste Management for disposal of mixed C&D debris and wood waste.

The franchise agreement requires that Waste Management submit a request to the City with appropriate documentation for any "discretionary" rate adjustment - i.e., a rate adjustment requested to address circumstances that were not anticipated in the standard annual rate adjustment process. Pursuant to these requirements, Waste Management is requesting adjustments to the disposal portions of the C&D debris rates and the addition of a mixed wood category on the 2017 Woodland rate tables as shown in the attached documentation, to incorporate the increased disposal fees for these two categories at Yolo County Landfill. In addition, Waste Management requests approval to pass on to customers any special fees, such as contamination and administration fees, that Yolo County Landfill charges Waste Management because of the content of those customers' loads. The landfill has already begun implementing such fees for C&D debris where the debris does not meet a minimum threshold for

Waste Management of Woodland
1324 Paddock Place
Woodland, CA 95776

recyclable content. The potential for such pass-through charges would be noted in the rate sheets under Ancillary/Misc Fees with the foot note shown in the attached documentation.

If you have any questions, please do not hesitate to call me at (209) 329-4989.

Thank You,

Kayla Rodriguez
Public Sector Manager
WM of Woodland
Cc: Scott Chamberlain, District Manager, Waste Management

4/27/2017

Waste Management of Woodland
City of Woodland
Debris (RO) Box Rate Adjustment

Disposal Charges as of 1/11/2017	
MSW	$43.87
C&D	$69.50
Mixed Organics	$52.00
Clean Wood	$0.00
Mixed Wood	$52.00
OCC	$0.00
Recycle	$0.00

C&D Disposal Increase: 20.87%

Rate Adjustment Proposal:

	Current Monthly Rate Effective 1/1/2017	Disposal Portion of the Current Base Rate	Disposal Increase	Proposed New Per Haul Rate Eff 5/5/2017
C&D - Haul Rate				
20 Yards - Includes 2 tons	$260.22	$110.76	$23.12	$283.34
25 Yards - Includes 2.5 tons	$325.46	$138.46	$28.90	$354.36
30 Yards - Includes 3 tons	$390.20	$166.15	$34.68	$424.88
40 Yards - Includes 4 tons	$520.29	$221.53	$46.23	$566.52
50 Yards - Includes 5 tons	$635.71	$276.90	$57.79	$693.50

New Wood Category: Separate rate for mixed wood taken to disposal site where disposal fees apply.

	Haul Rate	Disposal Charges	Proposed New Per Haul Rate Eff 5/5/2017
Mixed Wood - Haul Rate			
20 Yards - Includes 2 tons	$135.88	$104.00	$239.88
25 Yards - Includes 2.5 tons	$170.00	$130.00	$300.00
30 Yards - Includes 3 tons	$203.67	$156.00	$359.67
40 Yards - Includes 4 tons	$271.58	$208.00	$479.58
50 Yards - Includes 5 tons	$324.82	$260.00	$584.82

Ancillary / Misc Fees	
Contamination Fee[8]	As charged by disposal facility

[8] The contamination fee is a pass-through contamination and/or adminstration fee imposed on by the landfill or disposal site for contaminated loads.

City of Woodland

Legislation Text

9.

File #: 17-0455, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017
SUBJECT: SB 231 (Hertzberg) - Definition of Storm Sewer related to Proposition 218

Recommendation for Action: Staff recommends that the Council authorize the City Manager to submit a letter of support for SB 231 (Hertzberg) related to definition of “sewer” for the propose treatment under Proposition 218’s requirements for imposing new or increased fees.

Staff Contact
Paul Navazio, City Manager - paul.navazio@cityofwoodland.org

Fiscal Impact
There are no direct fiscal implications for the recommendation included in this staff report. The legislation for which staff is recommending a “support” position would simply provide the City with greater flexibility in assessing property-related fees in support of the city’s aging storm sewer infrastructure and management.

Council Goal
Infrastructure - Flood/Control & Storm Water Management: Develop a funding source that will sufficiently cover needs of current and future storm water permitting requirements.

Background
Proposition 218 establishes, within the State Constitution, specific requirements related to voter-approval for local taxes and assessments. Proposition 218 also provides an exemption from the requirement of voter approval for selected property-related fees, such as water, sewer and refuse collection. These fees may be imposed or increased contingent upon a prescribed public notification and public hearing process, absent a majority-protest of affected property owners.

Proposition 218 does not make a distinction between “sanitary sewers” that provide for the treatment and discharge of potable water systems, and “storm sewers” that provide drainage of storm water run-off. However, while the state’s Public Utilities Code includes storm sewer in the definition of “sewer”, the courts have ruled (Howard Jarvis Taxpayers’ Association vs. City of Salinas, 98 Cal App. 4th, 1351, 2002), that because the definitions within Proposition 218 are sufficiently ambiguous, that storm sewer fees are not subject to exemption from voter-approval requirements established in Proposition 218.

SB231 (Hertzberg) seeks to amend the definition of sewer within the context of Proposition 218 to include storm sewers. This would allow local government agencies to assess storm sewer-related fees for improvements and management of storm drain run-off through a process similar to that currently in place for water, sewer and refuse collection services. In short, this bill would remove the requirement that storm sewer fees may only be approved by either, a) a majority of voters, b) two -thirds of the affected property owners, or

c) by a weighted-ballot approval of property owners.

Conclusion

Staff recommends that the Council authorize the City Manager to submit a letter of support for SB 231 (Hertzberg) related to the definition of "sewer" for the propose treatment under Proposition 218's requirements for imposing new or increased fees.

Paul Navazio, City Manager

Attachments:

1) SB231 (Hertzberg) Bill Text

2) Bill Analysis from League of California Cities' Environmental Quality Policy Committee (March 31, 2017).

AMENDED IN SENATE APRIL 19, 2017

SENATE BILL No. 231

Introduced by Senator Hertzberg

February 2, 2017

An act to amend Section 53750 of, and to add Section 53751 to, the Government Code, relating to local government finance.

LEGISLATIVE COUNSEL'S DIGEST

SB 231, as amended, Hertzberg. Local government: fees and charges.

Articles XIII C and XIII D of the California Constitution generally require that assessments, fees, and charges be submitted to property owners for approval or rejection after the provision of written notice and the holding of a public hearing. Existing law, the Proposition 218 Omnibus Implementation Act, prescribes specific procedures and parameters for local jurisdictions to comply with Articles XIII C and XIII D of the California Constitution and defines terms for these purposes.

This bill would define the term "sewer" for these purposes. The bill would also make findings and declarations relating to the definition of the term "sewer" for these purposes.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

The people of the State of California do enact as follows:

SECTION 1. Section 53750 of the Government Code is amended to read:

53750. For purposes of Article XIII C and Article XIII D of the California Constitution and this article, the following words have the following meanings, and shall be read and interpreted in light of the findings and declarations contained in Section 53751:

(a) "Agency" means any local government as defined in subdivision (b) of Section 1 of Article XIII C of the California Constitution.

(b) "Assessment" means any levy or charge by an agency upon real property that is based upon the special benefit conferred upon the real property by a public improvement or service, that is imposed to pay the capital cost of the public improvement, the maintenance and operation expenses of the public improvement, or the cost of the service being provided. "Assessment" includes, but is not limited to, "special assessment," "benefit assessment," "maintenance assessment," and "special assessment tax."

(c) "District" means an area that is determined by an agency to contain all of the parcels that will receive a special benefit from a proposed public improvement or service.

(d) "Drainage system" means any system of public improvements that is intended to provide for erosion control, for landslide abatement, or for other types of water drainage.

(e) "Extended," when applied to an existing tax or fee or charge, means a decision by an agency to extend the stated effective period for the tax or fee or charge, including, but not limited to, amendment or removal of a sunset provision or expiration date.

(f) "Flood control" means any system of public improvements that is intended to protect property from overflow by water.

(g) "Identified parcel" means a parcel of real property that an agency has identified as having a special benefit conferred upon it and upon which a proposed assessment is to be imposed, or a parcel of real property upon which a proposed property-related fee or charge is proposed to be imposed.

(h) (1) "Increased," when applied to a tax, assessment, or property-related fee or charge, means a decision by an agency that does either of the following:

(A) Increases any applicable rate used to calculate the tax, assessment, fee, or charge.

(B) Revises the methodology by which the tax, assessment, fee, or charge is calculated, if that revision results in an increased amount being levied on any person or parcel.

(2) A tax, fee, or charge is not deemed to be "increased" by an agency action that does either or both of the following:

(A) Adjusts the amount of a tax, fee, or charge in accordance with a schedule of adjustments, including a clearly defined formula for inflation adjustment that was adopted by the agency prior to November 6, 1996.

(B) Implements or collects a previously approved tax, fee, or charge, so long as the rate is not increased beyond the level previously approved by the agency, and the methodology previously approved by the agency is not revised so as to result in an increase in the amount being levied on any person or parcel.

(3) A tax, assessment, fee, or charge is not deemed to be "increased" in the case in which the actual payments from a person or property are higher than would have resulted when the agency approved the tax, assessment, fee, or charge, if those higher payments are attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land.

(i) "Notice by mail" means any notice required by Article XIII C or XIII D of the California Constitution that is accomplished through a mailing, postage prepaid, deposited in the United States Postal Service and is deemed given when so deposited. Notice by mail may be included in any other mailing to the record owner that otherwise complies with Article XIII C or XIII D of the California Constitution and this article, including, but not limited to, the mailing of a bill for the collection of an assessment or a property-related fee or charge.

(j) "Record owner" means the owner of a parcel whose name and address appears on the last equalized secured property tax assessment roll, or in the case of any public entity, the State of California, or the United States, means the representative of that public entity at the address of that entity known to the agency.

(k) "Sewer" ~~means services and systems provided by~~ *includes systems,* all real estate, fixtures, and personal property owned, controlled, operated, or managed in connection with or to facilitate sewage collection, treatment, or disposition for sanitary or drainage purposes, including lateral and connecting sewers, interceptors, trunk and outfall lines, sanitary sewage treatment or disposal plants or works, drains, conduits, outlets for surface or storm waters, and any and all other works, property, or structures necessary or convenient for the collection or disposal of sewage, industrial waste, or surface or storm waters. "Sewer system" shall not include a sewer system that merely collects sewage on the property of a single owner.

(*l*) "Registered professional engineer" means an engineer registered pursuant to the Professional Engineers Act (Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code).

(m) "Vector control" means any system of public improvements or services that is intended to provide for the surveillance, prevention, abatement, and control of vectors as defined in subdivision (k) of Section 2002 of the Health and Safety Code and a pest as defined in Section 5006 of the Food and Agricultural Code.

(n) "Water" means any system of public improvements intended to provide for the production, storage, supply, treatment, or distribution of water from any source.

SEC. 2. Section 53751 is added to the Government Code, to read:

53751. The Legislature finds and declares all of the following:

(a) The ongoing, historic drought has made clear that California must invest in a 21st century water management system capable of effectively meeting the economic, social, and environmental needs of the state.

(b) Sufficient and reliable funding to pay for local water projects is necessary to improve the state's water infrastructure.

(c) Proposition 218 was approved by the voters at the November 5, 1996, statewide ~~General Election.~~ *general election.* Some court interpretations of the law have constrained important tools that local governments need to manage storm water and drainage runoff.

(d) Storm waters are carried off in storm sewers, and careful management is necessary to *ensure adequate state water supplies, especially during drought, and to* reduce pollution. But a court decision has ~~excluded~~ *found* storm water ~~from those~~ *subject to the voter-approval* provisions of Proposition 218 that apply to property-related ~~fees for sewer and water,~~ *fees,* preventing many important projects from being built.

(e) The court of appeal in Howard Jarvis Taxpayers Ass'n v. City of Salinas (2002) 98 Cal.App.4th 1351 concluded that the term "sewer," as used in Proposition 218, is "ambiguous" and declined to use the statutory definition of the term "sewer ~~system"~~

system," which was part of the then-existing law as Section 230.5 of the Public Utilities Code.

(f) The court in Howard Jarvis Taxpayers Ass'n v. City of Salinas (2002) 98 Cal.App.4th 1351 failed to follow long-standing principles of statutory construction by disregarding the plain meaning of the term "sewer." Courts have long held that statutory construction rules apply to initiative measures, including in cases that apply specifically to Proposition 218 (see People v. Bustamante ~~(1996)~~ *(1997)* 57 Cal.App.4th ~~693,~~ *693;* Keller v. Chowchilla Water Dist. (2000) 80 Cal.App.4th 1006). When construing statutes, courts look first to the words of the statute, which should be given their usual, ordinary, and commonsense meaning (People v. Mejia (2012) 211 Cal.App.4th 586, 611). The purpose of utilizing the plain meaning of statutory language is to spare the courts the necessity of trying to divine the voters' intent by resorting to secondary or subjective indicators. The court in Howard Jarvis Taxpayers Ass'n v. City of Salinas (2002) 98 Cal.App.4th 1351 asserted its belief as to what most voters thought when voting for Proposition 218, but did not cite the voter pamphlet or other accepted sources for determining legislative intent. Instead, the court substituted its own judgment for the judgment of voters.

(g) Neither the words "sanitary" nor "sewerage" are used in Proposition 218, and the common meaning of the term "sewer services" is not "sanitary sewerage." In fact, the phrase "sanitary sewerage" is uncommon.

(h) Proposition 218 exempts sewer and water services from the voter-approval requirement. Sewer and water services are commonly considered to have a broad reach, encompassing the provision of clean water and then addressing the conveyance and treatment of dirty water, whether that water is rendered unclean by coming into contact with sewage or by flowing over the built-out human environment and becoming urban runoff.

~~(g)~~

(i) Numerous sources predating Proposition 218 reject the notion that the term "sewer" applies only to sanitary ~~sewers,~~ *sewers and sanitary sewerage,* including, but not limited to:

(1) Section 230.5 of the Public Utilities ~~Code.~~ *Code, added by Chapter 1109 of the Statutes of 1970.*

(2) Section 23010.3, ~~which was first~~ added by Chapter 1193 of the Statutes of 1963.

(3) The Street Improvement Act of ~~1913 (repealed by Chapter 346 of the Statutes of 1963).~~ *1913.*

(4) ~~The California Supreme Court stated in Los Angeles~~ *L.A.* County Flood Control ~~District~~ *Dist.* v. Southern ~~California~~ *Cal.* Edison Co. (1958) 51 Cal.2d 331, *where the California Supreme Court stated* that "no distinction has been made between sanitary sewers and storm drains or sewers."

(5) ~~The term,~~ *Many other cases where the term* "sewer" has been used interchangeably to refer to both sanitary and storm sewers ~~in many other cases, including,~~ *include,* but *are* not limited to, County of Riverside v. Whitlock (1972) 22 Cal.App.3d 863, Ramseier v. Oakley Sanitary Dist. (1961) 197 Cal.App.2d 722, and Torson v. Fleming (1928) 91 Cal.App. 168.

(6) Dictionary definitions of sewer, which courts have found to be an objective source for determining common or ordinary meaning, including ~~Websters~~ *Webster's* (1976), American Heritage (1969), and Oxford English Dictionary (1971).

~~(h)~~

(j) Prior legislation has affirmed particular interpretations of words in Proposition 218, specifically Assembly Bill 2403 of the 2013–14 Regular Session (Chapter 78 of the Statutes of 2014).

(k) In Crawley v. Alameda Waste Management Authority (2015) 243 Cal.App.4th 396, the Court of Appeal relied on the statutory definition of "refuse collection services" to interpret the meaning of that phrase in Proposition 218, and found that this interpretation was further supported by the plain meaning of refuse. Consistent with this decision, in determining the definition of "sewer," the plain meaning rule shall apply in conjunction with the definitions of terms as provided in Section 53750.

~~(i)~~

(l) The Legislature reaffirms and reiterates that the definition found in Section 230.5 of the Public Utilities Code is the definition of "sewer" or "sewer service" that should be used in the Proposition 218 Omnibus Implementation Act.

(m) Courts have read the Legislature's definition of "water" in the Proposition 218 Omnibus Implementation Act to include related services. In Griffith v. Pajaro Valley Water Management Agency (2013) 220 Cal.App.4th 586, the Court of Appeal concurred with the Legislature's view that "water service means more than just supplying water," based upon the definition of water provided

by the Proposition 218 Omnibus Implementation Act, and found that actions necessary to provide water can be funded through fees for water service. Consistent with this decision, "sewer" should be interpreted to include services necessary to collect, treat, or dispose of sewage, industrial waste, or surface or storm waters, and any entity that collects, treats, or disposes of any of these necessarily provides sewer service.

O

Board Action:

2. **SB 231 (Hertzberg) Local Government: Fees and Charges**

Bill Summary:
SB 231 would add stormwater fees to list of property-related fees that are not subject to Proposition 218 by adding stormwater to the definition of "sewer" in the Proposition 218 Omnibus Implementation Act.

Bill Description:
Proposition 218, passed by California voters in 1996, adds Articles XIII C and XIII D to the California Constitution. Before imposing "property-related fees" on property owners, Article XIII D requires local agencies to either: (1) provide written notice and a public hearing during which a majority protest of property owners would stop the process or (2) hold an election requiring a two-thirds vote. Property-related fees or charges for sewer, water, and trash collection are exempt from these requirements. However, the terms "sewer" and "water" are not defined in Article XIII D.

SB 231 is a majority vote bill that would add stormwater to the definition of "sewer" in the Proposition 218 Omnibus Implementation Act. The proposed definition is below:

> "'Sewer' means services and systems provided by all real estate, fixtures, and personal property owned, controlled, operated, or managed in connection with or to facilitate sewage collection, treatment, or disposition for sanitary or drainage purposes, including lateral and connecting sewers, interceptors, trunk and outfall lines, sanitary sewage treatment or disposal plants or works, drains, conduits, outlets for <u>surface or storm waters</u>, and any and all other works, property, or structures necessary or convenient for the collection or disposal of sewage, industrial waste, or <u>surface or storm waters</u>. 'Sewer system' shall not include a sewer system that merely collects sewage on the property of a single owner." [Emphasis added.]

SB 231 contains legislative finding and declarations explaining that the definition of "sewer" should include stormwater based previous statutes that existed before passage of Proposition 218 and based on a California Supreme Court decision. Among the findings:

- The definition in the Proposition 218 Omnibus Implementation Act has been in place in Public Utilities Code Section 230.5 since 1970.
- The California Supreme Court stated in Los Angeles County Flood Control District v. Southern California Edison Co. (1958) 51 Cal.2d 331, that "no distinction has been made between sanitary sewers and storm drains or sewers."
- The term, "sewer" has been used interchangeably to refer to both sanitary and storm sewers in many other cases, including, but not limited to, *County of Riverside v. Whitlock* (1972) 22 Cal.App.3d 863, *Ramseier v. Oakley Sanitary Dist.* (1961) 197 Cal.App.2d 722, and *Torson v. Fleming* (1928) 91 Cal.App. 168.
- Prior legislation has affirmed particular interpretations of words in Proposition 218, specifically AB 2403 (Rendon, 2014), which added findings and declarations relevant interpreting the Proposition 218 and the definition of "water".

Background:
Definition of Sewer. The question of whether "sewer" includes stormwater was the subject of a lawsuit before the California Court of Appeal. In *Howard Jarvis Taxpayers Association v. City of Salinas* (2002) 98 Cal.App.4th 1351, the Court concluded that stormwater fees did not fall under the sewer exception.

At its core, SB 231 is a "legislative fix" to change what some view as a misinterpretation by the Court in the *Howard Jarvis* decision. As the findings and declarations indicate, the California Supreme Court and other courts had already interpreted "sewer" as including stormwater and therefore the Court in *Howard Jarvis* should also have interpreted the term "sewer" as including stormwater.

Federal Requirements and State MS4 Permits. As stormwater washes down city roads, parking lots, lawns and buildings it picks up major pollutants including sediment, oil and grease, metals and other toxins. State and federal clean water laws combine to require cities, counties, and other local governments that own stormwater systems to develop and implement plans to reduce the level of pollutants discharged into federal and state waters. The plan and associated requirements are generally established under the National Pollutant Discharge Elimination System (NPDES).

California's Municipal Storm Water Permitting Program regulates stormwater discharges from municipal separate storm sewer systems (MS4s). MS4 permits require cities to clean up polluted stormwater runoff to ensure discharges meet water quality standards. Failure to comply can result in fines of up to $10,000 per contaminant per day.

Funding Options. Compliance with the state and federal requirements is costly, with local governments facing annual funding shortfalls. In 2015, the Public Policy Institute of California (PPIC) estimated the funding gap at approximately $500-800 million annually. Options for cities to pay for projects needed to comply include state water bond funding, federal grant programs, use of local General Funds, or imposition of a fee or charge (which currently requires a two-thirds vote or majority of landowners under Proposition 218).

State Mandate Claim. As a result of a claim by 84 cities in Los Angeles County, the California Supreme Court has weighed in on two questions about reimbursable mandates in its 2016 decision on *Department of Finance et al. v. Commission on State Mandates*. This case arises from two conditions imposed by the Regional Water Quality Control Board for approval of the Los Angeles County MS4 Permit. The two conditions are to: (1) install and maintain trash receptacles at transit stops and (2) inspect certain commercial and industrial facilities and construction sites to monitor stormwater runoff for pollutants.

Generally, the Constitution requires reimbursement for state mandates with some exceptions, including when the mandate is required by federal law or when the local agency can pay for the requirement by raising fees. In its decision, the California Supreme Court ruled that the two requirements are reimbursable by the state because they are not required by federal law. However, the Court remanded for further proceedings the question of the ability to raise fees. A decision on the ability to raise fees is unlikely to affect stormwater fees because the fee at issue is a "fee for service", not a property-related fee. A fee for service is not subject to Proposition 218 and does not require voter approval. The importance of this case lies in the clarification that the federal law exception.

Existing Policy Review. During its January 2017 meeting, the Environmental Quality Policy Committee created four subcommittees to review and recommend changes to the environmental quality sections of the *Existing Policy & Guiding Principles* document, including one to review the League's stormwater policy. See the Existing Policy Subcommittee Report agenda item for further discussion.

Prior Legislation. SB 231 is similar to SB 1298 (Hertzberg, 2016). Ultimately, Senator Hertzberg decided that he wanted to personally work more on the language, and he chose not to move SB 1298 at the end of the 2016 Legislative Session.

Fiscal Impact:
If SB 231 is enacted, cities would have the ability to levy stormwater fees or charges.

Existing League Policy:
The League has a long history of working this issue, beginning with opposing Proposition 218 in 1996. The League was heavily involved in the opposition campaign, including a key role in fundraising against the measure. A review of the League's activities related to Proposition 218 follows:

2008 – League Board of Directors establishes The Water Task Force to examine the League's 1988 Water Policy Guidelines to determine whether changes are needed to more effectively guide the League's response to water policy proposals today. The Task Force Group met throughout 2009 and organized themselves into three working groups to examine the Water Guidelines in light of issues relating to Water Supply, Water Discharges and Water Quality. The Task Force participated in online or conference call discussions regarding proposed changes to the Guidelines. Task Force recommendations were ultimately forwarded to appropriate League Policy Committees for consideration, then final approval by the League Board of Directors.

February 2010 – Water Policy Guidelines adopted. It states that the "League supports legislation to provide funding for stormwater, water and wastewater programs, including a constitutional amendment which would place stormwater fees in the category of water and wastewater fees, for the purposes of Proposition 218 compliance." (These guidelines have been included in all subsequent versions of the League's *Existing Policy & Guiding Principles*)

September 2013 – League General Assembly adopted a resolution by the LA County Division calling upon the Governor and Legislature to work with the League to provide adequate funding adequate funding to assist local governments in water conservation, groundwater recharge and reuse of stormwater and urban runoff programs.

November 2014 – League Board of Directors adopts annual 2015 Strategic Goals. Number 3 is to "Modernize the Financing of Critical Infrastructure Maintenance and Construction Programs. Provide state and local governments with new and innovative revenue options and resources to finance critical infrastructure maintenance and construction needs for our transportation (streets, roads, rail & transit), water supply, wastewater, stormwater, and other critical infrastructure systems."

April 2015 – League Board of Directors approved staff recommendation to "authorize the League playing a leadership role in helping finance a statewide public opinion survey on the viability of voter approval of such a constitutional amendment, and, pending sufficient evidence of likely approval by the voters, help with securing legislative support for passage of the measure to be placed on the November 2016 ballot. A commitment of additional League funds should not be made until the final measure is approved, further polled, and determined to be viable."

November 2015 – League Board of Directors adopts annual 2016 Strategic Goals. Number 1 is to "Increase Funding for Critical Transportation and Water infrastructure. Provide additional state and federal financial assistance and new local financing tools to help meet the critical transportation (streets, bridges, active transportation and transit) and water (supply, sewer, storm water, flood control, etc.) infrastructure maintenance and construction needs throughout California's cities."

December 2015 – League files California Water Conservation, Flood Control and Stormwater Management Act with the Attorney General. The League ultimately decided not to pursue this measure based on unfavorable polling data.

2016 – Late in the Legislative session, Senator Hertzberg amended SB 1298 to add stormwater to the definition of "sewer" and authorize tiered water rates and lifelines rates for low-income assistance.

Legislation Text

10.

File #: 17-0417, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017

SUBJECT: Request for Membership in Valley Clean Energy Alliance to Implement a Community Choice Energy Program

Recommendation for Action: Staff recommends that the City Council:
(1) adopt Resolution No. _____, requesting membership in the Valley Clean Energy Alliance; and
(2) provide direction to staff regarding the additional steps needed for Woodland to join VCEA.

Staff Contact

Roberta Childers, Environmental Sustainability Manager
(530) 661-2060, roberta.childers@cityofwoodland.org

Fiscal Impact

There is no fiscal impact associated with requesting that the VCEA Board consider Woodland's membership request. However, if the VCEA Board approves of Woodland's request for membership and Woodland proceeds with the additional steps required to join VCEA and participate in the VCEA Community Choice Energy (CCE) program, the City would need to invest approximately $500,000 toward program start-up funds, with the expectation of recovering those funds over time through the CCE customers' payments for electricity. The VCEA working assumption is that reimbursement of the start-up funds will occur within 1-3 years of the CCE operation date. General Fund reserves represent the most likely funding source. Woodland's potential financial commitments and repayment expectations are discussed further below.

Background

Community Choice Energy (CCE)-also called Community Choice Aggregation-enables local governments to procure and/or develop power on behalf of their public facilities, residents, and businesses. The aims are to increase local choice in energy supply and provide electricity with high renewable energy content (50% or more) at electric rates that are competitive with those of the incumbent investor-owned utility (IOU), such as PG&E. While a CCE program determines the sources of its power supply, sets customer rates, and develops programs and incentives, the IOU continues to deliver the energy, maintain infrastructure, read meters, and bill the customers. Participation in a CCE program has the potential to provide substantial economic benefits through the provision of favorable electricity rates and incentive programs tailored to local needs. All IOU customers are automatically enrolled in a CCE program but any may opt out of the program at any time.

Staff reports presented at the City Council meetings on September 20, 2016, November 1, 2016, and April 18, 2017 provide much background information about CCE programs and VCEA, the joint powers agency (JPA) formed by the City of Davis and Yolo County to develop a local CCE program.

At its April 18, 2017 meeting, the Woodland CCE Advisory Committee presented the results of its evaluation of several options for Woodland regarding CCE participation, including no participation in any CCE. The committee recommended that the City take the steps necessary to join VCEA as soon as possible, before development of the VCEA implementation plan that will be submitted to the California Public Utilities Commission in August/September 2017 and initiation of the VCEA's CCE program in early 2018. The City Council agreed with the recommendation and directed staff to proceed with the necessary steps. The first of these is to provide a resolution to the VCEA Board to request VCEA membership.

Subsequent steps for the City Council are adoption of a CCE ordinance, approval and execution of the VCEA JPA agreement, approval of any terms and conditions set by the VCEA Board, and designation of two City Council members to represent the City on the VCEA Board. Woodland's request for membership is subject to approval by the existing VCEA Board.

Discussion

The following summary of financial risks is provided in response to Council members' questions about Woodland's financial commitments toward CCE program startup costs.

The CCE Advisory Committee's evaluation of Woodland's CCE options was based on many sources of information, including a technical analysis and pro forma prepared by The Energy Authority (TEA), which supplements the technical analysis TEA prepared last year for the City of Davis and Yolo County. The TEA report is an attachment to the CCE Advisory Committee's report that was presented to the City Council on April 18, 2017.

The analysis indicates that significant financial benefits are possible under current market conditions, which should enable VCEA to offer customers lower electricity rates than the incumbent utility while building a strong reserve in both the short and long term. These fiscal outcomes are primarily due to favorable wholesale energy markets and downward trends in renewable energy supply costs, conditions that are, however, subject to change. The City of Davis and Yolo County, in deciding to go forward with development of the VCEA CCE, concluded that the resulting financial risk can be mitigated and managed through update of the program financial analyses as the CCE program proceeds and beginning active hedging against rising wholesale energy prices as soon as possible. These financial risk mitigation and management strategies are common in the energy industry and are practiced by investor owned utilities (PG&E) and by other existing CCE programs.

The City of Davis and Yolo County have each allocated $500,000 to fund CCE program start-up costs. This initial funding covers project costs such as consultants, public outreach, and early JPA staffing. Staff expects that the City of Woodland would need to allocate a similar amount. The VCEA JPA agreement states that the start-up investments are to be reimbursed through customer charges for electricity services and that "VCEA may establish a reasonable time period over which such costs are recovered." No specific time period has been established yet, but the working assumption has been that the reimbursement will occur within 1-3 years of initial program revenue.

In addition, VCEA will require short-term working capital to complete the start-up phase and begin serving customers (i.e., buying power to serve customers before revenue is available), approximately 6 months prior to program launch. This type of credit covers negative cash flow in the first few months of program operations until stable revenues are achieved. The amount of working capital needed will depend on the size of VCEA's customer enrollment, early staffing/agency expenses, the cost of power, and required utility bond and deposits. Initial working capital of existing CCE programs has ranged from $5M to $15M. This debt is usually short term (e.g., a 1-2 year line of credit) and is often provided by a third-party lender, although it can be municipally financed as well. One or more members of the VCEA will need to provide a credit guaranty for this pre-revenue credit. The guaranty requirement is expected to be less than $3 million and to be released soon after revenues begin flowing (likely within 12 months of program launch), at which point VCEA should be ready for longer-term, unsecured debt and larger lines of credit.

This basic structure of third party financing (generally a line of credit) with a credit guarantee to support the pre-revenue portion of the credit has been used in successful CCE launches including Marin Clean Energy, Sonoma Clean Power and Peninsula Clean Energy.

Commission/Committee Recommendation

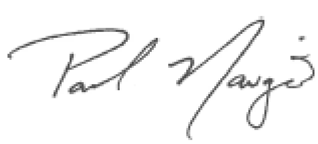
The Sustainability Committee and Community Choice Energy Sub-Committee support the recommendation to move forward with VCEA membership.

Conclusion

Staff recommends that the City Council:
(1) adopt Resolution No. _____, requesting membership in the Valley Clean Energy Alliance; and
(2) provide direction to staff regarding the additional steps needed for Woodland to join VCEA.

Prepared by: Roberta Childers, Environmental Sustainability Manager

Reviewed by: Gregor G. Meyer, Public Works Director



Paul Navazio, City Manager

Attachment: Resolution

CITY OF WOODLAND

RESOLUTION NO. __________

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND REQUESTING MEMBERSHIP IN THE VALLEY CLEAN ENERGY ALLIANCE

WHEREAS, Community Choice Energy ("CCE") – also called Community Choice Aggregation – enables local governments to procure and/or develop power on behalf of their public facilities, residents, and businesses with the aim of increasing local choice in energy supply while providing electricity with high renewable energy content at rates that are competitive with those of the incumbent investor-owned utility; and

WHEREAS, the City of Davis and Yolo County are developing a CCE program in accordance with the provisions of Public Utilities Code section 366.2 and established a joint powers agency ("JPA"), named Valley Clean Energy Alliance ("VCEA"), pursuant to Chapter 5 (commencing with Section 6500) of Division 7 of Title 1 of the Government Code to administer the CCE program; and

WHEREAS, any other city or county may request membership in the VCEA JPA and participation in the CCE program by submitting a resolution adopted by its City Council or Board of Supervisors to the VCEA Board, which shall review the request and vote to approve or disapprove the request, establish any conditions under which the city or county may become a member of VCEA, and notify the existing member agencies of the request and the date that the request will be on the VCEA Board's agenda for action to allow them the opportunity to provide input to the VCEA Board's decision; and

WHEREAS, the City Council designated a subcommittee on September 20, 2016, to consider CCE program participation and formed a citizen CCE Advisory Committee on November 15, 2016, to assist in evaluating the benefits and risks of CCE participation and present a recommendation to the City Council; and

WHEREAS, the CCE Advisory Committee, using a technical study prepared by an outside consultant and numerous other information sources, investigated several CCE options, including non-participation, participation in different CCEs, and joining VCEA before or after the initial launch of its CCE program and concluded that the most favorable option is for Woodland to join VCEA before program launch in order to participate in decisions of the VCEA Board during the CCE program's formative period; this conclusion was supported by the Council sub-committee; and the committee on April 18, 2017 recommended that the City Council request VCEA membership at its earliest opportunity; and

WHEREAS, the City Council agreed with this recommendation, recognizing the potential benefits of VCEA participation to the Woodland community and that participation presents no risk for utility customers because under Public Utilities Code section 366.2, customers have the right to opt-out of the CCE program and continue to receive service from the incumbent utility if they choose to do so; and

WHEREAS, the City Council wishes to request membership in VCEA, with the understanding that if the VCEA Board approves of Woodland's membership, the City Council will be required to complete additional actions in order to join, which include adopting an ordinance pursuant to Public Utilities Code section 366.2, adopting a resolution to execute the Joint Exercise of Powers Agreement Relating to and Creating the Valley Clean Energy Alliance, and making financial commitments to cover Woodland's share of initial costs of the CCE program launch as specified by the VCEA Board.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby requests that the VCEA Board approve Woodland's request to become a member of VCEA pursuant to Section 2.4 of the VCEA Joint Exercise of Powers Agreement.

PASSED AND ADOPTED this 4th day of May 2017, by the following vote:

AYES: Council Members:
NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

____
Angel Barajas, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda, City Attorney

City Hall
300 First Street
Woodland, CA 95695

Legislation Text

11.

File #: 17-0428, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017

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

Kim McKinney, Finance Officer-(530) 661-5849, kimberly.mckinney@cityofwoodland.org

Council Goal

This recommendation is consistent with the City's goal for Fiscal Responsibility by ensuring that ongoing expenditures are supported by ongoing revenue.

Fiscal Impact

Total Measure E (MSE) revenues are estimated to be $51.9 million through the 12-year life of the sales tax measure. The spending plan remains balanced between annual revenue and annual expenditures to ensure that there is no inter-fund borrowing required for project execution and continues to utilize a portion of the MSE revenue to pay on-gong annual debt service on the Community & Senior Center/Sports Park bonds through the life of MSE.

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 the final year of MSE (FY2019).

Background

On June 6, 2006 the Woodland voters approved MSE, which extended the ½ cent supplemental sales tax collected within the 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 a 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 19, 2016.

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 FY 2017/18 Capital Improvement Program that will be presented for adoption in May 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 road projects occurred throughout the current fiscal year, which have been approved by Council. Several large projects funded by MSE are in progress and planned for the upcoming fiscal year. Some of these projects include the following:

Projects

- The Kentucky Avenue Reconstruction project is using MSE for right-of-way acquisition with federally funded construction. The project includes widening and reconstructing Kentucky Avenue between East and West streets. The project will include new sidewalk, curb/gutter and bike lanes in addition to the widening and reconstruction of the roadway. The widened roadway will consist of one lane in each direction and a two-way turn-lane from West to College streets. From College to East streets the roadway will consist of two lanes in each direction and center medians or turn-lanes. Construction is expected to begin in spring 2017.

- The W. Main Street Bicycle/Pedestrian Mobility and Safety Improvements will improve W. Main Street from West Street to CR 98 including installation of bicycle lanes, sidewalk, pavement rehabilitation, transit improvements, ADA corner improvements and signal modifications. The project will utilize ~$1.2 million of MSE funding to design the project and provide matching funds for the $3.7 million grant award from SACOG. The project is under design in the current fiscal year and construction is expected to occur in 2018.

- The West Woodland Safe Routes to School project will provide safety improvements to W. Court Street, W. Woodland Avenue, Southwood and California Street. ~$700,000 of MSE funding will be used for design and matching funds for the ~$1.6 million of SACOG's Active Transportation Program grant. Construction is expected to occur during 2019.

- The 2017 Road Maintenance Project includes contract road maintenance work in the area south of Gibson Avenue, west of CR 102, and east of East Street. This roadwork will be focused on streets 10 years and older. This resurfacing work will extend the lifespan of the asphalt surfaces.
- Annual In-House Road Program Support has been included in the MSE spending plan from inception and provides funding for material and labor done by in-house road crews for road program support. The funding is this project will also be utilized to alleviate at least a portion of the funding shortfall from TDA

and Gas Tax revenues that fund ongoing street and road related programs. While the new Gas Tax passed by the State will provide additional funding to assist with ongoing maintenance, TDA revenues continue to decline. Ongoing support will be continually revisited each year and into the future with the Measure F spending plan.

Contingency

A $2 million reserve/contingency has been maintained in the plan since 2010 to help the City's short term MSE cash flow on an annual basis. As the sunset of the ½ cent tax gets closer, a project that utilizes this reserve to fund the replacement of the Sports Park Artificial Turf was included in the FY2016/17 MSE Spending Plan and continues to be included in the current proposed plan. Actual expenditure of the contingency is not planned in the upcoming fiscal year, but would instead be included in the FY2018/19 budget. A final MSE spending plan will be presented to Council next spring for revisiting the allocation of remaining resources.

Long Term Loan

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 toward 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 FY2015/16 was $8.2 million. The refunding of two debt issuances related to the Community & Senior Center/Sports Park reduced the debt service payment to approximately $1.8 million/year. This is the total amount owed annually 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 other items to pay debt service first. Whatever is remains of the annual debt service obligation is then loaned from MSE.

For 2016, the City received $874,000 in park development fee thus ~$1.0 million 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 need to be loaned through the life of the spending plan. Although a portion of the bond debt will be paid off in 2018, the remaining debt service obligation will continue through 2026.

The current total MSE revenue estimate (including other miscellaneous revenues included in the fund) is approximately $51.9 million of which ~$33 million has already been spent, and another $8.7 million is appropriated in the current fiscal year. The revenue estimate is consistent with the out year sales tax forecasts contained in the FY 2017/18 and 2018/19 Operations & Maintenance budget.

MSE Spending Plan Summary by Category

Roads	$21,632,743
Opera House	$1,483,715
Community Senior Center/Sports Park	$7,256,338
Parks/Pool Rehab/Rec Facilities	$7,120,674
Library Improvements	$1,016,711
Civic Center Expansion/Facilities	$329,455
Overhead Allocation	$931,654

Internal Loan for Debt Service	$11,537,300
Project Subtotal	$51,308,589

Conclusion

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

Prepared by: Kim McKinney, Finance Officer

Paul Navazio, City Manager

Attachments: Resolution
2017 MSE Spending Plan

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCI 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.

NOW, THEREFORE, BE IT RESOLVED, 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.

BE IT FURTHER RESOLVED, that the attached MSE Spending Plan is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Woodland this 4th day of May 2017, by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Angel Barajas, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

Revenues					Totals	
MSE Annual Revenue (projections based on Q4-2016 Muni Report)	$ 40,524,345	$ 4,769,323	$ 4,880,478	$ 1,249,709	$ 51,696,692	
Reimbursement for purchase of State Theatre	$ 272,837				$ 272,837	
Transfers from Other Funds	$ -	$ 18,023			$ 18,023	

	Previous Expenditures	2016/17	2017/18	2018/19	Totals	% of Total
Roads	$ 6,835,345	$ -	$ -	$ -		
Kentucky Avenue Widening & Recon Grant Match	$ 140,264	$ 2,460,386	$ -	$ -		
E. Main St	$ 16,469	$ 433,531	$ -	$ -		
Grant Match	$ -	$ 100,000	$ 100,000	$ -		
O&M Road Maintenance - In House	$ 2,232,669	$ 550,000	$ 600,000	$ -		
Road Program Management	$ 399,230	$ 50,000	$ 50,000	$ -		
Main Street Improvements/Beautification	$ 855,574	$ 150,995	$ -	$ -		
W. Main Street Bicycle/Ped Mobility & Safety	$ -	$ 516,000	$ 731,000	$ -		
W. Woodland Safe Routes to School	$ -	$ 200,000	$ 482,000	$ 790,000		
ADA Transition Plan	$ -	$ 125,000	$ -	$ -		
Lit Crosswalk Replacement	$ 41,909	$ 58,091	$ -	$ -		
Corridor Safety	$ -	$ 20,000	$ -	$ -		
Contract Pavement Maintenance/Rehabilitation	$ -	$ 1,694,280	$ 1,700,000	$ 300,000		
Subtotal for Roads	$ 10,521,460	$ 6,358,283	$ 3,663,000	$ 1,090,000	$ 21,632,743	42%
Opera House/State Theatre/City Hall Annex (for OH)	$ 1,467,416	$ 16,300	$ -	$ -	$ 1,483,716	3%
Library	$ 273,688	$ -	$ -	$ -		
Library Facility Improvements	$ 89,189	$ 528,834	$ -	$ -		
Library Facility Needs Assessment	$ -	$ 125,000	$ -	$ -		
Subtotal for Library					$ 1,016,711	2%
Facilities/City Hall/ADA Facilities	$ 329,455	$ -	$ -	$ -	$ 329,455	1%
Community Senior Center/Sports Park Debt Service	$ 6,791,308	$ 359,623	$ 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	$ -	$ 31,000	$ -	$ -		
Subtotal for Community Center/Sports Park/Park Maint.					$ 14,377,011	28%
Overhead Allocation	$ 756,653	$ 70,000	$ 70,000	$ 35,000	$ 931,653	2%
Long Term Loan for Debt Service on the CCS/Sports Park*	$ 8,179,596	$ 1,125,953	$ 1,220,000	$ 1,011,750	$ 11,537,299	22%
Total Expenditures	$ 32,993,438	$ 8,654,993	$ 5,073,407	$ 4,586,750	$ 51,308,588	
MSE Fund Balance	$ 7,803,744	$ 3,936,097	$ 3,743,168	$ 406,127		
MSE Reserve Target/Contingency	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ -		
Variance	$ 5,803,744	$ 1,936,097	$ 1,743,168	$ 406,127		

* 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.

Legislation Text

12.

File #: 17-0381, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017

SUBJECT: Buchignani Field Lease Agreements

Recommendation for Action: Staff recommends that the City Council:

1) Adopt Resolution No. _____, Authorizing the City Manager to Execute a Field Lease Agreement with the 40th District Agricultural Association of Yolo County, a Sublease Agreement with Woodland Little League; and
2) Authorize a budget increase of $5,000 to pay for water utilities for Fiscal Year 16/17, and $15,000 each year for FY17/18 and FY18/19.

Staff Contact

Christine Engel, Community Services Director, christine.engel@cityofwoodland.org (530) 661-2000

Fiscal Impact

The lease agreement between the City and the 40th District Agricultural Association of Yolo County (Fairgrounds) includes an annual lease payment of $5000. Woodland Little League (WLL) will annually reimburse the City for this lease payment. Under both lease agreements, the City would be responsible for paying for water use (for consumption and irrigation) at the field. This cost would be approximately $15,000 per fiscal year. For the remainder of this fiscal year, a budget increase of $5000 is needed to cover this expense (Measure J Funds).

Background

For over 20 years, WLL has used Buchignani Field, located at the Yolo County Fairgrounds (1300 East Gum Avenue), for some of their games and practices. From about 1993 to 2014, the City leased the field from the Fairgrounds and then subleased the field to WLL. In an effort to streamline the lease process, WLL leased the property directly from the Fairgrounds from 2014 through present.

While the direct lease between WLL and the Fairgrounds was originally intended to streamline the lease process, both parties have indicated they would prefer to have the City be the leaseholder.

The Community Services Department works with many youth recreation organizations to provide them with fields for practices and games for soccer, baseball, and softball. The City does not have enough fields to accommodate the needs of all of the user groups. For the Spring 2017 season, there are over 800 youth participating in baseball and softball, utilizing City and Woodland Joint Unified School District fields (in addition to Buchignani Field owned by Fairgrounds).

WLL utilizes three fields at Camerena (two full-size fields and one t-ball field) and one full-size field at Buchignani. WLL relies on the use of Buchignani Field, as a third full-size field is needed to accommodate the number of players in their league.

Previously water for irrigating the field was provided by the City under an agreement with the Fairgrounds where they would have their water charges waived for our use of their property for our domestic well. When the City moved to surface water, the Fairground well was no longer needed and it was sold to the District. This ended our agreement with them for free water.

With the decommissioning of the well, the Fairgrounds started to pay for metered water; this also included Buchignani Field. This cost was in turn passed on to WLL, but exceeded the amount that WLL could practically pay.

Discussion

Staff has met with representatives from WLL and the Fairgrounds to discuss the City being the leaseholder for Buchignani Field with the Fairgrounds and subleasing it to WLL. This previous lease relationship with both organizations provided an effective means for WLL to continue their programming and for the Fairgrounds to lease their property. The City Attorney has drafted a lease agreement for the City to lease the Fairgrounds, and a sub-lease agreement for WLL to use the property through July 6, 2019.

WLL would provide a pass-through payment of $5000 annually for the City to satisfy the lease payment to the Fairgrounds. As WLL is not able to absorb the water utility fees, and as the City recognizes their need for an additional field, the City would reimburse the Fairgrounds for their water utility bills, as outlined in the lease agreement. It is assumed that for the remainder of FY16/17 $5000 would be needed to cover water, and $15,000 for each fiscal year.

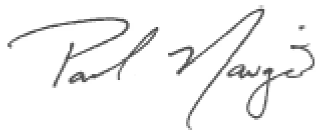
Some of the terms of the lease between the Fairgrounds and the City include the City being responsible for maintenance of the property (which is then passed on to WLL), the ability to sublet it to WLL, procedures for reporting problems, and procedures for requesting to make improvements. Some terms of the lease between WLL and the City include WLL being responsible for maintenance of the property, the ability to sublet it to WLL affiliated individuals for baseball related programs, the requirement to pay the City $5000 annually for the lease payment, the requirement to pay for electricity, and securing the property.

Conclusion

Staff recommends that the City Council:

1) Adopt Resolution No. _____, Authorizing the City Manager to Execute a Field Lease Agreement with the 40th District Agricultural Association of Yolo County, a Sublease Agreement with Woodland Little League; and
2) Authorize a budget increase of $5,000 to pay for water utilities for Fiscal Year 16/17, and $15,000 each year for FY17/18 and FY18/19.

Prepared by: Christine Engel, Community Services Director



Paul Navazio, City Manager

Attachments:

1) Lease Agreement between City of Woodland and the 40th District Agricultural Association of Yolo County
2) Lease Agreement between City of Woodland and Woodland Little League
3) Resolution

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A FIELD LEASE AGREEMENT WITH THE 40TH DISTRICT AGRICULTURAL ASSOCIATION OF YOLO COUNTY, A SUBLEASE AGREEMENT WITH WOODLAND LITTLE LEAGUE, AND A BUDGET INCREASE FOR WATER UTILITIES

WHEREAS, the City of Woodland offers fields to recreation leagues for youth soccer, baseball, and girls fast pitch practices and games; and

WHEREAS, additional non-City owned fields are needed to accommodate the number of youth participating in youth recreation; and

WHEREAS, the City historically leased Buchignani Field from the 40th District Agricultural Association of Yolo County (Fairgrounds) and subleased the field to Woodland Little League (WLL); and

WHEREAS, the Fairgrounds and WLL would like to continue the partnership between their organizations and the City, for the City to be the leaseholder with the Fairgrounds and to then sublease the field to WLL; and

WHEREAS, the budget increase is needed to cover water utilities for irrigating the field; and

WHEREAS, the City Council wishes to approve the Agreements 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 authorizes the City Manager to execute the field lease agreement with the 40th District Agricultural Association of Yolo County, execute the field sublease agreement with Woodland Little League, and authorize a budget increase of $5000 to pay for water utilities for Fiscal Year 16/17 and $15,000 each year for FY17/18 and FY18/19. 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 agreements 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 ________ day of ___________ 2017, by the following vote:

AYES:
NOES:

82093.00001\8555510.2

ABSENT:
ABSTAIN:

Angel Barajas, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into by and between the 40th District Agricultural Association of Yolo County, California ("Lessor") and the City of Woodland, a municipal corporation ("City"), on this _________ day of May, 2017. Lessor and City are individually referred to herein as a "party" and together as the "parties."

RECITALS

WHEREAS, City desires to lease from Lessor the piece of property known as the Buchigani Field ("Premises"), located at the northeast corner of the Yolo County Fairgrounds, for the purpose of subletting the Premises to Woodland Little League for the purpose of providing baseball facilities to Little League members and participants; and

WHEREAS, Lessor desires to allow City to lease the Premises pursuant to the terms of this Agreement and expressly allows City to sublet the Premises to Woodland Little League.

AGREEMENT

NOW, THEREFORE, be it resolved by and between Lessor and City, as follows:

1. Incorporation of Recitals. The recitals set forth above, and all defined terms set forth in such recitals and in the introductory paragraph preceding the recitals, are hereby incorporated herein by reference.

2. Premises. The Premises is located at 1300 East Gum Street in Woodland, California, and comprises an area approximately two hundred fifty (250) feet in length and two hundred fifty (250) feet in width, and is located in the northeast corner of the Yolo County Fairgrounds.

3. Use of Premises. Subject to the terms and provisions of this Agreement, Lessor hereby grants to City permission to use the Premises. The parties understand and agree that the Premises shall only be used for baseball activities. Lessor does, however, agree to permit City's sub-lessee to from time to time allow the Premises to be used by other organizations for baseball-related recreational activities provided that general liability insurance listing both the City and the Lessor as additionally insured has been submitted to both parties prior to use of the Premises. "Baseball-related activities" includes baseball games, baseball practice, baseball camps, and fund-raisers involving baseball-related games.

4. Term. The term of this Agreement shall commence on the date of its execution by the last party to execute it and shall expire on July 6, 2019.

5. Rent. City shall pay an annual rent of Five Thousand Dollars ($5,000) per fiscal year. If City leases the Premises outside of the fiscal year, City or City's sub-lessee shall pay Lessor a monthly amount of $416.67 for leasing the Premises provided that such lease shall be on the same terms and conditions specified in this Agreement and this Agreement is subsequently

amended to provide for that additional time. City shall also pay the actual cost of water used by City or its sub-lessee at the Premises. Lessor shall submit a copy of its bill for water services to City, and City shall reimburse Lessor within twenty (20) days of receipt of the bill.

6. Termination. Either party may terminate this Agreement without cause by giving the other party one hundred eighty (180) days prior written notice. This Agreement may also be terminated for cause if either party defaults on any of their obligations under this Agreement. The party alleging default shall give the other party notice to cure the default and thirty (30) days to cure the default. If the default cannot reasonably be cured within the thirty (30) day cure period, this Agreement shall be terminated unless the party alleged to be in default is proceeding with due diligence to fully cure the default.

7. Lessor Obligations. Lessor agrees to do the following:

A. Security Services. Lessor may provide security service that will provide for reasonable protection of the Premises, but Lessor shall not be responsible for loss or damage to the Premises.

B. Keys. Lessor shall provide City with a key(s) to the walk through gate and drive through gate located at the Premises.

C. Storage. Lessor agrees to permit the City and Woodland Little League store equipment in the concession building and storage shed on the Premises. Such equipment shall include lawn mowers and baseball-related equipment.

8. City Obligations. City agrees to do the following:

A. Maintenance. City agrees to keep and maintain, at its sole cost and expense, the Premises, including the baseball field, backstop, dugouts, restrooms, press box, bleachers, and chain link fence, in good order and condition, reasonable wear and tear excepted. City shall water and mow the lawn on the Premises. City shall remove all waste, including food waste from the snack building, and dispose of waste in receptacles provided by Lessor. City shall provide necessary janitorial service for all areas used and empty trash receptacles. City shall provide and insert liners for trash receptacles. City shall supply the restrooms with toilet paper and paper towels. City shall prune, replant, maintain, and water trees and other vegetation at the Premises. City shall be responsible for removing leaves and other vegetation debris from vegetation at the Premises. City shall also be responsible for removing any graffiti on the Premises. City shall maintain and replace as needed sprinklers and other components of the irrigation system.

B. Security. City shall be responsible for security on the Premises, including the snack building, during use of the Premises. City shall secure all gates on the Premises.

C. City shall be responsible for the safety and security of the electrical system. City shall be responsible for replacement of burned out lights and repair of all light fixtures provided that the repair is not needed due to Lessor's damage or destruction of the fixtures. City or City's sub-lessee shall pay Lessor for electrical usage within twenty days of notice, including a receipt or invoice, from Fairgrounds.

D. Access for Other Users. City acknowledges that lessor may require City to allow access through the Premises during the Yolo County Fair and/or other events occurring at the Fairgrounds for exit from the Fairgrounds parking lot.

E. Sublet to Woodland Little League. Lessor understands, agrees, and consents that City will sublet the Premises to Woodland Little League, which may further allow other youth sports organizations to use the Premises for uses consistent with this Lease.

F. Report Problems. City shall promptly report all problems at the Premises to Lessor.

G. Compliance with All Laws. City agrees to comply with all applicable federal, state, and local laws in its use of the Premises.

9. Authorized Equipment. The parties agree that City and Woodland Little League may use authorized baseball-related equipment on the Premises, including lawn mowers, tractors, pick-up trucks, pitching machines, field lining/dragging equipment, equipment used to maintain turf, and a public address system.

10. Improvements. City shall have the right to attach fixtures and install improvements in or upon the Premises, after receiving written approval of Lessor, which shall not be unreasonably withheld, conditioned, or delayed. Except as hereinafter provided, such fixtures and improvements placed in or upon, or attached to, the Premises shall be and remain the property of City and may be removed by City prior to termination of this Agreement. City, if required by Lessor, shall at the end of the term of this Agreement, restore the Premises to the same condition as that existing at the time of entry of this Agreement, reasonable and ordinary wear and tear and damages by the elements or circumstances over which City has no control excepted. Notwithstanding the foregoing, if Lessor requires such restoration, Lessor shall give written notice to City ninety (90) days before termination of this Agreement. If, after receiving such notice from Lessor, City fails to remove the fixtures and/or improvements placed on the Premises by City, Lessor may remove the fixtures and improvements, at City's sole cost and expense. The parties understand and agree that City constructed restrooms on the Premises and that the restrooms are and shall continue to be Lessor's property.

11. Indemnification. City agrees to indemnify and hold harmless Lessor, its officers, agents, and employees harmless from any and all claims for loss, damage, injury, or liability of whatsoever nature and howsoever the same may be caused or may arise resulting from the exercise of this Agreement or the occupation or use of the Premises.

12. Notices. All notices desired or required to be given hereunder or under any law now or hereafter in effect may, at the option of the party for whom it is intended, and by depositing said envelope, with postage prepaid, certified with return receipt requested, in the United States Post

Office or any substation thereof. In the event such notice is being given, notice and the envelope containing the same shall be addressed to:

LESSOR: 40th District Agricultural Association of Yolo County
1125 East Street
Woodland, CA 95776
Attn: Chief Executive Officer

CITY: City of Woodland
2001 East Street
Woodland, CA 95776
Attn: Community Services Director

13. General Provisions.

A. Amendments. This Agreement may be amended or modified only in writing, signed by both parties.

B. Binding Effect. This Agreement shall inure to the benefits of and be binding upon both parties and their respective successors.

C. No Waiver. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

D. Governing Law and Choice of Forum. This Agreement shall be construed in accordance with and governed by the laws of the State of California as if written by both parties. Any litigation arising from this Agreement shall be brought in the Superior Court of Yolo County.

E. Entire Agreement. This Agreement constitutes the entire Agreement between the City and Lessor with respect to the subject matter hereof and supersedes all prior negotiations, oral and written.

IN WITNESS WHEREOF, Lessor and City have executed this Agreement as of the dates set forth next to or below their signatures. The effective date of this Agreement shall be the date the last party executes it.

LESSOR:

40th District Agricultural Association

By: ______________________________ Date: ______________________
Its:

CITY:

City of Woodland

By: ______________________________ Date: ______________________
City Manager

SUBLEASE AGREEMENT

This Sublease Agreement ("Agreement") is made and entered into by and between Woodland Little League, a California not-for-profit corporation ("Sub-Lessee") and the City of Woodland, a municipal corporation of the State of California ("City"), on this _________ day of May, 2017. Sub-Lessee and City are individually referred to herein as a "party" and together as the "parties."

RECITALS

WHEREAS, City is leasing that certain piece of property known as the Buchigani Field ("Premises"), located at the northeast corner of the Yolo County Fairgrounds, from the 40th District Agricultural Association of Yolo County, California ("Fairgrounds") for the purpose of subletting the Premises to Sub-Lessee for the purpose of providing baseball facilities to Little League members and participants; and

WHEREAS, Sub-Lessee desires to sub-lease the Premises pursuant to the terms of this Agreement.

AGREEMENT

NOW, THEREFORE, be it resolved by and between Sub-Lessee and City, as follows:

1. Incorporation of Recitals. The recitals set forth above, and all defined terms set forth in such recitals and in the introductory paragraph preceding the recitals, are hereby incorporated herein by reference.

2. Premises. The Premises is located at 1300 East Gum Street in Woodland, California, and comprises an area approximately two hundred fifty (250) feet in length and two hundred fifty (250) feet in width, and is located in the northeast corner of the Yolo County Fairgrounds.

3. Use of Premises. Subject to the terms and provisions of this Agreement, City hereby grants to Sub-Lessee permission to use the Premises. The parties understand and agree that the Premises shall only be used for baseball activities. From time to time Sub-lessee may permit the Premises to be used by other organizations for baseball-related recreational activities provided that general liability insurance listing both the City and the Fairgrounds as additionally insured has been submitted to both the City and the Fairgrounds prior to use of the Premises. Permission must be granted by the City prior to any outside organization's use of the Premises. Any request for such use must be made to the City at least 48 hours prior to use, and the organization shall at that time also submit proof of general liability insurance. "Baseball-related activities" includes baseball games, baseball practice, baseball camps, and fund-raisers involving baseball-related games. Individuals involved in using the Premises for non-Little League but baseball-related events must be affiliated with Little League and may not include sub-let payments for such use.

4. Term. The term of this Agreement shall commence on the date of its execution by the last party to execute it and shall expire on July 6, 2019.

5. Rent. Sub-Lessee shall pay an annual rent of Five Thousand Dollars ($5,000) per fiscal year, which shall be due and payable to the City on July 1 of each year. If City pays the Fairgrounds to lease the Premises outside of the fiscal year for Sub-lessee's purposes, Sub-lessee agrees to pay the monthly $416.67 payments to City. Sub-Lessee City shall pay the actual cost of water used by Sub-Lessee at the Premises.

6. Termination. Either party may terminate this Agreement without cause by giving the other party one hundred eighty (180) days prior written notice. This Agreement may also be terminated for cause if either party defaults on any of their obligations under this Agreement. The party alleging default shall give the other party notice to cure the default and thirty (30) days to cure the default. If the default cannot reasonably be cured within the thirty (30) day cure period, this Agreement shall be terminated unless the party alleged to be in default is proceeding with due diligence to fully cure the default.

7. City Obligations. City agrees to do the following:

A. Communication: City agrees to communicate with the Fairgrounds when issues arise with Sub-Lessee or to provide the insurance certificates that have been provided by Sub-Lessee for non-Little League related use of the Premises.

B. Rent: City agrees to provide a rent payment to the Fairgrounds after it has been provided by Sub-Lessee.

C. Utilities: City agrees to pay for the actual cost of water used.

D. Keys. City agrees to provide Sub-Lessee with a key(s) to the walk through gate and drive through gate located at the Premises provided that such key(s) has or have been provided to City by the Fairgrounds.

8. Sub-Lessee Obligations. Sub-Lessee agrees to do the following:

A. Maintenance. Sub-Lessee agrees to keep and maintain, at its sole cost and expense, the Premises, including the baseball field, backstop, dugouts, restrooms, press box, bleachers, and chain link fence, in good order and condition, reasonable wear and tear excepted. Sub-Lessee shall water and mow the lawn on the Premises. Sub-Lessee shall remove all waste, including food waste from the snack building, and dispose of waste in receptacles provided by Lessor. Sub-Lessee shall provide necessary janitorial service for all areas used and empty trash receptacles. Sub-Lessee shall provide and insert liners for trash receptacles. Sub-Lessee shall supply the restrooms with toilet paper and paper towels. Sub-Lessee shall prune, replant, maintain, and water trees and other vegetation at the Premises. Sub-Lessee shall be responsible for removing leaves and other vegetation debris from vegetation at the Premises. Sub-Lessee shall also be responsible for removing any graffiti on the Premises. Sub-Lessee shall maintain and replace as needed sprinklers and other components of the irrigation system.

B. Water Usage: Sub-Lessee agrees to use water conservatively and notify the City immediately of any suspected water leaks.

C. Electrical Use: Sub-Lessee shall be responsible for payment for electrical use and shall pay the Fairgrounds this payment within twenty days of notice from the Fairgrounds or the City.

D. Security. Sub-Lessee shall be responsible for security on the Premises, including the snack building, during use of the Premises. Sub-Lessee shall secure all gates on the Premises. Sub-Lessee understands that neither City nor Fairgrounds shall be responsible for loss or damage to the Premises. Fairgrounds shall not be responsible for keeping all gates locked.

E. Electrical System. Sub-Lessee shall be responsible for the safety and security of the electrical system. Sub-Lessee shall be responsible for replacement of burned out lights and repair of all light fixtures provided that the repair is not needed due to Fairgrounds damage or destruction of the fixtures.

F. Access for Other Users. Sub-Lessee acknowledges that Fairgrounds may require Sub-Lessee to allow access through the Premises during the Yolo County Fair and/or other events occurring at the Fairgrounds for exit from the Fairgrounds parking lot.

G. Report Problems. Sub-Lessee shall promptly report all problems at the Premises to City.

H. Compliance with All Laws. Sub-Lessee agrees to comply with all applicable federal, state, and local laws in its use of the Premises.

9. Authorized Equipment. The parties agree that Sub-Lessee may use authorized baseball-related equipment on the Premises, including lawn mowers, tractors, pick-up trucks, pitching machines, field lining/dragging equipment, equipment used to maintain turf, and a public address system.

10. Improvements. Sub-Lessee shall have the right to attach fixtures and install improvements in or upon the Premises, after receiving written approval from Fairgrounds, which shall not be unreasonably withheld, conditioned, or delayed. City will coordinate any requests received from Sub-Lessee with the Fairgrounds. Except as hereinafter provided, such fixtures and improvements placed in or upon, or attached to, the Premises shall be and remain the property of Sub-Lessee and may be removed by Sub-Lessee prior to termination of this Agreement. Sub-Lessee, if required by Fairgrounds, shall at the end of the term of this Agreement, restore the Premises to the same condition as that existing at the time of entry of this Agreement, reasonable and ordinary wear and tear and damages by the elements or circumstances over which Sub-Lessee has no control excepted. Notwithstanding the foregoing, if Fairgrounds requires such restoration, City shall give written notice to Sub-Lessee ninety (90) days before termination of this Agreement. If, after receiving such notice from City, Sub-Lessee fails to remove the fixtures and/or improvements placed on the Premises by Sub-Lessee, City may remove the fixtures and

improvements, at Sub-Lessees sole cost and expense. The parties understand and agree that City constructed restrooms on the Premises and that the restrooms are and shall continue to be Fairgrounds property.

11. Indemnification. City agrees to indemnify and hold harmless Sub-Lessee, its officers, agents, and employees harmless from any and all claims for loss, damage, injury, or liability of whatsoever nature and howsoever the same may be caused or may arise resulting from the exercise of this Agreement or the occupation or use of the Premises.

12. Notices. All notices desired or required to be given hereunder or under any law now or hereafter in effect may, at the option of the party for whom it is intended, and by depositing said envelope, with postage prepaid, certified with return receipt requested, in the United States Post Office or any substation thereof. In the event such notice is being given, notice and the envelope containing the same shall be addressed to:

SUB-LESSEE: Woodland Little League
P.O. Box 1646
Woodland, CA 95776
Attn: President

CITY: City of Woodland
2001 East Street
Woodland, CA 95776
Attn: Community Services Director

13. General Provisions.

A. Amendments. This Agreement may be amended or modified only in writing, signed by both parties.

B. Binding Effect. This Agreement shall inure to the benefits of and be binding upon both parties and their respective successors.

C. No Waiver. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

D. Governing Law and Choice of Forum. This Agreement shall be construed in accordance with and governed by the laws of the State of California as if written by both parties. Any litigation arising from this Agreement shall be brought in the Superior Court of Yolo County.

E. Entire Agreement. This Agreement constitutes the entire Agreement between the City and Lessor with respect to the subject matter hereof and supersedes all prior negotiations, oral and written.

IN WITNESS WHEREOF, Sub-Lessee and City have executed this Agreement as of the dates set forth next to or below their signatures. The effective date of this Agreement shall be the date the last party executes it.

SUB-LESSEE:

Woodland Little League

By: ______________________________ Date: ______________________
Its:

CITY:

City of Woodland

By: ______________________________ Date: ______________________
City Manager

Legislation Text

13.

File #: 17-0447, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 4, 2017

SUBJECT: Discussion of Biennial Budget Funding Priorities for Voter-Approved Sales Tax Measures - Measure J and Measure F

Recommendation for Action: Informational Item - no specific Council action is required; however, staff is seeking Council feedback on priorities identified for FY2017/18 and FY2018/19 funding allocations for the city's two voter-approved sales tax measures.

Fiscal Impact

Measure J, passed by the voters at the June 2014 election, extended an existing ¼ cent local sales tax through 2022 and generates approximately $2.3 million per year. Measure F, approved at the November 2016 election, will extend an existing ½-cent sales tax beginning in FY2018/19, and is expected to generate just under $5.0 million per year.

Background

Tonight's City Council discussion related to funding priorities for Measure J and Measure F represents a follow -up to the Council's Spring Budget workshop. At the budget workshop, staff identified Measure J and Measure F as areas that provide some degree of budget flexibility within the context of biennial budget framework being developed for FY2017/18 and FY2018/19.

Since its adoption Measure J funds have been allocated to programs consistent with the slate of advisory measures that accompanied Measure J on the June 2014 ballot, as well as the detailed spending plans approved by the City Council with consultation from the Parks and Recreation Commission and Library Board, among others. On a going forward basis, staff is seeking Council feedback on a) baseline funding allocations in support of programs currently supported by Measure J, b) priorities for unexpended one-time funding set-aside since adoption of Measure J, and c) additional opportunities for allocation of available Measure J funds.

Measure F will replace the city's existing Measure E sales tax measure beginning in FY2018/19, and staff is seeking further City Council direction on the priorities for allocation of Measure F funding within the second year of the city's two-year budget.

Following tonight's discussion, staff anticipates incorporating City Council feedback into the specific funding recommendations to be included in the FY2017/18 and FY2018/19 Proposed Budget to be presented to the City Council later this month.

Paul Navazio, City Manager

Attachment

Measure J Spending Plan		Amended Budget FY2017		Baseline FY2018		Baseline FY2019
Utility Assistance	$	131,380	$	124,627	$	124,627
Main Dist. Electrical Panel-Brooks Pool	$	5,000	$	-	$	-
General Recreation						
Full-time Staff Salaries and Benefits (FY17 0.58 FTE; FY18/FY19 2.18 FTE)	$	48,810	$	220,317	$	239,256
Temporary Staff	$	23,400	$	23,400	$	23,400
Contract Services	$	65,000	$	65,000	$	65,000
Supplies and Services/Training	$	278,434	$	111,570	$	99,570
Non-Discretionary	$	4,519	$	22,358	$	22,616
Total General Recreation	**$**	**420,163**	**$**	**442,645**	**$**	**449,842**
Middle School Programs						
Full-time Staff Salaries and Benefits (FY 17 2.9 FTE; FY18/FY19 1.0 FTE)	$	260,677	$	90,011	$	96,954
Temporary Staff	$	50,880	$	56,224	$	60,240
Contract Services	$	20,000	$	20,000	$	20,000
Supplies and Services/Training	$	17,070	$	16,710	$	16,710
Non-Discretionary	$	-	$	21,788	$	23,080
Total Middle School Programs	**$**	**348,627**	**$**	**204,733**	**$**	**216,985**
Aquatics						
Temporary Staff	$	204,000	$	216,663	$	232,139
Overtime/Acting Pay	$	2,700	$	2,700	$	2,700
Contract Services	$	3,600	$	5,000	$	5,000
Supplies and Services/Training	$	10,826	$	10,826	$	10,826
Total Aquatics	**$**	**221,126**	**$**	**235,189**	**$**	**250,665**
Recreation Van						
Full-time Staff Salaries and Benefits (FY17 0.30 FTE; FY18/FY19 0.65 FTE)	$	31,262	$	57,707	$	62,297
Temporary Staff	$	20,000	$	20,000	$	20,000
Supplies and Services/Training	$	10,000	$	10,000	$	10,000
Non-Discretionary	$	-	$	2,254	$	2,388
Total Recreation Van	**$**	**61,262**	**$**	**89,961**	**$**	**94,685**
Summer Camp						
Full-time Staff Salaries and Benefits (FY17 0.70 FTE; FY18/FY19 0.65 FTE)	$	62,227	$	58,574	$	63,123
Temporary Staff	$	50,000	$	50,000	$	50,000
Supplies and Services/Training	$	62,425	$	62,425	$	62,425
Non-Discretionary	$	-	$	5,259	$	5,571
Total Summer Camp	**$**	**174,652**	**$**	**176,258**	**$**	**181,119**
Youth Advisory Committee & Academy						
Supplies and Services	$	5,000	$	5,000	$	5,000
Total Youth Advisory Committee & Academy	**$**	**5,000**	**$**	**5,000**	**$**	**5,000**
Boxing (7477)	$	50,000	$	-	$	-
At-Risk Youth						
Full-time Staff Salaries and Benefits (FY17 1.5 FTE; FY18/FY19 1.0 FTE)	$	247,262	$	158,484	$	167,737
Contract Services (YGRIP)	$	30,000	$	30,000	$	30,000
Supplies and Services (PAL)	$	30,000	$	-	$	-
Non-Discretionary	$	-	$	6,757	$	7,157
	$	**307,262**	**$**	**195,240**	**$**	**204,895**
Crime Prevention						
Full-time Staff Salaries and Benefits (1.0 FTE)	$	106,151	$	107,282	$	114,098
Supplies and Services/Training	$	4,099	$	4,099	$	4,099
Non-Discretionary	$	-	$	6,757	$	7,157
	$	**110,250**	**$**	**118,137**	**$**	**125,354**
GREAT Program						
Full-time Staff (Over-time)	$	75,000	$	45,000	$	45,000
Supplies and Services	$	-	$	2,000	$	2,000
	$	**75,000**	**$**	**47,000**	**$**	**47,000**
Library						
Full-time Staff Salaries and Benefits (3.0 FTE)	$	284,896	$	294,629	$	316,838
Temporary Staff	$	25,000	$	35,300	$	35,600
Supplies and Services/Training	$	130,329	$	130,329	$	130,329
Non-Discretionary	$	13,510	$	64,868	$	67,114
	$	**453,735**	**$**	**525,126**	**$**	**549,880**
Programming Subtotal	**$**	**2,363,457**	**$**	**2,163,916**	**$**	**2,250,051**

Unallocated	$	-	$	231,132	$	198,731
Total Measure J	**$**	**2,363,457**	**$**	**2,395,048**	**$**	**2,448,782**
Revenue Projection	**$**	**2,320,112**	**$**	**2,395,048**	**$**	**2,448,782**

PROPOSED PROGRAMMING					**Baseline**			**Baseline**	
Advisory Measure %					**FY2018**			**FY2019**	
Youth - 60%	$	1,285,830	54%	$	1,153,785	48%	$	1,198,295	49%
Library - 20%	$	492,512	21%	$	525,126	22%	$	549,880	22%
Crime Prevention - 15%	$	453,735	19%	$	360,378	15%	$	377,249	15%
Utility Assistance - 5%	$	131,380	6%	$	124,627	5%	$	124,627	5%
Unallocated	$	-	0%	$	231,132	10%	$	198,731	8%
TOTAL	**$**	**2,363,457**	**100%**	**$**	**2,395,048**	**100%**	**$**	**2,448,782**	**100%**

City of Woodland

Preliminary Framework:

Measure J
Program and Spending Plan

City Council
September 16, 2014

Measure J

- Shall Ordinance No. 1558 which would authorize the City of Woodland to continue to collect a one-quarter cent sales tax for general city services, for a period of eight years, and would not increase taxes, be adopted?

Measure J			
Continue 1/4-Cent Sales Tax			
	Votes	Percent	
Yes	5,450	68.60%	
No	2,500	31.40%	

2

Measure K

- Advisory Vote Only. Shall the City Council allocate **60%** of the tax revenue…..to **expand and enhance youth and teen programs and facilities**, including funding to support the re-opening of **Hiddleson Pool**, and **reduction of fees charged for youth programs** and use of city recreation facilities?

Measure K		
Advisory Vote, Youth Programs		
	Votes	Percent
Yes	5,047	65.50%
No	2,662	34.50%

Measure L

- Advisory Vote Only. Shall the City Council allocate **20%** of the tax revenue ….. to the **Woodland Public Library** to **enhance educational and youth literacy programs** and **expand hours of operation**?

Measure L		
Advisory Vote, Public Library		
	Votes	Percent
Yes	5,082	66.40%
No	2,573	33.60%

4

Measure M

- Advisory Vote Only. Shall the City Council allocate **15%** of the tax revenue collected… to **enhance public safety** through **expanded crime prevention** programs such as **Neighborhood Watch** and **services supporting at-risk youth** including **gang intervention strategies**?

Measure M		
Advisory Vote, Crime-Prevention Programs		
	Votes	Percent
Yes	5,378	70.10%
No	2,294	29.90%

Measure N

- Advisory Vote Only. Shall the City Council allocate up to **5%** of the tax revenue collected … to support a city **water and sewer utility ratepayer assistance program for low-income residents**?

Measure N			
Advisory Vote, Rate-Payer Assistance			
	Votes	Percent	
Yes	4,084	53.60%	
No	3,533	46.40%	

6

Baseline Estimate - Annual Revenues*

Measure J				$ 2,000,000
Measure K	*60%*	*Youth*	*$ 1,200,000*	
Measure L	*20%*	*Library*	*$ 400,000*	
Measure M	*15%*	*Crime Prevention*	*$ 300,000*	
Measure N	*5%*	*Utilit-Rate Payer*	*$ 100,000*	

* Annual revenues based on estimated FY13/14 sales tax activity.

* FY 14/15 revenues are PRORATED for three-quarters of the current fiscal year (Oct. – June).

Measure J - Overview

- **Goals / Objectives**
  - Expand Activities for Youth / Teens (Health Fitness)
  - Literacy / Academic Achievement
  - Career Skills Development
  - Youth Engagement
  - Public Safety

- **Strategies**
  - Collaboration with Community Partners
  - Leverage Funds (Grants, Volunteers, Temps.)
  - Think "Outside the Box"

Measure J - Overview

- **Recreation and Parks Commission FOCUS Group**
  - Access
  - Communication
  - Partnership
  - Enhancement
  - Affordability

  - Need for comprehensive analysis of current facilities and programs

  - Need for second pool facility
  - Skate Park

Measure K
Expand & Enhance Youth / Teen Programming

- SPORTS AND ACTIVITES

- Afterschool Programs –
  - Afterschool programs would be offered at Douglass Middle School and Lee Middle School on Mon – Thurs. (38 weeks)

- Summertime Sports & Activities –
  - Programming similar to the afterschool programs would be extended during 8 weeks of the summer vacation for youth entering grades 7-8
  - Program locations would be expanded from Douglass Middle School and Lee Middle School to also include city parks, Woodland Sports Park, and the Community & Senior Center

Measure K
Expand & Enhance Youth / Teen Programming

- SPORTS AND ACTIVITES
  - Youth Sports Player Fees - Waiving per player fees would reduce the cost for residents with children participating in youth sport leagues.
  - Expand Swim Lesson Season - Swim lessons are currently offered from June through August. Expanding the swim lesson season to include March, April, September, and October would increase the opportunity for residents to learn to swim almost year-round.
  - Expand Boxing Center -The City currently operates the Woodland Boxing Center from 7:30 pm – 9:30 pm Monday through Friday. Expanding the Boxing Center hours from 3:30 pm – 7:30 pm would allow more youth and adults to participate in the program.

Measure K
Expand & Enhance Youth / Teen Programming

- SUMMER OUTDOOR PROGRAMMING / CAMPS
  - Outdoor Adventures - Examples of programs include camping, backpacking, rafting trips, rock climbing, farm visits and overnight farm stays. This would be a fee based program with scholarships to offset expenses. Scholarships of $100 would be available for 500 participants.
  - Summer Camps (6th – 8th Grade) – Week-long summer camps would be offered and would include one out to town trip each week, swimming, sports, and volunteer projects. Scholarships of $50.00 would be available for 500 participants.
- COMMUNITY SERVICE
  - Youth Advisory Committee - A youth advisory committee would be created to identify and evaluate youth programming and activities. This committee would also develop and participate in volunteer programs.

Measure K
Expand & Enhance Youth / Teen Programming

- ENRICHMENT OPPORTUNITIES
  - Career Skills Development - Monthly training would be conducted for all youth employees and volunteers; partner with business community to identify internship and/or employment opportunities.
  - New Programming - New contract classes would be added to the recreation programming. Including: cooking, sewing, dance, art classes, babysitting, CPR, and toddler programs
  - Activities - Monthly activities would be offered for teens in the community. May include movies, dances, etc. (partially to be planned by youth advisory committee).
- One-Time Costs
  - “Rec Van”
  - Movie Screen / Projector

Measure K
Expand & Enhance Youth / Teen Programming

- Hiddleson Pool
  - **Capital Cost Contribution** - Funds would be set aside for supporting the reopening of Hiddleson Pool; currently exploring public/private partnership to secure funding for capital project costs.
  - **Ongoing Operations** – Proposal to contract with YMCA for operations and programming at Hiddleson Pool. Potential need for city assistance on an ongoing basis to support pool operations.

Measure K
Expand & Enhance Youth / Teen Programming

		Funding		FY 2014/15		FY 2015/16	
CATEGORY	PROGRAM / Description	One-Time	Recurring	One-Time	Recurring	One-Time	Recurring
Sports and Activities							
	Afterschool Sports Activities		$ 220,000		$ 206,000		$ 220,000
	Summer-time Sports Activities		$ 90,000		$ 73,000		$ 90,000
	Youth Sports Player Fees		$ 35,000		$ 20,000		$ 35,000
	Expand Swin Lesson Season		$ 10,000		$ 5,000		$ 10,000
	Expand Boxing Program		$ 20,000		$ 10,000		$ 20,000
Summer Programming							
	Outdoor Adventures		$ 100,000		$ 46,000		$ 100,000
	Summer Camps		$ 180,000		$ 144,000		$ 180,000
Community Service							
	Youth Advisory Committee		$ 65,000				$ 65,000
Enrichment Opportunities							
	Career Skills		$ 50,000				$ 50,000
	New Programming		Contract				
Teen Activities			$ 105,000		$ 50,000		$ 105,000
Hiddleson Pool - Support							
	Capital Project Costs	$ 250,000				$ 250,000	
	Ongoing Operations		$ 40,000				$ 40,000
Rec Van		$ 50,000		$ 50,000			
Movie Screen / Projector		$ 20,000		$ 20,000			
		$ 320,000	*$ 915,000*	*$ 70,000*	*$ 554,000*	*$ 250,000*	*$ 915,000*

Measure L
Library Education / Literacy & Expand Hours

- **Open Hours & Expanded Access**
  - Beginning January 2015 the library will increase hours from 44 hours a week to 51 hours per week. The library is currently open 9-7 four days a week.
  - Proposed Hours Schedule: *Mon-Thu 9am-7pm
    * Fri 12pm-4pm
    * Sat 9am-4pm

Measure L
Library Education / Literacy & Expand Hours

- **Children and Teen Programming**

- Programming may include and is not limited to:
  - Family and early literacy support for parents and day care providers,
  - Book clubs,
  - City-wide Kid’s Read programs,
  - Library card campaigns
  - Teen Advisory Board,
  - SAT and ACT test prep courses,
  - One-on-one online homework help, and research databases to support school curriculum and Common Core.

Measure L
Library Education / Literacy & Expand Hours

- **Children and Teen Collections**

  - The Library will focus on creating a collection that includes databases and a larger non-fiction collection.
  - Additionally a “Moving Up” collection will be created for children transitioning from easy readers to chapter books.
  - Teens need a collection that is dynamic and full of popular fiction.
  - The increase and development of the youth collection is an on-going process.

- **One-Time Costs**

Measure L
Library Education / Literacy & Expand Hours

		Funding		FY 2014/15		FY 2015/16	
CATEGORY	PROGRAM / Description	One-Time	Recurring	One-Time	Recurring	One-Time	Recurring
Expansion of Library Hours			$ 200,000	$ -	$ 100,000		$ 200,000
Children / Teen Programming			155,000	-	77,500		155,000
Children / Teen Collections			45,000	-	22,500		45,000
One-time Costs (Circulation, Computers)		$ 100,000		$ 100,000			
		$ 100,000	*$ 400,000*	*$ 100,000*	*$ 200,000*		*$ 400,000*
					$ 300,000		*$ 400,000*

Measure M
Crime Prevention / At-Risk Youth

- **Restore Crime Prevention Program**
  - Increase participation in Neighborhood Watch Program.
  - Expand Police Department's outreach and support of those neighborhoods.
  - Launch Police Department Nextdoor.com website with the goal of enabling department communication with community members.
  - Partner with officers addressing complex P.O.P. issues by working with community members to address CPTED (Crime Prevention Through Environmental Design) concerns.
  - Oversight of Volunteer Program - provide management of the volunteer program and increase the number of our volunteers and the diversity of opportunities for volunteers to assist the department's efforts in our community.

Measure M
Crime Prevention / At-Risk Youth

- **Enhance Crime Analysis Program**
  - Improve Police Department's efforts to focus on intelligence-based policing with the goal of increasing analysis of local and regional crime patterns, modus operandi, and link analysis.
  - Actively provide up to date crime forecasts to officers improving crime prevention efforts.
  - Provide information to officers on our Repeat Offender population as well as assist in tracking our AB 109 and "1170h" populations.

Measure M
Crime Prevention / At-Risk Youth

- **Restore Youth Diversion Program**
  - Target juvenile offenders who have been cited or arrested with the goal of diverting youthful offenders from the juvenile justice system and provide an alternative approach for resolution to criminal offenses.
  - Provide mediation and intervention services to juveniles and their families for juveniles identified as at-risk prior to their involvement in criminal offenses.
  - Maintain case management and follow-up assistance and support to ensure contract compliance.
  - Establish and maintain professional and cooperative relationships with Probation, WJUSD, YGRIP, and other public and community agencies.

Measure M
Crime Prevention / At-Risk Youth

- **YGRIP Support**
  - Provide funding for ongoing city support of the Youth Gang Reduction and Intervention Program (currently funded through FY14/15 with one-time funds).

- **Expand School Resource Officer Program – (CalGRIP)**
  - Improve partnership with WJUSD to address issues occurring on school campuses or at school events.
  - Increase ability for officers to interact with students in a non-enforcement status.
  - Provide SRO services, beyond the middle schools and high schools, to elementary schools.
  - Implement the GREAT program (Gang Resistance, Education, and Training), an evidence based program to reduce gang involvement.

Measure M
Crime Prevention / At-Risk Youth

CATEGORY	PROGRAM / Description	Funding One-Time	Funding Recurring	FY 2014/15 One-Time	FY 2014/15 Recurring	FY 2015/16 One-Time	FY 2015/16 Recurring
Crime Prevention							
	Restore Crime Prevention Program		$ 100,000		$ 50,000		$ 100,000
	Enhance Crime Analysis Program		$ 100,000		$ 50,000		$ 100,000
At-Risk Youth							
	Restore Youth Diversion Program		$ 50,000		$ 25,000		$ 50,000
	YGRIP Support		$ 30,000				$ 30,000
	Enhance School Resource Officer Program		CalGrip				
			$ 280,000		*$ 125,000*		*$ 280,000*

Measure N
Utility Rate-Payer Assistance

- Funding to supplement (replace) historical Community Development Block Grant (CDBG) support for low-income rate-payer assistance program

- Council previously allocated $75,000 for current year (FY14/15)

		Funding		FY 2014/15		FY 2015/16	
CATEGORY	PROGRAM / Description	One-Time	Recurring	One-Time	Recurring	One-Time	Recurring
Meas N							
	Utility Rate-Payer Assistance Program		$ 100,000		$ 75,000		$ 100,000

Ongoing Refinement

- Collaborations / Partnerships
- Enhance Opportunities to Leverage Funding
- Phased Ramp-up of Programming
- Maintain Flexibility as new opportunities arise
- Decision on Hiddleson Pool

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City of Woodland

Consideration of Ballot Measure To Replace Measure E

EXCERPTS from:
City Council
January 19, 2016

Background

- **Measure E Approved by Voters June 2006**
  - Authorized Extension of existing Half-Cent Sales Tax
  - Generates $4.5 million per year in discretionary General Fund revenue
    - Roads (annual maintenance and grant matching funds)
    - Capital Projects (CSC, Brooks Pool, Clark Field, Library, Opera House)
    - Debt Service/Sports Park – General Fund pledged as security to park impact fees
  - Measure E authorized for 12 years - expires June 2018

- **November 2016 Ballot represents opportunity to RENEW / EXTEND Measure E with in-kind discretionary revenues**
  - All local tax measures require voter-approval
  - General purpose (discretionary) taxes require 50%+1 voter approval
  - Measure must appear on same ballot as regularly scheduled election of governing body (City Council).

Current General Fund Forecast

- City is on course to achieve Council Goal of Fiscal Stability
  - But more work is needed….

- Current General Fund Forecast provides framework for long-term fiscal stability
  - Significant unmet needs NOT provided for in current budget
  - Built up reserves to buffer impacts of future economic cycles

- Continued Economic Recovery and limited amounts of additional cost-savings by FY2016/17 needed for structural balance
  - Mid-Year Budget Update – Feb 19th
  - FY16/17 Budget Workshop – March 15th

- Forecast Assumes EXPIRATION of Measure E in FY2018/19

NEED FOR RENEWAL OF MEASURE E

- **Continued support for Street and Roadway maintenance**
- **Continued support for debt service payments related to Community and Senior Center**

- Support for Sidewalk Repairs
- Citywide Tree Maintenance
- Public Safety Staffing (Police and Fire)
- Economic Development – Staffing Support
- Parks / Facilities Maintenance (Existing facilities)
- Capital Project Needs (New facilities)
- Storm Drain Capital and Programs (mandated)
- Retiree Health Benefits (OPEB) – Unfunded Liability

Potential Funding Allocations

(For Discussion Purposes)

Category	*A* *Max. Roads*	*B* *Half Roads*	*C* *1/3-1/3-1/3*	*D* *Variation C*	*E* *Max Flex*
Streets / Roads	$3,000,000 67%	$2,250,000 50%	$1,500,000 33%	$2,000,000	$2,000,000
Capital Projects* Community & Senior Center Debt Service	$1,500,000 33%	$1,500,000 33%	$1,500,000 33%	$1,500,000	$1,500,000
** Other Capital Projects*	*Parks*	*Parks*	*Streets*	*Parks*	*Parks*
Public Safety		$750,000 17%	$1,500,000 33%	$1,000,000	$500,000
Existing Parks / Facilities Maintenance					$250,000
Economic Development					$250,000
	$4,500,000	***$4,500,000***	***$4,500,000***	***$4,500,000***	***$4,500,000***

TERM OF REPLACEMENT MEASURE

	2016	2018	2020	2022	2024	2026	2028	2030	2032
Council Election (November)	x	x	x	x	x	x	x	x	x
Meas. J				X June					
Meas. E		X June							
Extend ½ Cent Sales Tax							(10yrs)	(12yrs)	
Special Tax									?

PRELIMINARY STAFF RECOMMENDATION

- Place Measure E Replacement Measure on **November 2016** Ballot

- **Single "General Purpose" Ballot Measure EMPHASIS on:**
  - **Street and Road Maintenance (50%)**
  - **Capital Facility and Parks Projects (20%)**
  - **Public Safety (20%)**

- Develop Specific Spending Plan w/ FY16/17 Budget Process
  - Maintain Flexibility and Council Discretion
  - Caution against over-committing
  - Public Input – Boards / Commissions / Chamber of Commerce

- **Suggest Extension for Additional 12-Year Term (*2018 – 2030*)**

- Potential for June 2018 (Special Tax) option if unsuccessful