



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

July 16, 2019
6:00 PM

CITY COUNCIL

CLOSED SESSION

5:45 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. Conference with Labor Negotiators, Pursuant to
Government Code Section 54957.6
Agency Designated Representatives: City Manager
Employee Organization(s): Woodland City Employee Association (WCEA),
Woodland Professional Firefighters'

REGULAR JOINT CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

C. CALL TO ORDER

D. ROLL CALL

E. PLEDGE OF ALLEGIANCE

F. 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.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

2. SUBJECT: Long Range Calendar

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

H. PRESENTATIONS

3. SUBJECT: Woodland Chamber of Commerce 2018/2019 Annual Report Presentation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation by Jennifer Pike, President of the Woodland Chamber of Commerce regarding the 2018/2019 Annual Report.

4. SUBJECT: Aquifer Storage and Recovery Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an update on the City's Aquifer Storage and Recovery Program.

I. CONSENT CALENDAR

5. SUBJECT: Community Services Department Quarterly Status Report for the period of April through June 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Community Services Department Quarterly Status Report.

6. SUBJECT: Special Assessment Tax Roll Collections

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, Requesting Collection of Charges on the Tax Roll for the Lighting and Landscaping Districts, Special Assessment Districts and Community Facilities Districts as described herein.

7. SUBJECT: Receive and File the Manufactured Home Fair Practices Commission Annual Report for the 2018 Program Year.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive and file the Manufactured Home Fair Practices Commission Annual Report for the 2018 program year.

8. SUBJECT: Authorize a \$200,000 Electric Vehicle Grant Agreement through the Sacramento Metropolitan Air Quality Management and a \$248,000 Budget Appropriation from the Vehicle Replacement Reserve Fund (Fund 012) towards the purchase of two Electric Work Trucks for Public Works.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the Fleet & Facilities Manager to execute a \$200,000 Electric Vehicle Grant Agreement with the Sacramento Metropolitan Air Quality Management and authorize a \$248,000 budget appropriation from the Vehicle Replacement Reserve Fund (Fund 012) towards the purchase of two Electric Work Trucks for the Public Works department.

9. SUBJECT: Award Construction Contract for the 2019 Sewer Infiltration Abatement Project, CIP 20-10, and Appropriate Project Funding

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____ : 1) Authorizing the City Manager to create a new capital project, the 2019 Sewer Infiltration Abatement Project, CIP 20-10; 2) Transferring \$170,000 from CIP 14-15, Large Diameter Wastewater Pipeline Repair, Replacement, and Lining Project, to CIP 20-10; 3) Appropriating \$150,000 from the Sewer Enterprise Fund to CIP 20-10; and 4) Awarding a construction contract with Michels Pipeline Construction for construction services in the amount of \$257,541 for the 2019 Sewer Infiltration Abatement Project, CIP 20-10 and approving construction contingency of an additional 15% of the contract award amount (\$38,631.20).

10. SUBJECT: July 1, 2019 Salary Schedule

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the City of Woodland Salary Schedule effective July 1, 2019.

11. SUBJECT: City Manager Employment Agreement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, approving the City Manager's Employment Agreement

12. SUBJECT: Approve Additional Appropriations to the General Fund for Homeless-related Activities and Authorize the City Manager to execute Amendment to Memorandum of Understanding (MOU) among the City of Woodland, County of Yolo, and Yolo Wayfarer Center

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) Adopt Resolution No. ____, approving and amending the FY20 homeless services budget to add an additional \$29,118 from the General Fund (reimbursed from Yolo County) for homeless-related activities; and 2) Authorize the City Manager to execute Amendment #2 to the Memorandum of Understanding (MOU) among the City of Woodland, County of Yolo, and Yolo Wayfarer Center in order to extend the operation of the Temporary Emergency Shelter through September 30, 2019.

13. SUBJECT: Approve Community Development Department Job Descriptions and Modify Budgeted Positions for FY20

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving Classification and Position changes the Community Development Department which consist of: 1) approving revised Job Description for the Principal Planner and new Job Descriptions for Marketing and Business Relations Specialist (MMPA Range 120) and Community Development Clerk I/II (WCEA Range 32/37) classifications; 2) authorize the addition of a Principal Planner, Marketing and Business Relations Specialist, Administrative Supervisor and two (2) Community Development Clerk I/II positions; and 3) authorize the deletion of a Senior Planner, Redevelopment Manager, Administrative Secretary and two (2) Administrative Clerk I/II positions.

14. SUBJECT: Regional Park Nature Trail, CIP 19-17; 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 Regional Park Nature Trail, CIP 19-17, and authorizing bid advertisement.

J. PUBLIC HEARINGS

15. SUBJECT: PUBLIC HEARING - GATEWAY LANDSCAPING & LIGHTING DISTRICT

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and (3) adopt Resolution No. _____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

16. SUBJECT: PUBLIC HEARING - SPRING LAKE LIGHTING & LANDSCAPING DISTRICT

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and (3) adopt Resolution No. _____, ordering the levy and collection of the assessment within the Spring Lake Lighting and Landscaping District.

17. SUBJECT: PUBLIC HEARING - Waste Management Liens

Recommendation for Action: Staff recommends that the City Council conduct a Public Hearing to receive input from property owners and adopt Resolution No. _____, "A Resolution Requesting Collection of Charges on Tax Roll".

K. REPORTS OF THE CITY MANAGER

18. SUBJECT: Receive Fiscal Year 2019 Report on Affordable Housing Loan Portfolio and Status of City Affordable Housing Funds

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Fiscal Year 2019 report on the City's affordable housing loan portfolio and use of affordable housing in-lieu and Spring Lake Affordable Housing Off-Site funds.

19. SUBJECT: Provide Input on Collaborative Effort to Prepare Woodland Youth Master Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council provide input on a collaborative effort to prepare a Woodland Youth Master Plan.

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council / Woodland Finance Authority Meeting of the City of Woodland scheduled for Tuesday, July 16, 2019 was posted on Thursday, July 11, 2019 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 requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: G.2.
SUBJECT:

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

Staff Contact:

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

Background:

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



Paul Navazio
City Manager

Attachments:

1. Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

COUNCIL SUMMER RECESS – JULY 17, 2019 THRU AUGUST 19, 2019

AUGUST 20TH

REGULAR MEETING

City Council Meeting Minutes of July 2, 2019 and July 16, 2019

League of CA Cities Designation of Voting Delegates

Memorandum of Understanding re Woodland Professional Firefighters' Association (tent.)

SEPTEMBER 3RD

REGULAR MEETING

Woodland Research & Technology Park – Specific Plan Update

Future Topics / Study Sessions:

August Sustainability Study Session (TBD)	September Flood Protection Project Study Session
October Tree Preservation Ordinance	November Commercial Cannabis Ordinance Update
TBD Mobile Food Vendor Permits Non-Conforming Use Zoning Update Smoke / Vaping Shops	



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: H.3.
SUBJECT: Woodland Chamber of Commerce 2018/2019 Annual Report Presentation

Recommendation for Action: Staff recommends that the City Council receive a presentation by Jennifer Pike, President of the Woodland Chamber of Commerce regarding the 2018/2019 Annual Report.

Staff Contact:

Wendy Ross, Economic Development Manager, (530) 661-5921, wendy.ross@cityofwoodland.org

Fiscal Impact:

The base annual allocation to the Woodland Chamber of Commerce is \$8,000 per the attached 2018/2019 City/Chamber MOU. Based on the performance/success of additional workforce development activities and programs, the City will contribute an additional \$2,000-\$4,000 for services for an amount not to exceed \$12,000 per year. Funding for the Chamber of Commerce MOU is provided from the General Fund with \$8,000 included in the FY 2020 Budget. Any additional contribution up to \$4,000 will be provided from the Economic Development discretionary budget.

Discussion:

Annually, the City has made a contribution to the Chamber of Commerce for marketing, tourism, computer upgrades and operations. The City and Chamber have enjoyed a long-lasting, positive partnership developing and promoting many activities, events and programs. Last year was the first year that the Chamber of Commerce made a presentation to the City Council highlighting their successes in 2017/2018. Chamber President Jennifer Pike will present the 2018/2019 Annual Report to City Council at tonight's meeting.

Prepared By: Wendy Ross, Economic Development Manager

Reviewed By: Ken Hiatt, Assistant City Manager/ Community and Economic Development Director

A handwritten signature in black ink, appearing to read "Paul Navazio".

Paul Navazio
City Manager

Attachments:

1. Chamber of Commerce Presentation
2. 2018/2019 Chamber-City MOU signed

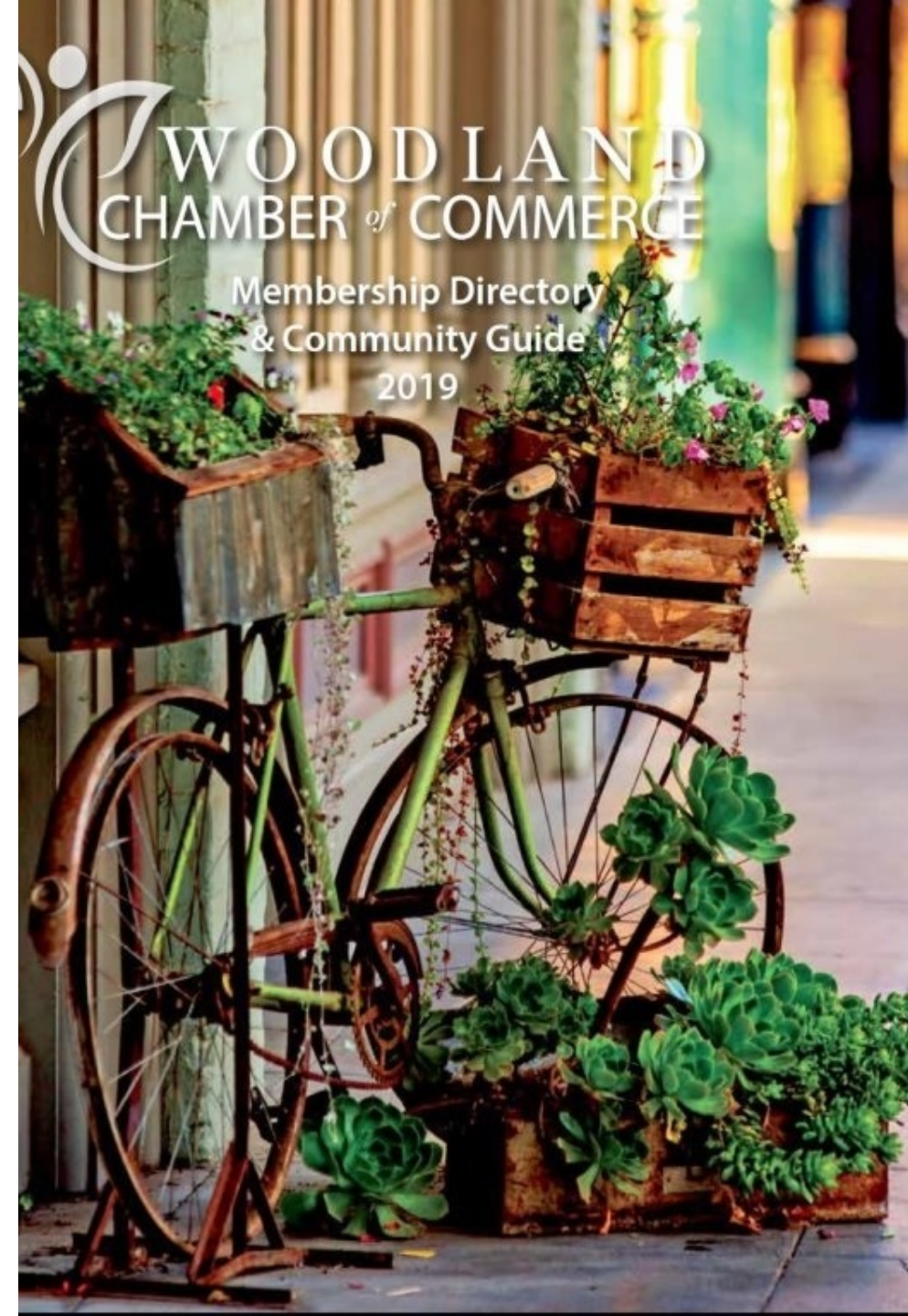


July 2018 – June 2019 Chamber highlights as outlined by the MOU with the City of Woodland

The mission of the Chamber is to foster and economic climate in which business, industry and agriculture flourish.

Chamber Community Guide & Directory

- 15,000 copies printed & distributed in Yolo County
 - Direct mailed in Woodland & Davis
 - Hotels
 - Surrounding Chambers
 - Real Estate Agents & Home Builders
 - Through the Chamber office to tourists, locals and people looking to relocate.
 - Events and Festivals throughout the area



Local Visitors Bureau & Relocation Services





Our Partnership with the City

- 5 x 5 Meetings – Help keep open communication to our membership and allows us to provide feedback from businesses to the City.
- Task Forces – The Chamber has several task forces that meet to on specific issues that impact our members, local business, agriculture and more.
- Annual Business Walk – This event allows us to get meaningful and specific feedback from businesses that is analyzed by both the City and Chamber.

Business Outreach & Retention

The Chamber contacted and spoke with more than 200 businesses and business owners in the first quarter of 2019!

- Topics of discussion range from homeless issues to employer HR regulations for small businesses.
- The Chamber's goal is to continue to keep an open line of communication between Businesses, the Chamber and the City.
- We send at least 20 welcome letters to new businesses in town each month!



Social Media & Marketing

***Stay Tuned for new
Branding and Website in
2020 by MyCali Designs!***



Our Instagram following has increased by 60% in the last 12 months!



Our Average Monthly Facebook Post reach is 6,000!



We follow and share the City's social media and the City does the same for us to expand our reach! Our Shop Small social media campaign reached more than 2,000 people in 2 days!

We get an average of 5 new followers per week!

Downtown Support

Our Board of Directors includes several downtown business owners, which allows us to stay connected with all things downtown Woodland!

The Chamber supports all downtown events through free promotion and marketing!

- Website Calendar
- E-blasts
- Social Media
- College Street Sign Board



Several times a year the Chamber assigns staff to focus efforts downtown. Whether it be a friendly check in, social media campaign or addressing specific concerns or questions.

SBDC & Related Programs

- We co-hosted a 3 part workshop series with the SBDC for entrepreneurs
- We refer potential new businesses and entrepreneurs to the SBDC on a regular basis
- Several new programs are underway for 2019/2020 including CalSavers program, sexual harassment training and more!
- We have partnerships with Metro SBDC, SBA, WIB and more to support our membership, small business and entrepreneurs.



Workforce Development

The Chamber has established a 501C3 Foundation – Working for Woodland! The purpose of this organization is to develop and support a sustainable economic infrastructure through workshops, mentorships, conferences and more.

We worked with the City and ALMS to complete the first ever “Industry Tours for Youth”, which we plan to expand in 2020! 15 students visited 10 companies.

We participate, promote and support many activities, such as Career Day at Lee, the Career Ready Certificate Program and Yolo County Job Fair.



International Trade

**In the last 12 months the Chamber
has signed over 1,225 Certificates of
Origin for 26 different companies
exporting a plethora of products all
over the globe!**

The Chamber is continually working on ways to improve processes and procedures to assist our booming international trade here in Yolo County!



Holiday Parade

An estimated 20,000 spectators, participants and vendors flood Woodland every year for this spectacular Holiday Tradition!

People from near and far start their holiday season right here in Woodland generating thousands of dollars for local businesses and city tax revenue as well as fostering community pride and involvement.

We have many new committee members this year with a renewed sense of excitement, fresh ideas and a commitment to address issues of year's past.



State of the City Luncheon

Our best attended luncheon of the year, the State of the City is open to both Chamber members and non-members. We feel it is a way to, not only connect our membership, but also the entire community with our City leaders.

Nearly 200 attendees join in the vision and change that Woodland is striving for. We hope to continue to grow this key Chamber event.



Community Bulletin Board

The Chamber manages and maintains the Community Board at Court & College.

- ✓ Free Promotion for community events
- ✓ High volume of calls and requests for events and announcements
- ✓ Great exposure and visibility





MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (Hereinafter AGREEMENT) is entered into for the period of July 1, 2018 through June 30, 2019 by and between the City of Woodland, a municipal corporation (hereinafter "City") and the Woodland Chamber of Commerce, a non-profit corporation (hereinafter "Chamber").

WHEREAS, the CHAMBER and the City desire to combine their efforts to maintain and enhance the economic viability for the community through collaboration, and

WHEREAS, THE City has relied on certain representations in authoring the execution of this agreement, and

WHEREAS, the CHAMBER is willing to perform outsourced services herein provided,

NOW, THEREFORE, IT IS AGREED by the parties hereto as follows:

1. The City will compensate the Chamber (\$8,000 annually) for the purpose of funding affiliated economic development, tourism and workforce development efforts identified in the 2035 General Plan Update City Vision. City will pay a supplemental amount of up to \$ 2,000 to support the Chamber's execution of special projects as defined in the attached scope of work.
2. 2018/2019 Chamber Community Guide & Directory - The Chamber will produce a hardcopy publication and will add a web-based publication to the Chamber website. The City will provide several pages of editorial material and a letter from the Mayor for the Chamber's annual Membership Directory/Community Guide. Note: In the Winter, the 2018/2019 edition topics will be: The Research and Development Park, Workforce Development/ALIGN Capital Region, the future of Visit Yolo, Woodland Roads Infrastructure Updates and Supplemental Sales Tax Updates (programs funded, etc.)
3. Local Visitors Bureau & Community Relocation Services- The Chamber will work with City and VisitYolo to evaluate the potential of the Chamber office as the official visitor center for Woodland and the surrounding area. The Chamber will promote the City through brochures and marketing materials from VisitYolo and VisitWoodland (hardcopy and electronic versions). The Chamber and City will provide community information packets to prospective residents or companies considering a move to Woodland.
4. City/Chamber Participation- The Chamber will appoint representatives to serve on various City committees and work with City staff to inform and educate the community on City projects/programs that are beneficial and necessary for community input, including: City/Chamber 4 x 4; City Budget; Development Impact Fees/Zoning Issues; Sustainability; Water/Sewer Rates Advisory Committee, Woodland Research Technology Park Advisory Group; the Food Front Initiative; the Flood Advisory Committee and future study groups. The City Manager may ask the Chamber CEO for liaison representation as desired. The Chamber Board will provide business community feedback and/or recommendations to the City Council/Planning Commission or other relevant Commissions on the various issues that involve the Chamber.

MEMORANDUM OF AGREEMENT

5. Business Outreach - Retention & Expansion - The Chamber will actively partner with the City in planning and executing the Annual Business Walk each year. Additionally, the Chamber will contact no less than 15 businesses annually, as part of its Business Retention & Expansion efforts. Chamber Representatives will use the Business Walk questionnaire as a basis for discussion when scheduling business visits or soliciting new businesses during membership drives. The Chamber will share summaries of discussions and relevant details with City staff to assist City in better serving the business community.

6. Social Media/Marketing-the Chamber will develop a rebranding campaign with a new/unique logo; update the structure of a Marketing Committee at the Board Level. This committee's focus will include addressing the organization's advancement in technology, enabling the Chamber to increase its social media presence via a greater online presence.

As the City continues to promote the Food Front initiative, the Chamber will assist in whatever ways they can to positively promote the Food Front.

7. Downtown Support- The CHAMBER will continue to market downtown businesses and promote all downtown special events. The Chamber will participate in the Historic Downtown Group to help strengthen the downtown core for a better and prosperous community. The Chamber will market downtown businesses promoting *Small Business Saturday*.

8. Support for SBDC & Related Programs- Both parties of this AGREEMENT shall cooperate with each other to successfully provide assistance, marketing and other associated services to the Greater Woodland small business community and region. The Chamber will offer their offices to the Small Business Development Center and manage appointments to offer consulting services and small business assistance (workshops etc.) to those who need them. The Chamber will continue to collaborate with the Woodland Community College on marketing other SBDC and Capital Region SBA workshops. If the Davis Chamber hosts an annual Small Business Summit in the Fall 2018, the Chamber will continue to be a sponsor and work with the Davis Chamber to organize it.

9. Workforce Development-The Chamber will collaborate with the City, local and regional partners: the Yolo County Office of Education, Woodland Community College, WJUSD, the Davis Chamber, WIB, Yolo County One Stop, and the Yolo Career Alliance to implement developed programs in order to accomplish this goal. In 18/19, the City, Chamber, Yolo County Office of Education and Yolo County One Stop Shop will collaborate to carry out Council Member Fernandez's initiative called "Woodland Youth Works Career Exploration Program".

10. International Trade – The CHAMBER will serve as the designated office in the Woodland community for the signing and sealing of Certificates of Origin for companies exporting products Internationally. The Chamber will evaluate the future development of a digital Certificate of Origin program.

MEMORANDUM OF AGREEMENT

11. Holiday Parade- The CHAMBER will coordinate the 54th annual Woodland Holiday Parade in December 2018. This event will bring thousands of people to town to spend money in the community and generate sales tax revenue for the City. The City of Woodland agrees to waive the fees associated with the production costs to host this annual event (to include all city labor for Public Works, Fire and Police)

12. State of City Luncheon- The Chamber will host and organize the annual "State of the City" Luncheon with the Mayor or City Manager serving as the keynote speaker in the Spring of 2019. (The City will waive the Community Center fees for the event.) The Chamber will provide the City with at least 8 tickets to the luncheon.

13. Community Bulletin Board - The Chamber will continue to maintain the Court & College Bulletin Board and manage the scheduling and marketing of annual community events and public service announcements in the downtown core.

14. Reporting Requirement-The Chamber will provide quarterly updates on status of business visits and findings and necessary follow up. Chamber will prepare and present an annual report to the City Council at a regularly scheduled meeting.

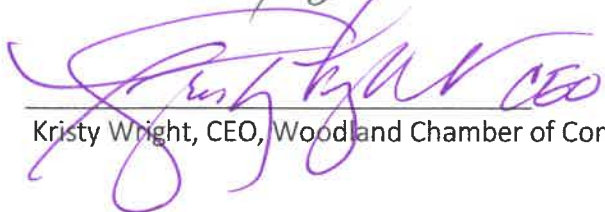
IN WITNESS WHEREOF, the parties have hereunto set their hands and the day and year first above written.

ATTEST: Authorized representatives of the City of Woodland and the Woodland Chamber of Commerce.


Paul Navazio, City Manager, City of Woodland

5-8-19
Date

2019


Kristy Wright, CEO, Woodland Chamber of Commerce

4-30
Date

2019

Addendum to the Memorandum of Agreement

Line 3. Woodland Chamber - Local Visitors Bureau & Community Relocation Services

Project Overview: To provide potential new residents and businesses with informative community materials, contacts and to be the official “Welcome to Woodland Greeter.” Material distributed would include, the Woodland Chamber Directory ie. Community Guide, a map of Woodland, upcoming events, notable annual events, and any material related to the Food Front, Visit Woodland/Yolo made available to the Chamber by our partners the City of Woodland and Visit Yolo. Personal discussions with Chamber staff to determine additional informative materials relative to the individual need. Welcome giveaway gifts will also be incorporated into the “packet” of material if deemed appropriate and based on the individual interest of the person(s). Giveaway gifts include discounts offered by local business such as restaurant visits, painting needs, tourism visits such as the museum, park and casino visits, etc.

The Chamber Membership Representative coordinates with the distribution of relocation information to homebuilders and real estate agents. All Chamber staff distribute relocation and visitor materials upon request at the front desk, via mail, hotel lobby brochure racks. They are taken to special events including job fairs, Business Walks, County Fair, Online marketing. Community Guides are available at the Ag History Center, the Fairgrounds office, Woodland City Hall and Community Center, and the Davis, Winters and West Sac Chambers. Also, if a company is moving new employees to the city we provide packets to them upon request.

Project Schedule: The Chamber office normal business hours are Monday - Friday, 9:00 a.m. - 5:00 p.m. Relocation/visitor packets are available on request by phone, mail and in office. Requests for personal visits by the Chamber office to businesses are available by appointment. The Chamber directory is available online 24/7.

Project Management: Relocation/visitor packet requests are received, filled and completed by a member of the Chamber office. Material will be provided by the Chamber office, the City of Woodland, VisitYolo and Members of the Chamber. The Chamber office is to contact each partner for material replenishment, as needed. Beginning April 2019, the Chamber staff will log and monitor the number of packets filled and new businesses met for internal tracking purposes.

Ongoing Project: January 2019 – Meeting with the VisitYolo to look at space within the Chamber office for the purpose of displaying and marketing Woodland and Yolo County materials/products as deemed necessary and appropriate by VisitYolo and the Woodland Chamber. Review additional request to allocate space for an onsite staff member of VisitYolo in the Chamber office for unspecified number of hours. Follow up meeting between the Woodland Chamber, VisitYolo and a city representative planned for May 2019.

Addendum to the Memorandum of Agreement

Line 2. Woodland Chamber Directory

Project Overview: To provide a custom designed free booklet that serves as a useful and informative resource for Woodland, CA. The community guide provides vital statistics and demographics. Information includes, but not limited to; Woodland Chamber member referral listing with contact information, Healthcare and Educational resources and facilities, Historical background, Food Front, Seed Central, Map, Annual Events, Education, Business Climate Editorial, etc.

Project Details: Publish 15,000 hardcopy Woodland Chamber Directory and Community guides for the purpose of mail and distribution to residents (mix of residential and commercial) and to potential new residents, new businesses. 12,000 copies will be mailed using a preselected target zone. Target zone would include primarily areas of newer development within the City of Woodland and some areas in the Davis, W. Sacramento & Winters communities where new development may be occurring. Publication is to be made available online.

Project Schedule:

Design/Print March 2018-December 2018

Distribution and ongoing use: December 2018-November 2019 (Initial Mailing in December 2018 with ongoing use through November 2019)

Project Schedule Outline:

March – August 2018 - Editorial, research, photography work and ad sales

August 2018 – Send all material for formatting

October 2018 – Receive final proof

November 2018 – Send to printer

December 2018 – Mail/deliver 12,000 copies to preselected recipients/residence. Receive 3,000 overrun copies for internal distribution annually, of this, 500 copies will be given to the City of Woodland to distribute at their discretion.

Project Management: To be completed by the Chamber staff and outsourcing only the design/layout and print work. City of Woodland to provide editorial outlined in the 2018-2019 MOU, reference 2.

Ongoing Project: 2020 Woodland Chamber Directory and Community Guide will begin March 2019 and publish again with overrun copies in December 2019.

Addendum to the Memorandum of Agreement

Line 6. (a) Woodland Chamber Re-Brand Project

Project Overview: The Woodland Chamber rebrand would include a new and/or modified logo, website, marketing and promotional material, etc. Additional desired advancements reviewed, such as offering monetary transactions via web and e-service, possible member login portal, as funding allows.

Project Schedule:

January 2019 - Chamber staff person assigned to research cost associated with rebranding and target resources required to fulfill the project.'

March 2019 - Target member(s) for possible "trade" and/or "in-kind" service work using internal resources that would be beneficial to the possible member whom would in-turn fill the Chamber branding work/needs.

October 2019 - January 2020 - Launch the new logo, website

December - March 2020 - Update marketing and promotional material

Additional notable details being researched: Rebrand launch promo celebration (working title) (tentative date - possibly November 2019) - Order reusable grocery/tote bags with the new logo. The bags would be sold for a minimal fee during a period of time determined by the Chamber staff. The purpose of the sold bag is to showcase the new logo and promote a "shop local" campaign for a predetermined amount of time (at minimum 1 day, at maximum 1 month). The Chamber will seek members to offer discounts and special perks for having purchased the bag and shopping local. It is with intention to align the promo celebration with the "Holiday" shopping and the "Shop Small" campaign.

Project Management: The Chamber office has a dedicated staff member to research the re-brand project and determine deliverable possibilities. Once an agreement is in place, fulfill the rebranding project schedule as outlined above, as funding allows.

Addendum to the Memorandum of Agreement

Line 6. (b) Woodland Chamber Social Media/Marketing

Project Overview: To use current social media resources such as, Facebook, Instagram, LinkedIn, with the primary purpose of reaching community members, business owners and leaders on relative pertinent information related to local events, fundraisers, marketing/volunteer/career opportunities, local news, Chamber happenings, business resource/trainings, special community announcements and recognitions, connect local businesses to community members, etc. Social Media postings include linking, tagging “hash-tagging” various members, businesses, slogans, keywords/terms in an effort to reach a greater targeted audience.

Project Schedule: Daily

Project Management: The Chamber office has a dedicated staff member to monitor, respond/interact, post, track, seek informative and pertinent information. Postings are done daily during office hours, occasionally in the evenings and weekends, as needed. Postings can be made available to community partners and members of the Chamber on request. Additional staff support is available as needed.

Ongoing Project: Beginning April 2019, the Chamber staff will log and monitor the current tracking data made available in each social media service where possible on a monthly basis for internal purposes. The Chamber staff will follow the City of Woodland Economic Development page on Facebook and will perform regular sharing.

Addendum to the Memorandum of Agreement

Line 9. Woodland Chamber – Workforce Development

Project Overview: Woodland Youth Works – June 2019

Implementation of a Woodland Youth Works (YW) Program. The program will offer at-risk junior and senior high school students the opportunity to experience various careers available to them; and, they will receive soft skills and work ready training. The program will be a three-week course with week one being soft skills and work ready training, week two involves mentoring, week three will be tours of businesses so the students can explore various job opportunities. Upon completion, students will receive a certificate and payment for attending and passing the course.

Project Schedule:

March/April 2019 – Chamber staff will make contacts with businesses to solicit participants that would like to host tours of their company and explain what their business does, what is required in training for positions, etc. The tours will be held the final week of the program.

Woodland Chamber will be coordinating with ALMS and HHSS each for a week-long training/mentorship program (pre-employment training) followed by touring prospective Woodland business partners for potential employment.

May 2019 the Chamber will secure healthy snacks and waters for the students for the 3-week program.

Woodland Youth Works Project Management Team:

- The Woodland Chamber
- Yolo County Office of Education
- All Leaders Must Serve
- City of Woodland
- Woodland Joint Unified School District
- Business Community (employers)
- Yolo County HHSS (One Stop)

Ongoing Project:

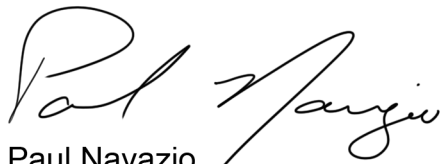
The YW's team will follow up this year's pilot program with a review of the successes and failures and make a recommendation to each respective Board or Council to expand the program on an annual basis.

An update with suggestions for growth will be included in the Annual Report to City Council.



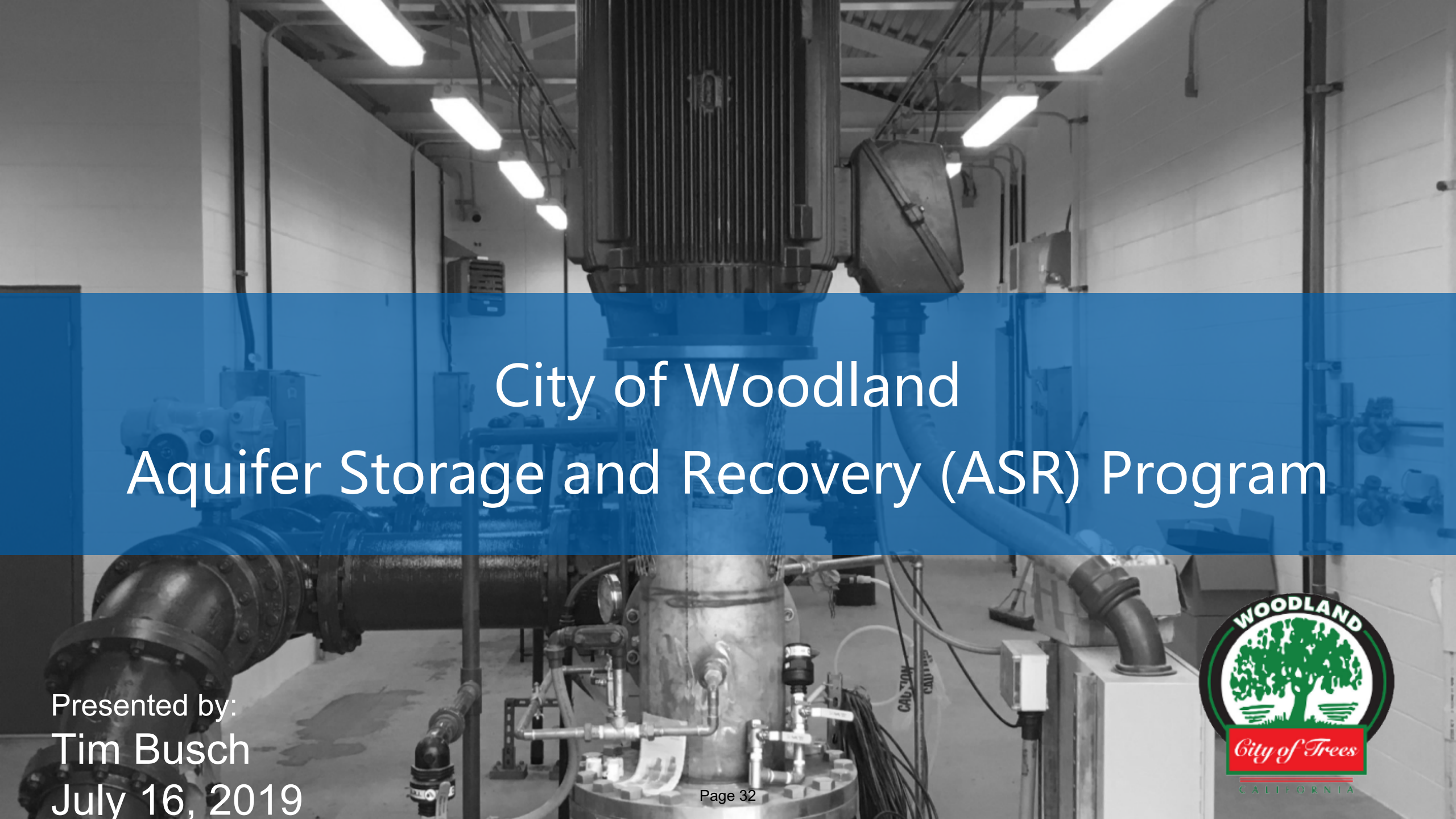
TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: H.4.
SUBJECT: Aquifer Storage and Recover Program

Recommendation for Action: Staff recommends that the City Council receive an update on the City's Aquifer Storage and Recovery Program.


Paul Navazio
City Manager

Attachments:

1. CC 071619 ASR Update

The background of the slide is a grayscale photograph of an industrial facility, likely a water treatment plant. It features large vertical pipes, a large motor at the top, and various valves and pipes in the foreground. A blue semi-transparent banner is overlaid across the middle of the image.

City of Woodland Aquifer Storage and Recovery (ASR) Program

Presented by:
Tim Busch
July 16, 2019



Woodland Water Supply from WDCWA

- Sacramento River Water Rights
 - 1994 Application for 45,000 ac-ft water right
 - 2010 Purchased 10,000 ac-ft senior water right
- WDCWA formed in 2009 to build RWTF
- 2016 started delivering treated surface water from Sac River



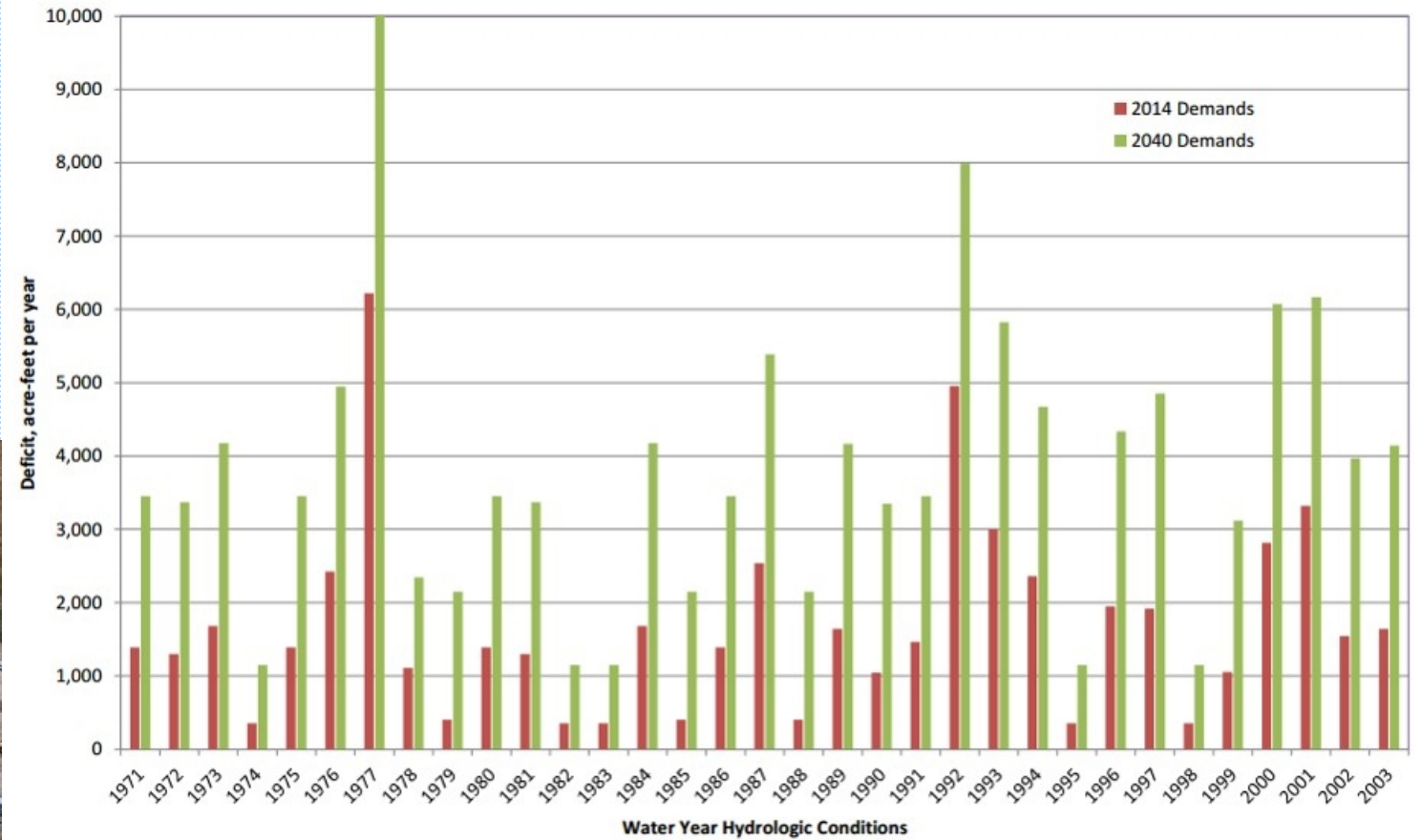
Surface Water is Not an Unlimited Resource...

(Shasta Reservoir)

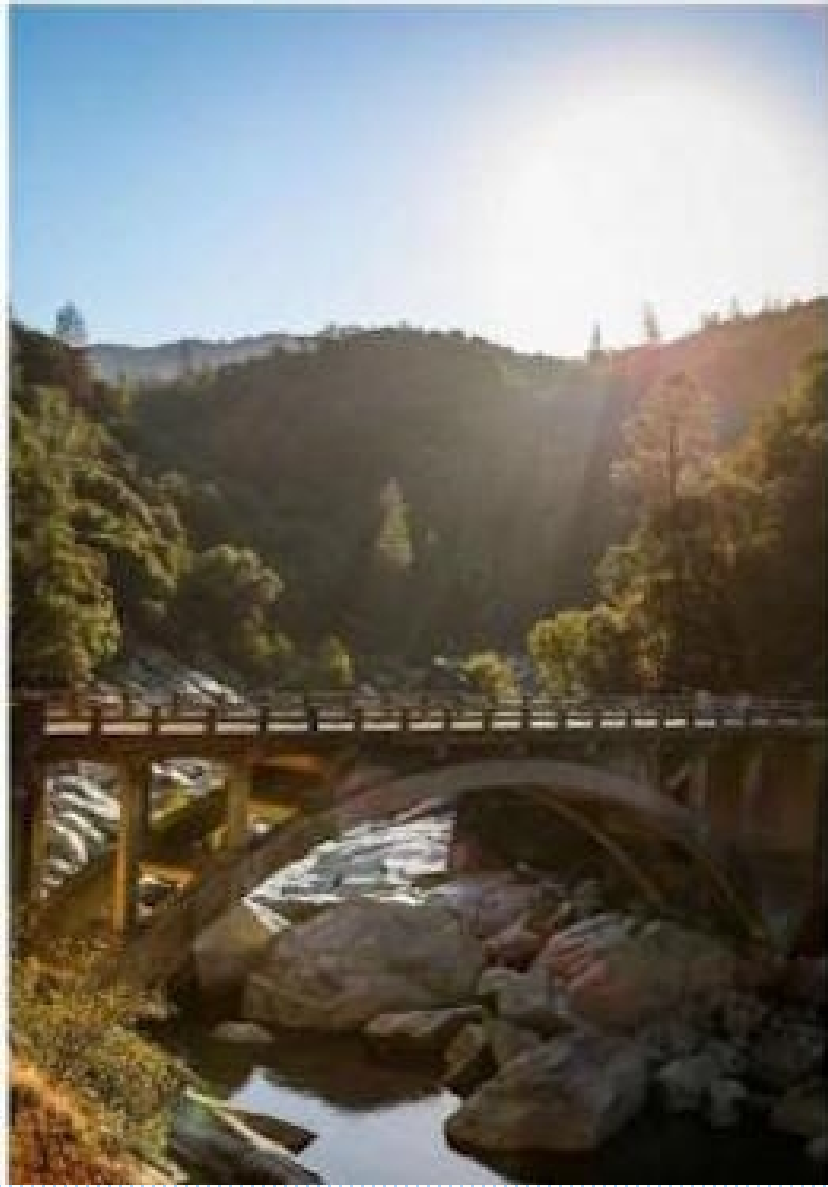


Supplemental Water Required

- River diversion subject to Term 91 curtailment and Shasta Critical Year cut-backs
- Needed a way to store large quantities of treated surface water



City needed a way to capture excess runoff when available during the rainy season



Woodland Water Quality Improvement

Water Quality Parameter	Finished Surface Water (Current Supply)	Groundwater (Former Supply)	Percentage Change
Magnesium (mg/L)	5.4	48.0	89% reduction
Chromium VI (ppb)	0 (non detect)	18	Not Present
Nitrate (as N) (mg/L)	0 (non detect)	5-40	Not Present
Total Hardness as CaCO ₃	47 (2.8 grains)	382 (22 grains)	87% reduction
Sodium (mg/L)	14	60	77% reduction
Chloride (mg/L)	12	73	84% reduction
Sulfate (mg/L)	5.0	38	87% reduction
Total Dissolved Solids (mg/L)	105	531	80% reduction
Specific Conductance EC)	160	926	83% reduction
Lead (mg/L)	0 (non detect)	Non detect	Not Present
Alkalinity (mg/L as CaCO ₃)	53	338	84% reduction
Boron (mg/L)	0 (non detect)	2.35	Not Present

Aquifer Storage & Recovery Program

– What is an ASR well?

- Aquifer Storage & Recovery
- An inexpensive way to store large quantities of water underground
- Combined Recharge Rate = 4.0 MGD (15 Million Liters per day)
- Combined Recovery Rate = 8.0 MGD (30 Million Liters per day)

How is ASR Used?

Storage

Seasonal

Long-Term

Emergency

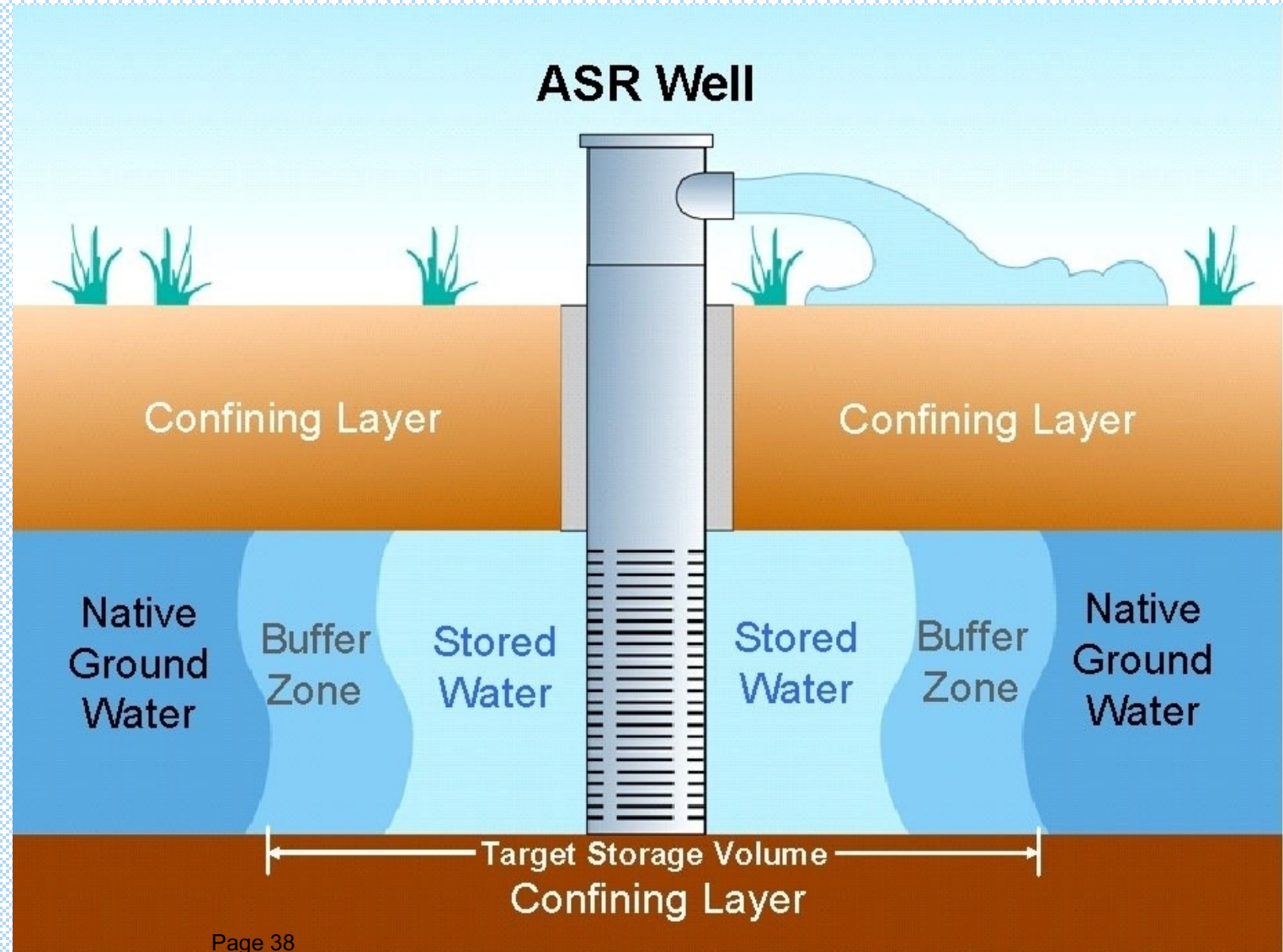
Distribution System

Pressure

Flow

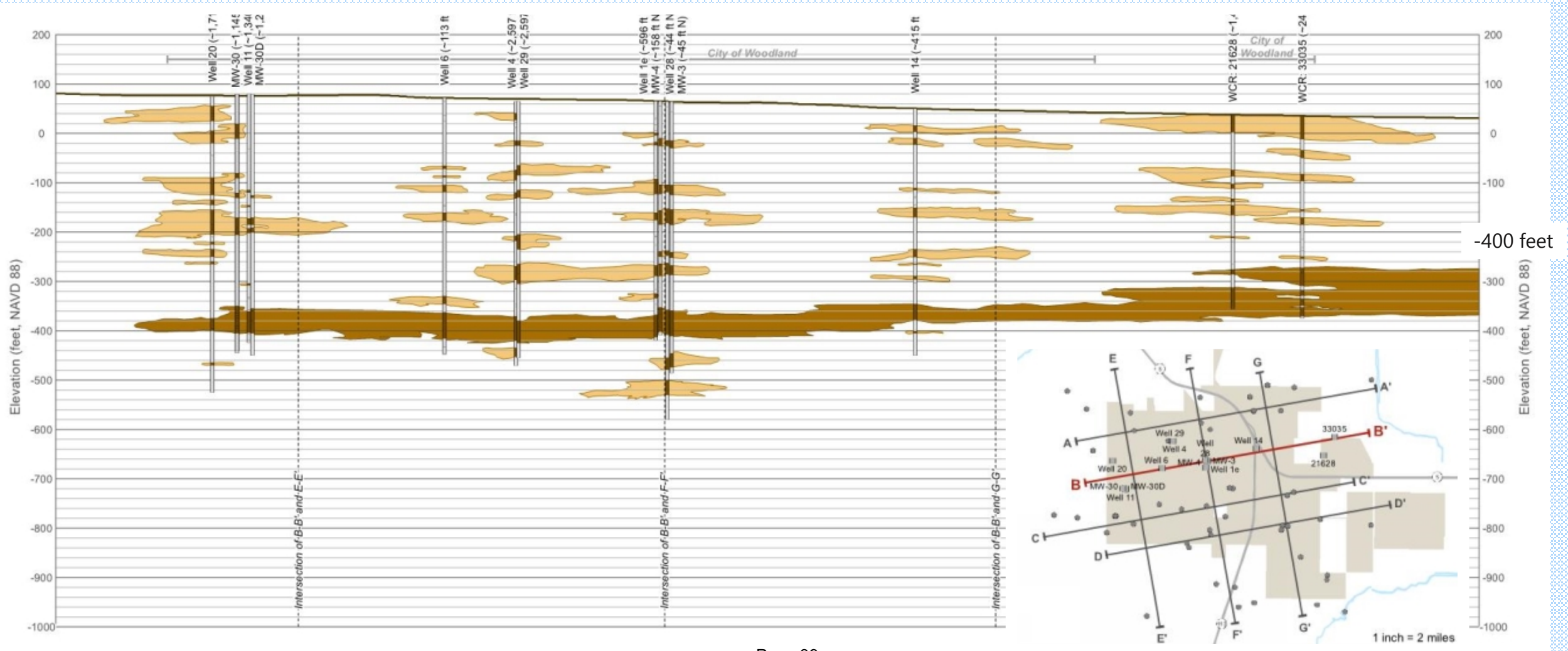
Disinfectant
Residuals

... and many other uses



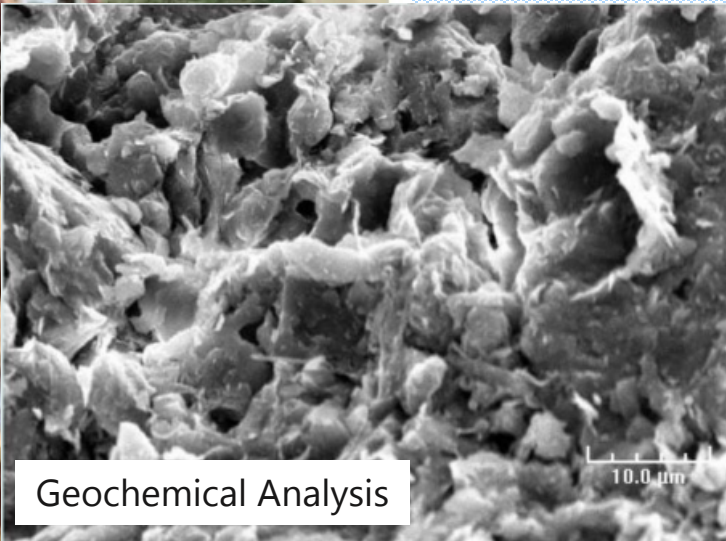
Why Woodland is Suitable for ASR

— Aquifer Characterization

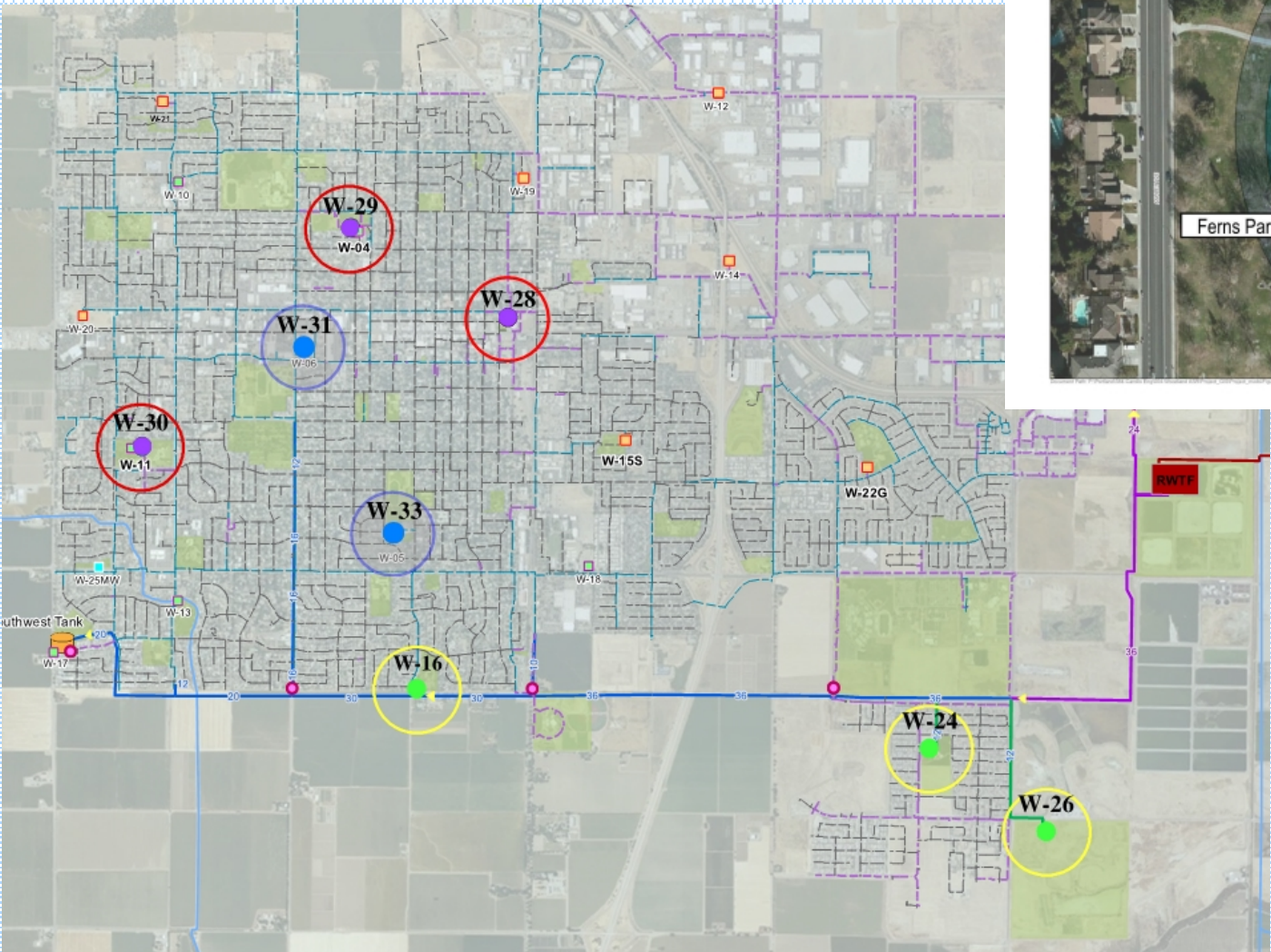


Geochemical Reactions?

Sonic Corehole Samples



Well Site Locations

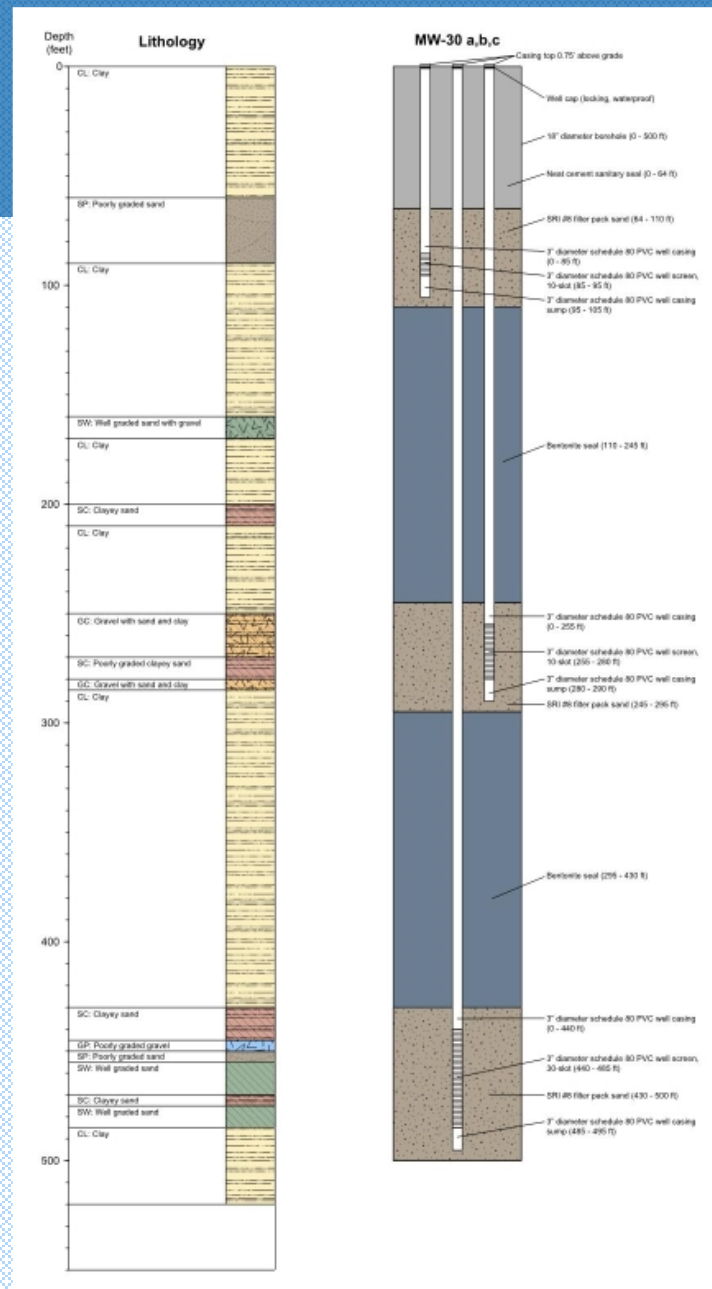


Monitoring Wells

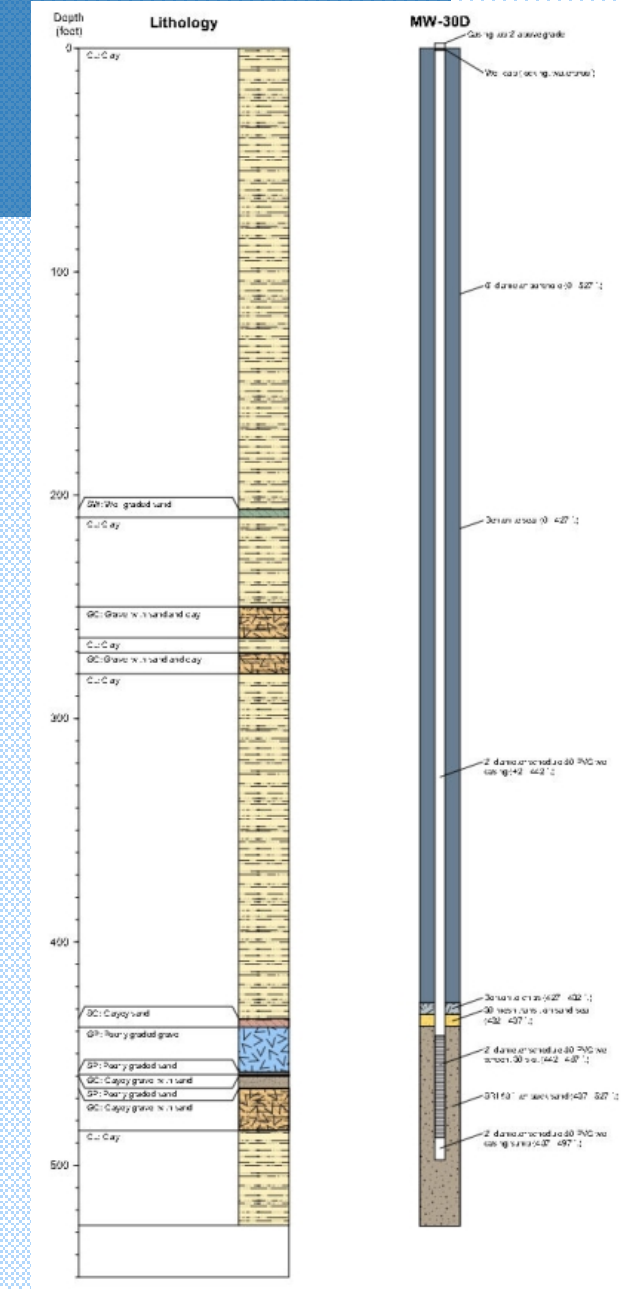
- Multiple completion depths
- Equipped with submersible sample pump and level transducer



Monitoring wellhead in cage



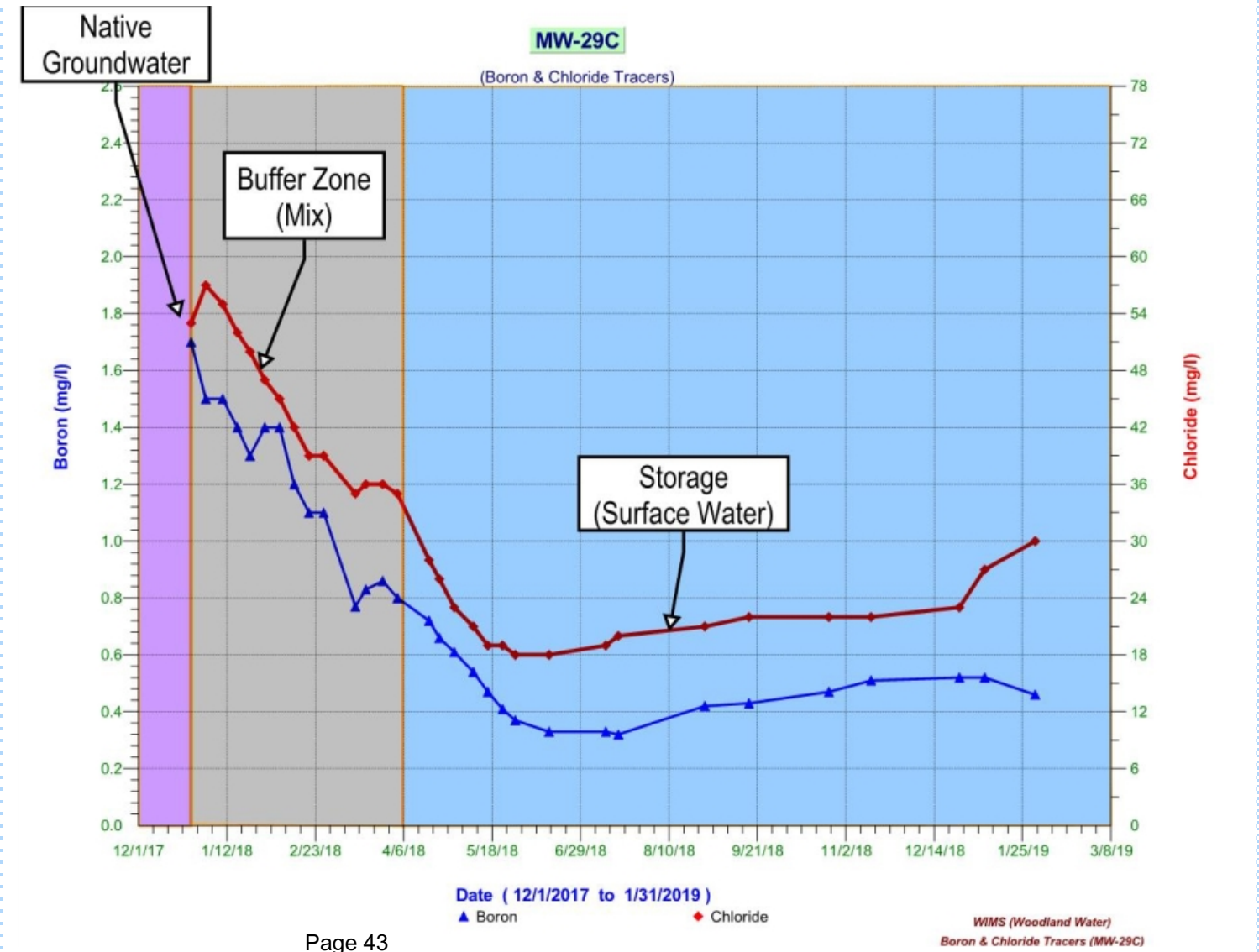
Monitoring Well 30 a, b, c



Monitoring Well 30d
(Sonic Corehole Conversion)

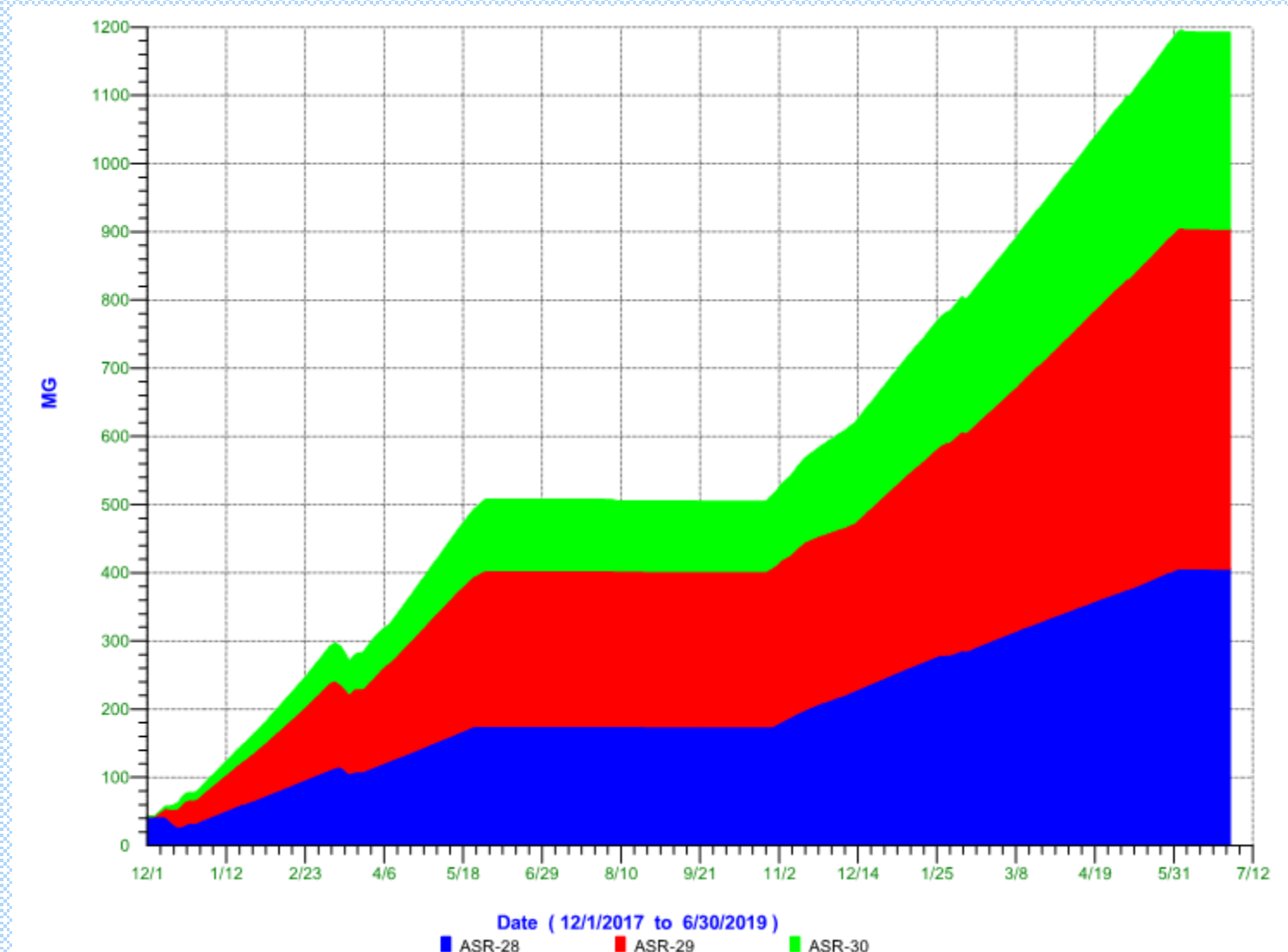
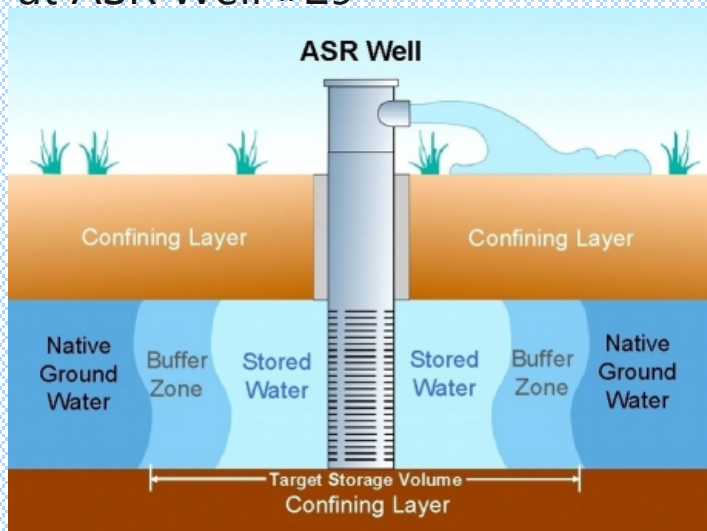
Operational Considerations – Water Quality Monitoring

- Boron and Chloride are used as tracer constituents
- Sampled at Monitor Wells and ASR wells during all operational phases
- Monitors direction, gradient, and velocity of groundwater movement



Operational Considerations – Water Quantity Monitoring

- Since starting operation stored 1.2 billion gallons (Achieved Target Storage Volume June 2, 2019)
- Estimated 30% of initial injected water formed the buffer zone
- Target Storage Volume based on 90 day recovery period at each well
- Started full scale recovery to distribution system on July 9, 2019 at ASR Well #29



Questions



2019 ACEC Golden State Award



2019 Engineering Excellence Awards
CATEGORY G: WATER RESOURCES



City of Woodland Aquifer Storage and Recovery Wells #29 and #30

Project Owner:
City of Woodland, California

Entrant/Design Engineer:
Carollo Engineers, Inc.





Engineers...Working Wonders With Water®



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: I.5.
SUBJECT: Community Services Department Quarterly Status Report for the period of April through June 2019

Recommendation for Action: Staff recommends that the City Council receive the Community Services Department Quarterly Status Report.

Staff Contact:

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

Background:

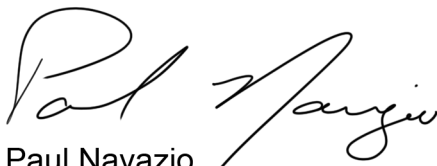
This quarterly status report covers the period of April through June 2019. The report presents a summary of recreation and senior programming, events, affordable housing, the community development block grant entitlement program, parks and recreation facilities operation and maintenance, and urban forestry. This report also contains a narrative description of major work performed and/or notable Department highlights.

Conclusion:

Staff recommends that the City Council receive the Community Services Department Quarterly Status Report.

Prepared by: Kris Bain, Community Services Program Manager

Reviewed by: Christine Engel, Community Services Director


Paul Navazio
City Manager

Attachments:

1. CSD_Q4_19

Community Services Department Quarterly Report: April-June 2019

The following provides a summary of the Community Service Department's programs, activities, and events for April through June 2019. This report refers to participant hours; the methodology for calculating participant hours is described at the end of the document. *Participant totals (total participants and total participant hours) are the total amount of participants/hours for the entire reporting period (i.e. in most cases three months).*

QUARTERLY HIGHLIGHTS

- The Commit2Fit Campaign registered 271 participants in April with the 30-Day Fitness Challenge. There were 70 fitness classes/events offered by 12 C2Fit partners.
- Approximately 5,523 people attended events at the Community & Senior Center during facility rentals.
- Approximately 23,384 participant hours were recorded for aquatics; and youth, teen and adult recreation classes.
- Approximately 9,603 participant hours were recorded for senior programs and senior events.
- Woodland Sports Park hosted three Headfirst Honor Roll Camps June 21-26 which brought \$9,450 in revenue for the Sports Park with over 500 participants.



6th Grade Party



Senior Resource Fair

PROGRAM MARKETING

During this reporting period, the Department used the following marketing efforts to promote the recreation program offerings as well as community events and senior programs.

- School Flyers: One school flyer (May 2019) was distributed to WJUSD students to promote summer activities and programs. In addition, a second flyer was sent to sixth grade students for the Sixth Grade Party. All school flyers are published in English and Spanish.
- Banners & Posters: Banners and posters are displayed throughout town advertising activities and events.

- Social Media: The Department utilizes Facebook and Instagram to advertise upcoming events and recreation programs.
- Special Events: Staff attended several special events using the Rec2Go van to promote programs including: Food Truck Mania in April, May, and June; Empower Yolo Spring Fling, Bayside Church's Easter Egg Hunt (Slaven Park); Plainfield Elementary Field Day; Beamer Elementary KERMES Festival, Dia de los Niños (Ferns Park); Touch-a-Truck at the Library; the Honey Festival; the Saturday Farmer's Market; local parks, child care centers, and the Woodland Public Library.

FACILITIES

Community & Senior Center Facility Reservations

The Community & Senior Center facility rental program is designed to provide a location for community events and generate revenue for the City of Woodland.

The "Facility Rentals with Fees Waived" column, in the table below, identifies the use of the facility where fees were not charged and the dollar amount that could have been collected (had a fee waiver not been granted). Rentals with all of the fees waived are generally city events/meetings or city sponsored events. This table does not include use of rooms for senior programs or exercise classes.

	General Facility Rentals <i>Includes rentals receiving discounts</i>	Facility Rentals <i>with Fees Waived</i>
Number of Rentals	35	9
Approximate Participants	4,103	1,420
Total Fees	\$24,380	\$18,150 (waived)

Sports Park Tournament Reservations

Tournament reservations are available for the Sports Park Complex. Local tournament directors have the first choice of dates for the following year before a "tournament date allocation meeting" is held with non-local tournament directors. All of the available weekend dates for tournaments (from January to August and November to December) were reserved. (September and October weekends are used for soccer games by local soccer leagues). During the fourth quarter, the Sports Park was reserved for youth baseball and softball tournaments. Some tournaments were cancelled due to inclement weather.

Sports Park Tournament Reservations	
Number of Rentals	13
Number of Teams	234
Total Fees Collected	\$46,545

Facility Maintenance Projects

In the fourth quarter, facility maintenance has worked on several kitchen projects, including: cleaning condenser coils and replacing parts in the commercial refrigerator and freezer, conducting maintenance on the commercial dishwasher, and deep cleaning the kitchen elements. Other tasks included: bypassing lighting ballasts, installing LED bulbs, replacing paper towel dispensers, and performing maintenance on the HVAC system.

PARKS

Parks and Recreation Facility improvement Projects

At the February 19, 2019 City Council meeting, the City Council approved mid-year budget adjustments including the appropriation of \$230,000 to the Community Services Department for park facility maintenance needs. The below list of projects were presented to the City Council, as well as the facilities committee of the Parks & Recreation Commission:

- 1) Lighting Improvements – Installation of light poles at Crawford Park and another park to be determined (\$28,000 for poles and \$25,000 for installation)
- 2) Charles Brooks ADA Restroom project – Retrofit of existing restrooms to provide wheelchair access and meet ADA requirements (\$50,000)
- 3) Beamer Park Tennis Courts – Resurface the tennis courts in Beamer Park to fix trip hazards on the playing surface (\$20,000)
- 4) Charles Brooks Pool Bleacher project – Design for a bleacher replacement project that would be constructed in future year, as funding is available (\$30,000)
- 5) Jack Slaven Park Water Feature - Modifications and improvements to the water feature to repair deficiencies and reduce downtime (\$50,000)
- 6) Remaining funds of \$27,000 are not currently recommended for allocation to a specific project, but will be used for contingency funds for the listed projects. To the extent it is not needed as contingency, it will be available for other park projects.

Beginning in March Staff began to receive necessary bids for the contracts that would be allocated for each of the listed projects. As soon as the bidding process was complete, the contracts were awarded. The ADA restroom project at the Charles Brooks Community Swim Center began on April 15 and was completed mid-June. The restrooms are now in operation. The modification and improvements on the Jack Slaven Park water feature have been made and completed. The water feature is up and running. Beamer Park tennis courts were resurfaced and made available for use on April 26. They now include four Pickle Ball courts for added use at the park. They are now available for use. Light poles for the lighting improvements at Crawford Park have been ordered and delivered. Staff will be installing them in the next quarter.

Day of Service / Ferns Park

The Community Day of Service, held in collaboration with the Church of Jesus Christ of Latter Day Saints, was held on May 18. Volunteers met at Ferns Park to receive work assignments. The Kiwanis later hosted lunch at the park. Many projects were completed such as sanding the wooden play equipment and cleaning Ferns Park. At Beamer Park, volunteers moved 150 yards of mulch

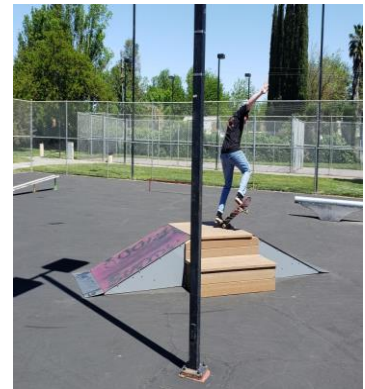
under the oak trees. Additionally, 50 yards of mulch was spread at City Park. Volunteers cleaned and pulled weeds in the high lots at the Cemetery.

Statewide Parks Project - Prop 68

During this reporting period, staff began working on the submittal of the grant application under the Department of Parks and Recreation's competitive Statewide Park Program (SPP). The SPP aims to create new parks and new recreation opportunities in critically underserved communities across California. A grant application for expanding Gracie Hiddleson Park will be submitted prior the August deadline. Public meetings were conducted to obtain input on new park amenities (fitness court playground and bathroom). The Parks and Recreation commission supported staff moving forward with the application at their June 24 meeting.

Crawford Park

Although there are plans to develop a new skate park at the Sports Park, staff identified necessary improvements to the existing skate park. City staff resurfaced the skate park, and new skate park elements were added. Staff re-opened the skate park in late April shortly after installation of the elements was complete. Many favorable comments from the public have been received. Staff has also noticed an increase in use at the facility.



Crawford Park Skate Park Area

EVENTS

Event	Date	Total Participants	Participant Hours	Fee Collected
Commit2Fit	April 1-30	271		Free Program
Game On!*	April 12	56	168	Free Program
6 th Grade Graduation Party*	June 1	594	1,172	Free Program
Total Participants		921	1,340	\$0

**Event made possible by Measure J*

AQUATICS

All aquatic programs are held at the Charles Brooks Community Swim Center. Aquatic programming is available for children as young as six months old through seniors and includes swimming lessons, lifeguard training, recreation swimming, recreation swim teams, lap swim and water aerobics. During the spring, the primary programming at the pool is lap swim, water aerobics, and the use of the pool by the Woodland Swim Team and the Woodland and Pioneer High Schools.

Aquatics Program	Total Participants	Participant Hours	Fees Collected
Lap Swim & Water Aerobics	1,622	1,622	\$2,091
Lifeguard Training	9	270	\$1,240
Spring Swim Lessons	33	132	\$2,046
Woodland Swim Team	n/a	n/a	\$10,530
Private Reservations	n/a	n/a	\$2,152
Total	1,664	2,024	\$18,059

Pool Rentals

During non-programmed hours, the Charles Brooks Community Swim Center is available to reserve for other aquatic activities not affiliated with the City of Woodland. Pool reservation fees account for the facility and safety personnel onsite during the scheduled event.

WOODLAND SWIM TEAM

Woodland Swim Team is a year round USA Club Team that has rented the Charles Brooks Community Swim Center for practices and meets since 1952. The Woodland Swim Team held regular practices during this quarter and hosted two swim meets. Fees Collected: \$10,530 (\$1,910 monthly rental fee)

PRIVATE FACILITY RESERVATIONS

The pool is available for private reservations when not in use by City programs or user groups. Woodland and Pioneer High School swim teams utilize the pool for practices and meets after school from February through April, Monday through Friday. There were four private reservation events at the pool during the fourth quarter. Fees collected: \$2,152

YOUTH & TEEN RECREATION

A variety of youth and teen recreation programs are offered by the Department year-round; however, the majority of the programs are offered during the summer. In addition to the programs listed below, please refer to the Contract Classes section for other program offerings that are available for youth and teens.

Youth Recreation Program	Total Participants	Participant Hours	Fees Collected
After School Teen Pack (Measure J)	1,838	4,861	Free Program
Baby & Me	122	122	Free Program
Night Hoops	282	423	Free Program
Rec2Go (Measure J)	2,292	7,096	Free Program
Toddler Time	20	20	\$315
Total	4,554	12,522	\$315

Youth Scholarships for Summer Programs (“Camperships”)

Camperships are available for income-qualified families of youth participants of Swim Lessons, Summertime Fun Club, Summer Teen Pack, and Lifeguard Training. “Camperships” are scholarships resulting in a fee reduction for the program (programs are not offered for free). Camperships are available on a first-come, first-served basis and are sponsored by Measure J. Woodland residents that meet the requirements for the school lunch program are generally eligible for camperships. The Woodland Kiwanis Club provided a generous donation to the Woodland Community Services Department to provide camperships for youth swim lessons (100 scholarships were provided by Kiwanis and 100 by the City). In addition, the Kiwanis Club provided funding for 2 youth to attend the Outdoor Adventure Trip to Yosemite.

CONTRACT CLASSES

The City contracts with outside (special interest) instructors to teach a variety of recreation and leisure classes for participants of all ages. With the exception of tennis and boxing, the City retains 30% of the fees collected for each class (in addition to non-resident fees). The City retains 10% of the fees collected for the tennis program. For boxing, the City retains all of the revenues and pays the two contractors a monthly stipend.

Contract Class	Total Participants	Participant Hours	Fees Collected	Total Expense	Net Revenue
Art with Emily	13	234	\$1,496	\$1,238	\$258
Boxing	1,342	2,013	\$3,482	\$7,956	\$-4,475
Cello Tennis Academy	442	1,750	\$12,029	\$10,826	\$1,203
Country Line Dance	45	180	\$270	\$189	\$81
Dynamic Dancing	128	1,584	\$7,161	\$5,013	\$2,148
Fall Prevention	6	72	\$700	\$490	\$210
Functional Fitness	93	93	\$640	\$448	\$192
Karate	21	289	\$600	\$420	\$180
LEGO Engineering	28	420	\$4,361	\$3,053	\$1,308
Mad Science	18	270	\$2,610	\$1,827	\$783
National Academy of Athletics	18	222	\$864	\$0	\$864
Pilates	20	173	\$660	\$462	\$198
Stepping Out	14	244	\$560	\$392	\$168
WDLD Hoops	11	616	\$1,100	\$770	\$330
Wrestling Club	12	432	\$720	\$504	\$216
Yoga	43	246	\$945	\$662	\$284
Total	2,254	8,838	\$38,198	\$34,250	\$3,948

ADULT SPORTS

Adult sports offered through the City include drop-in sports as well as organized softball, basketball, and volleyball leagues. Drop-in basketball (open gym) numbers are not reported, however, participation for the other programs is listed below.

Open Gym participation	Participants	Participant Hours	Fees Collected
Volleyball	195	585	\$972
Badminton	686	1,372	Free
Pickleball	531	1,062	Free
Total	1,412	3,019	\$972

League participation	Teams	Participants	Participant Hours	Fees Collected
Basketball (spring league)	27	270	2,160	\$8,910
Softball (spring league)	31	558	4,464	\$11,430
Volleyball (spring league)	7	70	560	\$2,275
Total	65	898	7,184	\$22,615

SENIORS

Programs at the Woodland Senior Center include art classes; exercise classes; games; leisure programs and activities; education resources; support groups, and special events resulting in a total of 9,603 participant hours during the fourth quarter.

PROGRAMS

Programs	Total Sign-ins	Participant Hours	Fees Collected
Art Classes	485	835	\$253
Exercise Classes	1,085	3,101	\$513
Games	996	2,186	Free Program
General Programs	1,812	2,456	\$0
Education Resources	110	257	Free Program
Support Groups	150	300	Free Program
Special Programs	218	218	Free Program
Total	4,856	9,353	\$766

EVENTS

Events	Date	Total Participants	Participant Hours
Senior Resource Fair	May 23	250	250

GRANTS & HOUSING

In addition to implementing recreation and senior programs, the Community Services Department also implements the Community Development Block Grant Entitlement program, grants for non-profit organizations, and affordable housing programs. The highlights of these programs for the fourth quarter are provided below.

Community Development Block Grant (CDBG) Program

The City Council adopted the Fiscal Year 2019/20 Community Development Block Grant (CDBG) Action Plan on June 18, 2019. The Action Plan will be funded with \$498,513 in Federal funds and \$2,189 in City Housing Trust funds for total resources of \$500,702. Activities funded through the Action Plan include the following construction and public service projects. The Action Plan will be submitted to the U.S. Department of Housing and Urban Development for review and approval.

Construction Projects

- City of Woodland, Library ADA Restrooms Upgrades - \$55,000
- Sacramento Valley Historical Railways, ADA Restroom Building - \$4,000
- City of Woodland, ADA Accessibility Project - \$198,000
- New Hope Community Development Corporation, Cottonwood Meadows Phase 3 - \$60,000
- CommuniCare Health Centers, Outdoor Wellness Space - \$8,000

Public Service Projects

- Meals on Wheels Yolo County, Home Delivered Meals Program - \$8,500
- Yolo Community Care Continuum, New Dimensions Supported Housing - \$7,500
- Yolo Wayfarer Center DBA Fourth and Hope, Emergency Shelter Services - \$9,500
- Empower Yolo, Shelter Services - \$6,000
- City of Woodland, Social Services Manager - \$6,000
- Yolo Food Bank, Nourish Yolo Capacity Enhancement Project - \$6,000
- Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - \$7,500
- Yolo County Children's Alliance, MediCal & CalFresh Enrollment & Retention - \$6,000
- Northern California Children's Therapy Center, Project Hope for Children - \$6,000
- Ark Preschool, Preschool Nutrition Program - \$3,000
- Legal Services of Northern California, Fair Housing Services - \$10,000

Status of CDBG Construction Activities

- City of Woodland, ADA Accessibility Program (FY 2018/19 funding) – Construction began in early July.
- Yolo Community Care Continuum, Safe Harbor Rehabilitation (FY 2018/19 funding) – YCCC bid out the project, but no bids were submitted. YCCC is now working with a local general contractor on a proposal.
- Yolo Wayfarer Center, Interior Rehabilitation (FY 2018/19 and 2017/18 funding) – The project is under design.
- CommuniCare Health Centers, Onsite Playground (FY 2017/18 and 2016/17 funding) – CommuniCare is following up with two bidders who were not selected for the project since the selected bidder has pulled out of the process.

- Empower Yolo, Capital Project (FY 2016/17 funding) – Empower Yolo awarded a construction contract for the last component of the project (gates, fencing, and handrails), but is engaging other contractors as the contractor selected for the project has pulled out of the process.

No Place Like Home Application

The State notified Yolo County in June that its No Place Like Home (NPLH) loan application on behalf of applicant Friends of the Mission (FOM) has been approved. FOM, Woodland Opportunity Village, Fourth & Hope, City of Woodland, and Yolo County have partnered to put together the NPLH application for development of 60 permanent supportive housing (PSH) units on City-owned land north of the City limits. The NPLH partners are also pursuing funding through private foundations in support of the PSH development.

Mutual Housing Phase 2 Development

Construction of Phase 2, 39 farmworker units for very low- and low-income households, was completed in May and the City disbursed the final loan funds, \$300,000, for its \$1,500,000 loan provided for Phase 2. The loan disbursement was funded through affordable housing in-lieu and Spring Lake Off-Site fee revenues.

Manufactured Home Fair Practices Commission

The Commission met on June 25 and approved space rent increases (annual permissive adjustments) of 1.80% for the following Woodland manufactured home parks: Bell's Trailer Village, Royal Palm Estates, and Idle Wheel Estates. The parks met the minimum requirements under the City's manufactured home space rent control ordinance to receive the space rent increases.

PARTICIPANT HOURS CALCULATION

The Community Services Department measures programs through “participant hours”. Participant hours are a calculation of total program hours multiplied by the total number of unique participants within a program. Total participant hours reports how much time participants spend within each program. The measurement breaks down to 1 person x 1 hour = 1 Participant Hour. It should be noted that a higher number of participant hours is not, by itself, a measurement of greater program success compared to the participant hours of another program. Participant Hours (PH) is calculated by:

Drop In Programs: 1 Class meeting (in hours) x Total sign-ins

Examples include Water Aerobics & Lap Swim, Badminton, and Night Hoops

Classes/Camps/Leagues: Total unique participants x total class time (in hours)

Examples include: Swim Lessons, Mad Science

Individual Entry: Each class meeting (in hours) x Total in attendance (adding each day)

Examples include: Teens Helping Seniors, Teen Pack

Event: Total Attendants x Average Time

Examples include: ReXpo, 4th of July

Participant hours and participants in this report are listed for the three-month reporting period; therefore, if 100 participants are listed, the 100 refers to the total participants for the three-month period and could double or triple count the same participants if they participated each month (i.e. drop in volleyball).



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: I.6.
SUBJECT: SUBJECT : Special Assessment Tax Roll Collections

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, Requesting Collection of Charges on the Tax Roll for the Lighting and Landscaping Districts, Special Assessment Districts and Community Facilities Districts as described herein.

Staff Contact

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

Fiscal Impact

Total City assessments that would be collected through County property tax rolls for special districts described herein are \$9,358,848, which have been projected in the FY 2019/20 budget.

Background

In conjunction with the annual collection of property taxes, Yolo County collects special assessment taxes on behalf of the City of Woodland. These special assessments include the following:

Lighting and Landscape Districts (Spring Lake, Gateway, Gibson Ranch, North Park, Streng Pond and West Wood);

Assessment Districts (Fire Suppression);

Community Facility Districts (Spring Lake Maintenance, Gibson Ranch CFD No. 1, and Spring Lake CFD 2004-1);

Waste Management Liens

For the FY2019/20 tax levies, Yolo County is requiring resolutions to be passed authorizing the collection of the special assessments by Yolo County and also releasing Yolo County from any liability, which may arise regarding the collection of the special assessments. The six parts of the resolutions are summarized as follows:

- The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls the related special assessment(s) detailed on each of the resolutions.
- The City acknowledges that all special assessments comply with all requirements of state law which includes Proposition 218.
- The City releases and discharges the County from any potential liability or expenditures arising from the collection of any special assessments authorized by the City.
- In the event of a judgment against the City arising from the collection of the special

assessment(s), the County may offset the amount of the judgment from any monies collected by the County on behalf of the City including property taxes.

- The City will agree to cooperate with the County in answering questions related to special assessments and the City will not refer inquirers to County staff for response.

- The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs related to the collection of the special assessments as provided by Government Code sections 29304 and 51800. The County is charging an annual \$1 levy fee per parcel for all special assessments. Any increase to these levy fees charged by the County would have to be approved by the City and adopted in a separate resolution.

Discussion

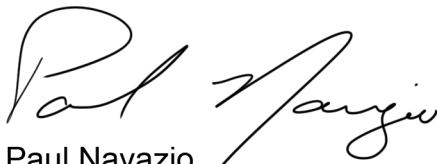
The intent of the resolutions is to specify the County and City's respective responsibility regarding the collections of special taxes, fees and assessments as required by Proposition 218. All of the conditions expressed in the resolutions, including compliance with Proposition 218 and collection of the annual assessments, have been in existence throughout the life of each of the assessments discussed herein. Annual approval of these resolutions is required by the County to ensure these practices are documented in a specific and formal manner.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, Requesting Collection of Charges on the Tax Roll for the Lighting and Landscaping Districts, Special Assessment Districts and Community Facilities Districts as described herein.

Prepared by: Adam Devlin, Senior Accountant

Reviewed by: Kimberly McKinney, Finance Officer



Paul Navazio
City Manager

Attachments:

1. RESOLUTION - Special Assessment Collections

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
REQUESTING COLLECTION OF CHARGES ON TAX ROLL**

WHEREAS, the City requests the County collect on the County tax rolls certain charges which have been imposed pursuant to section 50078 of The Government Code of the State of California by the City for the following District:

Fire Suppression Assessment District

WHEREAS, the City requests the County collect on the County tax rolls certain charges which have been imposed pursuant to section 22645 and 22646 of The Streets and Highways Code of the State of California by the City for the following Districts:

Spring Lake Landscaping and Lighting District
Gateway Landscaping and Lighting District
Gibson Ranch Landscaping and Lighting District
North Park Landscaping and Lighting District
Streng Pond Landscape Maintenance District
West Wood Unit No. 1 Landscaping and Lighting District

WHEREAS, the City requests the County collect on the County tax rolls certain charges which have been imposed pursuant to Chapter 2.5, Part 1, Division 2, Title 5 (commencing with Section 53311) of the California Government Code by the City for the following Districts:

City of Woodland Community Facilities District No. 1 (Gibson Ranch)
City of Woodland Community Facilities District No. 2004-1 (Spring Lake)

WHEREAS, the City requests the County collect on the County tax rolls certain charges which have been imposed pursuant to section 53340 of Government Code of the State of California by the City for the following District:

Spring Lake Maintenance Community Facilities District

WHEREAS, the City requests the County collect on the County tax rolls certain charges which have been imposed pursuant to Article 23C Section 4 of the City Municipal Code by the City for the following:

Waste Management Liens

WHEREAS, the County has required as a condition of the collection of said charges that the District/City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof,

RESOLUTION NO: _____

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

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.
2. The City warrants and represents that the taxes, assessments, fees and/or charges imposed by the City and being requested to be collected by Yolo County comply with all requirements of state law, including but not limited to Articles XIIC and XIID of the California Constitution (Proposition 218).
3. The City releases and discharges County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action and judgments, in any manner arising out of the collection by County of any taxes, assessments, fees and/or charges on behalf of City,
4. The City agrees to and shall defend, indemnify and hold harmless the County, its officers, agents and employees (the "Indemnified Parties") from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of City's said taxes, assessments, fees and/or charges requested to be collected by County for City, or in any manner arising out of City's establishment and imposition of said taxes, assessments, fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of City's taxes, assessments, fees and/or charges, the County may offset the amount of the judgment from any other monies collected by County on behalf of City, including property taxes.
5. The City agrees that its officers, agents and employees will cooperate with the County in answering questions referred to City by County from any person concerning the City's taxes, assessments, fees and/or charges, and that City will not refer such persons to County officers and employees for response.
6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs in placing on the tax rolls and collecting the taxes, assessments, fees and/or charges, as provided by Government Code sections 29304 and 51800. The County is charging an annual \$1 levy fee per parcel for all special assessments. Any increase to these levy fees charged by the County would have to be approved by the City and adopted in a separate resolution.

RESOLUTION NO: _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2019.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

SS.

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 _____, 2019, by the following vote:

AYES: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Xochitl Rodriguez

Attest:

City Clerk, Ana B. Gonzalez



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: I.7.
SUBJECT: Receive and File the Manufactured Home Fair Practices Commission
Annual Report for 2018 Program Year

Recommendation for Action: Staff recommends that the City Council receive and file the Manufactured Home Fair Practices Commission Annual Report for the 2018 program year.

Fiscal Impact

For 2018, the City collected registration fees of \$9,720 from three of the five manufactured home parks located in Woodland with the revenues helping offset the City costs incurred to administer the program. Two of the parks, Casa del Sol and Leisureville, are not required to pay registration fees.

Background

The City's voters adopted Measure T in November 2001, which added Chapter 16B to the Woodland Municipal Code, entitled Manufactured Home Space Rent Control. The purpose of the ordinance (Measure T) is to protect the owners and residents of manufactured homes from unreasonable space rental increases while simultaneously recognizing and providing for the need of park owners to receive a just and reasonable return on their property. The ordinance also provided for the establishment of the Manufactured Home Fair Practices Commission of the City of Woodland (Woodland Mun. Code § 16B-4(a)). Its membership consists of five regular members and two alternate members, none of whom are permitted to be either a manufactured home owner or resident or otherwise have any interest in a manufactured home park (§ 16B-4(b)(1)). The Commission reviews all proposed rent increases for mobile home spaces subject to the rent control provisions of the ordinance.

Conclusion

Staff recommends that the City Council receive and file the Manufactured Home Fair Practices Commission Annual Report for the 2018 Program Year.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Christine Engel, CSD Director


Paul Navazio
City Manager

Attachments:

1. 2018 Annual Report



ANNUAL REPORT 2018 MANUFACTURED HOME FAIR PRACTICES COMMISSION

AUTHORITY

The City of Woodland's mobile home rent control ordinance specifies that the Manufactured Home Fair Practices Commission (MHFPC) render "at least semiannually a comprehensive written report to the City Council concerning the commission's activities, holdings, actions results of hearings and all other matters pertinent to this chapter..." (§16.B4(m)(6).) The City Council is provided copies of minutes of MHFPC meetings during the year, but this document represents a more formal reporting of the Commission's activities for the 2018 program year.

The City's ordinance also specifies: "The city manager is hereby directed to maintain an accurate accounting of all direct and indirect costs of administering the regulations contained in this chapter. The city manager shall submit a report to the commission and city council of such costs and any recommendation for a change in the registration fee at least annually from and after the effective date of this chapter." (§16.B6(e).)

FINANCIAL STATUS

For program years 2002 through 2005, park owners were required to pay an annual registration fee of \$137 per-space. Starting in program year 2006, the Commission recommended and the City Council approved a lower registration fee of \$30 per space. The \$30 per-space fee continues to remain in effect until changed by the City Council upon the recommendation of the Commission.

MHFPC COMMISSIONERS AND STAFF

In 2018, the MHFPC Commissioners were:

<u>Name</u>	<u>Term Expires</u>
Bill Marcus, Chairperson	12/31/2017
Dick Cronin, Member	12/31/2017
Kathy Trott, Member	12/31/2019
Ben Cadranell, Member	6/30/2018

VACANCY, Member	n/a
VACANCY, Alternate Member	n/a
VACANCY, Alternate Member	n/a

Dan Sokolow from the City's Community Services Department serves as staff to the Commission.

2018 STATISTICS

In 2018, there were a total of 631 manufactured home spaces in the City of Woodland, of which 342 spaces are subject to the registration and rent ceiling provisions of the City of Woodland's Manufactured Home Space Rent Control ordinance.

Mobile Home Park	Spaces in Park	Regulated Spaces
Bell's	40	40
Leisureville	150	0
Idle Wheel	153	153
Casa del Sol	157	18
Royal Palm	131	131
TOTAL	631	342

2018 ACTIVITY BY PARK:

Bells Trailer Village:

- All 40 spaces at Bells Trailer Village were registered with the Commission.
- Registration fees of \$1,200 were paid to the City in December 2017.
- All regulated space rents as of December 31, 2017 appeared to be within the 2.27% increase in the space rent ceiling previously approved by the Commission in 2017.
- Bells completed its annual re-registration process on time and requested a permissive adjustment in 2018.
- The MHFPC approved a permissive adjustment increase to the space rent ceiling of 2.30% in 2018.

Idle Wheel:

- All 153 spaces at Idle Wheel were registered with the Commission.
- Registration fees of \$4,590 were paid to the City in December 2017. Because of issues related to how Idle Wheel implemented the April 26, 2017 10.19% space rent increase approved by the Commission, Staff was unable to confirm that reported rent levels for all spaces appeared to be within the 10.19% adjustment space rent ceiling.
- Idle Wheel completed its annual re-registration process on time and requested a permissive adjustment in 2018.
- The Commission approved a permissive adjustment increase to the space rent ceiling of 2.30% in 2018.

Royal Palm:

- All 131 spaces at Royal Palm were registered with the Commission.
- Registration fees of \$3,930 were paid to the City in December 2017.
- All regulated space rents as of December 31, 2017 appeared to be within the 2.27% increase in the space rent ceiling previously approved by the Commission in 2017.
- Royal Palm completed its annual re-registration process on time and requested a permissive adjustment in 2018.
- The Commission approved a permissive adjustment increase to the space rent ceiling of 2.30% in 2018. Separately, the Commission on August 14, 2018 approved a net operating income adjustment of 2.21%.

Leisureville:

- There are 150 spaces at Leisureville. Management claims there are no space renters, and that all residents have an ownership interest in the park. Because Leisureville did not have at least 2 spaces rented or held out for rent, Leisureville is exempt from the Ordinance and the Commission took no action.

Casa del Sol:

- For 2018, Community Housing Opportunities Corporation submitted an annual registration showing that 156 of the 157 park spaces at Casa del Sol are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels. (The one park space not submitted is used for the park manager.) As a result, no registration fee is required, but CHOC will be required to annually re-confirm the exemption for the spaces.

Commission Meetings for Program Year 2018

For Program Year 2018, the Manufactured Home Fair Practices Commission held six meetings: January 24, June 25, July 11, July 16, July 30, and August 14.

Net Operating Income or Special Adjustment Requests.

The Commission held a public hearing on July 11 for the Net Operating Income Annual Adjustment Application submitted by the owner of Royal Palm Estates, continued the public hearing to July 16, and met again on July 30 and August 14 to consider and deliberate on the Application, and consider a draft decision for approval. The Commission approved a net operating income adjustment 2.21% on August 14.

Respectfully Submitted,

Dan Sokolow, MHFPC Staff

Dated: June 25, 2019



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: I.8.
SUBJECT: Authorize a \$200,000 Electric Vehicle Grant Agreement through the Sacramento Metropolitan Air Quality Management and a \$248,000 Budget Appropriation from the Vehicle Replacement Reserve Fund (Fund 012) towards the purchase of two Electric Work Trucks for Public Works.

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the Fleet & Facilities Manager to execute a \$200,000 Electric Vehicle Grant Agreement with the Sacramento Metropolitan Air Quality Management and authorize a \$248,000 budget appropriation from the Vehicle Replacement Reserve Fund (Fund 012) towards the purchase of two Electric Work Trucks for the Public Works department.

Staff Contact

Troy Thompson, Fleet & Facilities Manager, troy.thompson@cityofwoodland.org, 530-661-5956

Council Goal

Maintain City Infrastructure – providing equipment for the needs of the Public Works Department while making progress towards the City’s Climate Action Plan

Fiscal Impact

The City will initially pay for the full costs of the Electric Vehicle (EV) Trucks and then be reimbursed by the Sacramento Metropolitan Air Quality Management District (SMAQMD) after the new trucks are delivered. Staff received a budget estimate for two new EV Trucks from one of the program-approved dealerships in the total amount of \$347,762; however, the City will be reimbursed \$200,000 from the grant. The remaining costs will be funded from current reserve balances for each vehicle along with FY2018/19 appropriation savings to cover the funding deficits.

One-Time Deficits by Vehicle

Vehicle Number being replaced	Fund	Program	Cost of EV Truck (after grant)	Reserve Balance	Deficit
#660	210	Water System	\$73,881	\$54,786	- \$19,095

#697	220	Sewage Collection System	\$73,881	\$58,515	- \$15,366
				Total	- \$34,461

Annual Operations and Maintenance Cost Comparisons

Vehicle Number	Fund	Program	O&M Costs for Gas Truck	O&M for EV Truck	Decrease in O&M Costs
#660	210	Water System	\$6,340	\$1,658	- \$4,682
#697	220	Sewage Collection System	\$11,022	\$2,640	- \$6,790
				Total	- \$11,472

Background

The City of Woodland continuously seeks ways of reducing Greenhouse Gas (GHG) emissions in the fleet. Fleet Services meets with departments on an annual basis, in part, to target vehicles that could be potentially replaced by more fuel-efficient vehicles. Most of the fuel-efficient vehicles purchased since the adoption of the City's Climate Action Plan have been hybrid vehicles. Electric vehicles have a more significant impact on the reduction of GHG emissions, however, the initial costs of EVs have been historically too high, and only feasible to purchase as grant opportunities are available.

In 2018, the Sacramento Metropolitan Air Quality Management District approved a plan to implement an \$8 million grant for regional cities, including Woodland, to purchase electric vehicles (EVs) through the Sacramento Emergency Clean Air Transportation (SECAT) program. The purpose of the grant is to promote low carbon transportation within the region by contributing \$100,000 towards the purchase of each electric vehicle that will operate primarily within communities, such as electric public works trucks. Staff identified two older work trucks in the Public Works department that were ideal candidates for EV truck replacements.

A return on investment analysis showed that there would be significant reduction in lifetime operations and maintenance costs with the EV trucks as compared with conventional gas-powered trucks. The analysis also showed a total combined GHG emissions savings of 183 metric tons of carbon-dioxide due to the number of gallons of fuel saved over the lifetime of the EV trucks. This emission savings is equivalent to emissions from 38 passenger vehicles driven for one year.

Discussion

The next step in the grant process is for the City to sign the attached SMAQMD Grant Agreement. Staff will then initiate a competitive bidding procedure for the purchases of the EV trucks. The \$248,000 budget appropriation from the Vehicle Replacement fund will cover the initial costs of both EV work trucks along with \$102,000 of FY2018/19 carryover appropriations to replace the two older trucks. The City will be reimbursed \$200,000 from the SMAQMD after the vehicles are delivered.

The City also qualifies for a \$30,000 incentive through the Hybrid and Zero-Emission Truck and Bus Voucher Incentive Program (HVIP) for each EV charging station purchased under the Grant program, which covers the majority of the costs except for taxes and shipping fees. Unused FY2018/19 Equipment Services Fund carryover appropriations will cover the remaining costs for the unmatched portion of the EV charging stations, as well as costs to upgrade the electrical infrastructure at the Municipal Services Center to support the charging stations.

Conclusion

Staff recommends that the City Council approve Resolution No. _____, authorizing the Fleet & Facilities Manager to execute a \$200,000 Electric Vehicle Grant Agreement with the Sacramento Metropolitan Air Quality Management and authorize a \$248,000 budget appropriation from the Vehicle Replacement Reserve Fund (Fund 012) towards the purchase of two Electric Work Trucks for the Public Works department.

Prepared by: Troy Thompson, Fleet & Facilities Manager

Reviewed by: Craig Locke, Public Works Director



Paul Navazio
City Manager

Attachments:

1. SMAQMD Grant Agreement
2. Resolution

June 12, 2019

VET-18-0085 (U)

Troy Thompson
City of Woodland
300 First Street
Woodland, CA 95776

Dear Troy Thompson,

Thank you for participating in the **Sacramento Emergency Clean Air & Transportation (SECAT) Program**, to help reduce pollution in the Sacramento region. This letter is to provide you with instructions to complete the funding process.

I have enclosed two (2) sets of the Agreement (or one sent by email) that you are required to sign, initial and return to our office within 30 days. Please read the Agreements carefully as they will explain your requirements and obligations as a condition of receiving SECAT funding.

If you agree with to these terms, please sign, initial, date and/or check in the appropriate places and return all original signed or emailed Agreements to our office within 30 days. It will take approximately 2-3 weeks for us to process the Agreements after receiving all signed copies.

Once I receive signatures from SMAQMD, I will return one original executed (fully signed) Agreement to you for your records. You may order the replacement vehicle(s) and complete the purchase transaction of the vehicle(s) after the executed Agreement is returned to you. Any replacement vehicle ordered or purchased before the Agreement is executed will not receive SECAT grant funds.

Thank you for helping to clean the air in the Sacramento region. Please don't hesitate to contact me at (916) 874-6276 or your dealer if you have any questions.

Sincerely,

Patrick Robinson
Air Quality Engineer
Sacramento Metropolitan AQMD

**SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT
SACRAMENTO EMERGENCY CLEAN AIR TRANSPORTATION PROGRAM (SECAT)**

This Agreement (Agreement) is between the Sacramento Metropolitan Air Quality Management District (SMAQMD), and **City of Woodland** (Participant).

1.0 Recitals

- 1.1 SMAQMD is part of the Sacramento Federal Ozone Nonattainment Area (SFNA or Nonattainment Area). Ozone is formed by the interaction of Nitrogen Oxides (NOx) and other precursor pollutants. The majority of NOx in the SFNA is generated by vehicles, including heavy-duty vehicles and engines.
- 1.2 SMAQMD is the local agency within the boundaries of Sacramento County with the primary responsibility for the development, implementation, monitoring, and enforcement of air pollution control strategies, clean fuel programs, and motor vehicle use reduction measures under Health and Safety Code Section 40961.
- 1.3 SMAQMD is authorized by Health and Safety Code Sections 41062(a) and 41082 to implement programs to reduce transportation emissions, including programs to encourage the use of alternative fuels and low-emission vehicles.
- 1.4 The state legislature established the Sacramento Emergency Clean Air and Transportation Program (SECAT Program) to help the air districts within the Nonattainment Area comply with the federal standards. (Health & Safety Code §44299.50 et seq.)
- 1.5 One of the air-quality-improvement methods identified in the SECAT Program is the development of a Fleet Modernization Program to promote the advance purchase and use of low-NOx on-road-heavy-duty vehicle and engine technology.
- 1.6 SMAQMD approved the Fleet Modernization Program Guidelines ("Guidelines"), on January 24, 2002, and are periodically revised. SMAQMD also simultaneously approved the use of this Agreement form, as amended from time to time and authorized their Chief Executive Officer and SMAQMD's Air Pollution Control Officer (APCO), respectively, to execute this Agreement.
- 1.7 The Participant has reviewed and is familiar with the SECAT Program Policies and Guidelines.
- 1.8 The objective of the SECAT Program is to accelerate the modernization of the existing heavy-duty vehicles in the Sacramento Ozone Nonattainment Region through financial incentives that will encourage the voluntary purchase of heavy-duty vehicles using newer, lower emitting technology or alternative fuels, and the retrofitting of existing heavy-duty vehicle engines with technology that lowers engine emissions.
- 1.9 Through the SECAT Program, SMAQMD will provide financial incentives to vehicle owners that agree to surrender their heavy-duty trucks for destruction or to be used in the enhanced SECAT Program and then replace them with newer, lower-emission vehicles. Participants purchasing zero emission vehicles are not required to identify or destroy an old vehicle(s) to obtain financial incentives.
- 1.10 To ensure that actual reductions result from the SECAT Program, it is essential: (i) that the replaced vehicles, where applicable, be inspected to verify that they qualify for the Program, (ii) that the replaced vehicles, where applicable, be destroyed by a qualified salvage operation, (iii) that an Electronic Monitoring Unit, if available, be installed in the new vehicle to verify actual operation within the Sacramento Area Council of Governments (SACOG) Region (A map of the SACOG Region is included in Exhibit A), and (iv) that particulate emission control devices, if available, be installed to reduce particulate emissions.
- 1.11 Participant understands that the purpose of the Program, and this Agreement, is to help SMAQMD achieve clean air standards required by state and federal law.

- 1.12 The Participant wishes to participate in this process by using SECAT Program funds in the purchase of a low-NOx vehicle and related equipment.
- 1.13 The parties specifically recognize that SACOG is a third-party beneficiary to this Agreement and has the right to audit compliance with the Agreement, including conducting inspections, and has the right to enforce Participant's compliance with the terms of the Agreement.

2.0 Special Terms and Conditions

The parties agree to the terms and conditions listed below.

- 2.1. **Definitions:** As used in this Agreement, the following terms have the following meanings:
- 2.1.1 **"Certified"** means a vehicle or engine that is certified by California Air Resources Board (CARB) or the United States Environmental Protection Agency (USEPA) to an emission standard or standards.
- 2.1.2 **"Dealership"** means a business specializing in the sale of new and used heavy duty vehicles that has entered into an agreement with SMAQMD to assist in the implementation of the Program.
- 2.1.3 **"Destroyed"** means that the vehicle or equipment is rendered permanently incapable of passing a California Highway Patrol inspection or is otherwise deemed permanently illegal to operate on public roads.
- 2.1.4 **"Electronic Monitoring Unit" or "EMU"** means a SMAQMD-approved Global Positioning System (GPS) device that is installed on a vehicle and that: (i) monitors the locations in which the vehicle is operated within a specified geographic boundary, and (ii) passively transmits usage data reports to SMAQMD or its designee.
- 2.1.5 **"Equipment"** means the Replacement Vehicle identified in Exhibit C as well as the related devices required to be installed under Paragraph 2.3.4.
- 2.1.6 **"Existing Vehicle"** means the vehicle that the Program Participant surrenders for destruction.
- 2.1.7 **"Program"** means the SECAT Program and the SECAT Program Guidelines (as amended from time to time), which are incorporated into this Agreement as if fully set forth.
- 2.1.8 **"Participant"** means the individual, agency, or business entity that is receiving funds under this Participant Agreement.
- 2.1.9 **"Reimbursement Formula"** is the following calculation for determining the level of funds to be returned to SMAQMD if Participant fails to meet the operational requirements of the Agreement:
- $$A = I - [I * (T / L)]$$
- A = Amount Owed to SMAQMD
I = Total Incentive Award
L = Length of the Agreement in Months
T = Elapsed New Equipment Project Life in Months
- 2.1.10 **"Replacement Vehicle"** means the newer, lower-emission vehicle described in Exhibit B, Sections 3 and 4. The vehicle must be certified by the California Air Resources Board in compliance with the Guidelines.

2.2 **Payment:**

- 2.2.1 **Payment:** SMAQMD will pay up to **\$400,000** to Participant to reimburse actual costs in the replacement of the Existing Vehicle. No payment is required until: (i) the Participant commences operation, as required under Paragraph 2.3.1 (Time), (ii) the Participant submits a Payee Data Record form, as required under Paragraph 2.2.2, (iii) Participant satisfies the requirements in Section 2.5 (Inspections and Audits) and 2.6 (Invoice Requirements), and (iv) Exhibit Z has been signed by all parties. **If Participant purchases the New or Replacement Equipment/Engine(s) before this Agreement is signed by all parties, then Participant will NOT receive any grant funds.**
- 2.2.2 **Taxation:** Payments made under this Agreement may be subject to taxation. Participants are encouraged to consult with a tax professional regarding the taxability of payments from this program. Participant is not entitled to payment until it submits a completed Payee Data Record form to the County of Sacramento prior to payment. The County of Sacramento will report the payment to both the State of California and the United States Treasury and will issue an IRS Form 1099 to the Participant.

2.3 **Participant Obligations:** Participant will:

- 2.3.1 **Time:** Order the Replacement Vehicle within 45 days of the date this Agreement is executed by the last signatory, and purchase and begin operating the Replacement Vehicle within 180 days of the same execution date.
- (i) If the Participant does not meet the deadlines in this Section, SMAQMD may terminate this Agreement under Paragraph 2.9.1.
 - (ii) Participant may submit a written request to extend these deadlines if it is unable to meet them due to circumstances beyond the Participant's reasonable control. For the 180 day deadline, any extension request must include proof of vehicle order, including build sheets and purchase orders,
- 2.3.2 **Operation:** Operate the Replacement Vehicle within the SACOG Region and ensure that the operation is consistent with the eligibility requirements in the Program and with the goals and objectives of the Program.
- 2.3.3 **Warranties:** Secure the manufacturer warranties for the Replacement Vehicle and operate the Replacement Vehicle within the manufacturer's specifications, including maintenance and fueling requirements.
- 2.3.4 **Additional Devices Requirements:**
- 2.3.4.1 **Electronic Monitoring Unit:** If requested by SMAQMD, install an EMU and provide proof of installation to SMAQMD within 90-days of the date of the request.
 - 2.3.4.2 **Hour Meter:** If the Participant has opted to accept hourly operational requirements rather than mileage requirements, it must install a SMAQMD-approved hour meter.
 - 2.3.4.3 **Fuel Meter:** If the Participant has opted to accept fuel operational requirements rather than mileage requirements, it must install a SMAQMD-approved fuel meter.
 - 2.3.4.4 **Notice and Repair:** Notify SMAQMD immediately if the EMU, hourly monitor, or fuel meter fails or becomes inoperable, and repair the devices as soon as practicable.
- 2.3.5 **Existing Vehicle Surrender:** For Vehicle Replacements:
- (i) Except as required under Section 2.3.5 (iii), (iv), and (v), Participant must surrender the Existing Vehicle to an approved salvage operation. Participant may arrange the delivery through an approved Dealership.

- (ii) When the Existing Vehicle is delivered to the SMAQMD-approved Dealership, salvage operation or other facility authorized under Section 2.3.5 (iii) and (iv), the Participant must insure that it is in the same operating condition it was in at the first inspection.
- (iii) SMAQMD may opt to sell the destroyed and salvaged Existing Vehicle, and Participant retains no right to any proceeds from the destruction, salvage, and sale of the Vehicle by SMAQMD or the salvage operation. SMAQMD reserves the right to require the Participant to surrender the Existing Vehicle to a specific salvage operation. If SMAQMD opts to specify the salvage operation, SMAQMD must provide written notice to the Participant before the Participant delivers the Existing Vehicle to a salvage operation.
- (iv) SMAQMD may authorize or require the Participant to use an alternative disposal method that ensures emission reductions.
- (v) Participants purchasing a zero emissions vehicle are not required to surrender or destroy an Existing Vehicle.

2.3.6 **Decals:** Display two decals approved by SMAQMD on each Replacement Vehicle. SMAQMD must approve the location of the decals.

2.3.7 **Program Guidelines:** Comply with all other requirements detailed in this Agreement or the Program and Guidelines.

2.3.8 **Disclosures:** Complete Exhibit E and, if this Agreement requires approval by the Board of Directors, Exhibit F.

2.3.9 **Buy America Requirements:** Ensure that all Replacement Vehicles funded under this Agreement have a final point of assembly in the United States of America, unless this requirement is waived in writing by SMAQMD.

2.4 **Participant's Warranties:** The Participant warrants that:

- (i) The Application Form has been completed and all of the information presented in the Form is complete and accurate. Participant's Application is incorporated by reference in this Agreement
- (ii) Both the Existing Vehicle, if applicable, and the Replacement Vehicle meet all of the criteria established in the Program Guidelines, in effect at the time this Agreement is signed, as well as the goals and objectives of the Program.
- (iii) The purchase of the Replacement Vehicle described in Exhibit B is not required by any law or regulation. (If the Participant is a public agency, Participant further warrants that its board policies do not require the purchase).
- (iv) It will not make any modifications to, or tamper with, the Replacement Vehicle, or modify engine performance (including changes in horsepower), emission characteristics, engine emission components (not including repairs with substantially similar original equipment manufacturer replacement parts), or the engine's emission control function in any manner.

2.5 **Inspections and Audits:** Each Replacement Vehicle and Existing Vehicle is subject to inspection by SMAQMD or its designee at any time. The Participant agrees to provide SMAQMD or its designee with on-site access to the Replacement Vehicle. Inspections will include the pre-, post-, salvage, and audit inspections identified in Paragraphs 2.5.1 to 2.5.4.

2.5.1 **Pre-inspection:** SMAQMD will conduct a pre-inspection of each Existing Vehicle to verify that the engine qualifies for funding and that the information supplied in the Participant's application is correct.

- 2.5.2 **Post-inspection:** SMAQMD will conduct an inspection after the Replacement Vehicle is purchased to verify that it meets the Program requirements.
- 2.5.3 **Salvage or Destruction Inspection:** SMAQMD will conduct inspections to ensure that, at the time of salvage, the Existing Vehicle is in the same condition it was in at the pre-inspection. If the condition of the Existing Vehicle has changed, SMAQMD may deny or decrease payment of the amounts in Section 2.2 (Payment). SMAQMD will also conduct a post-salvage inspection to verify destruction or disposal of the Existing Vehicle, if applicable.
- 2.5.4 **Audit Inspection:** SMAQMD will conduct audit inspections as necessary to verify the Replacement Vehicle is operating as required under the Program and meeting contractual requirements. Audits include both the physical equipment and the Participant's records. SMAQMD may also perform a fiscal audit of the project at any time.
- 2.6 **Invoice Requirements:** The Participant must submit a final invoice packet to SMAQMD. This requirement may be met by submission of the documents by a Dealership on Participant's behalf. The packet must include the documents identified below.
- 2.6.1 **Purchase Documentation:** A copy of the final purchase order and Program Participant purchase invoice, invoices for work performed to meet Program eligibility requirements, and the finance agreement for any portion of the vehicle purchase price to be privately financed. The documentation must include the odometer reading on the date the Replacement Vehicle is financed.
- 2.6.2 **DMV Registration:** A copy of the DMV registration for the Replacement Vehicle, listing Participant as the registered owner and SMAQMD as lien holder on the vehicle.
- 2.6.3 **Engine Warranty:** A copy of the engine warranty that verifies the Replacement Vehicle meets the Program requirements.
- 2.6.4 **Meter Installation:** If the Program Participant has opted to meet its performance obligations by complying with hour or fuel requirements, a copy of an invoice documenting that an hour or fuel meter has been installed on the Replacement Vehicle, and a written confirmation by Dealership that the meter is operational.
- 2.6.5 **Proof of Insurance:** A copy of proof of insurance demonstrating compliance with Section 3.5, and Exhibit D.
- 2.7 **Title and Finance Requirements:** The Participant agrees to the following vehicle title and finance requirements:
- (i) The Participant must provide a copy of the Replacement Vehicle's title to SMAQMD, demonstrating that SMAQMD is named as a lien holder of the vehicle. If SMAQMD is the sole lien holder, Participant will provide the original title to SMAQMD.
 - (ii) The Participant must be the registered owner of the Replacement Vehicle throughout the term of this Agreement.
 - (iii) If the Replacement Vehicle is financed, the Participant must list SMAQMD and the Finance Company as lien holders for the vehicle.
 - (iv) If the Replacement Vehicle is financed, and the vehicle loan is repaid before the termination of this Agreement, the Participant must ensure that SMAQMD is listed as the sole lien holder on the Replacement Vehicle for the entire remaining term of this Agreement.
 - (v) If the Replacement Vehicle is repossessed by the finance company, the Participant must immediately notify SMAQMD and must reimburse SMAQMD in accordance with Section 2.10 (Reimbursements).

- (vi) If the Replacement Vehicle is leased, the Participant must ensure that the leasing company lists SMAQMD as a lien holder on the vehicle title.
- (vii) If the Participant acquires a leased Replacement Vehicle and terminates the leasing agreement during the term of this Agreement, the Participant must ensure that SMAQMD is listed as the sole lien holder on the Replacement Vehicle for the entire remaining term of this Agreement.
- (viii) Any changes to the Replacement Vehicle's title must be preapproved in writing by SMAQMD.

2.8 **Mandatory Information Release:** Participant authorizes release to SMAQMD of the information specified below, and agrees to hold the releasing parties immune from liability for the release of the information to SMAQMD.

2.8.1 **Release of Financial Information:** If the Participant is using commercial or other loans to purchase the Equipment, Participant authorizes the financing entity to release any and all financial information to SMAQMD regarding the Participant's payment status at any time during the term of this Agreement.

2.8.2 **Address Information:** Participant authorizes the release of information within the possession or control of any source, including individuals, private or public companies, or government agencies, regarding the past, current or potential future address of Participant or Participant's business (including phone numbers and email addresses), or information that could lead to such information.

2.9 **Termination:**

2.9.1 **General:** SMAQMD may immediately suspend or terminate this Agreement, in whole or in part, if it determines that there is: (i) an illegal or improper use of funds; (ii) a failure to comply with any term of this Agreement; or (iii) a failure to submit a correct and complete report. In no event will any payment by SMAQMD constitute a waiver by SMAQMD of any breach of this Agreement or any default that may then exist on the part of Participant. Neither will such payment impair or prejudice any remedy available to SMAQMD with respect to the breach or default. SMAQMD will have the right to demand the repayment to SMAQMD of any funds disbursed to Participant under this Agreement that it determines were not expended in accordance with the terms of this Agreement. Participant must promptly refund the moneys upon demand. In addition to immediate suspension or termination, SMAQMD may impose any other remedies available by law, in equity, or otherwise specified in this Agreement.

2.9.2 **Limitation:** Notwithstanding the provisions of this Paragraph, the Participant is subject to the reimbursement requirements of Section 2.10 (Reimbursements), which are in addition to, and do not offset or displace, any other recovery rights that SMAQMD may have in the event the contract is breached.

2.9.3 **Funding:** The parties acknowledge that this Agreement will be funded by incentive fund revenues from other agencies; however, SMAQMD may terminate this Agreement if: (i) it does not receive all or a portion of the revenues, or (ii) funds are not specifically appropriated for this Agreement in SMAQMD's final budget prior to the expiration of the Agreement and any Agreement extensions. If SMAQMD terminates this Agreement under this paragraph, it will serve notice of the action on the Participant within 10 working days.

2.10 **Reimbursements:** Notwithstanding the provisions in Section 2.9 (Termination), the Participant is subject to the reimbursement requirements of this Paragraph, which are in addition to, and do not offset or displace, any other recovery rights that SMAQMD may have in the event the contract is terminated or breached. If the Participant fails to fulfill the minimum operational requirements by the termination date in Section 3.1 (Term), it must refund a pro rata portion of the **\$400,000** to SMAQMD.

2.10.1 **Reimbursement Determination:** SMAQMD will determine whether a reimbursement is required after reviewing the annual reports required under Section 2.11 (Recordkeeping and Reporting Requirements). If the Participant has failed to submit a report for any year, SMAQMD may assume that none of the operational requirements (where required) were met for that year.

2.10.2 **Reimbursement Amount:** The reimbursement amount is the difference between the required level of operation and the actual level of operation during a given contract year, according to the Reimbursement Formula. The termination date of the contract will be automatically extended until payment is complete.

2.10.3 **Early-Termination Reimbursements:** If the contract is terminated prior to the termination date in Section 3.1 (Term), SMAQMD may:

- (i) Demand full repayment of the Section 2.2 (Payment) funds, or
- (ii) Apply the Reimbursement Formula and demand repayment of the prorated amount.

2.10.4 **Inoperable Equipment Reimbursements:** If the Replacement Vehicle is stolen or rendered inoperable prior to the end of the Agreement term (as determined by Participant's insurance company), Participant may either: (i) replace the inoperable Replacement Vehicle with a new Replacement Vehicle certified to equal or lower emission levels than the inoperable Replacement Vehicle and complete performance of this Agreement or (ii) terminate the Agreement and a return a prorated portion of the **\$400,000**, based on the Reimbursement Formula.

2.10.5 **Full or Partial Waiver:** The APCO of SMAQMD may, at his or her sole discretion, relieve the obligation to reimburse funds after considering the circumstances leading to the failure to fulfill the minimum performance requirements.

2.11 **Recordkeeping and Reporting Requirements:**

2.11.1 **Record Requirements:** Participant must maintain adequate records to document compliance with this Agreement. Records include all driver log book entries, logs of miles travelled, logs of vehicle downtime, records of fuel consumed, and documents establishing the type and cost of maintenance performed. Participant must maintain the records for the term of the contract and the three years following the end date listed in Section 3.1 (Term) or from the conclusion of any audits or litigation concerning this Agreement, whichever is later. SMAQMD or SACOG may inspect or request copies of these records at any time during the term of this Agreement. This paragraph will survive the termination of this Agreement.

2.11.2 **Report Requirements:** The Participant must submit a report stating the miles travelled or hours operated in the preceding year, the fuel consumed, the type and cost of maintenance or repair work performed over the course of the year, and the amount of time the Equipment was inoperable due to the maintenance and repair activities.

2.12.3 **Report Submission Deadlines:** The reports are due not later than January 31 of each year. SMAQMD may request additional performance or other documentation at its discretion and Participant must provide the requested information within 30 days of the request.

2.12 **Sale of Equipment:** Participant acknowledges and agrees that it may not sell or encumber the Replacement Vehicle without the prior written consent of SMAQMD. SMAQMD will not approve the sale, transfer, licensing, or subcontracting, unless:

- (i) The Participant notifies the prospective buyer of the Equipment, in writing, of the terms of this Agreement and any unperformed requirements.
- (ii) The buyer executes an Agreement with SMAQMD.

2.13 **Grant of Security Interest:** Participant grants to SMAQMD a security interest in the Replacement Vehicle to secure its performance under this Agreement. Participant authorizes SMAQMD to prepare and file applications, financing statements, continuation statements, statements of assignment, termination statements, lawsuits, and the like, as necessary to perfect, protect, preserve, foreclose, or release SMAQMD's interest in the Replacement Vehicle.

- 2.14 **Notice of Contact Information Change:** It is the Participant's responsibility to insure that its contact and address information in Section 3.28 (Communications) is current at all times. If SMAQMD is forced to pursue legal action and is unable to complete personal or substitute service on Participant, it will request court permission to serve notice by publication in the Sacramento Bee and The Daily Recorder, and will seek a default judgment if the Participant fails to timely respond to legal actions filed by SMAQMD.

3.0 General Terms and Conditions

- 3.1 **Term:** This Agreement will begin upon execution by all parties and terminate on **12/31/2022**. Notwithstanding the expiration or earlier termination of this Agreement, SMAQMD's security interest in the Replacement Vehicle will continue in full force and effect until Participant fully satisfies its obligations under this Agreement.
- 3.2 **Inspections:** SMAQMD may conduct an audit of Participant's operations to verify that Participant is complying with the Agreement terms. Any inspection will be conducted at a reasonable time and with reasonable notice to Participant.
- 3.3 **Prohibition on Emission Reduction Credits:** The receipt of funds under this Agreement prohibits application for any form of emission reduction credit – for any pollutant – for the purchase of the Replacement Vehicle. This prohibition includes, but is not limited to: (i) all attainment, nonattainment, criteria and noncriteria pollutants, and (ii) application for Emission Reduction Credits (ERC), Mobile Emission Reduction Credits (MERC) or Certificates of Advanced Placement (CAP). This prohibition extends to credits from all Air Quality Management or Air Pollution Control Districts.
- 3.4 **Voluntary Act:** The Participant's purchase of the Replacement Vehicle is a completely voluntary act and SMAQMD has made no representations nor guarantees to the Participant regarding the Equipment.
- 3.5 **Insurance:** The Participant must maintain the insurance coverage described in Exhibit D. The Participant must name SMAQMD as an additional insured and loss payee. The Participant must obtain and transmit to SMAQMD a yearly Certificate of Insurance from the Insurance Company(ies) listing SMAQMD as an additional insured and loss payee, and obligating the Insurance Company(ies) to provide at least 30 days notice to the Participant and SMAQMD in the event of a change in, cancellation of, non-renewal of, reduction in coverage under, or termination of any policy listed on the certificate for any reason whatsoever. If the Participant fails to obtain the required certificate of insurance, or if the required insurance lapses, this Agreement may be terminated by SMAQMD immediately.
- 3.6 **Notice of Significant Events:** Participant will provide to SMAQMD prompt written notice of any of the following events:
- (i) Any pending litigation or governmental action that may have a material adverse effect on Participant's ability to operate its business in the ordinary course, or Participant's ability to perform this Agreement.
 - (ii) Any change in its name, adoption of a fictitious business name, change in the location of its principal place of business, change in its business structure (such as from a sole proprietorship to a corporation), any proposed sale or transfer of substantially all its operating assets, or any proposed sale or transfer of 20.0% of its equity ownership or control.
 - (iii) The filing of any petition in bankruptcy by or against Participant.
 - (iv) The occurrence of any catastrophic loss to Participant, Participant's principal place of business, or Participant's operating assets.
 - (v) Damage to the Replacement Vehicle greater than 10% of its value at the time of damage.
 - (vi) Repossession of the Replacement Vehicle.

- 3.7 **Ability to Perform:** If either of the events listed in this paragraph occur, the Participant must notify SMAQMD within 30 days of the date Participant knows, or should have known, that the event has occurred or is likely to occur:
- (i) The Participant suffers catastrophic loss.
 - (ii) Any other event has occurred or is likely to occur that could impair the Participant's ability to perform the conditions of this Agreement.
- 3.8 **Amendment:** No amendment, alteration or variation of the terms of this Agreement is valid unless made in writing and signed by all parties.
- 3.9 **Assignments:** No performance rendered or payment due under this Agreement may be delegated or assigned without the written consent of all the parties hereto. If Participant assigns any of its rights or obligations under this contract, all of the terms and conditions of this contract will apply to the Participant's assignee.
- 3.10 **Non-Discrimination:**
- 3.10.1 **Requirements:** Participant must not discriminate based on:
- (i) Color, race, creed, national origin, religion, sex, age, or physical or mental handicap in violation of Title VI of the Civil Rights Act of 1964 (42 U.S.C. Section 2000d) and its implementing regulations, or in violation of any other state or federal law;
 - (ii) Sexual orientation as determined by federal, state, or local laws and regulations.
- 3.10.2 **Prohibited Discrimination:** Prohibited discrimination under this Agreement means disparate treatment on the basis of race, color, creed, religious creed, national origin, age, marital status, ancestry, medical condition, disability (including HIV and AIDS), gender identity, or sexual orientation. Discrimination includes, but is not limited to:
- (i) Denying persons any service or benefit which is different, or is provided in a different manner or at a different time from that provided to other participants under this Contract;
 - (ii) Subjecting persons to segregation or separate treatment in any matter related to the receipt of services;
 - (iii) Restricting persons in any way from the enjoyment of any advantage or privilege enjoyed by others under this Agreement;
 - (iv) Treating persons differently from others in determining whether they satisfy any admission, enrollment quota, eligibility, membership, or other requirement that individuals must meet in order to be provided any service or benefit under this Agreement;
 - (v) Assigning times or places for the provision of services on the basis of race, color, creed, religious creed, national origin, age, marital status, ancestry, medical condition, disability (including HIV and AIDS), gender identity or sexual orientation of the persons to be served.
- 3.11 **Subcontracts:** If the Participant submitted the name of a subcontractor in the proposal or application for this Agreement, SMAQMD's approval of the Agreement is also an approval of the use of the named subcontractor.

In the event that any part of this Agreement is subcontracted, Participant agrees to document the following affirmative steps for utilizing Disadvantaged Business Enterprises (DBE) as required by the Environmental Protection Agency:

- (i) Include DBEs on solicitation lists.

- (ii) Assure DBEs are solicited once they are identified.
 - (iii) Divide total requirements into smaller tasks to permit maximum DBE participation, where feasible.
 - (iv) Establish delivery schedules which will encourage DBE participation, where feasible.
 - (v) Encourage use of the services of the U.S. Department of Commerce's Minority Business Development Agency (MBDA) and the U.S. Small Business Administration to identify DBEs.
- 3.12 **Successors:** This Agreement will bind the successors of SMAQMD and Participant in the same manner as if they were expressly named.
- 3.13 **Recordkeeping:** Not Applicable, see Section 2.11.
- 3.14 **Termination Notice Requirements:**
- 3.14.1 **30-day Notice Termination:** Either SMAQMD or Participant may terminate this Agreement for any reason by giving the other party 30-days written notice.
 - 3.14.2 **5-day Notice Termination:** SMAQMD, through its APCO, may terminate this Agreement with 5 days written notice if Participant fails to perform any of the terms and conditions of this Agreement in the time and manner specified.
 - 3.14.3 **Immediate Termination:** SMAQMD, through its APCO, may terminate this Agreement immediately if informed that moneys to fund the contract are not available. If SMAQMD terminates this Agreement under this paragraph, it will serve notice of the action on the Participant within 10 working days
- 3.15 **Waiver of Claims:** Participant waives and releases any claims against SMAQMD and its respective officers, directors, agents, employees or volunteers, from damage or loss caused by:
- (i) Any suit or proceeding directly or indirectly attacking the validity of this Agreement, or any part of this Agreement.
 - (ii) Any judgment or award declaring this Agreement either void or voidable, or delaying the performance of any part of this Agreement.
- 3.16 **Waiver of Agreement Provisions:** Waiver by either party of any default, breach or condition precedent will not be construed as waiver of any other default, breach or condition precedent or any other right under this Agreement.
- 3.17 **Time:** Time is of the essence with respect to the timely performance of each provision of this Agreement.
- 3.18 **Severability:** If any provision of this Agreement is held invalid or unenforceable, its invalidity or unenforceability will not affect any other provisions of this Agreement, and this Agreement will be construed and enforced as if such provision had not been included.
- 3.19 **Venue and Choice of Law:** This Agreement is executed in Sacramento County, California and will be governed by the laws of the State of California. Any action arising out of this Agreement must be filed in a state court or federal court located in Sacramento, California.
- 3.20 **Compliance with Laws and Regulations:** Participant must observe and comply with all applicable laws and regulations. In addition to all other applicable laws, this Agreement is subject to the provisions and limitations of the California Health & Safety Code. Notwithstanding the terms of this Agreement, the Parties are not permitted to undertake any actions that contravene the California Health & Safety Code or any other law or regulation.

- 3.21 **Payments that Contravene the Law:** SMAQMD has no liability for payments that are found to contravene the law. Participant will reimburse SMAQMD for any payments made by SMAQMD to Participant and later determined to contravene federal, state or local laws and regulations.
- 3.22 **Status of Participant:** This Agreement is only for the payment of incentive funds to offset the cost of the items identified in Exhibit C. Accordingly, Participant, its employees, consultants and subcontractors do not have any of the entitlements of a SMAQMD employee. Participant is an independent contractor.
- 3.22.1 **Direction of Third Parties:** If the Participant employs any third persons, these persons will be under the exclusive control of Participant. All terms of employment, including but not limited to hours, wages, working conditions, discipline, hiring, and discharging will be determined by Participant.
- 3.22.2 **Right to Bind:** Neither the Participant nor its employees, subcontractors or consultants have the right to act on behalf of SMAQMD in any capacity, or to bind SMAQMD to any obligation.
- 3.22.3 **Taxes:** SMAQMD will not make any deductions or withholdings from the compensation paid to Participant. Participant must issue all forms required by federal and state laws for income and employment tax purposes for all of Participant's assigned personnel.
- 3.23 **Conflict of Interest:** No officer or employee of SMAQMD has any pecuniary interest, direct or indirect, in this Agreement or the proceeds of the Agreement. No officer or employee of Participant may serve on SMAQMD's governing body or hold any SMAQMD position which by rule, practice, or action nominates, recommends, supervises or authorizes the development or execution of this Agreement, or any payment to Participant.
- 3.24 **Indemnity:** The Participant agrees to indemnify and defend SMAQMD, its officers, directors, agents, employees and volunteers, from any and all damages, claims, expenses, or liabilities of any kind (including, but not limited to, reasonable attorneys' fees and costs) that:
- (i) Arise from, or are alleged to arise from, or are in any way connected with Participant's performance of this Agreement, or
 - (ii) Are related in any way to the vehicles or engines described in Exhibit B.
- 3.25 **Force Majeure:** If performance by SMAQMD or the Participant of any of its obligations or undertakings under this Agreement is interrupted or delayed by any occurrence not occasioned by the conduct of either party to this Agreement, whether that occurrence is an act of God or public enemy, or whether that occurrence is caused by war, riot, storm, earthquake, or other natural forces, or by the acts of anyone not a party to this Agreement, then SMAQMD or the Participant may be either excused from any further performance or excused from any further performance for whatever period of time after the occurrence is reasonably necessary to remedy the effects of that occurrence at the election of SMAQMD.
- 3.26 **Two Originals:** This Agreement and any modification to this Agreement will be executed in two originals, one to be kept by SMAQMD and one to be kept by the Participant. Any of the originals are enforceable without the presentation of the other original.
- 3.27 **Entire Agreement:** This Agreement constitutes the entire Agreement between SMAQMD and Participant. All parties revoke all prior or contemporaneous oral or written Agreements between them that are inconsistent with this Agreement. In the event of a dispute between the parties regarding the Agreement, this Agreement will be deemed to have been drafted by the parties in equal parts so that no presumptions or inferences concerning its terms or interpretation may be construed against any party to this Agreement. This Agreement consists of the following parts:
- (i) Participant Agreement
 - (ii) Exhibit A – Sacramento Area Council of Governments Region Map
 - (iii) Exhibit B – Vehicle Information Form
 - (iv) Exhibit C – Performance Requirements
 - (v) Exhibit D – Insurance Requirements

- (vi) Exhibit E – Debarment Certification
- (vii) Exhibit F – Levine Act Disclosure Statement
- (viii) **Exhibit G to Y intentionally left blank**
- (ix) Exhibit Z – Verified Information of New Equipment & (if applicable) New Termination Date for Agreement

3.28 **Communications:** Correspondence between SMAQMD and Participant should be addressed to the following:

To SMAQMD	To Participant
Patrick Robinson Sacramento Metropolitan AQMD 777 12th Street, Third Floor Sacramento, CA 95814-1908 Phone: (916) 874-6276 Fax (916) 874-4899	Troy Thompson City of Woodland 300 First Street Woodland, CA 95776 Phone: (530) 661-5956 Fax:

The address and/or contacts may be changed by written notice to each party. Such written notice may be given by mail, using the U.S. Postal Service, or personal service.

3.29 **Authority to Bind and Acknowledgement of Terms:** The undersigned representative of Participant has read and agrees to comply with all terms and conditions in this Agreement and also affirmatively states that he or she has legal authority to bind Participant to the terms and conditions of this Agreement; including the following Disclosure Agreement:

DISCLOSURE AGREEMENT

The undersigned representative of Participant affirmatively states that neither they nor any other representative of Participant will submit another application or sign another contract for the same Equipment described in Exhibit C with any other source of funds, including but not limited to other air districts or multidistrict funding under the Program.

Any owner or owner's designee who is found to have submitted multiple applications or signed multiple contracts for the same Equipment must, at a minimum, be disqualified from funding for that Equipment from all sources, may be required to reimburse the public agencies for any monies received, and may also be banned from submitting future applications to any and all Program solicitations. In addition, as a violation of law, including but not limited to the Health and Safety Code and Business and Professions Code, SMAQMD may levee fines and/or seek criminal charges.

If the Participant is a business entity, the Participant's signatory agrees that he or she is individually and personally bound by this Agreement.

Approved by City of Woodland

Troy Thompson
Fleet & Facilities Manager, and personally

Date: _____

Approved by the Sacramento Metropolitan Air Quality Management District

Alberto Ayala, Ph.D., M.S.E.
Executive Director/ Air Pollution Control Officer

Date: _____

Reviewed By:

Kathrine Pittard
District Counsel

SACRAMENTO AREA COUNCIL OF GOVERNMENTS (SACOG) REGION MAP

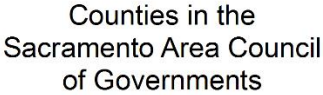


EXHIBIT B**SACRAMENTO EMERGENCY CLEAN AIR AND TRANSPORTATION PROGRAM
VEHICLE INFORMATION FORM**SMAQMD Vehicle ID #: SMQV007544**Section 1: Existing Vehicle Information**

Make: PHOENIX MOTORCARS	Model: Z-400 FLATBED	Model Year: 2019	GVWR: 14,500
Vehicle Identification Number:		License Plate Number:	Fleet Identification Number:

Section 2: Existing Engine Information

Make: NA	Model: NA	Year: 2019	Serial Number:
Fuel Type: OTHER			HP: 0

Section 3: Existing Engine Retrofit System Information

Make:	Model:	Serial Number:
VDEC Strategy Family:		

Section 4: New or Replacement Vehicle Information

Make: PHOENIX MOTORCARS	Model: Z-400 FLATBED	Model Year: 2019	GVWR: 14,500
Vehicle Identification Number:		License Plate Number:	Odometer Reading: 0

Section 5: New Engine or Reconditioned Engine Information

Make: NA	Model: NA	Year: 2019	Serial Number:
Fuel Type: OTHER	HP: 0	EPA Engine Family #: NA	

EXHIBIT B**SACRAMENTO EMERGENCY CLEAN AIR AND TRANSPORTATION PROGRAM
VEHICLE INFORMATION FORM**SMAQMD Vehicle ID #: SMQV007545**Section 1: Existing Vehicle Information**

Make: PHOENIX MOTORCARS	Model: Z-400 FLATBED	Model Year: 2019	GVWR: 14,500
Vehicle Identification Number:		License Plate Number:	Fleet Identification Number:

Section 2: Existing Engine Information

Make: NA	Model: NA	Year: 2019	Serial Number:
Fuel Type: OTHER			HP: 0

Section 3: Existing Engine Retrofit System Information

Make:	Model:	Serial Number:
VDEC Strategy Family:		

Section 4: New or Replacement Vehicle Information

Make: PHOENIX MOTORCARS	Model: Z-400 FLATBED	Model Year: 2019	GVWR: 14,500
Vehicle Identification Number:		License Plate Number:	Odometer Reading: 0

Section 5: New Engine or Reconditioned Engine Information

Make: NA	Model: NA	Year: 2019	Serial Number:
Fuel Type: OTHER	HP: 0	EPA Engine Family #: NA	

EXHIBIT C

PERFORMANCE REQUIREMENTS

The below listed vehicle(s)/engine(s) must meet the minimum performance requirements shown to avoid reimbursement according to Paragraph 2.10 (Reimbursements) of this Agreement.

SMAQMD Vehicle ID #, Vehicle and Engine Year, Make & Model*	Vehicle and Engine Serial Numbers*	Anticipated Annual NOx Reduction (tons)	Maximum Incentive Amount
SMAQMD Vehicle ID #: SMQV007544 2019 PHOENIX MOTORCARS Z-400 FLATBED 2019 NA NA		CMP: 0.00	\$100,000
SMAQMD Vehicle ID #: SMQV007545 2019 PHOENIX MOTORCARS Z-400 FLATBED 2019 NA NA		CMP: 0.00	\$100,000
Total		CMP: 0.00	\$200,000

* SMAQMD will fill in information upon verification of project completion.

EXHIBIT D

INSURANCE REQUIREMENTS

Verification of Coverage

Participant must furnish SMAQMD with certificates evidencing the coverage required below. Certified copies of required endorsements must be attached to provided certificates. **All certificates are to be received and approved by SMAQMD before work commences.** SMAQMD reserves the right to require Participant to provide complete, certified copies of any policy of insurance offered in compliance with these specifications. As an alternative to insurance certificates, Participant's insurer may voluntarily provide complete, certified copies of all required insurance policies, including endorsements, affecting the coverage required by these specifications. SMAQMD will be named as additional insured and loss payee on all required insurance policies for the equipment/vehicle(s)/engine(s) funded by this Agreement.

Minimum Scope of Insurance

During the term of this Agreement, Participant must, at its sole expense, obtain and maintain in full force and affect the type and limits of liability requirements as follows:

Coverage must be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001, most recent edition).
2. Insurance Services Office form CA 0001 (most recent edition) covering Automobile Liability, code 1 (any auto).
3. Worker's Compensation insurance as required by the State of California.
4. Comprehensive and collision coverage sufficient to replace the vehicle(s) and emission control system(s) included in the project.
5. Verification of insurance coverage equal to the replacement costs of the equipment/vehicle(s) and engine(s) and/or emission control system(s) included in this project.

Minimum Limits of Insurance

Participant must maintain limits no less than:

- | | |
|----|--|
| 1. | General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit must apply separately to this project/location or the general aggregate limit must be twice the required occurrence limit. |
| 2. | Automobile Liability: \$1,000,000 per accident for bodily injury and property damage. |
| 3. | Worker's Compensation: Statutory. |
| 4. | Comprehensive/Collision: Equal to the full replacement cost. |
| 5. | Property Loss or Damage: Equal to the full replacement cost. |

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII. SMAQMD Liability and Property Insurance Manager may waive or alter this requirement, or accept self-insurance in lieu of any required policy of insurance if, in the opinion of the Risk Manager, the interests of SMAQMD and the general public are adequately protected.

EXHIBIT E

DEBARMENT CERTIFICATION FORM

The Participant certifies that, neither the Participant nor any owner, partner, director, officer, or principal of the Participant, nor any person in a position with management responsibility or responsibility for the administration of federal funds:

(a) Is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department/agency;

(b) Has within a three-year period preceding this certification been convicted of or had a civil judgment rendered against it for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction or contract (federal, state, or local); violation of federal or state antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Is presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (b) above; or

(d) Has within a three-year period preceding this certification had one or more public transactions or contracts (federal, state, or local) terminated for cause or default.

The Participant further certifies that it shall not knowingly enter into any transaction with any subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department/agency.

Dated this _____ day of _____, 20 _____

By _____
Authorized Signature for Participant

Troy Thompson, Fleet & Facilities Manager

Printed Name and Title

City of Woodland

Participant and Type of Entity (*Corp., Partnership, Sole Proprietor*)

300 First Street

Address

Woodland, CA 95776

City/State/Zip Code

(530) 661-5956, troy.thompson@cityofwoodland.org

Area Code/Telephone Number and E-Mail Address

EXHIBIT F

LEVINE ACT DISCLOSURE STATEMENT

California Government Code § 84308, commonly referred to as the "Levine Act," precludes an Officer of a local government agency from participating in the award of a contract if he or she receives any political contributions totaling more than \$250 in the 12 months preceding the pendency of the contract award, and for three months following the final decision, from the person or company awarded the contract. This prohibition applies to contributions to the Officer, or received by the Officer on behalf of any other Officer, or on behalf of any candidate for office or on behalf of any committee. The Levine Act also requires disclosure of such contributions by a party to be awarded a specified contract.

Current members of the SMAQMD Board of Directors: *(as of 11/19/2018; check for current list)*

Donald Terry	Susan Peters	Roger Gaylord III
Eric Guerra	Phil Serna	Steve Hansen
Sue Frost	Larry Carr	Jeff Harris
Patrick Kennedy	Mark Crews	Steve Ly
Don Nottoli	Albert J. Fox	

1. Have you or your company, or any agent on behalf of you or your company, made any political contributions of more than \$250 to any SMAQMD Director(s) in the 12 months preceding the date of the issuance of this request for proposal or request for qualifications?

___ YES ___ NO

If yes, please identify the Director(s): _____

2. Do you or your company, or any agency on behalf of you or your company, anticipate or plan to make any political contributions of more than \$250 to any SMAQMD Director(s) in the three months following the award of the contract?

___ YES ___ NO

If yes, please identify the Director(s): _____

Answering yes to either of the two questions above does not preclude SMAQMD from awarding a contract to your firm. It does, however, preclude the identified Director(s) from participating in the contract award process for this contract.

DATE

(SIGNATURE OF AUTHORIZED OFFICIAL)

Troy Thompson, Fleet & Facilities Manager

(TYPE OR WRITE APPROPRIATE NAME, TITLE)

City of Woodland

(TYPE OR WRITE NAME OF COMPANY)

EXHIBIT Z
Section (i)

Verified Information of New Equipment & (if applicable) New Termination Date for Agreement

Exhibit Z will be added to Agreement # **VET-18-0085** after the Agreement is executed and the Post-inspection identified in Paragraph 2.5.2 (Post-inspection) for each New Equipment has been completed. All information in Exhibit Z will supersede the Vehicle/Equipment information in Exhibit B and the information in Exhibit C.

If the project implementation timeframe is less than the project credit life due to the date of the last New Equipment Post-inspection, then the new Agreement termination date is: _____. The new Agreement termination date in Exhibit Z will supersede the original Agreement termination date identified in Section 3.1 (Term).

Approved by City of Woodland

(SAMPLE – DO NOT SIGN)

Troy Thompson
Fleet & Facilities Manager

Date: _____

Approved by the Sacramento Metropolitan Air Quality Management District

(SAMPLE – DO NOT SIGN)

Michael Neuenburg
Program Supervisor –Mobile Source Section

Date: _____

EXHIBIT Z
Section (ii)

SACRAMENTO EMERGENCY CLEAN AIR AND TRANSPORTATION PROGRAM
VEHICLE INFORMATION FORM

SMAQMD Vehicle ID #: _____

Section 1: Existing Vehicle Information

Make:	Model:	Model Year:	GVWR:
Vehicle Identification Number:		License Plate Number:	Fleet Identification #:

Section 2: Existing Engine Information

Make:	Model:	Year:	Serial Number:
Fuel Type:			HP:

Section 3: Existing Engine Retrofit System Information

Make:	Model:	Serial Number:
VDEC Strategy Family:		

Section 4: New or Replacement Vehicle Information

Make:	Model:	Model Year:	GVWR:
Vehicle Identification Number:		License Plate Number:	Odometer Reading:

Section 5: New Engine or Reconditioned Engine Information

Make:	Model:	Year:	Serial Number:
Fuel Type:	HP:	EPA Engine Family #:	

EXHIBIT Z
Section (iii)

PERFORMANCE REQUIREMENTS

The below listed vehicle(s)/engine(s) must meet the minimum performance requirements shown to avoid reimbursement according to Paragraph 2.10 (Reimbursements) of this Agreement.

SMAQMD Vehicle ID #, Vehicle and Engine Year, Make & Model*	Vehicle and Engine Serial Numbers*	Anticipated Annual NOx Reduction (tons)	Maximum Incentive Amount
SMAQMD Vehicle ID #: SMQV007544 2019 PHOENIX MOTORCARS Z-400 FLATBED 2019 NA NA		CMP: 0.00	\$100,000
SMAQMD Vehicle ID #: SMQV007545 2019 PHOENIX MOTORCARS Z-400 FLATBED 2019 NA NA		CMP: 0.00	\$100,000
Total		CMP: 0.00	\$200,000

* SMAQMD will fill in information upon verification of project completion

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING A \$200,000 ELECTRIC VEHICLE GRANT AGREEMENT WITH THE
SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT AND
AUTHORIZING A \$248,000 BUDGET APPROPRIATION FROM THE VEHICLE
REPLACEMENT RESERVE FUND TOWARDS THE PURCHASE OF TWO ELECTRIC
WORK TRUCKS**

WHEREAS, City staff continuously seeks opportunities to reduce Greenhouse Gas emissions as part of the City's Climate Action Plan; and

WHEREAS, the Sacramento Metropolitan Air Quality Management District (SMAQMD) approved a plan to implement an \$8 million grant for regional cities, including Woodland, to purchase electric vehicles (EVs) through the Sacramento Emergency Clean Air Transportation (SECAT) program; and

WHEREAS, City staff identified two older work trucks in the Public Works department that were ideal candidates to be replaced with the EV trucks; and

WHEREAS, City staff obtained a budget proposal from one of the program-approved EV dealerships in the total amount of \$347,762 for both EV trucks; and

WHEREAS, City staff requests a \$248,000 budget appropriation from the Vehicle Replacement Reserve fund (Fund 012) to pay for the initial costs of both EV trucks, along with \$102,000 of FY2018/19 carryover appropriations to replace the two older trucks; and

WHEREAS, Fund 012 will be reimbursed \$200,000 from the SMAQMD after the vehicles are delivered; and

WHEREAS, the cost difference between the initial purchase of the new EV trucks and the budgeted replacement cost of the older trucks will result in an overall \$34,461 funding deficit; and

WHEREAS, FY2018/19 appropriation savings in Water and Sewer funds will be transferred to the Vehicle Replacement fund to make-up the funding deficit; and

WHEREAS, the elimination of fuel and routine engine maintenance costs with an EV truck as compared with a gas-powered truck will result in a total annual cost savings of \$6,300; and

WHEREAS, the replacement of the two older gas-powered trucks with the new EV trucks is expected to reduce Greenhouse Gas emissions by 183 metric tons of carbon dioxide, equivalent to the Greenhouse gas emissions from 38 passenger vehicles driven for one year;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND: hereby authorizes the Fleet & Facilities Manager to execute a \$200,000 Electric Vehicle Grant Agreement with the Sacramento Metropolitan Air Quality Management and authorize a \$248,000 budget appropriation from the Vehicle Replacement Reserve Fund (Fund 012) towards the purchase of two Electric Work Trucks for the Public Works department.

PASSED AND ADOPTED by the City Council on this 16th day of July 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

ATTEST:

Ana Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: I.9.
SUBJECT: Award Construction Contract for the 2019 Sewer Infiltration Abatement Project, CIP 20-10, and Appropriate Project Funding

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ :

- 1) Authorizing the City Manager to create a new capital project, the 2019 Sewer Infiltration Abatement Project, CIP 20-10;
- 2) Transferring \$170,000 from CIP 14-15, Large Diameter Wastewater Pipeline Repair, Replacement, and Lining Project, to CIP 20-10;
- 3) Appropriating \$150,000 from the Sewer Enterprise Fund to CIP 20-10; and
- 4) Awarding a construction contract with Michels Pipeline Construction for construction services in the amount of \$257,541 for the 2019 Sewer Infiltration Abatement Project, CIP 20-10 and approving construction contingency of an additional 15% of the contract award amount (\$38,631.20).

Staff Contact:

Tim Busch, Principal Utilities Civil Engineer, (530) 661-5963, tim.busch@cityofwoodland.org

Fiscal Impact:

The City has an ongoing program to repair and replace sewer lines throughout the City. The overall project budget for CIP-14-15 is \$2,491,000 as identified in the FY 2019-20 budget.

The proposed project budget for CIP 20-10 is \$320,000. The construction contract for the 2019 Sewer Infiltration Abatement Project is for an amount of \$257,541. Other items that make up the total project budget represent the amount allocated for City construction management and inspection costs and construction contingency.

The project was originally bid and was planned to utilize FY 2018-2019 Operations & Maintenance funds to construct the project. The publicly bid project received no bids and the funds were not encumbered for this work. Due to the timing of the earlier bidding effort, it was not possible to obtain quotes for the work prior to the end of the fiscal year or otherwise encumber those funds. The appropriation of funds from the Sewer Enterprise Fund to CIP 20-10 utilizes the \$150,000 in unspent funds planned for this project from FY 2018-2019 in FY 2019-2020.

Since CIP 14-15 encompasses multiple projects, City staff is coming back to Council at this time to transfer the \$170,000 in costs for the 2019 Sewer Infiltration Abatement Project, CIP 20-10 to allow better tracking of costs.

There is no impact to the General Fund.

Background

City staff is continually reviewing the status of the City's sewer collection system. Repair of sewer lines is based on information obtained from the Asset Management System and annual closed circuit television

(CCTV) evaluation. Projects are identified based on criticality and budget. Some sewers in the City are buried deep enough to be below the existing groundwater table. Through observation of water infiltration at pipeline defects, staff has identified that repairs are necessary in Spring Lake and the northeastern industrial area and that using trenchless repair methods such as cured-in-place pipe (CIPP) and injection grouting would eliminate the costs of deep excavations and street resurfacing.

Staff reviewed CCTV videos from after installation of these pipes (2006), five years ago, and January 2019. The videos after construction showed no defects in the pipes. The videos from five years ago showed relatively minor cracking defects at these locations, requiring closer monitoring. The most recent videos showed that the rate of cracking had accelerated and a high level of groundwater inflow into the sewers, requiring repairs.

Discussion

Groundwater infiltration occurs at defects in pipelines that are below the water table. Defects such as cracks and offsets at pipe joints will exacerbate over time and eventually groundwater will flow into the pipe. The infiltration rate will fluctuate with water table level but will always be increasing as the pipe defect gets bigger, wider, or longer. This increase in pipe flow will lead to an increased total pumping and wastewater treatment volume and ultimately a collapse of the sewer pipe. Eliminating groundwater infiltration will reduce the City's total treatment and pumping costs.

Public Works staff provided reports, pipeline videos, and manhole assessments of a number of infiltration locations recorded around the City. Community Development staff compiled Contract Documents and advertised the work as a public project under the informal bidding process on 4/18/19 after review by the City Engineer. The informal bid process was followed because the construction estimate of \$165,000 was within the contracting limits of \$100,000-\$200,000. At the bid opening on 5/9/19, no bids were received. Staff contacted plan-holders to inquire why no bids were submitted and learned that the intensity of the defects posed too much of a risk for trenchless contractors to be confident that they could bid the job and expect some return of profit. If a contractor attempted the trenchless repair and the repair did not succeed, then the contractor would be liable to excavate the pipeline and repair at their own cost.

In pursuit of having the work done, City staff coordinated with the City attorney's office for guidance editing the Contract Documents to be in accordance with the Public Contract Code for the subsequent quote solicitation and to address concerns from the potential contractors. A trenchless completion incentive was added and most notably, a new bid item for standby equipment and personnel was added to capture costs for the contractor being ready to open-cut the sewer pipeline if trenchless efforts were to fail.

On 6/10/19, Staff solicited quotes from three contractors who have previously performed work for the City and have completed many successful trenchless repair projects state or country-wide. Two quotes for the work were received on 7/3/19, one from Nor-Cal Pipeline Services for \$320,691 and another from Michels Pipeline Construction for \$257,541. Staff performed due diligence reviewing quotes and recommends the City Council award the contract to the lowest cost submitted quote. Michels Pipeline Construction has been determined to be a responsible contractor and submitted the lowest cost quote to perform the work for a price of \$257,541.

Staff recommends a 15% construction contingency for this project because another location of groundwater infiltration has already been identified by Public Works staff and the City intends to include its repair as a change order to this Contract.

The repairs are intended to be made with minimal disruption to the public. Though, if the lining attempts fail, then the subsequent open-cut excavations would involve road closures. It is difficult to minimize or even predict the size of the excavations because of Spring Lake's sandy soils and high groundwater levels. The

costs of required shoring and trench bracing for these types of excavations could vary between \$100,000 and \$500,000 depending on soil characteristics, depths and lengths of repair. It is in the contractor's best interest to complete the repairs trenchlessly and an incentive was included in the contract to complete the work without excavation. Open excavation(s) are not probable but one or more are possibilities and City staff would approach Council for more funds from CIP 14-15 if the situation arises. The pipes are approximately 23 feet deep and any open excavation would likely disturb the majority of the road at that location resulting in a full road closure with short notice.

Community Development Department staff will provide Construction Management and Inspection Services for the 2019 Sewer Infiltration Abatement Project.

With authorization to award the contracts, staff anticipates beginning construction in late August or September 2019 and completion by the end of the calendar year.

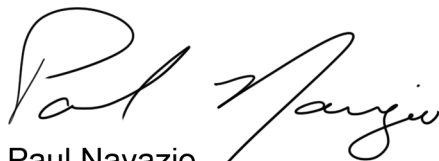
Conclusion

Staff recommends that the City Council adopt Resolution No. ____ : 1) Authorizing the City Manager to create a new capital project, the 2019 Sewer Infiltration Abatement Project, CIP 20-10; 2) Transferring \$170,000 from CIP 14-15, Large Diameter Wastewater Pipeline Repair, Replacement, and Lining Project, to CIP 20-10; 3) Appropriating \$150,000 from the Sewer Enterprise Fund to CIP 20-10; and 4) Awarding a construction contract with Michels Pipeline Construction for construction services in the amount of \$257,541 for the 2019 Sewer Infiltration Abatement Project, CIP 20-10 and approving construction contingency of an additional 15% of the contract award amount (\$38,631.20).

Prepared by: Mark Miller, Junior Engineer

Reviewed by: Brent Meyer, City Engineer

Reviewed by: Ken Hiatt, Assistant City Manager/Community & Economic Development Director



Paul Navazio
City Manager

Attachments:

1. Resolution
2. Project Map

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING CONSTRUCTION CONTRACT FOR THE 2019 SEWER INFILTRATION
ABATEMENT PROJECT, CIP 20-10, AND APPROPRIATING PROJECT FUNDING**

WHEREAS, the City Council of the City of Woodland wishes to create a new capital project, CIP 20-10, 2019 Sewer Infiltration Abatement Project; and transfer \$170,000 from CIP 14-15, Large Diameter Wastewater Pipeline Repair, Replacement, and Lining Project to CIP 20-10; and

WHEREAS, the City Council wishes to appropriate \$150,000 from the Sewer Enterprise Fund to CIP 20-10, 2019 Sewer Infiltration Abatement; and

WHEREAS, the City solicited bids for the 2019 Sewer Infiltration Abatement Project, CIP 20-10, on April 18, 2019; and on May 9, 2019 the City received no bids; and

WHEREAS, on June 10, 2019 the City solicited quotes for the above named project from qualified and demonstrated trenchless rehabilitation contractors; and

WHEREAS, on July 3, 2019 the City received 2 quotes for the Work; and

WHEREAS, the City wishes to enter into a Construction Contract with Michels Pipeline Construction for CIP 20-10, 2019 Sewer Infiltration Abatement for an amount of \$257,541.00, and the City Council wishes to authorize its execution through adoption of this resolution; and

WHEREAS, the City wishes to have a construction contingency of up to 15% of the construction contract amount (\$38,631.20); and

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

Section 1. The City Council hereby creates a new capital project, 2019 Sewer Infiltration Abatement Project, CIP 20-10.

Section 2. The City Council hereby approves the Construction Contract with Michels Pipeline Construction in the amount of \$257,541.00. The City Manager is hereby authorized and directed to execute the contract, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized herein does not change.

Section 3. The City Council hereby approves a fifteen (15%) percent construction contingency in the amount of \$38,631.20.

Section 4. The City Council hereby approves a transfer of \$170,000 from CIP 14-15, Large Diameter Wastewater Pipeline Repair, Replacement, and Lining Project to CIP 20-10, 2019 Sewer Infiltration Abatement Project.

Section 5. The City Council hereby approves an appropriation of \$150,000 from the Sewer Enterprise Fund to CIP 20-10, 2019 Sewer Infiltration Abatement Project.

PASSED AND ADOPTED this _____ day of _____ 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

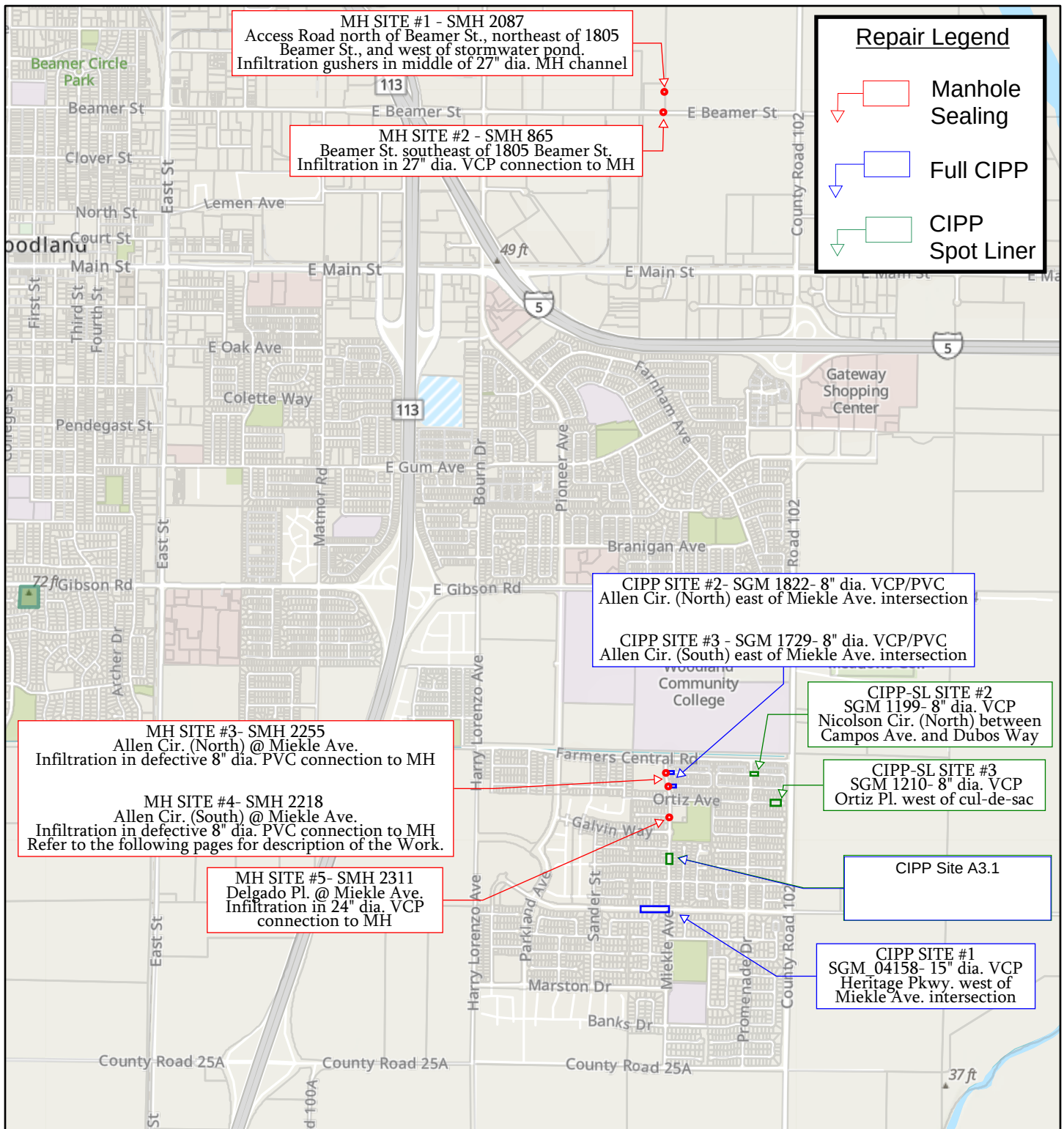
Xochitl Rodriguez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

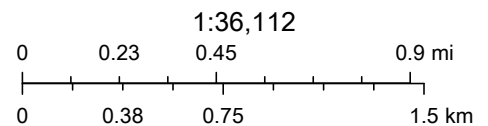
Project Locations Map

2019 Sewer Infiltration Abatement



Parks

Parcels



Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: I.10.
SUBJECT: July 1, 2019 Salary Schedule

Recommendation for Action:

Staff recommends that the City Council approve the City of Woodland Salary Schedule effective July 1, 2019.

Staff Contact:

Sheila McShane, Human Resources Manager, (530) 661 5807, Sheila.mcshane@cityofwoodland.org

Fiscal Impact:

The action to approve the salary schedule has no direct fiscal impact as any increases have been accounted for in the FY 19/20 Budget.

Background:

The California Public Employees' Retirement System (CalPERS) now requires that the City Council adopt and approve the salary schedule on a quarterly basis, and this staff report serves to meet the CalPERS requirement for the quarter effective July 1, 2019.

Discussion:

CalPERS require that the salary schedule is presented to the City Council on a quarterly basis. The attached Salary Schedule includes the following adjustments which had been negotiated with the various Associations within the City.

Cost of Living Adjustments (COLAs) were negotiated with the following Associations effective July 1, 2019;

- Woodland City Employee Association (WCEA): 3%
- Woodland Police Mid-Management (WPMM): 4%
- Woodland Police Officers Association (POA): 4%
- Woodland Police Supervisors Association (WPSA): 4%

The Mid Management Professional Association negotiated an implementation of an additional Salary Step (Step) in two increments. Effective July 1, 2019, Step F is 2.5% over Step E.

Additionally, the Woodland Police Supervisors Association negotiated an Equity increase of 2.5% for the Police Records Supervisor job classification.

Other changes to the Salary Schedule include:

New classification of Community Development Clerk I/II at range 32 and 37.

New Marketing and Business Relations Specialist at range 120.

Increase the City Manager salary range to reflect potential increases.

Conclusion:

Staff recommends that the City Council approve the City of Woodland Salary Schedule effective July 1, 2019.



Paul Navazio
City Manager

Attachments:

1. FINAL 07-01-19 with new job classes

CITY OF WOODLAND - SALARY SCHEDULE

Effective July 1, 2019

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY										
Accountant I *	116	MM	\$4,738.51	\$4,975.44	\$5,224.21	\$5,485.42	\$5,759.69	\$5,903.68		
Accountant II *	120	MM	\$5,230.44	\$5,491.96	\$5,766.54	\$6,054.87	\$6,357.62	\$6,516.56		
Administrative Clerk I	28	GS	\$2,710.40	\$2,845.92	\$2,988.22	\$3,137.64	\$3,294.51	\$3,459.24		
Administrative Clerk II	32	GS	\$2,991.78	\$3,141.37	\$3,298.44	\$3,463.36	\$3,636.53	\$3,818.35		
Administrative Clerk III	36	GS	\$3,302.37	\$3,467.49	\$3,640.87	\$3,822.92	\$4,014.07	\$4,214.77		
Administrative Secretary	42	GS	\$3,829.73	\$4,021.23	\$4,222.28	\$4,433.40	\$4,655.06	\$4,887.82		
Administrative Supervisor	47	GS	\$4,333.00	\$4,549.64	\$4,777.13	\$5,015.98	\$5,266.79	\$5,530.12		
Aquatics Coordinator	32	GS	\$2,991.78	\$3,141.37	\$3,298.44	\$3,463.36	\$3,636.53	\$3,818.35		
Aquatics Supervisor	48	GS	\$4,441.31	\$4,663.38	\$4,896.55	\$5,141.38	\$5,398.45	\$5,668.37		
Assistant Engineer *	125	MM	\$5,917.75	\$6,213.64	\$6,524.32	\$6,850.54	\$7,193.06	\$7,372.89		
Assistant Planner *	118	MM	\$4,978.39	\$5,227.32	\$5,488.68	\$5,763.12	\$6,051.27	\$6,202.55		
Associate Civil Engineer *	131	MM	\$6,862.77	\$7,205.91	\$7,566.21	\$7,944.52	\$8,341.75	\$8,550.30		
Associate Engineer *	127	MM	\$6,217.34	\$6,528.21	\$6,854.61	\$7,197.35	\$7,557.22	\$7,746.15		
Associate Planner *	124	MM	\$5,773.42	\$6,062.09	\$6,365.19	\$6,683.45	\$7,017.63	\$7,193.07		
Asst City Manager/Comm & Econ Dev Dir *	Contract		\$12,463.47				\$16,001.30			
Building Inspection Services Manager *	132	MM	\$7,034.34	\$7,386.07	\$7,755.36	\$8,143.13	\$8,550.29	\$8,764.05		
Building Inspector I	49	GS	\$4,552.35	\$4,779.97	\$5,018.96	\$5,269.92	\$5,533.41	\$5,810.08		
Building Inspector II	53	GS	\$5,024.94	\$5,276.19	\$5,540.00	\$5,817.00	\$6,107.85	\$6,413.24		
Chief Building Official *	140	MM	\$8,570.67	\$8,999.20	\$9,449.16	\$9,921.62	\$10,417.70	\$10,678.14		
Chief Collection Systems Operator *	132	MM	\$7,034.34	\$7,386.06	\$7,755.36	\$8,143.13	\$8,550.30	\$8,764.05		
Chief Plant Operator *	132	MM	\$7,034.34	\$7,386.06	\$7,755.36	\$8,143.13	\$8,550.30	\$8,764.05		
Chief Project Engineer *	145	MM	\$9,696.93	\$10,181.77	\$10,690.87	\$11,225.40	\$11,786.67	\$12,081.34		
Chief Water Systems Operator *	132	MM	\$7,034.34	\$7,386.07	\$7,755.36	\$8,143.13	\$8,550.29	\$8,764.05		
Children's Librarian II *	118	MM	\$4,978.39	\$5,227.31	\$5,488.68	\$5,763.13	\$6,051.27	\$6,202.56		
City Clerk *	Contract		\$7,630.73				\$10,598.24			
City Engineer *	145	MM	\$9,696.93	\$10,181.77	\$10,690.87	\$11,225.40	\$11,786.67	\$12,081.34		
City Manager *	Contract						\$21,000.00			
Code Compliance Officer I	46	GS	\$4,227.31	\$4,438.68	\$4,660.61	\$4,893.64	\$5,138.32	\$5,395.24		
Code Compliance Officer II	50	GS	\$4,666.16	\$4,899.47	\$5,144.44	\$5,401.66	\$5,671.74	\$5,955.33		
Community Development Director *	Contract		\$9,529.20				\$13,810.44			
Community Development Clerk I	32	GS	\$2,991.78	\$3,141.37	\$3,298.44	\$3,463.36	\$3,636.53	\$3,818.35		
Community Development Clerk II	37	GS	\$3,384.93	\$3,554.18	\$3,731.89	\$3,918.48	\$4,114.40	\$4,320.12		
Community Development Technician I	42	GS	\$3,829.73	\$4,021.23	\$4,222.28	\$4,433.40	\$4,655.06	\$4,887.82		
Community Development Technician II	46	GS	\$4,227.31	\$4,438.68	\$4,660.61	\$4,893.64	\$5,138.32	\$5,395.24		
Community Services Director	Contract		\$9,449.55				\$12,095.70			
Community Services Officer *	Base	P	\$3,920.06	\$4,116.06	\$4,321.86	\$4,537.96	\$4,764.86	\$5,003.11		
Community Services Program Manager *	125	MM	\$5,917.75	\$6,213.64	\$6,524.32	\$6,850.54	\$7,193.06	\$7,372.89		
Conservation Coordinator	46	GS	\$4,227.31	\$4,438.68	\$4,660.61	\$4,893.64	\$5,138.32	\$5,395.24		
Construction Project Manager *	129	MM	\$6,532.09	\$6,858.69	\$7,201.62	\$7,561.71	\$7,939.80	\$8,138.29		
Crime Prevention Specialist *	Base	P	\$3,920.06	\$4,116.06	\$4,321.86	\$4,537.96	\$4,764.86	\$5,003.11		
Deputy Director of Community Development *	Contract		\$9,927.40				\$12,727.43			
Deputy Fire Chief	Flat	FM	\$9,965.13	\$10,463.38	\$10,986.56	\$11,535.88	\$12,211.24			
Economic Development Manager *	136	MM	\$7,764.60	\$8,152.83	\$8,560.48	\$8,988.50	\$9,437.92	\$9,673.87		
Electrical / Signs & Markings Supervisor	67	GS	\$7,100.12	\$7,455.12	\$7,827.87	\$8,219.27	\$8,630.24	\$9,061.75		
Electrician's Assistant	43	GS	\$3,925.47	\$4,121.75	\$4,327.84	\$4,544.24	\$4,771.45	\$5,010.02		
Engineering Aide I	33	GS	\$3,066.58	\$3,219.90	\$3,380.91	\$3,549.94	\$3,727.44	\$3,913.81		
Engineering Aide II	37	GS	\$3,384.93	\$3,554.18	\$3,731.89	\$3,918.48	\$4,114.40	\$4,320.12		
Engineering Assistant	56	GS	\$5,411.32	\$5,681.88	\$5,965.98	\$6,264.27	\$6,577.49	\$6,906.36		
Engineering Technician I	44	GS	\$4,023.62	\$4,224.80	\$4,436.04	\$4,657.84	\$4,890.73	\$5,135.27		
Engineering Technician II	48	GS	\$4,441.31	\$4,663.38	\$4,896.55	\$5,141.38	\$5,398.45	\$5,668.37		

CITY OF WOODLAND - SALARY SCHEDULE

Effective July 1, 2019

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Engineering Technician III	52	GS	\$4,902.39	\$5,147.50	\$5,404.88	\$5,675.13	\$5,958.88	\$6,256.82		
Environmental Compliance Inspector I	39	GS	\$3,556.28	\$3,734.10	\$3,920.81	\$4,116.85	\$4,322.69	\$4,538.83		
Environmental Compliance Inspector II	43	GS	\$3,925.47	\$4,121.75	\$4,327.84	\$4,544.24	\$4,771.45	\$5,010.02		
Environmental Compliance Specialist	49	GS	\$4,552.35	\$4,779.97	\$5,018.96	\$5,269.92	\$5,533.41	\$5,810.08		
Environmental Resources Analyst *	127	MM	\$6,217.34	\$6,528.21	\$6,854.61	\$7,197.35	\$7,557.21	\$7,746.14		
Environmental Sustainability Manger *	131	MM	\$6,862.77	\$7,205.91	\$7,566.21	\$7,944.52	\$8,341.75	\$8,550.30		
Equipment Service Clerk	32	GS	\$2,991.78	\$3,141.37	\$3,298.44	\$3,463.36	\$3,636.53	\$3,818.35		
Equipment Service Worker	34	GS	\$3,143.25	\$3,300.40	\$3,465.42	\$3,638.69	\$3,820.63	\$4,011.67		
Executive Assistant - Confidential		C	\$4,212.36	\$4,422.99	\$4,644.14	\$4,876.34	\$5,120.16	\$5,376.17		
Facility Maintenance Worker I	35	GS	\$3,221.82	\$3,382.92	\$3,552.06	\$3,729.66	\$3,916.15	\$4,111.96		
Facility Maintenance Worker II	41	GS	\$3,736.32	\$3,923.14	\$4,119.30	\$4,325.26	\$4,541.53	\$4,768.60		
Facility Maintenance Worker III	45	GS	\$4,124.21	\$4,330.42	\$4,546.93	\$4,774.29	\$5,013.00	\$5,263.65		
Finance Clerk I	32	GS	\$2,991.78	\$3,141.37	\$3,298.44	\$3,463.36	\$3,636.53	\$3,818.35		
Finance Clerk II	37	GS	\$3,384.93	\$3,554.18	\$3,731.89	\$3,918.48	\$4,114.40	\$4,320.12		
Finance Clerk III	41	GS	\$3,736.32	\$3,923.14	\$4,119.30	\$4,325.26	\$4,541.53	\$4,768.60		
Finance Director *	Contract		\$9,562.32				\$12,275.28			
Finance Officer *	141	MM	\$8,784.94	\$9,224.17	\$9,685.39	\$10,169.66	\$10,678.15	\$10,945.10		
Finance Specialist	41	GS	\$3,736.32	\$3,923.14	\$4,119.30	\$4,325.26	\$4,541.53	\$4,768.60		
Finance Supervisor	54	GS	\$5,150.56	\$5,408.10	\$5,678.50	\$5,962.43	\$6,260.55	\$6,573.57		
Fire Battalion Chief	Flat	FM	\$8,735.85	\$9,172.64	\$9,631.27	\$10,112.83	\$10,618.47			
Fire Captain	Base	F	\$7,046.71	\$7,399.04	\$7,768.99	\$8,157.45	\$8,565.31			
Fire Chief **	Contract		\$11,305.55				\$14,682.50			
Fire Engineer	Base	F	\$6,115.77	\$6,421.56	\$6,742.65	\$7,079.78	\$7,433.76			
Fire Marshal	Flat	FM	\$8,735.85	\$9,172.64	\$9,631.27	\$10,112.83	\$10,618.47			
Fire Prevention Specialist I	Base	F	\$4,445.40	\$4,667.87	\$4,901.25	\$5,146.32	\$5,403.62			
Fire Prevention Specialist II	Base	F	\$4,780.26	\$5,019.29	\$5,270.26	\$5,533.76	\$5,810.46			
Firefighter	Base	F	\$5,388.78	\$5,658.21	\$5,941.12	\$6,238.18	\$6,550.08			
Firefighter Recruit	Base	F	\$4,849.90							
Fleet & Facilities Manager *	131	MM	\$6,862.77	\$7,205.92	\$7,566.21	\$7,944.52	\$8,341.76	\$8,550.30		
GIS Analyst	62	GS	\$6,275.47	\$6,589.24	\$6,918.70	\$7,264.64	\$7,627.87	\$8,009.26		
GIS Technician I	49	GS	\$4,552.35	\$4,779.97	\$5,018.96	\$5,269.92	\$5,533.41	\$5,810.08		
GIS Technician II	53	GS	\$5,024.94	\$5,276.19	\$5,540.00	\$5,817.00	\$6,107.85	\$6,413.24		
Heavy Equipment Mechanic	46	GS	\$4,227.31	\$4,438.68	\$4,660.61	\$4,893.64	\$5,138.32	\$5,395.24		
Human Resources Analyst I		C	\$5,125.38	\$5,381.65	\$5,650.73	\$5,933.27	\$6,229.94			
Human Resources Analyst II		C	\$5,798.90	\$6,088.85	\$6,393.29	\$6,712.95	\$7,048.60			
Human Resources Clerk		C	\$3,235.73	\$3,397.52	\$3,567.40	\$3,745.77	\$3,933.06	\$4,129.71		
Human Resources Manager		C	\$8,188.82	\$8,598.27	\$9,028.17	\$9,479.58	\$9,953.57			
Human Resources Technician I		C	\$3,846.26	\$4,038.57	\$4,240.49	\$4,452.52	\$4,675.14	\$4,908.90		
Human Resources Technician II		C	\$4,288.52	\$4,502.95	\$4,728.09	\$4,964.50	\$5,212.72	\$5,473.36		
Industrial Electrical/Electronics Technician	58	GS	\$5,685.27	\$5,969.53	\$6,268.00	\$6,581.41	\$6,910.47	\$7,256.00		
Information Technology Analyst	60	GS	\$5,973.08	\$6,271.74	\$6,585.32	\$6,914.59	\$7,260.32	\$7,623.34		
Information Technology Manager *	138	MM	\$8,157.68	\$8,565.56	\$8,993.85	\$9,443.53	\$9,915.72	\$10,163.61		
Information Technology Technician I	48	GS	\$4,441.31	\$4,663.38	\$4,896.55	\$5,141.38	\$5,398.45	\$5,668.37		
Information Technology Technician II	52	GS	\$4,902.39	\$5,147.50	\$5,404.88	\$5,675.13	\$5,958.88	\$6,256.82		
Infrastructure O & M Superintendent *	132	MM	\$7,034.34	\$7,386.06	\$7,755.36	\$8,143.13	\$8,550.30	\$8,764.05		
Junior Engineer *	121	MM	\$5,361.19	\$5,629.25	\$5,910.71	\$6,206.24	\$6,516.57	\$6,679.48		
Junior Planner *	113	MM	\$4,400.18	\$4,620.18	\$4,851.19	\$5,093.75	\$5,348.45	\$5,482.16		
Laboratory & Environmental Compliance Mgr *	129	MM	\$6,532.09	\$6,858.69	\$7,201.62	\$7,561.71	\$7,939.80	\$8,138.29		
Laboratory Supervisor *	127	MM	\$6,217.34	\$6,528.20	\$6,854.61	\$7,197.35	\$7,557.21	\$7,746.14		
Laboratory Technician I	43	GS	\$3,925.47	\$4,121.75	\$4,327.84	\$4,544.24	\$4,771.45	\$5,010.02		
Laboratory Technician II	47	GS	\$4,333.00	\$4,549.64	\$4,777.13	\$5,015.98	\$5,266.79	\$5,530.12		

CITY OF WOODLAND - SALARY SCHEDULE

Effective July 1, 2019

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Librarian I *	114	MM	\$4,510.19	\$4,735.70	\$4,972.48	\$5,221.10	\$5,482.15	\$5,619.20		
Librarian II *	118	MM	\$4,978.39	\$5,227.31	\$5,488.68	\$5,763.13	\$6,051.27	\$6,202.56		
Librarian III *	122	MM	\$5,495.22	\$5,769.97	\$6,058.49	\$6,361.40	\$6,679.48	\$6,846.47		
Library Services Director *	Contract		\$7,277.97				\$9,343.03			
Library Technical Assistant I	29	GS	\$2,778.16	\$2,917.08	\$3,062.93	\$3,216.08	\$3,376.88	\$3,545.73		
Library Technical Assistant II	33	GS	\$3,066.58	\$3,219.90	\$3,380.91	\$3,549.94	\$3,727.44	\$3,913.81		
Library Technical Assistant III	37	GS	\$3,384.93	\$3,554.18	\$3,731.89	\$3,918.48	\$4,114.40	\$4,320.12		
Light Equipment Mechanic	41	GS	\$3,736.32	\$3,923.14	\$4,119.30	\$4,325.26	\$4,541.53	\$4,768.60		
Literacy Coordinator	46	GS	\$4,227.31	\$4,438.68	\$4,660.61	\$4,893.64	\$5,138.32	\$5,395.24		
Maintenance Supervisor	53	GS	\$5,024.94	\$5,276.19	\$5,540.00	\$5,817.00	\$6,107.85	\$6,413.24		
Maintenance Worker I	35	GS	\$3,221.82	\$3,382.92	\$3,552.06	\$3,729.66	\$3,916.15	\$4,111.96		
Maintenance Worker II	40	GS	\$3,645.20	\$3,827.46	\$4,018.82	\$4,219.77	\$4,430.76	\$4,652.30		
Maintenance Worker III	44	GS	\$4,023.62	\$4,224.80	\$4,436.04	\$4,657.84	\$4,890.73	\$5,135.27		
Management Analyst I *	120	MM	\$5,230.43	\$5,491.95	\$5,766.54	\$6,054.87	\$6,357.62	\$6,516.56		
Management Analyst II *	125	MM	\$5,917.74	\$6,213.64	\$6,524.32	\$6,850.54	\$7,193.06	\$7,372.88		
Marketing and Business Relations Specialist *	120	MM	\$5,230.43	\$5,491.95	\$5,766.54	\$6,054.87	\$6,357.62	\$6,516.56		
Meter Services Technician	46	GS	\$4,227.31	\$4,438.68	\$4,660.61	\$4,893.64	\$5,138.32	\$5,395.24		
Office Manager *	115	MM	\$4,622.94	\$4,854.08	\$5,096.79	\$5,351.62	\$5,619.21	\$5,759.69		
Operations and Maintenance Superintendent *	137	MM	\$7,958.73	\$8,356.66	\$8,774.50	\$9,213.22	\$9,673.88	\$9,915.73		
Park Maintenance Technician	46	GS	\$4,227.31	\$4,438.68	\$4,660.61	\$4,893.64	\$5,138.32	\$5,395.24		
Park Maintenance Worker I	35	GS	\$3,221.82	\$3,382.92	\$3,552.06	\$3,729.66	\$3,916.15	\$4,111.96		
Park Maintenance Worker II	39	GS	\$3,556.28	\$3,734.10	\$3,920.81	\$4,116.85	\$4,322.69	\$4,538.83		
Park Maintenance Worker III	43	GS	\$3,925.47	\$4,121.75	\$4,327.84	\$4,544.24	\$4,771.45	\$5,010.02		
Park Planner *	132	MM	\$7,034.34	\$7,386.06	\$7,755.36	\$8,143.13	\$8,550.30	\$8,764.05		
Park Superintendent *	132	MM	\$7,034.34	\$7,386.06	\$7,755.36	\$8,143.13	\$8,550.30	\$8,764.05		
Park Supervisor	51	GS	\$4,782.82	\$5,021.96	\$5,273.06	\$5,536.71	\$5,813.54	\$6,104.22		
Planning Manager *	140	MM	\$8,570.67	\$8,999.20	\$9,449.16	\$9,921.62	\$10,417.70	\$10,678.14		
Police Captain **	Base	PM	\$10,894.49	\$11,439.23	\$12,011.18	\$12,611.75	\$13,242.33	\$13,904.45	\$14,599.68	\$15,329.67
Police Chief **	Contract		\$13,358.70				\$17,427.09			
Police Crime and Intelligence Analyst *	Base	PS	\$5,227.54	\$5,488.93	\$5,763.37	\$6,051.54	\$6,354.11			
Police Lieutenant **	Base	PM	\$9,912.24	\$10,407.85	\$10,928.25	\$11,474.67	\$12,048.41	\$12,650.83	\$13,283.37	\$13,947.54
Police Officer **	Base	P	\$5,955.46	\$6,253.23	\$6,565.89	\$6,894.19	\$7,238.90	\$7,600.84	\$7,980.89	
Police Officer Recruit (Non-Safety)	Base		\$5,359.91							
Police Records Manager *	120	MM	\$5,230.43	\$5,491.95	\$5,766.54	\$6,054.87	\$6,357.62	\$6,516.56		
Police Records Specialist *	Base	P	\$3,479.41	\$3,653.35	\$3,836.03	\$4,027.83	\$4,229.23			
Police Records Supervisor	Base	PS	\$4,903.78	\$5,148.95	\$5,406.41	\$5,676.76	\$5,960.60			
Police Sergeant **	Base	PS	\$7,166.07	\$7,524.38	\$7,900.60	\$8,295.63	\$8,710.42	\$9,145.94	\$9,603.24	\$10,083.40
Pool Facility Technician	46	GS	\$4,227.31	\$4,438.68	\$4,660.61	\$4,893.64	\$5,138.32	\$5,395.24		
Principal Civil Engineer *	141	MM	\$8,784.94	\$9,224.17	\$9,685.39	\$10,169.66	\$10,678.15	\$10,945.10		
Principal Planner *	136	MM	\$7,764.60	\$8,152.83	\$8,560.48	\$8,988.50	\$9,437.92	\$9,673.87		
Principal Utilities Civil Engineer *	141	MM	\$8,784.94	\$9,224.17	\$9,685.39	\$10,169.66	\$10,678.15	\$10,945.10		
Public Works Director *	Contract		\$10,740.71				\$13,982.76			
Purchasing Manager *	123	MM	\$5,632.60	\$5,914.23	\$6,209.94	\$6,520.44	\$6,846.46	\$7,017.62		
Recreation Coordinator	36	GS	\$3,302.37	\$3,467.49	\$3,640.87	\$3,822.92	\$4,014.07	\$4,214.77		
Recreation Superintendent *	131	MM	\$6,862.77	\$7,205.91	\$7,566.21	\$7,944.52	\$8,341.75	\$8,550.30		
Recreation Supervisor	50	GS	\$4,666.16	\$4,899.47	\$5,144.44	\$5,401.66	\$5,671.74	\$5,955.33		
Redevelopment & Housing Analyst I *	120	MM	\$5,230.44	\$5,491.96	\$5,766.54	\$6,054.87	\$6,357.62	\$6,516.56		
Redevelopment & Housing Analyst II *	124	MM	\$5,773.42	\$6,062.09	\$6,365.19	\$6,683.45	\$7,017.63	\$7,193.07		
Redevelopment Manager *	136	MM	\$7,764.60	\$8,152.83	\$8,560.48	\$8,988.50	\$9,437.92	\$9,673.87		
Secretary to City Manager		C	\$4,320.37	\$4,536.40	\$4,763.22	\$5,001.38	\$5,251.45	\$5,514.02		
Senior Accountant *	125	MM	\$5,917.75	\$6,213.64	\$6,524.32	\$6,850.54	\$7,193.06	\$7,372.89		

CITY OF WOODLAND - SALARY SCHEDULE

Effective July 1, 2019

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Senior Application Analyst *	132	MM	\$7,034.34	\$7,386.06	\$7,755.36	\$8,143.13	\$8,550.30	\$8,764.05		
Senior Associate Civil Engineer *	134	MM	\$7,390.47	\$7,759.99	\$8,147.99	\$8,555.38	\$8,983.16	\$9,207.74		
Senior Building Inspector	57	GS	\$5,546.60	\$5,823.93	\$6,115.13	\$6,420.88	\$6,741.92	\$7,079.02		
Senior Building Plans Examiner	58	GS	\$5,685.27	\$5,969.53	\$6,268.00	\$6,581.41	\$6,910.47	\$7,256.00		
Senior Center Manager *	120	MM	\$5,230.44	\$5,491.96	\$5,766.54	\$6,054.87	\$6,357.62	\$6,516.56		
Senior Civil Engineer *	138	MM	\$8,157.68	\$8,565.56	\$8,993.85	\$9,443.53	\$9,915.72	\$10,163.61		
Senior Construction Project Manager *	131	MM	\$6,862.77	\$7,205.91	\$7,566.21	\$7,944.52	\$8,341.75	\$8,550.30		
Senior Engineering Assistant	58	GS	\$5,685.27	\$5,969.53	\$6,268.00	\$6,581.41	\$6,910.47	\$7,256.00		
Senior Equipment Mechanic	50	GS	\$4,666.16	\$4,899.47	\$5,144.44	\$5,401.66	\$5,671.74	\$5,955.33		
Senior Human Resources Analyst		C	\$6,668.74	\$7,002.17	\$7,352.28	\$7,719.89	\$8,105.89			
Senior Maintenance Worker	45	GS	\$4,124.21	\$4,330.42	\$4,546.93	\$4,774.29	\$5,013.00	\$5,263.65		
Senior Management Analyst *	131	MM	\$6,862.77	\$7,205.91	\$7,566.21	\$7,944.52	\$8,341.75	\$8,550.30		
Senior Planner *	132	MM	\$7,034.34	\$7,386.07	\$7,755.35	\$8,143.13	\$8,550.29	\$8,764.05		
Senior Police Records Specialist *	Base	P	\$3,827.34	\$4,018.70	\$4,219.64	\$4,430.64	\$4,652.18			
Senior Signs and Markings Technician	45	GS	\$4,124.21	\$4,330.42	\$4,546.93	\$4,774.29	\$5,013.00	\$5,263.65		
Senior Systems Analyst *	132	MM	\$7,034.34	\$7,386.06	\$7,755.36	\$8,143.13	\$8,550.30	\$8,764.05		
Senior Tree Trimmer	45	GS	\$4,124.21	\$4,330.42	\$4,546.93	\$4,774.29	\$5,013.00	\$5,263.65		
Senior Utilities Maintenance Worker (Sewer)	54	GS	\$5,150.56	\$5,408.10	\$5,678.50	\$5,962.43	\$6,260.55	\$6,573.57		
Senior Utilities Maintenance Worker (Water)	54	GS	\$5,150.56	\$5,408.10	\$5,678.50	\$5,962.43	\$6,260.55	\$6,573.57		
Senior Water System Operator	50	GS	\$4,666.16	\$4,899.47	\$5,144.44	\$5,401.66	\$5,671.74	\$5,955.33		
Signs and Markings Tech I	39	GS	\$3,556.28	\$3,734.10	\$3,920.81	\$4,116.85	\$4,322.69	\$4,538.83		
Signs and Markings Tech II	43	GS	\$3,925.47	\$4,121.75	\$4,327.84	\$4,544.24	\$4,771.45	\$5,010.02		
Social Services Manager *	132	MM	\$7,034.34	\$7,386.07	\$7,755.35	\$8,143.13	\$8,550.29	\$8,764.05		
Sports Manager *	125	MM	\$5,917.75	\$6,213.64	\$6,524.32	\$6,850.54	\$7,193.06	\$7,372.89		
Stock Clerk	32	GS	\$2,991.78	\$3,141.37	\$3,298.44	\$3,463.36	\$3,636.53	\$3,818.35		
Storekeeper	35	GS	\$3,221.82	\$3,382.92	\$3,552.06	\$3,729.66	\$3,916.15	\$4,111.96		
Traffic Signal / Street Lighting Technician	56	GS	\$5,411.32	\$5,681.88	\$5,965.98	\$6,264.27	\$6,577.49	\$6,906.36		
Transportation Engineer *	134	MM	\$7,390.47	\$7,759.99	\$8,147.99	\$8,555.38	\$8,983.16	\$9,207.74		
Treatment Plant Mechanic	54	GS	\$5,150.56	\$5,408.10	\$5,678.50	\$5,962.43	\$6,260.55	\$6,573.57		
Tree Trimmer I	39	GS	\$3,556.28	\$3,734.10	\$3,920.81	\$4,116.85	\$4,322.69	\$4,538.83		
Tree Trimmer II	43	GS	\$3,925.47	\$4,121.75	\$4,327.84	\$4,544.24	\$4,771.45	\$5,010.02		
Underground Utility Service Locator	46	GS	\$4,227.31	\$4,438.68	\$4,660.61	\$4,893.64	\$5,138.32	\$5,395.24		
Utilities Maintenance Supervisor	53	GS	\$5,024.94	\$5,276.19	\$5,540.00	\$5,817.00	\$6,107.85	\$6,413.24		
Utilities Maintenance Worker I	37	GS	\$3,384.93	\$3,554.18	\$3,731.89	\$3,918.48	\$4,114.40	\$4,320.12		
Utilities Maintenance Worker II	42	GS	\$3,829.73	\$4,021.23	\$4,222.28	\$4,433.40	\$4,655.06	\$4,887.82		
Utilities Maintenance Worker III (Sewer)	46	GS	\$4,227.31	\$4,438.68	\$4,660.61	\$4,893.64	\$5,138.32	\$5,395.24		
Utilities Maintenance Worker III (Water)	46	GS	\$4,227.31	\$4,438.68	\$4,660.61	\$4,893.64	\$5,138.32	\$5,395.24		
Utilities Maintenance Worker IV (Sewer)	50	GS	\$4,666.16	\$4,899.47	\$5,144.44	\$5,401.66	\$5,671.74	\$5,955.33		
Utilities Maintenance Worker IV (Water)	50	GS	\$4,666.16	\$4,899.47	\$5,144.44	\$5,401.66	\$5,671.74	\$5,955.33		
Wastewater Systems Administrator *	141	MM	\$8,784.94	\$9,224.17	\$9,685.39	\$10,169.66	\$10,678.15	\$10,945.10		
Water / Wastewater Instrumental Technician	62	GS	\$6,275.47	\$6,589.24	\$6,918.70	\$7,264.64	\$7,627.87	\$8,009.26		
Water Pollution Control Facility Superintendent *	141	MM	\$8,784.94	\$9,224.17	\$9,685.39	\$10,169.66	\$10,678.15	\$10,945.10		
Water Pollution Control O-I-T	40	GS	\$3,645.20	\$3,827.46	\$4,018.82	\$4,219.77	\$4,430.76	\$4,652.30		
Water Pollution Control Operator I	51	GS	\$4,782.82	\$5,021.96	\$5,273.06	\$5,536.71	\$5,813.54	\$6,104.22		
Water Pollution Control Operator II	55	GS	\$5,279.33	\$5,543.30	\$5,820.46	\$6,111.48	\$6,417.05	\$6,737.91		
Water Pollution Control Operator III	59	GS	\$5,827.40	\$6,118.76	\$6,424.70	\$6,745.93	\$7,083.24	\$7,437.40		
Water Pollution Control Operator IV	63	GS	\$6,432.35	\$6,753.97	\$7,091.66	\$7,446.24	\$7,818.55	\$8,209.48		
Water Systems Administrator *	141	MM	\$8,784.94	\$9,224.17	\$9,685.39	\$10,169.66	\$10,678.15	\$10,945.10		
Water Systems Operator I	40	GS	\$3,645.20	\$3,827.46	\$4,018.82	\$4,219.77	\$4,430.76	\$4,652.30		
Water Systems Operator II	45	GS	\$4,124.21	\$4,330.42	\$4,546.93	\$4,774.29	\$5,013.00	\$5,263.65		

CITY OF WOODLAND - SALARY SCHEDULE

Effective July 1, 2019

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
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* Employee pays PERS Misc. Member Contribution of 8%

** Employee pays PERS Safety Member Contribution of 9%

Note: If Temporary Employee is hired into a regular classified position paying the PERS Member Share,
that Employee's salary is 8% less for Misc. or 9% less for Safety.

Effective July 1, 2019 for MMPA classifications, Step F will be 2.5% above Step E

TEMPORARY PART-TIME EMPLOYEES - HOURLY WAGES										
CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Accountant I *	116	MM	\$25.15	\$26.41	\$27.73	\$29.12	\$30.57	\$31.34		
Accountant II *	120	MM	\$27.76	\$29.15	\$30.61	\$32.14	\$33.74	\$34.59		
Administrative Clerk I	28	GS	\$15.64	\$16.42	\$17.24	\$18.10	\$19.01	\$19.96		
Administrative Clerk II	32	GS	\$17.26	\$18.12	\$19.03	\$19.98	\$20.98	\$22.03		
Administrative Clerk III	36	GS	\$19.05	\$20.01	\$21.01	\$22.06	\$23.16	\$24.32		
Administrative Secretary	42	GS	\$22.10	\$23.20	\$24.36	\$25.58	\$26.86	\$28.20		
Administrative Supervisor	47	GS	\$25.00	\$26.25	\$27.56	\$28.94	\$30.39	\$31.91		
Aquatics Coordinator	32	GS	\$17.26	\$18.12	\$19.03	\$19.98	\$20.98	\$22.03		
Aquatics Supervisor	48	GS	\$25.62	\$26.90	\$28.25	\$29.66	\$31.15	\$32.70		
Assistant Engineer *	125	MM	\$31.41	\$32.98	\$34.63	\$36.36	\$38.18	\$39.13		
Assistant Planner *	118	MM	\$26.42	\$27.75	\$29.13	\$30.59	\$32.12	\$32.92		
Associate Civil Engineer *	131	MM	\$36.43	\$38.25	\$40.16	\$42.17	\$44.28	\$45.38		
Associate Engineer *	127	MM	\$33.00	\$34.65	\$36.38	\$38.20	\$40.11	\$41.11		
Associate Planner *	124	MM	\$30.64	\$32.18	\$33.79	\$35.47	\$37.25	\$38.18		
Asst City Manager/Comm & Econ Dev Dir *	Contract		\$66.15				\$84.93			
Building Inspection Services Manager *	132	MM	\$37.34	\$39.20	\$41.16	\$43.22	\$45.38	\$46.52		
Building Inspector I	49	GS	\$26.26	\$27.58	\$28.96	\$30.40	\$31.92	\$33.52		
Building Inspector II	53	GS	\$28.99	\$30.44	\$31.96	\$33.56	\$35.24	\$37.00		
Chief Building Official *	140	MM	\$45.49	\$47.77	\$50.15	\$52.66	\$55.30	\$56.68		
Chief Collection Systems Operator *	132	MM	\$37.34	\$39.20	\$41.16	\$43.22	\$45.38	\$46.52		
Chief Plant Operator *	132	MM	\$37.34	\$39.20	\$41.16	\$43.22	\$45.38	\$46.52		
Chief Project Engineer *	145	MM	\$51.47	\$54.04	\$56.74	\$59.58	\$62.56	\$64.13		
Chief Water Systems Operator *	132	MM	\$37.34	\$39.20	\$41.16	\$43.22	\$45.38	\$46.52		
Children's Librarian II *	118	MM	\$26.42	\$27.75	\$29.13	\$30.59	\$32.12	\$32.92		
City Clerk *	Contract		\$40.50				\$56.25			
City Engineer *	145	MM	\$51.47	\$54.04	\$56.74	\$59.58	\$62.56	\$64.13		
City Manager *	Contract						\$111.46			
Code Compliance Officer I	46	GS	\$24.39	\$25.61	\$26.89	\$28.23	\$29.64	\$31.13		
Code Compliance Officer II	50	GS	\$26.92	\$28.27	\$29.68	\$31.16	\$32.72	\$34.36		
Community Development Director *	Contract		\$50.58				\$73.30			
Community Development Clerk I	32	GS	\$17.26	\$18.12	\$19.03	\$19.98	\$20.98	\$22.03		
Community Development Clerk II	37	GS	\$19.53	\$20.51	\$21.53	\$22.61	\$23.74	\$24.92		
Community Development Technician I	42	GS	\$22.10	\$23.20	\$24.36	\$25.58	\$26.86	\$28.20		
Community Development Technician II	46	GS	\$24.39	\$25.61	\$26.89	\$28.23	\$29.64	\$31.13		
Community Services Director	Contract		\$54.52				\$69.78			
Community Services Officer *	Base	P	\$20.81	\$21.85	\$22.94	\$24.09	\$25.29	\$26.56		
Community Services Program Manager *	125	MM	\$31.41	\$32.98	\$34.63	\$36.36	\$38.18	\$39.13		
Conservation Coordinator	46	GS	\$24.39	\$25.61	\$26.89	\$28.23	\$29.64	\$31.13		
Construction Project Manager *	129	MM	\$34.67	\$36.40	\$38.22	\$40.14	\$42.14	\$43.20		
Crime Prevention Specialist *	Base	P	\$20.81	\$21.85	\$22.94	\$24.09	\$25.29	\$26.56		
Deputy Director of Community Development *	Contract		\$52.69				\$67.55			
Deputy Fire Chief	Flat	FM	\$57.49	\$60.37	\$63.39	\$66.55	\$70.45			

CITY OF WOODLAND - SALARY SCHEDULE

Effective July 1, 2019

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Economic Development Manager *	136	MM	\$41.21	\$43.27	\$45.44	\$47.71	\$50.09	\$51.35		
Electrical / Signs & Markings Supervisor	67	GS	\$40.96	\$43.01	\$45.16	\$47.42	\$49.79	\$52.28		
Electrician's Assistant	43	GS	\$22.65	\$23.78	\$24.97	\$26.22	\$27.53	\$28.90		
Engineering Aide I	33	GS	\$17.69	\$18.58	\$19.51	\$20.48	\$21.50	\$22.58		
Engineering Aide II	37	GS	\$19.53	\$20.51	\$21.53	\$22.61	\$23.74	\$24.92		
Engineering Assistant	56	GS	\$31.22	\$32.78	\$34.42	\$36.14	\$37.95	\$39.85		
Engineering Technician I	44	GS	\$23.21	\$24.37	\$25.59	\$26.87	\$28.22	\$29.63		
Engineering Technician II	48	GS	\$25.62	\$26.90	\$28.25	\$29.66	\$31.15	\$32.70		
Engineering Technician III	52	GS	\$28.28	\$29.70	\$31.18	\$32.74	\$34.38	\$36.10		
Environmental Compliance Inspector I	39	GS	\$20.52	\$21.54	\$22.62	\$23.75	\$24.94	\$26.19		
Environmental Compliance Inspector II	43	GS	\$22.65	\$23.78	\$24.97	\$26.22	\$27.53	\$28.90		
Environmental Compliance Specialist	49	GS	\$26.26	\$27.58	\$28.96	\$30.40	\$31.92	\$33.52		
Environmental Resources Analyst *	127	MM	\$33.00	\$34.65	\$36.38	\$38.20	\$40.11	\$41.11		
Environmental Sustainability Manger *	131	MM	\$36.43	\$38.25	\$40.16	\$42.17	\$44.28	\$45.38		
Equipment Service Clerk	32	GS	\$17.26	\$18.12	\$19.03	\$19.98	\$20.98	\$22.03		
Equipment Service Worker	34	GS	\$18.13	\$19.04	\$19.99	\$20.99	\$22.04	\$23.14		
Executive Assistant - Confidential		C	\$24.30	\$25.52	\$26.79	\$28.13	\$29.54	\$31.02		
Facility Maintenance Worker I	35	GS	\$18.59	\$19.52	\$20.49	\$21.52	\$22.59	\$23.72		
Facility Maintenance Worker II	41	GS	\$21.56	\$22.63	\$23.77	\$24.95	\$26.20	\$27.51		
Facility Maintenance Worker III	45	GS	\$23.79	\$24.98	\$26.23	\$27.54	\$28.92	\$30.37		
Finance Clerk I	32	GS	\$17.26	\$18.12	\$19.03	\$19.98	\$20.98	\$22.03		
Finance Clerk II	37	GS	\$19.53	\$20.51	\$21.53	\$22.61	\$23.74	\$24.92		
Finance Clerk III	41	GS	\$21.56	\$22.63	\$23.77	\$24.95	\$26.20	\$27.51		
Finance Director *	Contract		\$50.75				\$65.15			
Finance Officer *	141	MM	\$46.63	\$48.96	\$51.41	\$53.98	\$56.68	\$58.09		
Finance Specialist	41	GS	\$21.56	\$22.63	\$23.77	\$24.95	\$26.20	\$27.51		
Finance Supervisor	54	GS	\$29.72	\$31.20	\$32.76	\$34.40	\$36.12	\$37.93		
Fire Battalion Chief	Flat	FM	\$50.40	\$52.92	\$55.57	\$58.34	\$61.26			
Fire Captain	Base	F	\$40.65	\$42.69	\$44.82	\$47.06	\$49.42			
Fire Chief **	Contract		\$59.36				\$77.08			
Fire Engineer	Base	F	\$35.28	\$37.05	\$38.90	\$40.85	\$42.89			
Fire Marshal	Flat	FM	\$50.40	\$52.92	\$55.57	\$58.34	\$61.26			
Fire Prevention Specialist I	Base	F	\$25.65	\$26.93	\$28.28	\$29.69	\$31.18			
Fire Prevention Specialist II	Base	F	\$27.58	\$28.96	\$30.41	\$31.93	\$33.52			
Firefighter	Base	F	\$31.09	\$32.64	\$34.28	\$35.99	\$37.79			
Firefighter Recruit	Base	F	\$27.98							
Fleet & Facilities Manager *	131	MM	\$36.43	\$38.25	\$40.16	\$42.17	\$44.28	\$45.38		
GIS Analyst	62	GS	\$36.21	\$38.02	\$39.92	\$41.91	\$44.01	\$46.21		
GIS Technician I	49	GS	\$26.26	\$27.58	\$28.96	\$30.40	\$31.92	\$33.52		
GIS Technician II	53	GS	\$28.99	\$30.44	\$31.96	\$33.56	\$35.24	\$37.00		
Heavy Equipment Mechanic	46	GS	\$24.39	\$25.61	\$26.89	\$28.23	\$29.64	\$31.13		
Human Resources Analyst I		C	\$29.57	\$31.05	\$32.60	\$34.23	\$35.94			
Human Resources Analyst II		C	\$33.46	\$35.13	\$36.89	\$38.73	\$40.67			
Human Resources Clerk		C	\$18.67	\$19.60	\$20.58	\$21.61	\$22.69	\$23.83		
Human Resources Manager		C	\$47.24	\$49.61	\$52.09	\$54.69	\$57.43			
Human Resources Technician I		C	\$22.19	\$23.30	\$24.46	\$25.69	\$26.97	\$28.32		
Human Resources Technician II		C	\$24.74	\$25.98	\$27.28	\$28.64	\$30.07	\$31.58		
Industrial Electrical/Electronics Technician	58	GS	\$32.80	\$34.44	\$36.16	\$37.97	\$39.87	\$41.86		
Information Technology Analyst	60	GS	\$34.46	\$36.18	\$37.99	\$39.89	\$41.89	\$43.98		
Information Technology Manager *	138	MM	\$43.30	\$45.46	\$47.74	\$50.12	\$52.63	\$53.95		
Information Technology Technician I	48	GS	\$25.62	\$26.90	\$28.25	\$29.66	\$31.15	\$32.70		

CITY OF WOODLAND - SALARY SCHEDULE

Effective July 1, 2019

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Information Technology Technician II	52	GS	\$28.28	\$29.70	\$31.18	\$32.74	\$34.38	\$36.10		
Infrastructure O & M Superintendent *	132	MM	\$37.34	\$39.20	\$41.16	\$43.22	\$45.38	\$46.52		
Junior Engineer *	121	MM	\$28.46	\$29.88	\$31.37	\$32.94	\$34.59	\$35.45		
Junior Planner *	113	MM	\$23.36	\$24.52	\$25.75	\$27.04	\$28.39	\$29.10		
Laboratory & Environmental Compliance Mgr *	129	MM	\$34.67	\$36.40	\$38.22	\$40.14	\$42.14	\$43.20		
Laboratory Supervisor *	127	MM	\$33.00	\$34.65	\$36.38	\$38.20	\$40.11	\$41.11		
Laboratory Technician I	43	GS	\$22.65	\$23.78	\$24.97	\$26.22	\$27.53	\$28.90		
Laboratory Technician II	47	GS	\$25.00	\$26.25	\$27.56	\$28.94	\$30.39	\$31.91		
Librarian I *	114	MM	\$23.94	\$25.14	\$26.39	\$27.71	\$29.10	\$29.83		
Librarian II *	118	MM	\$26.42	\$27.75	\$29.13	\$30.59	\$32.12	\$32.92		
Librarian III *	122	MM	\$29.17	\$30.63	\$32.16	\$33.77	\$35.45	\$36.34		
Library Services Director *	Contract		\$38.63				\$49.59			
Library Technical Assistant I	29	GS	\$16.03	\$16.83	\$17.67	\$18.55	\$19.48	\$20.46		
Library Technical Assistant II	33	GS	\$17.69	\$18.58	\$19.51	\$20.48	\$21.50	\$22.58		
Library Technical Assistant III	37	GS	\$19.53	\$20.51	\$21.53	\$22.61	\$23.74	\$24.92		
Light Equipment Mechanic	41	GS	\$21.56	\$22.63	\$23.77	\$24.95	\$26.20	\$27.51		
Literacy Coordinator	46	GS	\$24.39	\$25.61	\$26.89	\$28.23	\$29.64	\$31.13		
Maintenance Supervisor	53	GS	\$28.99	\$30.44	\$31.96	\$33.56	\$35.24	\$37.00		
Maintenance Worker I	35	GS	\$18.59	\$19.52	\$20.49	\$21.52	\$22.59	\$23.72		
Maintenance Worker II	40	GS	\$21.03	\$22.08	\$23.19	\$24.35	\$25.56	\$26.84		
Maintenance Worker III	44	GS	\$23.21	\$24.37	\$25.59	\$26.87	\$28.22	\$29.63		
Management Analyst I *	120	MM	\$27.76	\$29.15	\$30.61	\$32.14	\$33.74	\$34.59		
Management Analyst II *	125	MM	\$31.41	\$32.98	\$34.63	\$36.36	\$38.18	\$39.13		
Marketing and Business Relations Specialist *	120	MM	\$27.76	\$29.15	\$30.61	\$32.14	\$33.74	\$34.59		
Meter Services Technician	46	GS	\$24.39	\$25.61	\$26.89	\$28.23	\$29.64	\$31.13		
Office Manager *	115	MM	\$24.54	\$25.76	\$27.05	\$28.41	\$29.83	\$30.57		
Operations and Maintenance Superintendent *	137	MM	\$42.24	\$44.36	\$46.57	\$48.90	\$51.35	\$52.63		
Park Maintenance Technician	46	GS	\$24.39	\$25.61	\$26.89	\$28.23	\$29.64	\$31.13		
Park Maintenance Worker I	35	GS	\$18.59	\$19.52	\$20.49	\$21.52	\$22.59	\$23.72		
Park Maintenance Worker II	39	GS	\$20.52	\$21.54	\$22.62	\$23.75	\$24.94	\$26.19		
Park Maintenance Worker III	43	GS	\$22.65	\$23.78	\$24.97	\$26.22	\$27.53	\$28.90		
Park Planner *	132	MM	\$37.34	\$39.20	\$41.16	\$43.22	\$45.38	\$46.52		
Park Superintendent *	132	MM	\$37.34	\$39.20	\$41.16	\$43.22	\$45.38	\$46.52		
Park Supervisor	51	GS	\$27.59	\$28.97	\$30.42	\$31.94	\$33.54	\$35.22		
Planning Manager *	140	MM	\$45.49	\$47.77	\$50.15	\$52.66	\$55.30	\$56.68		
Police Captain **	Base	PM	\$57.20	\$60.06	\$63.06	\$66.21	\$69.52	\$73.00	\$76.65	\$80.48
Police Chief **	Contract		\$70.13				\$91.49			
Police Crime and Intelligence Analyst *	Base	PS	\$27.75	\$29.13	\$30.59	\$32.12	\$33.73			
Police Lieutenant **	Base	PM	\$52.04	\$54.64	\$57.37	\$60.24	\$63.26	\$66.42	\$69.74	\$73.23
Police Officer **	Base	P	\$31.27	\$32.83	\$34.47	\$36.20	\$38.00	\$39.91	\$41.90	
Police Officer Recruit (Non-Safety)	Base		\$30.92							
Police Records Manager *	120	MM	\$27.76	\$29.15	\$30.61	\$32.14	\$33.74	\$34.59		
Police Records Specialist *	Base	P	\$18.47	\$19.39	\$20.36	\$21.38	\$22.45			
Police Records Supervisor	Base	PS	\$28.29	\$29.71	\$31.19	\$32.75	\$34.39			
Police Sergeant **	Base	PS	\$37.62	\$39.50	\$41.48	\$43.55	\$45.73	\$48.02	\$50.42	\$52.94
Pool Facility Technician	46	GS	\$24.39	\$25.61	\$26.89	\$28.23	\$29.64	\$31.13		
Principal Civil Engineer *	141	MM	\$46.63	\$48.96	\$51.41	\$53.98	\$56.68	\$58.09		
Principal Planner *	136	MM	\$41.21	\$43.27	\$45.44	\$47.71	\$50.09	\$51.35		
Principal Utilities Civil Engineer *	141	MM	\$46.63	\$48.96	\$51.41	\$53.98	\$56.68	\$58.09		
Public Works Director *	Contract		\$57.01				\$74.22			
Purchasing Manager *	123	MM	\$29.90	\$31.39	\$32.96	\$34.61	\$36.34	\$37.25		

CITY OF WOODLAND - SALARY SCHEDULE

Effective July 1, 2019

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Recreation Coordinator	36	GS	\$19.05	\$20.01	\$21.01	\$22.06	\$23.16	\$24.32		
Recreation Superintendent *	131	MM	\$36.43	\$38.25	\$40.16	\$42.17	\$44.28	\$45.38		
Recreation Supervisor	50	GS	\$26.92	\$28.27	\$29.68	\$31.16	\$32.72	\$34.36		
Redevelopment & Housing Analyst I *	120	MM	\$27.76	\$29.15	\$30.61	\$32.14	\$33.74	\$34.59		
Redevelopment & Housing Analyst II *	124	MM	\$30.64	\$32.18	\$33.79	\$35.47	\$37.25	\$38.18		
Redevelopment Manager *	136	MM	\$41.21	\$43.27	\$45.44	\$47.71	\$50.09	\$51.35		
Secretary to City Manager		C	\$24.93	\$26.17	\$27.48	\$28.85	\$30.30	\$31.81		
Senior Accountant *	125	MM	\$31.41	\$32.98	\$34.63	\$36.36	\$38.18	\$39.13		
Senior Application Analyst *	132	MM	\$37.34	\$39.20	\$41.16	\$43.22	\$45.38	\$46.52		
Senior Associate Civil Engineer *	134	MM	\$39.23	\$41.19	\$43.25	\$45.41	\$47.68	\$48.87		
Senior Building Inspector	57	GS	\$32.00	\$33.60	\$35.28	\$37.04	\$38.90	\$40.84		
Senior Building Plans Examiner	58	GS	\$32.80	\$34.44	\$36.16	\$37.97	\$39.87	\$41.86		
Senior Center Manager *	120	MM	\$27.76	\$29.15	\$30.61	\$32.14	\$33.74	\$34.59		
Senior Civil Engineer *	138	MM	\$43.30	\$45.46	\$47.74	\$50.12	\$52.63	\$53.95		
Senior Construction Project Manager *	131	MM	\$36.43	\$38.25	\$40.16	\$42.17	\$44.28	\$45.38		
Senior Engineering Assistant	58	GS	\$32.80	\$34.44	\$36.16	\$37.97	\$39.87	\$41.86		
Senior Equipment Mechanic	50	GS	\$26.92	\$28.27	\$29.68	\$31.16	\$32.72	\$34.36		
Senior Human Resources Analyst		C	\$38.47	\$40.40	\$42.42	\$44.54	\$46.77			
Senior Maintenance Worker	45	GS	\$23.79	\$24.98	\$26.23	\$27.54	\$28.92	\$30.37		
Senior Management Analyst *	131	MM	\$36.43	\$38.25	\$40.16	\$42.17	\$44.28	\$45.38		
Senior Planner *	132	MM	\$37.34	\$39.20	\$41.16	\$43.22	\$45.38	\$46.52		
Senior Police Records Specialist *	Base	P	\$20.31	\$21.33	\$22.40	\$23.52	\$24.69			
Senior Signs and Markings Technician	45	GS	\$23.79	\$24.98	\$26.23	\$27.54	\$28.92	\$30.37		
Senior Systems Analyst *	132	MM	\$37.34	\$39.20	\$41.16	\$43.22	\$45.38	\$46.52		
Senior Tree Trimmer	45	GS	\$23.79	\$24.98	\$26.23	\$27.54	\$28.92	\$30.37		
Senior Utilities Maintenance Worker (Sewer)	54	GS	\$29.72	\$31.20	\$32.76	\$34.40	\$36.12	\$37.93		
Senior Utilities Maintenance Worker (Water)	54	GS	\$29.72	\$31.20	\$32.76	\$34.40	\$36.12	\$37.93		
Senior Water System Operator	50	GS	\$26.92	\$28.27	\$29.68	\$31.16	\$32.72	\$34.36		
Signs and Markings Tech I	39	GS	\$20.52	\$21.54	\$22.62	\$23.75	\$24.94	\$26.19		
Signs and Markings Tech II	43	GS	\$22.65	\$23.78	\$24.97	\$26.22	\$27.53	\$28.90		
Social Services Manager *	132	MM	\$37.34	\$39.20	\$41.16	\$43.22	\$45.38	\$46.52		
Sports Manager *	125	MM	\$31.41	\$32.98	\$34.63	\$36.36	\$38.18	\$39.13		
Stock Clerk	32	GS	\$17.26	\$18.12	\$19.03	\$19.98	\$20.98	\$22.03		
Storekeeper	35	GS	\$18.59	\$19.52	\$20.49	\$21.52	\$22.59	\$23.72		
Traffic Signal / Street Lighting Technician	56	GS	\$31.22	\$32.78	\$34.42	\$36.14	\$37.95	\$39.85		
Transportation Engineer *	134	MM	\$39.23	\$41.19	\$43.25	\$45.41	\$47.68	\$48.87		
Treatment Plant Mechanic	54	GS	\$29.72	\$31.20	\$32.76	\$34.40	\$36.12	\$37.93		
Tree Trimmer I	39	GS	\$20.52	\$21.54	\$22.62	\$23.75	\$24.94	\$26.19		
Tree Trimmer II	43	GS	\$22.65	\$23.78	\$24.97	\$26.22	\$27.53	\$28.90		
Underground Utility Service Locator	46	GS	\$24.39	\$25.61	\$26.89	\$28.23	\$29.64	\$31.13		
Utilities Maintenance Supervisor	53	GS	\$28.99	\$30.44	\$31.96	\$33.56	\$35.24	\$37.00		
Utilities Maintenance Worker I	37	GS	\$19.53	\$20.51	\$21.53	\$22.61	\$23.74	\$24.92		
Utilities Maintenance Worker II	42	GS	\$22.10	\$23.20	\$24.36	\$25.58	\$26.86	\$28.20		
Utilities Maintenance Worker III (Sewer)	46	GS	\$24.39	\$25.61	\$26.89	\$28.23	\$29.64	\$31.13		
Utilities Maintenance Worker III (Water)	46	GS	\$24.39	\$25.61	\$26.89	\$28.23	\$29.64	\$31.13		
Utilities Maintenance Worker IV (Sewer)	50	GS	\$26.92	\$28.27	\$29.68	\$31.16	\$32.72	\$34.36		
Utilities Maintenance Worker IV (Water)	50	GS	\$26.92	\$28.27	\$29.68	\$31.16	\$32.72	\$34.36		
Wastewater Systems Administrator *	141	MM	\$46.63	\$48.96	\$51.41	\$53.98	\$56.68	\$58.09		
Water / Wastewater Instrumental Technician	62	GS	\$36.21	\$38.02	\$39.92	\$41.91	\$44.01	\$46.21		
Water Pollution Control Facility Superintendent *	141	MM	\$46.63	\$48.96	\$51.41	\$53.98	\$56.68	\$58.09		
Water Pollution Control O-I-T	40	GS	\$21.03	\$22.08	\$23.19	\$24.35	\$25.56	\$26.84		

CITY OF WOODLAND - SALARY SCHEDULE

Effective July 1, 2019

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Water Pollution Control Operator I	51	GS	\$27.59	\$28.97	\$30.42	\$31.94	\$33.54	\$35.22		
Water Pollution Control Operator II	55	GS	\$30.46	\$31.98	\$33.58	\$35.26	\$37.02	\$38.87		
Water Pollution Control Operator III	59	GS	\$33.62	\$35.30	\$37.07	\$38.92	\$40.87	\$42.91		
Water Pollution Control Operator IV	63	GS	\$37.11	\$38.97	\$40.91	\$42.96	\$45.11	\$47.36		
Water Systems Administrator *	141	MM	\$46.63	\$48.96	\$51.41	\$53.98	\$56.68	\$58.09		
Water Systems Operator I	40	GS	\$21.03	\$22.08	\$23.19	\$24.35	\$25.56	\$26.84		
Water Systems Operator II	45	GS	\$23.79	\$24.98	\$26.23	\$27.54	\$28.92	\$30.37		

TEMPORARY PART-TIME EMPLOYEES - HOURLY WAGES

	A STEP	B STEP	C STEP	D STEP	E STEP				
Activity Leader I	\$12.00	\$12.25	\$12.50	\$12.75	\$13.00				
Activity Leader II	\$12.75	\$13.00	\$13.25	\$13.50	\$13.75				
Activity Manager	\$13.25	\$13.50	\$13.75	\$14.00	\$14.25				
Cashier	\$12.00	\$12.25	\$12.50	\$12.75	\$13.00				
Counselor	\$12.00	\$12.25	\$12.50	\$12.75	\$13.00				
Intern	\$13.00	\$13.50	\$14.00	\$14.50	\$15.00				
Library Page	\$12.00	\$12.25	\$12.50	\$12.75	\$13.00				
Lifeguard / Aide	\$13.25	\$13.50	\$13.75	\$14.00	\$14.25				
Lifeguard / Instructor	\$13.75	\$14.00	\$14.25	\$14.50	\$14.75				
Pool Manager	\$15.00	\$15.25	\$15.50	\$15.75	\$16.00				
Recreation Facility Aide	\$14.75	\$15.00	\$15.25	\$15.50	\$15.75				
Special Program Coordinator	\$14.50	\$14.75	\$15.00	\$15.25	\$15.50				
Swim Instructor Aide	\$12.00	\$12.25	\$12.50	\$12.75	\$13.00				

Approved by City Council: _____



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: I.11.
SUBJECT: City Manager Employment Agreement

Recommendation for Action:

Staff recommends that the City Council adopt Resolution No. _____, approving the City Manager's Employment Agreement

Staff Contact:

Sheila McShane, Human Resources Manager, (530) 661-5807, sheila.mcshane@cityofwoodland.org

Fiscal Impact:

The City Manager's base salary will be increased by three percent to a total annual salary of Two Hundred Twenty-Nine Thousand Eight Hundred Eighty-Six Dollars and Eleven Cents (\$229,886.11.). Additionally, beginning April 1, 2020, the City Manager will receive a total of \$200 per month as a technology allowance and \$500 per month as a vehicle allowance.

Background:

The City Council appointed Paul Navazio as the City Manager in 2012, and he began serving in that position on April 23, 2012. Mr. Navazio has served as the City Manager continuously since that date pursuant to an employment agreement, which expires in April 2020. The City Manager and City Council have negotiated various changes to the City Manager's employment agreement since Mr. Navazio's initial appointment. City staff and the City Attorney have drafted an employment agreement that includes, among other changes, an increase to Mr. Navazio's compensation, an extension of his employment term for an additional three years until April 23, 2023, and beginning April 2020, the addition of a technology and vehicle allowance. The increase to Mr. Navazio's compensation first requires action by the City Council to change the salary schedule for the City Manager position.

Discussion:

The City Manager's Employment Agreement for the new three-year term is substantially similar to the City Manager's existing agreement, with the following modifications:

1. Annual Salary. The City Manager's base salary will be increased to a total annual salary of Two Hundred Twenty-Nine Thousand Eight Hundred Eighty-Six Dollars and Eleven Cents (\$229,886.11), which is a three percent (3%) increase from his existing salary. The increase would be effective as of April 2019, reflective of the fact that the City Council began initial discussions in or around April 2019 but did not conclude its discussions and negotiations until July 2019 and the fact that the City Council is to evaluate the City Manager annually in April and also at the same time consider an increase to his compensation. Additionally, the City Manager's base salary will increase by three percent (3%) on an annual basis each April for the term of the Employment Agreement.

This particular aspect of the Employment Agreement requires the Council to first approve Resolution No. , which increases the salary range for specified positions, including the City Manager position.

2. Automobile Allowance. In consideration of the fact that the City Manager drives his personal vehicle to and from meetings and for other work-related purposes, the Employment Agreement provides for a monthly

automobile allowance of \$500 per month beginning in April of 2020. Such amount is taxable and is also in lieu of the City Manager being separately reimbursed for mileage driven.

3. Technology Allowance. The Employment Agreement also provides for a monthly allowance of \$200 for technological purchases related to the City Manager's employment, such as a cellular phone, data plan, tablet, or laptop computer. Such amount is taxable and also begins in April of 2020.

4. Term of Agreement. The term of the Employment Agreement will run from July 2019 through April 23, 2023.

Conclusion:

Staff recommends that the City Council approve Resolution No. _____, approving the City Manager's Employment Agreement.

A handwritten signature in black ink, appearing to read 'Kara K. Ueda', is written over the printed name.

Kara K. Ueda
City Attorney

Attachments:

1. Resolution Approving July 2019 CM Employment Agreement-c1
2. Woodland - Paul Navazio employment agreement July 2019-c1

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN EMPLOYMENT AGREEMENT WITH THE CITY MANAGER**

WHEREAS, the City Council of the City of Woodland desires to continue the Employment Agreement between Paul Navazio and the City through April 23, 2023; and

WHEREAS, the term of the Agreement includes an annual salary of \$229,886.11 and a three percent annual increase for the duration of the Agreement's term; and

WHEREAS, the City will also provide Mr. Navazio with a technology stipend of \$200 per month and an automobile stipend of \$500 per month; and

WHEREAS, the City Council will continue its past practice of providing term life insurance for the City Manager in an amount of up to two times his annual salary.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Woodland hereby approves the Employment Agreement between the City of Woodland and Paul Navazio.

PASSED AND ADOPTED this 16th day of July, 2019, by the following vote:

AYES:

NOES:

ABSENT:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

EMPLOYMENT AGREEMENT

THIS AGREEMENT is between the City of Woodland, a municipal corporation of the State of California (the “City”) and Paul Navazio (“Employee”). It is effective on the latest date next to the signatures on the last page (“the Effective Date”).

This Agreement is entered into on the basis of the following facts, among others:

- A. Employee was duly appointed by the City Council as the City Manager of the City beginning in April 2012, and has been serving in that capacity continuously since that date.
- B. The City Council and Employee desire to continue this employment relationship, subject to the terms and conditions set forth in this new Agreement pertaining to compensation and benefits, performance evaluations, and related matters.

BASED UPON THE FOREGOING, THE CITY AND EMPLOYEE AGREE AS FOLLOWS:

- 1. Employee Appointed. The City appoints and employs Employee as City Manager, and Employee continues to accept the appointment and employment effective immediately.
- 2. Duties of Employee. Employee shall perform the duties established for the City Manager by State law, the Woodland Municipal Code, the City Manager job description, the directions of the City Council, or as otherwise provided by law, ordinance, or regulation. By direction of the City Council and until further notice, the City Manager’s duties include serving the City’s interests by performing the duties of Treasurer/Auditor of the Woodland-Davis Clean Water Agency.

(a) Full Energy and Skill. Employee shall faithfully, diligently, and to the best of Employee's abilities, perform all duties that may be required under this Agreement. Employee agrees that Employee has a duty of loyalty and a general fiduciary duty to the City. Employee shall devote the whole of Employee's working time, skill, experience, knowledge, ability, labor, energy, attention, and best effort exclusively to the City's business and affairs.

(b) No Conflict. Employee shall not engage in any employment, activity, consulting service, or other enterprise, for compensation or otherwise, which is actually or potentially in conflict with, inimical to, or which interferes with the performance of Employee's duties. Further, Employee shall not, during the term of this Agreement, individually, as a partner, joint venture, officer or shareholder, invest or participate in any business venture conducting business in the corporate limits of the City of Woodland.

(c) Outside Activities. The City Manager shall not spend more than 8 hours per month in teaching, consulting, expert witness testimony, speaking, or other non-City connected business for which compensation is paid without express prior consent of the City Council. City Manager will take personal leave (i.e. vacation time) for all outside activities of this nature.

3. Hours of Work. The City Manager is an exempt employee but is expected to engage in those hours of work that are necessary to fulfill the obligations of the City Manager's position. The City Manager does not have set hours of work as the City Manager is expected to be available at all times. It is recognized that the City Manager must devote a great deal of time to the business of the City outside of the city's customary office hours, and to that end the City Manager's schedule of work each day and week shall vary in accordance with the work required to be performed and in accordance with any specific direction provided by the City Council.

4. Term. The term of this Agreement shall be from the Effective Date through April 23, 2023, unless terminated earlier by either party in accordance with the provisions set forth in Paragraph 8 or by the event of the death or permanent disability of Employee. In approximately April of each contract year, subject to a positive evaluation resulting from the process set forth in the evaluation section below, the City Council shall consider an amendment to this Agreement to re-institute a new 3-year term for the Agreement.

5. Annual Evaluation. Each year on or about October 31st, or at a time mutually agreed upon by the City Council and Employee, the City Council shall conduct an evaluation of Employee's performance and provide guidance and direction regarding the City Council's goals and objectives which Employee shall be tasked with implementing.

6. Compensation.

(i) Salary. Effective as of April 1, 2019, Employee shall receive the base annual salary of Two Hundred Twenty-Nine Thousand Eight Hundred Eighty-Six Dollars and 11 Cents (\$229,886.11), payable in this Agreement on a pro-rata basis in the same manner as all full time City employees, and subject to all applicable payroll taxes and withholdings.

(b) Annual Salary Adjustments. Each April 1, Employee shall receive a three percent (3%) salary increase through the end of the term of this Agreement.

(c) Deferred Compensation. Employer maintains a deferred compensation plan pursuant to Internal Revenue Code Section 457 ("the Plan"). Employer shall contribute \$500 per month to the Plan on Employee's behalf, and such contributions shall be subject to the limitations and restrictions imposed by the Plan and by law.

7. Regular Benefits and Allowances. Employer agrees to provide and pay the City allowance for vision, dental and comprehensive medical insurance for Employee and his/her dependents, if any, equal to that which is provided to all other full-time miscellaneous

management employees of Employer, or in the event no such plan exists, to provide coverage for Employee and dependents. The City contribution toward health insurance shall be equal to that which is provided to all other full-time miscellaneous mid-management employees of Employer as specified in the applicable memorandum of understanding. Similarly, Employer agrees to put in force and to make required premium payments for short term and long term disability insurance coverage for Employee while this Agreement is in force. Employer shall also pay the amount due for term life insurance in an amount equal to two times annual salary. Employee shall have the right to choose the beneficiary on such policies.

Employer agrees to enroll Employee into the California Public Employees Retirement System (“CalPERS”) and shall pay the PERS Employer share subject to this section. Employee shall continue to pay the PERS employee share of 8% plus an additional 3% as an offset to the CalPERS Employer contribution rate, for a total contribution of 11% of “PERSable” compensation. Medical insurance in retirement for Employee and dependents will be equal to that which is provided to all other full-time miscellaneous management employees of Employer, depending on hire date.

8. Additional Benefits and Allowances. In addition to the benefits specified in section 4, Employee shall receive the following additional benefits and allowances.

(a) Vacation; Sick Leave

(i) Vacation. Employee shall accrue twenty (20) vacation days per year on a pro rated basis each pay period. Upon date of hire, 80 hours of vacation leave will be credited to Employee in addition to the annual accrual. If Employee has ten (10) years of service or less, Employee may carry an unused vacation leave balance of no more than thirty-four (34) vacation days (272 hours) past January 1st of each year. If Employee has more than ten (10) years of service, Employee may carry an unused vacation leave balance of no more than forty-four (44)

days (352 hours) past January 1st of each year. Each calendar year, upon request, Employee may have up to eighty (80) hours of accrued but unused vacation leave hours paid directly to him at his then-current rate of pay in lieu of time off; provided Employee has previously taken at least one (1) consecutive week of vacation time off in the same year.

(ii) Administrative Leave. Employee shall receive an annual bank of forty (40) hours of administrative leave on July 1 of each year. Employee may, at his request, have up to forty (40) hours of the bank paid directly to him at his regular rate of pay as of the time of his request. Employee may not carry over any administrative leave bank balance past June 30 of each year.

(iii) Sick Leave. Employee shall be allowed to use paid sick leave and be absent from work because of personal illness/injury or the illness/injury of immediate family members (as identified in California Labor Code section 233) for such time as is reasonably necessary or during otherwise unpaid medical leaves provided by law. Sick leave includes attendance at doctor's appointments or related medical activities. Employee shall accrue sick leave at the rate of one day (8 hours) per month. Upon initial date of hire, 80 hours of sick leave will be credited to Employee in addition to the annual accrual. Accrued Sick Leave is not eligible for a cash-out at any time by Employee and any remaining accrued Sick Leave at time of Employee's retirement will be governed by the rules and restrictions as detailed in the then-existing PERS contract.

(b) Automobile. Beginning April 1, 2020, Employee shall receive a monthly vehicle allowance of Five Hundred Dollars (\$500.00) per month. The parties intend for this taxable allowance to be in lieu of reimbursement on an itemized basis for mileage, gas,

maintenance of a vehicle, etc. Employee shall not be separately reimbursed for mileage driven in his personal vehicle.

(c) Technology Allowance. Beginning April 1, 2020, Employee shall receive a monthly taxable allowance of Two Hundred Dollars (\$200.00) to use towards his discretionary technological purchases and expenses in furtherance of his employment (e.g. cellular phone, tablet, data plan, laptop computer).

9. Termination of Employment.

(a) No Property Interest. Employee understands and agrees that Employee has no constitutionally-protected property or other interest in Employee's employment as City Manager. Employee understands and agrees that Employee works at the will and pleasure of the City Council, and that Employee may be terminated, or asked to resign, at any time, with or without cause, by a majority vote of its members. Notice of termination shall be provided to the City Manager in writing. "Termination," as used in this Agreement, shall also include 1) a request that the City Manager resign; 2) a reduction in salary or other financial benefits of the City Manager in a significant amount which is inconsistent with a reduction in salary or financial benefits for employees in the executive management unit; 3) a material reduction in the powers and authority of the City Manager (excluding placement on paid administrative leave); or 4) the elimination of the City Manager's position. Any such notice of termination or act constituting termination shall be given at or effectuated at a duly noticed regular or special meeting of the City Council.

(b) Termination Immediately Before or Following City Council Election. No action by the City Council to terminate Employee, other than for gross mismanagement or an act of moral turpitude (as described in Section 8(e)), will be made within ninety (90) days either before a City Council election or immediately following a City Council

election. Nothing in this paragraph alters the “at will” status of Employee’s employment with City.

(c) Notice Required Of Employee. Employee may voluntarily terminate employment at any time by giving not less than sixty (60) days notice.

(d) Severance Pay. If Employee is asked to resign or is terminated as City Manager, then Employee shall be eligible to receive a cash payment equivalent to the sum of Employee’s then-current monthly salary multiplied by nine (9) (or by the remaining number of months in the Agreement, whichever is less) and the cash value, as determined by the City, of Employee’s monthly non-salary COBRA-eligible benefits multiplied by nine (9) (or [pursuant to Government Code section 53260] by the remaining number of months in the Agreement, whichever is less). This cash payment will be made on a pro rated, monthly basis over the number of months involved, subject to termination of the severance requirement set forth below. Employee shall also be paid for any accrued, but unused, annual leave, but not accrued sick leave. Eligibility for such severance payment is expressly conditioned upon Employee’s execution of (i) a waiver and release of any and all of Employee’s claims against City, and (ii) a covenant not to sue. All normal payroll taxes and withholdings as required by law shall be made with respect to any amounts paid under this section. Employee expressly agrees to provide notice to the City within two (2) business days of accepting employment elsewhere, and the City’s obligation to pay any severance benefit to Employee shall terminate upon Employee’s acceptance of such alternative employment.

(e) Ineligibility for Severance Under Certain Conditions. If the termination of Employee is the result of gross mismanagement and/or an act or acts of moral turpitude, Employee shall not be paid any severance pay except as provided in the remainder of this subsection. In such an instance, Employee’s sole remedy shall be a judicial action in

declaratory relief to determine whether there was substantial evidence of gross mismanagement and/or an act or acts of moral turpitude. If the court determines there was not substantial evidence, Employee shall receive the severance pay provided in this subsection, but no other damages.

10. Statutory Requirements. This Agreement shall be deemed to incorporate by reference the provisions of Sections 53243 *et seq.* of the Government Code, as it may be amended or renumbered.

11. Payment of Expenses of Employment. The City shall pay the following usual and customary employment expenses.

(a) The cost of any fidelity or other bonds required by law for the City Manager.

(b) Subject to Section 10 of this agreement, the cost to defend and indemnify Employee to the full extent of the law as provided by the California Government Claims Act (Government Code §810 *et seq.*), or otherwise. Notwithstanding the foregoing, City's obligation to defend and indemnify Employee shall extend only to the entry of a final judgment by the trial court, and shall not extend to providing defense or indemnity in connection with an appeal of the judgment, unless otherwise specifically provided by law. City will determine, in its sole discretion, whether to compromise and settle any such claim or suit against Employee and the amount of any settlement or judgment rendered thereon.

(c) Subject to budget approval, reasonable dues for Employee's membership in professional organizations associated with the office of City Manager. The City will allow Employee reasonable time away from the City to participate in the annual conferences of these organizations.

(d) Subject to budget approval, the cost of attending conferences or other events (i.e. retirement dinners, out-of-town meetings, professional seminars, etc.) necessary

for the proper discharge of Employee's duties. The City will not reimburse Employee for any expenses related to membership in service clubs.

12. Miscellaneous.

(a) Notices. Notices given under this Agreement shall be in writing and shall be:

- (i) served personally; or
- (ii) sent by facsimile (provided a hard copy is mailed within one (1) business day); or
- (iii) delivered by first-class United States mail, certified, with postage prepaid and a return receipt requested; or
- (iv) Sent by Federal Express, or some equivalent private overnight delivery service.

Notices shall be deemed received at the earlier of actual receipt or three (3) days following deposit in the United States mail, postage prepaid. Notices shall be directed to the addresses shown below, provided that a party may change such party's address for notice by giving written notice to the other party in accordance with this subsection.

CITY:

City of Woodland
Attn: Mayor
300 First Street
Woodland, CA 95695
Phone: (530) 661-5800
Fax: (530) 661-5813

EMPLOYEE:

Paul Navazio
2023 Harry Lorenzo Drive
Woodland, California 95776
Cell Phone: (530) 681-0311

(b) Compliance with Government Code §§53243, 53243.1, & 53243.2.

If Employee is convicted of a crime involving an abuse of his office or position, all of the following shall apply:

(i) if Employee is provided with administrative leave pay pending an investigation, Employee shall be required to fully reimburse the City for such amounts paid;

(ii) if the City pays for the criminal legal defense of Employee (which would be in its sole discretion, as it is not generally required to pay for a criminal defense), Employee shall be required to fully reimburse City such amounts paid; and

(iii) if this Agreement is terminated, any cash settlement related to the termination that Employee may receive from the City shall be fully reimbursed to the City or void if not yet paid to Employee.

For this subsection, “abuse of office or position” means either (1) an abuse of public authority, including waste, fraud, and violation of the law under color of authority, or (2) a crime against public justice, including but not limited to a crime described in Title 7 (commencing with Section 92) of Part 1 of the Penal Code.

(c) Entire Agreement/Amendment. This Agreement constitutes the entire understanding and agreement between the parties as to those matters contained in it, and supersedes any and all prior or contemporaneous agreements, representations and understandings of the parties, including the prior employment agreement effective April 20, 2017, which is specifically hereby rendered null and void. This Agreement may be amended at any time by mutual agreement of the parties, but any such amendment must be in writing, dated, and signed by the parties and attached hereto.

(d) Attorney's Fees. If any legal action or proceeding is brought to enforce or interpret this Agreement, the prevailing party, as determined by the court, shall be entitled to recover from the other party all reasonable costs and attorney's fees, including such fees and costs as may be incurred in enforcing any judgment or order entered in any such action.

Nothing in this subsection shall be read to prevent the parties from agreeing to some alternative method of dispute resolution. If such a method is agreed to, any final determination shall include an award of attorney's fees and costs by the presiding officer.

(e) Severability. In the event any portion of this Agreement is declared void, such portion shall be severed from this Agreement and the remaining provisions shall remain in effect, unless the result of such severance would be to substantially alter this Agreement or the obligations of the parties, in which case this Agreement shall be immediately terminated.

(f) Waiver. Any failure of a party to insist upon strict compliance with any term, undertaking, or condition of this Agreement shall not be deemed to be a waiver of such term, undertaking, or condition. To be effective, a waiver must be in writing, signed and dated by the parties.

(g) Representation by Counsel. The parties acknowledge and agree that they were, or had the opportunity to be, represented individually by legal counsel with respect to the matters that are the subject of this Agreement and that they are fully advised with respect to their respective rights and obligations resulting from signing this Agreement.

(h) Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of California. Employee and City agree that venue for any dispute shall be in Yolo County, California.

(i) Section Headings. The headings on each of the sections and subsections of this Agreement are for the convenience of the parties only and do not limit or expand the contents of any such section or subsection.

(j) No Assignment. Employee may not assign this Agreement in whole or in part.

Dated: _____

CITY OF WOODLAND

By _____
Mayor

Dated: _____

EMPLOYEE

Employee

Attest:

City Clerk

Approved as to Form:

City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: I.12.
SUBJECT: Approve Additional Appropriations to the General Fund for Homeless-related Activities and Authorize the City Manager to execute Amendment to Memorandum of Understanding (MOU) among the City of Woodland, County of Yolo, and Yolo Wayfarer Center

Recommendation for Action: Staff recommends that the City Council 1) Adopt Resolution No. _____, approving and amending the FY20 homeless services budget to add an additional \$29,118 from the General Fund (reimbursed from Yolo County) for homeless-related activities; and 2) Authorize the City Manager to execute Amendment #2 to the Memorandum of Understanding (MOU) among the City of Woodland, County of Yolo, and Yolo Wayfarer Center in order to extend the operation of the Temporary Emergency Shelter through September 30, 2019. with the potential for additional extension through December 2019..

Fiscal Impact:

The FY20 budget includes \$100,000 for homeless-related efforts. The recommended action would provide additional appropriations of \$29,118 (from Yolo County). The cost operating the extended shelter through September 2019 is \$58,236. The City will continue to contract with the Yolo Wayfarer Center to operate the shelter and Yolo County will cover half of the cost (\$29,118) for the three-month extension period. The City's portion of operating the shelter will come out of the approved FY20 budget. Additional costs would be incurred should the extended shelter continue operation beyond September.

Background:

Since December 6, 2018, the Old County Jail has been used to provide temporary emergency shelter. Initially, the shelter was slated to accommodate 30 individuals for 45 days who had been displaced from the encampment in the adjacent parking lot with the possibility the operation may be extended beyond the 45-day period. Use of the shelter has been paired with supportive services including mandatory case management. This includes vulnerability screenings (for tracking and prioritizing individuals through the local homeless management information system), health screenings, signing up individuals for mainstream benefits (identification cards, Supplemental Security Income, Medi-Cal, CalFresh, Veterans benefits, etc.), connecting individuals to mental health services, providing case management, ASAM (American Society of Addiction Medicine) screenings for Substance Use Treatment (as of July 1, 2018, Drug Medi-Cal is available for all Medi-Cal recipients seeking treatment), and getting individuals into housing whenever possible. While occupancy of the shelter for the 30 project participants has varied and the available beds have been backfilled by other individuals on occasion, Yolo County continues efforts to connect the remaining project participants to services and housing.

Initially, the Old County Jail was established as a short-term extended shelter since the facility was being considered for potential re-use as a temporary Jail Booking Facility during the upcoming jail expansion project at the current Yolo County Jail. In fact, the original plan to close the shelter in February/March of this year. The extended shelter operation was then extended through June, based, in part, on an updated schedule for starting work to repurpose the site for booking purposes. Most recently, as Yolo County has developed a plan

to retain the booking facility at a temporary site at the present location, the Old Jail is no longer required for this purpose. This opens up the possibility of continuing operating an extended shelter at the Old Jail facility for as long as the City and County believe it serves a need, and that its continued operation is a cost-effective means of expanding shelter capacity within the City.

Discussion:

According to Yolo County, there are approximately 10 individuals remaining from the original parking lot group of 30 who continue to use the Temporary Emergency Shelter. Yolo County is working on a housing plan to house these individuals for a one-year period at an estimated cost of \$150,000 with the goal of getting them into permanent housing. In conjunction with this effort, the City, Yolo County, and Yolo Wayfarer Center will continue to partner on the Temporary Emergency Shelter through September 30, 2019. Yolo County will prepare Amendment #2 to the MOU among the City, County, and Yolo Wayfarer Center for the three-month extension of the Temporary Emergency Shelter. The amended MOU may also include the option of extending shelter operations for an additional three months, through December, 2019, based on agreement by all parties.

Conclusion:

Staff recommends that the City Council 1) Adopt Resolution No. _____, approving and amending the FY20 homeless services budget to add an additional \$29,118 from the General Fund (reimbursed from Yolo County) for homeless-related activities; and 2) Authorize the City Manager to execute Amendment #2 to the Memorandum of Understanding (MOU) among the City of Woodland, County of Yolo, and Yolo Wayfarer Center in order to extend the operation of the Temporary Emergency Shelter through September 30, 2019.

Prepared by: Dan Sokolow
Senior Planner

Reviewed by: Christine Engel
Community Services Director



Paul Navazio
City Manager

Attachments:

1. extended shelter CC Reso Budget+MOU

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING ADDITIONAL APPROPRIATION OF \$29,118 TO THE GENERAL FUND
HOMELESS SERVICES BUDGET AND AUTHORIZING THE CITY MANAGER TO
EXECUTE AMENDMENT #2 FOR THE MEMORANDUM OF UNDERSTANDING TO
EXTEND THE OPERATION OF THE TEMPORARY EMERGENCY SHELTER
THROUGH SEPTEMBER 30, 2019**

WHEREAS, the City desires to continue its partnership with Yolo County and Yolo Wayfarer Center (dba Fourth & Hope) to provide additional overnight shelter capacity for homeless individuals and offer services and housing whenever possible for these individuals; and

WHEREAS, the Temporary Emergency Shelter has been in operation since December 6, 2018 and all parties have agreed to extend the shelter operation for an additional three months (July 1 – September 30, 2019) with the City and County equally sharing in the cost for the three-month extension period.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby:

- (1) Approve and amend the FY 20 homeless services budget to add an additional \$29,118 from the General Fund (reimbursed from Yolo County) to fund the operation of the Temporary Emergency Shelter for an additional three months (July 1 – September 30, 2019); and
- (2) Authorize the City Manager to execute Amendment #2 to the Memorandum of Understanding (MOU) among the City of Woodland, County of Yolo, and Yolo Wayfarer Center in order to extend the operation of the Temporary Emergency Shelter through September 30, 2019.

PASSED AND ADOPTED by the City Council this 16th day of July, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: I.13.
SUBJECT: Approve Community Development Department Job Descriptions and Modify Budgeted Positions for FY20

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving Classification and Position changes the Community Development Department which consist of:
1) approving revised Job Description for the Principal Planner and new Job Descriptions for Marketing and Business Relations Specialist (MMPA Range 120) and Community Development Clerk I/II (WCEA Range 32/37) classifications;
2) authorize the addition of a Principal Planner, Marketing and Business Relations Specialist, Administrative Supervisor and two (2) Community Development Clerk I/II positions; and
3) authorize the deletion of a Senior Planner, Redevelopment Manager, Administrative Secretary and two (2) Administrative Clerk I/II positions.

Staff Contact:

Sheila McShane, Human Resources Manager, (530)661 5807, sheila.mcshane@cityofwoodland.org

Fiscal Impact:

The approval of new/revised job descriptions as well as the recommended position changes can be absorbed within the Community Development Department's approved FY2020 budget. This budget flexibility is created by the retirement of the Redevelopment Manager. Through analysis of departmental needs and the changing approach to economic development, the proposed classifications better fit the current and projected future needs of both the department and the community.

Background:

Local, State and, national economies are in a constant state of evolution and require cities to adapt their economic development strategies and programs to respond to changing market forces. With the loss of Redevelopment and the city's vacancy rate for commercial space the lowest it has been in decades, changes to the allocation of staffing resources are warranted to continue the growth and diversification of the city's economy. Adding a Principal Planner position, and deleting the Redevelopment Manager position, allows the City to provide greater emphasis on assisting new business and commercial developments through the entitlement process and position properties to be developed with a greater level of certainty. Additionally, creating the new position of Marketing & Business Relations Specialist devotes a dedicated position to the continued strengthening of relationships with existing businesses / partner organizations as well as implementing engaging marketing and communications strategies to promote Woodland's reputation as a place for businesses to prosper.

In the process of looking at department needs, roles and duties and align staff resources to more effectively serve the public, staff evaluated other positions within the Department and is recommending changes in the administrative staffing classifications.

Discussion:

Staff, working with the Department has reviewed the need for new job classifications and minor restructuring within the Community Development Department. Eliminating the Redevelopment Manager position allows several position changes to be made that better reflect the needs within the Economic Development Division of the Department as well as the administrative support staff.

The modification of Principal Planner job description and addition of this position will provide for flexibility in the department and offer greater emphasis on creating opportunities for business expansion and attraction. This will also enable new commercial development customers a single point of contact to assist in navigating the city's entitlement and permitting processes. The Principal Planner position will be well versed on the city's various General Plan Policies, permitting, environmental compliance, ordinances and regulations particularly as they pertain to commercial development.

The addition of a Marketing and Business Relations Specialist will work with the Principal Planner in supporting the Assistant City Manager in designing and executing communications and marketing strategies to grow existing and attract new businesses to the city. This role is currently performed largely by part-time interns. Establishing a full time, benefited position will provide greater continuity and more consistent communications.

Finally, staff reviewed the work of the Administrative Clerk I/II in the Community Development Department and has found that a new job classification of Community Development Clerk I/II (CDD Clerk) better reflects the job duties of the position. The current job description does not reflect the actual duties of the current incumbents. The CDD Clerk is responsible for administrative, financial and technical tasks relating to building permit issuance and business registrations and is often the first point of contact for new businesses. Additionally, the Administrative Secretary classification no longer represents the primary duties performed in overseeing the administrative functions of the Department. The job classification of Administrative Supervisor better articulates the day to day duties and responsibilities needed to support the department.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving Classification and Position changes the Community Development Department which consist of: 1) approving revised Job Description for the Principal Planner and new Job Descriptions for Marketing and Business Relations Specialist (MMPA Range 120) and Community Development Clerk I/II (WCEA Range 32/37) classifications; 2) authorize the addition of a Principal Planner, Marketing and Business Relations Specialist, Administrative Supervisor and two (2) Community Development Clerk I/II positions; and 3) authorize the deletion of a Senior Planner, Redevelopment Manager, Administrative Secretary and two (2) Administrative Clerk I/II positions.

Prepared By: Sheila McShane, Human Resources Manager



Paul Navazio
City Manager

Attachments:

1. Resolution
2. Principal Planner Job Description

3. Marketing and Business Relations Specialist Job Description
4. CDD Clerk I/II Job Description

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING
CLASSIFICATION AND POSITION CHANGES WITHIN THE COMMUNITY
DEVELOPMENT DEPARTMENT

WHEREAS, staff reviewed some of the Community Development Department job classifications and made recommendations for change; and

WHEREAS, staff worked with the Department to assess the current needs for a Principal Planner and Marketing & Business Relations Specialist; and

WHEREAS, staff assessed the administrative staffing within the department to review workflow and responsibilities of the Administrative Clerk I/II positions and the Administrative Secretary position; and

WHEREAS, staff hereby recommends the addition of the Principal Planner, Marketing & Business Relations Specialist, and Community Development Clerk I/II classifications to the Fiscal year 2019/2020 budget; and

WHEREAS, staff hereby recommends the addition of a Principal Planner, Marketing and Business Relations Specialist, Community Development Clerk I/II, and Administrative Supervisor positions for FY 2019/20 budget; and

WHEREAS, staff hereby recommends the deletion of the Senior Planner, Redevelopment Manager, Administrative Secretary, and two (2) Administrative Clerk I/II positions for FY 2019/20 budget; and

WHEREAS, staff recommends this due to the recent retirement of the Redevelopment Manager and as such, the Department has evaluated their needs and has realigned the tasks and duties which resulted in the need for modified and new job classifications as well as modified positions; and

WHEREAS, the costs for the recommended position changes can be incorporated into the current approved Community Development Department budget appropriations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND HEREBY RESOLVES:

Section 1. Authorizes the addition of a Principal Planner, Marketing & Business Relations Specialist, and Community Development Clerk I/II job classifications into the FY2019/20 budget.

Section 2. Authorizes five (5) full-time positions: Principal Planner, Marketing & Business Relations Specialist, Administrative Supervisor, and two (2) Community Development Clerk I/II into the FY2019/20 budget.

Section 3. Authorizes the deletion of five (5) full-time positions: Senior Planner, Redevelopment Manager, Administrative Secretary, and two (2) Administrative Clerk I/II in the FY2019/20 budget.

PASSED AND ADOPTED by the City Council this 16th day of July, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



PRINCIPAL PLANNER

DEFINITION

To plan, organize and direct the work of a major function of the Planning, and/or the Economic Development Divisions of the Community Development Department. Responsible for long-range planning and implementation of the various housing and commercial development projects, evaluation and coordination of community and economic development impacts to the City to ensure compliance with the General Plan and various City ordinances.

SUPERVISION RECEIVED AND EXERCISED

General direction is provided by the Assistant City Manager/Community and Economic Development Director or designee. Responsibilities include direct and indirect supervision over City-wide professional, technical, contract and clerical staff related to the various initiatives that the City is involved in. This includes, but is not limited to, development of residential subdivisions, infill development, business parks and other housing and economic priorities of the City. Exercises discretion and independent judgment with respect to assigned duties. Employees may be assigned specific positions such as managing the day to day activities of the Planning Division or overseeing Economic Development functions of the City.

EXAMPLES OF DUTIES

The following are typical illustration of duties encompassed by the position, not an all inclusive or limiting list:

ESSENTIAL JOB FUNCTIONS

- Direct, coordinate, review and participate in the work of City-wide professional and technical employees related to the entitlement and permitting of new housing and commercial developments; sub-divisions, business parks, retail, etc., including data collection, analysis, plan formulation, and implementation of a wide variety of planning, zoning, urban design, and environmental review activities.
- Monitor and evaluate current trends related to the area of assignment, including legislation, court rulings and professional practices and

techniques; and recommend policy and procedural modifications accordingly. Perform the most complex and sensitive planning studies, including those involving transportation and community planning, environmental research and assessment, zoning and subdivision administration, and research and analysis functions, and infrastructure phasing and financing, as they relate to new business development and/or subdivision, land use, etc.

- Serve as lead staff/project manager on various projects within the Community Development Department including residential, commercial and industrial projects. Monitoring various project proposals to ensure their compatibility with executed agreements between the City.
- Perform the most difficult planning and environmental impact research and analysis on new projects.
- Guides the formulation of long-range plans and policies. Make recommendations on development permits, special use permits, variances, tentative tract maps, residential planned development permits as they pertain to specific plans within the City. As well as continue to evaluate existing processes to identify opportunities for streamlining of processes, providing clarification and efficiency to improve overall services to our customers/citizens.
- Develop and review General Plan and Specific Plans and amendments. Implement and enforce the City's General Plan, community design guidelines and zoning, subdivision ordinance, commercial, and industrial developments.
- Serve as a lead staff and meet with and advise developers regarding development applications and processes; explain purposes, regulations, and directives of accepted development practices.
- Provide general information to the public, development community and other government agencies pertaining to the General Plan, other business initiatives or developments, development of policies, procedures, and standards; make authoritative interpretations of applicable regulations and policies including the enforcement of City regulations, as they pertain to a specific project.
- Review work methods and interdepartmental procedures to ensure effective workflow and compliance with established policies and procedures; select train and evaluate assigned personnel; work with employees to correct deficiencies.
- Evaluate existing processes and regulations to identify opportunities for permit streamlining, procedural clarity and efficiency, and improve overall customer service within the Department
- Serve as staff to the City Council, Planning Commission, and other commissions and committees in community development matters,

including the preparation and presentation of reports and recommendations to both the Planning Commission and City Council. Create continuity in the monitoring and implementation of the various projects within the City

- Serve as a primary point of contact and liaison to the development/business community.
- Facilitate discussion among all City Departments/Divisions to find solutions to entitlement and permitting challenges.
- Facilitate meetings with project applicants and appropriate City Department/Division staff to resolve procedural and regulatory challenges.
- Assist in enhancement and maintenance of the City's Community Development and Economic Development web pages with news, events, demographic information, economic indicators and available opportunity sites and buildings for businesses seeking to expand or locate in Woodland.
- Participate in the negotiation and management of lease agreements on city owned properties.
- Support the Assistant City Manager in the supervision of economic development staff and management of the division.
- Research and implements policies, ordinances, and programs to stimulate private (re)investment in the community.
- Maintain positive working relationships with the various community groups including the Chamber of Commerce and Downtown Business Associations or other Associations as appropriate, to share and promote economic development incentives/opportunities and to obtain feedback on areas where the City can improve processes and regulations related to business growth in the community.
- Identify and proactively market the city to potential business prospects, infill developers, and residential home builders, etc.
- Regular, predictable, consistent and timely attendance is an essential function of the position, in that Employee must be present to work to complete assigned tasks.

OTHER JOB FUNCTIONS:

- Review and approve development proposals, site plans, and design and landscape plans, for compliance with appropriate City regulations and policies, including any applicable development agreements pertaining to development within the City.
- Confer with engineers, developers, architects, other City departments, a variety of agencies and the general public in acquiring information and coordinating planning matters.

- Supervise, coordinate and participate in the preparation of requests for proposals, interview of consultants, and contract administration for various traffic, environmental and other planning services.
- Participate in the development and implementation of goals, objectives, policies and priorities including current and advanced planning activities; assist in budget preparation and administration.
- Play a key role in the long-range planning, job growth and community development within the City.
- Represent the City in the community and at professional meetings as required.
- Promote and maintain safety in the work place.
- Work cooperatively with others.
- Perform related duties as assigned.

QUALIFICATIONS

Knowledge of:

- Principles, practices and purposes of comprehensive urban planning, zoning, public administration and economic development.
- Applicable Federal, State, and municipal planning laws and regulations, including applicable environmental laws and regulations.
- Principles and techniques involved in the development and maintenance of a comprehensive General Plan and specific plans.
- Principles and practices of management and supervision. Statistical research and reporting methods, techniques and procedures.
- Codes, ordinances, resolutions, laws, recent developments, current literature and sources of information.
- Development, construction and operating costs for commercial development projects.
- Contract preparation and administration.
- Safety principles, practices and procedures.
- Operation and programs of a personal computer.
- Real Estate contracts, preparation, administration and budgets.
- Permitting process as it applies to the City's ordinances and regulations.

Skill to:

- Plan, coordinate, and prioritize a variety of complex projects.

- Persuade and motivate individuals and groups toward the successful accomplishment of shared goals and objectives.
- Provide information to the general public regarding planning department services.
- Perform complex and sensitive professional planning work in the absence of supervision.
- Communicate clearly and concisely, both orally and in writing.
- Collect and analyze data and develop complex plans and reports; prepare and interpret ordinances and formulate land use policies.
- Evaluate meeting preparation material; prepare agendas for a variety of planning-related committees.
- Supervise and evaluate assigned staff.
- Efficiently operate a personal computer.
- Establish and maintain effective work relationships with those contacted in the performance of required duties.

Ability to:

- Manage, direct, and coordinate the work of City-wide professional and technical personnel. Interpret, analyze, apply and articulate relevant laws, rules, contracts, ordinances, regulations and guidelines.
- Develop cooperative public relations with contractors, developers, business owners, and the general public.
- Analyze and compile technical and statistical information; prepare clear and concise technical reports.
- Analyze problems, identify and negotiate alternative solutions, project consequences of proposed actions and implement recommendations in support of goals. Prepare marketing programs and promote the City.
- Negotiate contracts.
- Develop cooperative public relations with contractors, developer, business owners, and the general public.
- Ensure compliance with Federal, state and local rules, laws and regulations.

Minimum Education and Experience

Education: Bachelor's Degree from an accredited college or university with major work in planning, community development, urban design or related field. A Master's Degree in planning or related field is highly desirable.

Experience: Four years of professional planning experience including experience supervising interdepartmental personnel and complex projects.

License or Certificate

Required upon hire, possession of a valid California Driver's License. Member of American Institute of Certified Planners is highly desired.

ADA COMPLIANCE

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

Heavy Work: Exerting in excess of 25 pounds of force occasionally.

Other Requirements:

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

Council Action: July 2019



MARKETING & BUSINESS RELATIONS SPECIALIST – ECONOMIC DEVELOPMENT

DEFINITION

This position coordinates and executes a variety of communications, marketing, research, technical analysis, and economic development tasks for the City of Woodland. This position serves as a critical member of the City's Economic Development team and works closely with the Assistant City Manager / Community and Economic Development Director and/or designee to develop and implement strategic initiatives to strengthen and diversify the local economy.

SUPERVISION RECEIVED AND EXERCISED

General direction is provided by the Assistant City Manager / Community and Economic Development Director and/or designee. Incumbents may oversee a project team consisting of technical personnel staff assigned to a project or may have supervisory duties, depending on the department's need.

The Marketing and Business Relations Specialist has full responsibility for the management of every aspect of a project with supervision, and has a level of independence to gather information on specific projects.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Assists in evaluating and determining needs, defining goals and recommending actions to carry out strategic Economic Development initiatives including promotion/marketing, business outreach, and community relations strategies.

- Serve as the primary contact to relevant community members, business organizations, and members of the travel, food and agriculture industry influencers to provide information about the City's economic development assets, activities, etc.
- Serve as brand ambassador for the City's Food Front initiative at local and regional meetings, events, and conferences.
- Conduct research and interviews to develop business profiles and knowledge of local economy.
- Research and develop innovative business recruitment and expansion programs.
- Collaborate with academia and industry to create workforce training programs.
- Represent the City and its business community at events and conferences.
- Attend and actively participate in meetings with local and regional business development organizations.
- Manage and engage in a variety of social media platforms.
- Draft a consistent schedule of content for various social media channels.
- Analyze and track impressions and engagement across platforms.

- Create social media toolkits to assist with City Economic Development promotion(s).
- Research social media trends and innovations.
- Participate in the production of multimedia content for marketing.
- Solicit and evaluate proposals and oversee consultant contracts/proposals for marketing support services.
- Design effective marketing and digital advertising materials to promote department/City economic development programs, and services.
- Prepares and packages information in an effective and attractive format.
- Develop, design and create a consistent e-newsletter highlighting community and economic achievements.
- Create and issue press releases.
- Prepare internal communications to share with councilmembers and city staff regarding economic development priorities, business incentive programs, new businesses announcements, and metrics tracking community's economic performance.
- Plan and execute industry events for City's economic development program.
- Assist with support and promotion of a range of community events.
- Administrative duties as needed.
- Regular, predictable, consistent and timely attendance is an essential function of the position, in that Employee must be present to work to complete assigned tasks.
- Other duties as assigned.

Knowledge of

- Knowledge of and experience using social media platforms (Facebook, Twitter, Instagram, YouTube, etc.) for marketing purposes.
- Graphic Design Skills: Canva, Publisher, Apple Pages, Adobe InDesign, Adobe Photoshop, other applications as appropriate.
- Knowledge of Webpage development and management using such open source management systems such as Wordpress.
- Knowledge of blogs platforms.
- Microsoft Office Suite

Skill in

- Evaluating and using data from various social media platforms (Facebook, Twitter, Instagram, YouTube, etc.) for marketing purposes
- Developing graphic brochures utilizing various Graphic Design programs
- Photography and video experience is a plus.

Abilities

- Ability to strengthen existing and build new relationships with local business community and regional partners
- Ability to identify and support opportunities for collaboration among community and industry partners
- Strong verbal and written communications skills
- Concise and creative writing skills
- Strong communication skills both oral and written
- Good public relations skills
- Understanding of business marketing and branding

- Ability to multi-task and self-motivate

EXPERIENCE AND EDUCATION

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

Experience:

Equivalent to a Bachelor's Degree from an accredited college or university with major work in community development, economic development, marketing, business, journalism, history or related field.

Experience:

Minimum of one (1) year of experience working in a business and/or government relations field. Experience using various social media platforms for marketing and communications.

Certificates. Driver License: Possession of a valid California Class C Driver License at the time of appointment.

ADA COMPLIANCE

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

Heavy Work: Exerting in excess of 25 pounds of force occasionally.

Other Requirements:

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

Council Action: July 16, 2019



CDD CLERK I/II

DEFINITION

To perform responsible clerical work and administrative duties involved with billing and collection of business registrations; the maintenance and review of licensing and permitting records; the entry of data processing; and/or assisting in the review and input of building permit applications, cannabis permits and mobile food vendor permits.

DISTINGUISHING CHARACTERISTICS

CDD Clerk I: This is the entry level position in Community Development Department (CDD) for clerical employees. Employees in this class normally work under close and continuous supervision performing a group of repetitive or closely related duties according to established procedures. A CDD Clerk I is normally considered to be on a training status and, as assigned responsibility and breadth of knowledge increase with increased experience, may reasonably expect their position to be reassigned to the next higher class of CDD Clerk II.

CDD Clerk II: Positions in this class are normally filled by advancement from the lower grade of CDD Clerk I, or, when filled from the outside require prior responsible clerical and/or financial record keeping experience, and cash handling including balancing funds received. A CDD Clerk II works under general supervision and, within a framework of established procedures, is expected to perform a variety of clerical duties, customer service and assistance with issuing permits with only occasional instruction or assistance.

SUPERVISION RECEIVED AND EXERCISED:

Receives immediate supervision from higher level personnel. The Clerk II may coordinate the work of persons within the CDD Clerk I class.

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

ESSENTIAL JOB FUNCTIONS

- Prepare and process business registrations; collect payments over the counter and through the mail; balance cash drawer and reconcile end of day receipts.
- Set-up and maintain customers on a computer system.
- Prepare or assist in the preparation of a variety of statistical reports as assigned.
- Input purchase requisitions into computer system; enter and verify invoices for payment.
- Respond to routine permitting inquiries and provide customer service to the public at the permit counter, and/or via telephone, email, or fax.
- Research and communicate the status of permits for applicants.
- Work with Building Inspectors and/or Code Enforcement Officers to schedule inspections and pull related permits.
- Process various transactions involving business registrations, cashiering and permitting.
- Assist customers over the counter with respect to new business registrations and renewals, general building permit issues, and over the counter plan submittals.
- Generate reports as needed utilizing the computerized program related to permitting and/or licensing.
- Provide information and direction to the public related to community development, planning, building, engineering, code enforcement and permit processes via phone, e-mail and counter work; respond to citizen complaints and/or inquiries, referring more complex issues to higher level of authority as appropriate.
- Review and check records, forms, and other documents for accuracy, completeness and conformance to rules and regulations.
- Update forms and informational materials as needed.
- Maintain files, both paper and computerized.
- Regular, predictable, consistent and timely attendance is an essential function of the position.
- Other duties as assigned.

QUALIFICATIONS:

Knowledge of:

- Basic methods, terminology and practices of financial and clerical record keeping.
- Modern office equipment and procedures including use of a variety of software applications.
- Customer service principles.

Ability to:

- Learn basic cashiering, accounting principles and practices.
- Learn, interpret, apply and explain basic federal, state, and local regulations and ordinances.
- Understand and follow both oral and written instructions.

- Operate standard office machines/equipment including calculator and computer terminal, etc.
- Learn proprietary software and appropriate applications.
- Perform mathematical calculations with speed and accuracy.
- Input and post financial data accurately including accurately handling money.
- Communicate tactfully and effectively with the public.
- Type accurately at a speed sufficient for successful job performance.
- Communicate clearly and concisely, in both oral and written form.
- Perform a variety of processing/record keeping clerical functions.
- Establish and maintain effective work relationships with those contacted in the performance of required duties.

Experience and Education:

Any combination equivalent to the experience and training that would likely provide the required knowledge and abilities would be qualifying. A typical manner to achieve the knowledge and abilities would be:

Education:

Equivalent to a high school diploma.

Experience:

One year experience performing clerical or financial record keeping support work.

CDD Clerk II

In addition to the qualifications of CDD Clerk I:

Knowledge of:

- Principles and practices of financial and clerical record keeping, and basic reporting.
- Advanced customer service techniques.

Ability to:

- Use initiative and sound judgement within established guidelines.
- Ability to interpret City ordinances, policies and procedures related to CDD.
- Ability to review document submittals for completeness and request missing information.
- Work in an independent manner.

Experience and Training:

Experience:

One year experience performing duties comparable to those of an CDD Clerk I in the City of Woodland.

Education

In addition to a high school diploma, at least 24 units of college or technical training is desired.

ADA COMPLIANCE

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

Heavy Work: Exerting in excess of 25 pounds of force occasionally

Other Requirements:

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

Council Action: July 16, 2019

Human Resources Manager



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: I.14.
SUBJECT: Regional Park Nature Trail, CIP 19-17; 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 Regional Park Nature Trail, CIP 19-17, and authorizing bid advertisement.

Staff Contact

Ken Hiatt, Assistant City Manager, (530) 661-5930, ken.hiatt@cityofwoodland.org

Fiscal Impact

The total project budget is \$716,500 as identified in the current Capital Budget as Regional Park Site. The project funding for the ADA trail portion of the CIP consists of \$500,000 in Outdoor Environmental Education Facilities CA State Park Grant funding and \$100,000 in Capital Projects funds. The remaining \$116,500 in budgeted funding for this CIP is from and additional State Parks Grant for Outdoor Educational programing in through the Habitat Conservation Fund program.

The Engineer's estimate of base bid plus add alt total construction cost is \$373,600. The difference between the total project budget and the engineer's estimate is the amount budgeted for matching funds, design, construction management, inspection and construction contingency.

Background

The Woodland Regional Park Project began in 2017 when City Council approved staff negotiations for a Habitat Conservation Easement and reviewed the draft Woodland Regional Park Master Plan including the concept of a proposed Environmental Education Center, enhanced wetland, and recreational trails on the site. Additionally, Council approved two grant applications with the California Department of Parks & Recreation, one for the Outdoor Education Trail and one for the Habitat Conservation Fund (HCF). The City of Woodland was awarded both grants in late 2018 and staff has since attended mandatory grant training and executed both grant documents.

The subject of this City Council action is the advance of the next phase of the process to construct the ADA accessible trail that will provide access around a portion of the wetland that is scheduled to be constructed this summer. The construction of the trail is scheduled to commence immediately following the grading of the wetland and in advance of the Winter months.

Discussion

The project conforms to the requirements of the Outdoor Environmental Education Facilities Grant, and the Americans with Disabilities Act (ADA). The base bid of this project will construct two ADA parking stalls

along with a 1,600 linear foot ADA-accessible interpretive nature trail. This trail will be along the perimeter of a 20-acre seasonal wetland at the 160-acre Woodland Regional Park. The Add Alternate included in the bid documents would construct a post and cable fence around a portion of the trail to be constructed within the seasonal wetland.

Upon Council authorization, project bids will be solicited and staff anticipates construction to start in September 2019 and completed middle of October 2019.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the Regional Park Nature Trail, CIP 19-17, and authorizing bid advertisement.

Prepared by: Jair Camacho, Project Manager-AEC

Reviewed by: Brent Meyer, City Engineer

Ken Hiatt, Assistant City Manager – Community and Economic Development



Paul Navazio
City Manager

Attachments:

1. 07-16-19 Resolution Approve PSE
2. WRP ADA Trail - Phase 1 (002)

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE PLANS AND SPECIFICATIONS FOR THE REGIONAL PARK
NATURE TRAIL, CIP 19-17; AND AUTHORIZING BID ADVERTISEMENT**

WHEREAS, the City of Woodland has a total project budget of \$716,500 in Outdoor Environmental Education Facilities CA State Park Grant funding and Capital Projects funds identified in the Capital Budget for an ADA accessible interpretive nature trail along the perimeter of a 20-acre seasonal wetland at the 160-acre Woodland Regional Park, referred to as the Regional Park Site (the “Project”); and

WHEREAS, the City Council desires to expend the funds and to construct the Project; and

WHEREAS, the Project conforms to the requirements of the Outdoor Environmental Facilities CA State Park Grant, and the Americans with Disabilities Act (ADA); and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is considered exempt under the Class 4 Categorical Exemption, CEQA Guideline 15304.

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

Section 1. The City Council hereby approves the plans and specifications for the Regional Park Nature Trail, CIP 19-17, which are available on file with the City Clerk.

Section 2. The City Council authorizes City staff to advertise the Regional Park Nature Trail, CIP 19-17 for bids, with construction anticipated to begin in September 2019.

Section 3. The City Council finds that the Project is exempt from CEQA pursuant to CEQA Guideline 15304.

PASSED AND ADOPTED this _____ day of _____ 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Woodland Regional Park

- Conceptual Plan -



Habitat Type

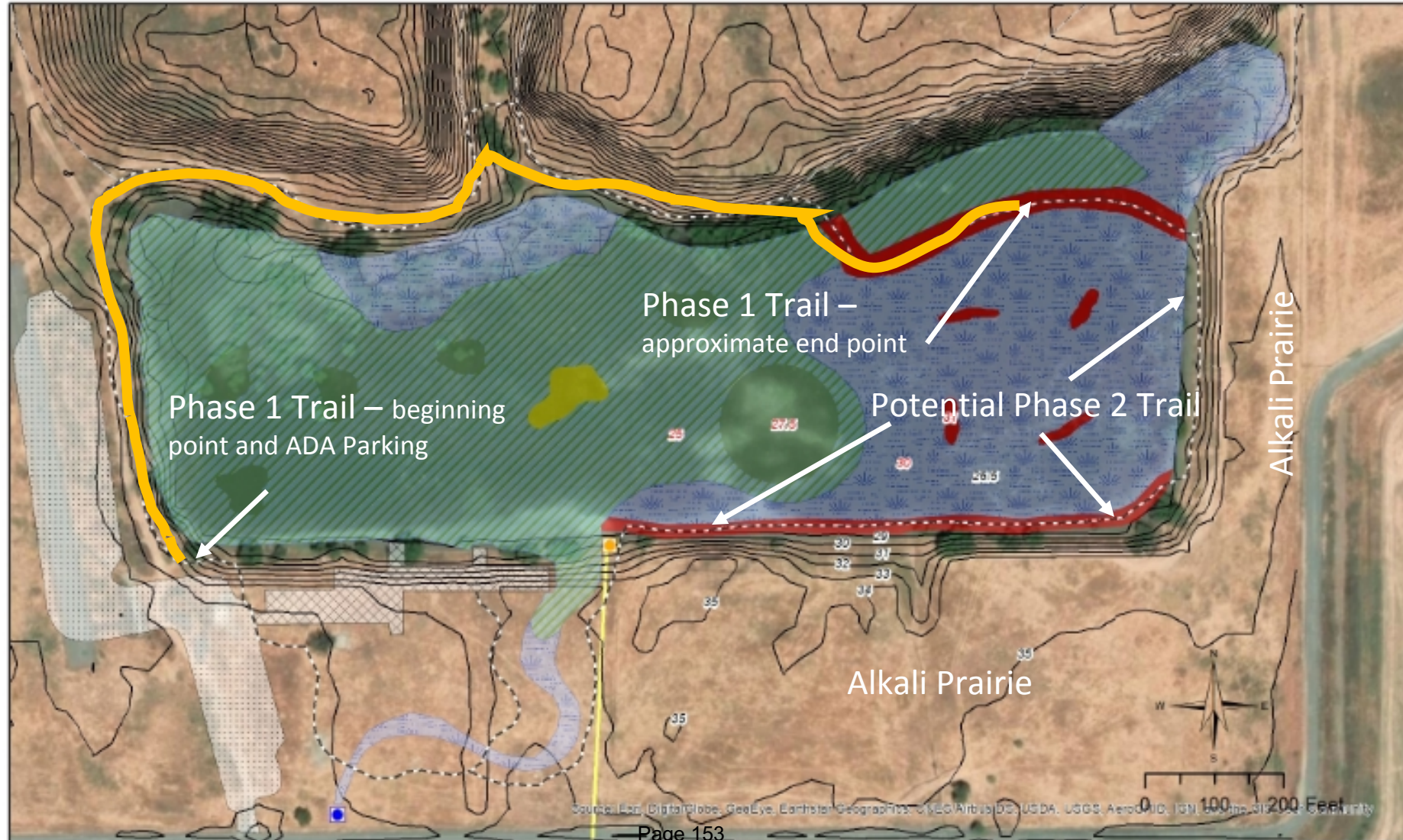
- Emergent Cover
- Permanent Wetland
- Seasonal Wetland
- Summer Island
- Winter Island

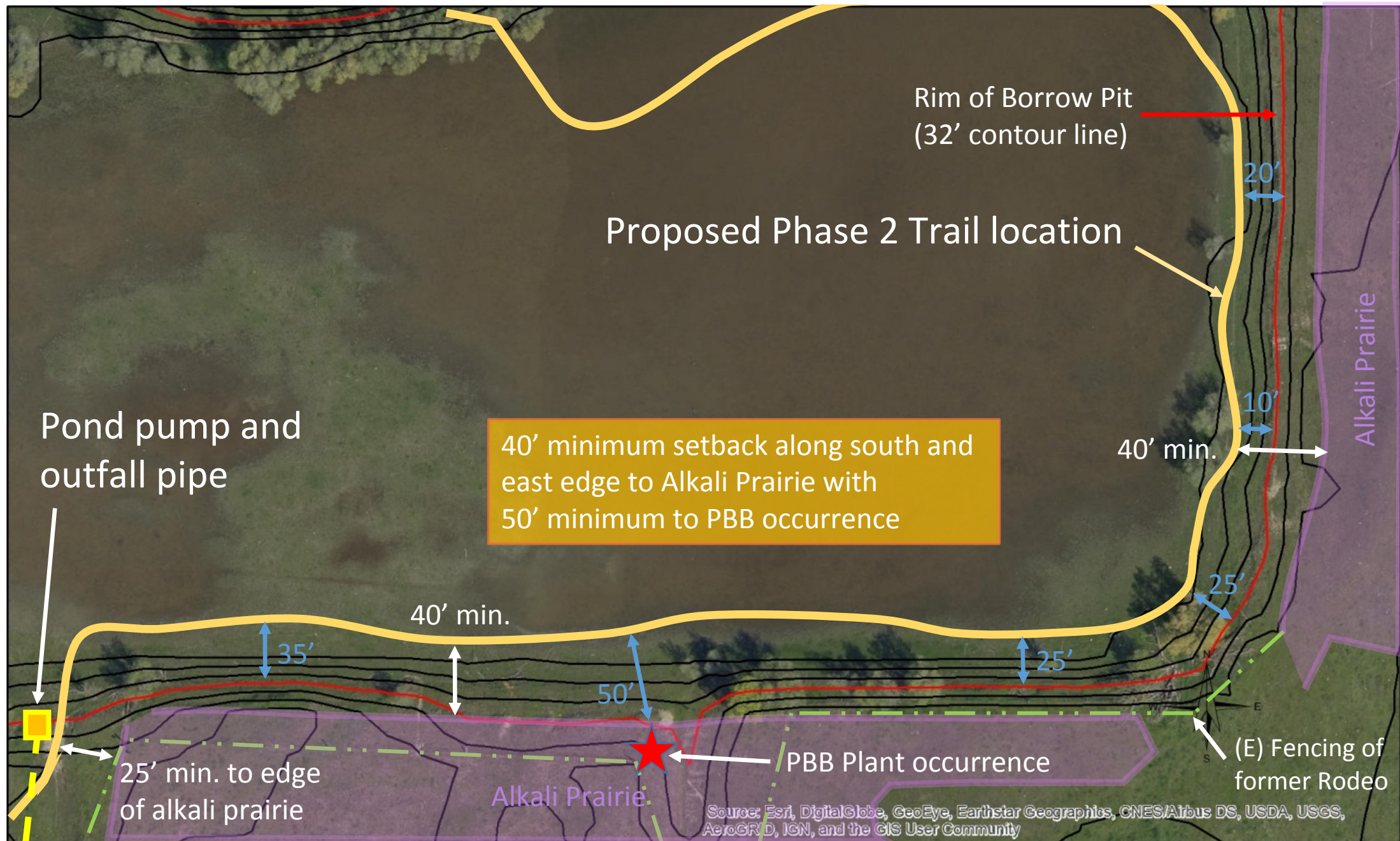
Pumps

- Well
- Lift Pump
- Pipeline

Facilities

- Parking
- Buildings







TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: J.15.
SUBJECT: SUBJECT: PUBLIC HEARING - GATEWAY LANDSCAPING & LIGHTING DISTRICT

Recommendation for Action

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and (3) adopt Resolution No. _____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

Staff Contact

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

Fiscal Impact

If approved, the Gateway Lighting and Landscaping (L&L) District would generate \$195,603 in revenues to offset the costs of District maintenance, which is 13% greater than the FY 2018/19 assessment. The increase in assessment is primarily due to the new landscaping currently being constructed for the I5/102 interchange that is scheduled to be completed in January 2020. The proposed levy for FY2019/20 is 94% of the maximum allowable assessment for this District.

The following table shows a comparison of the maximum allowable assessment, the FY 2018/2019 actual assessment, and the proposed FY 2019/2020 assessment:

Zoning	Maximum Levy	FY19/20 Proposed Levy	FY18/19 Levy	Difference
GATEWAY L&L DISTRICT				
Commercial Per Acre	\$ 4,035.39	\$ 3,795.17	\$ 3,357.97	\$ 437.20

Background

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 Gateway L&L District.

The Gateway L&L is located in the southeast portion of the City, generally bounded to the north by Interstate 5, to the east by County Road 102, to the south by Bronze Star Drive and generally to the west by the City boundaries.

On June 18, 2019, Council approved resolutions to preliminarily approve the Engineer's Report and to initiate proceedings for the annual levy, which included setting the public hearing date. The Engineer's Report was attached to the June 18th staff report and is available for review in the Finance Department.

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 complete reports are available for review in the Finance Department.

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; this occurred at the June 18, 2019 Council meeting. The public hearing was originally scheduled for the July 2nd City Council meeting, but due to public noticing issues was rescheduled to July 16, 2019. Tonight's public hearing is required to complete the levy process.

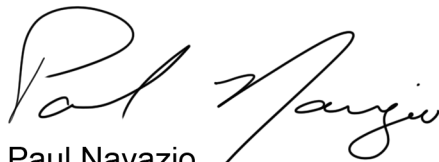
Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and (3) adopt Resolution No. _____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

Prepared by: Adam Devlin, Senior Accountant

Reviewed by: Kimberly McKinney, Finance Officer



Paul Navazio
City Manager

Attachments:

1. Resolutions Public Hearing Gateway 2019

RESOLUTION NO: _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE FISCAL YEAR 2019/2020 ENGINEER'S REPORT REGARDING THE GATEWAY LANDSCAPING AND LIGHTING DISTRICT

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"), did by previous Resolution order the Assessment Engineer, Koppel & Gruber Public Finance, to prepare and file the 2019/2020 Engineer's Report for the "**Gateway Landscaping and Lighting District**" (the "District"); and,

WHEREAS, the Assessment Engineer has prepared and filed with the City Clerk of the City of Woodland, California and the City Clerk has presented to the City Council such report entitled "**City of Woodland Gateway Landscaping and Lighting District Fiscal Year 2019/2020 Engineer's Report**" (the "Report") as required by the Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report, and is satisfied that the levy for each parcel has been calculated in accordance with the special benefits received from the operation, maintenance and services performed, as set forth in the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 The Report as presented or as modified, contains the following:

- a.** A Description of Improvements.
- b.** A Diagram of the District.
- c.** The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d.** The 2019/2020 Assessment based upon Method of Apportionment as approved by the property owners pursuant to the provision of the California Constitution Article XIID Section 4.
- e.** An "Assessment Range Formula" for calculating annual inflationary adjustments to the initial "Maximum Assessment" (Adjusted Maximum Levy per benefit unit), also approved by the property owners.

RESOLUTION NO: _____

- f. The 2019/2020 Annual Budget (Costs and Expenses) and the resulting 2019/2020 assessment (Levy per benefit unit) for Fiscal Year 2019/2020.
- g. The Assessment Roll containing the Levy for each Assessor Parcel Number within the District for Fiscal Year 2019/2020.

Section 3 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 to be incorporated into the Report.

Section 4 The City Council is satisfied with the Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the Fiscal Year 2019/2020 annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIID.

Section 5 The Report is hereby approved as submitted 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 6 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

RESOLUTION NO: _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2019.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

SS.

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 _____, 2019, by the following vote:

AYES: Council members: _____

NOES: Council members:

ABSENT: Council members: _____

ABSTAIN: Council members:

Mayor, Xochitl Rodriguez

Attest:

City Clerk, Ana Gonzalez

RESOLUTION NO: _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS REGARDING THE GATEWAY LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2019/2020

WHEREAS, the City Council, has by previous Resolutions initiated proceedings to form, and declared its intention to levy and collect annual assessments against parcels of land within the **“Gateway Landscaping and Lighting District”** (the “District”) for the fiscal year commencing July 1, 2019 and ending June, 30 2020 pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the “Act”) to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, Koppel & Gruber Public Finance, the Assessment Engineer selected by the City Council has prepared and filed with the City Clerk and the City Clerk has presented to the City Council the Engineer’s Report entitled **“City of Woodland Gateway Landscaping and Lighting District Fiscal Year 2019/2020 Engineer’s Report”** (the “Report”), in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2019 and ending June 30, 2020, to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, the City Council originally called for the public hearing on July 2nd, but due to noticing issues the public hearing was rescheduled to be held at the July 16th Council meeting; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on July 16, 2019, regarding the levy and collection of assessments as described in the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act and in accordance with the provisions of the California Constitution Article XIID.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 Following notice duly given, the City Council has held a full and fair public hearing regarding the levy and collection of the assessments, the Report prepared

RESOLUTION NO: _____

in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 3 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2019 and ending June 30, 2020, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting, storm drainage and appurtenant facilities located within public places in the District.

Section 4 The City Council has carefully reviewed and examined the Report in connection with the District, and the levy and collection of assessments. Based upon its review the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, hereby finds that the City Council determines that:

- a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting, drainage and appurtenant facilities and improvements related thereto.
- b. The District includes all of the lands so benefited; and
- c. The amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2019 and ending June 30, 2020 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits, to be received by each parcel from the improvements and services, and is satisfied that the assessments are levied, without regard to property valuation.

Section 5 The Report and Fiscal Year 2019/2020 assessments, as presented to the City Council and on file in the office of the City Clerk, are hereby confirmed as filed.

Section 6 The City Council hereby orders the proposed improvements to be made; the improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements, storm drainage and appurtenant facilities and expenses associated with the District, and that will be maintained by the City of Woodland or their designee and all such maintenance, operation and servicing of the landscaping and lighting, drainage and all appurtenant facilities shall be performed pursuant to the Act. A more complete description of the improvements is detailed in the Report and by reference this document is made part of this resolution.

Section 7 The Yolo County Auditor shall place on the County Tax Roll, opposite each parcel of land, the amount of levy so apportioned by the method of apportionment formula, outlined in the Engineer's Report, and such levies shall be collected at the same time and in the same manner as county taxes are collected pursuant to *Chapter 4, Article 2, Section 22646 of the Act*. After collection by the County, the net amount of the

RESOLUTION NO: _____

assessments, after deduction of any compensation due the county for collection, shall be paid to the City Treasurer.

Section 8 The Finance Officer, shall deposit all money from the assessments collected by the County for the District into a fund for the Gateway Landscaping and Lighting District, and such money shall be expended to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto described above.

Section 9 The adoption of this Resolution constitutes the Authorization of the District levy for the Fiscal Year commencing July 1, 2019 and ending June 30, 2020.

Section 10 The City Clerk's designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the Yolo County Auditor subsequent to the adoption of this Resolution.

RESOLUTION NO: _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2019.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

SS.

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 _____, 2019, by the following vote:

AYES: Council members: _____

NOES: Council members:

ABSENT: Council members: _____

ABSTAIN: Council members:

Mayor, Xochitl Rodriguez

Attest:

City Clerk, Ana Gonzalez



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: J.16.
SUBJECT: SUBJECT: PUBLIC HEARING - SPRING LAKE LIGHTING & LANDSCAPING DISTRICT

Recommendation for Action

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and (3) adopt Resolution No. _____, ordering the levy and collection of the assessment within the Spring Lake Lighting and Landscaping District.

Staff Contact

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

Fiscal Impact

Since the Council meeting held on June 18, 2019, where Council preliminarily approved the Engineer's Report and called for the public hearing, the City's consultant discovered a parcel had been subdivided prior to January 1, 2019, which results in the inclusion of an additional 112 units of Single Family homes and 112 units of Multi-Family homes in the District. These additional units were confirmed with the County but were not included in the version of the Spring Lake Engineer's Report taken to Council at the June 18th meeting. The Consultant adjusted the Engineer's Report to reflect these additional subdivided units, and allocated the same total FY2019/20 cost to maintain the District, thereby reducing the per-unit levy amount.

If approved, the District would generate \$2,253,265 in revenues to offset the costs of District maintenance. This represents an increase of \$431,834 or 23.70% from the FY2018/19 overall assessment, though the change in per-unit assessment is minimal. The proposed assessment increase between FY2018/19 and FY2019/20 for is due to new landscaping installed in the District, concurrent with new residential development. This new landscaping requires maintenance and irrigation costs that would not have been included in the FY18/19 assessment. Additionally, the FY2019/20 budget includes the addition of two new positions to provide the necessary maintenance for storm drainage facilities (channels and detention ponds) in the District. Including these increases, the proposed assessment is approximately 63% of the maximum allowable assessment for the District.

The following table shows a comparison, by zoning type, of the maximum assessment, the FY18/19 actual assessment and the proposed FY19/20 assessment:

Zoning	Maximum Levy		FY19/20 Proposed Levy	FY18/19 Levy	Difference
SPRING LAKE L&L DISTRICT					
Single Family Developed Residential R3	\$	1,520.17	\$ 866.83	\$ 869.91	\$ (3.08)
Single Family Developed Residential R4	\$	1,307.41	\$ 787.11	\$ 780.55	\$ 6.56
Single Family Developed Residential R5	\$	1,179.76	\$ 739.28	\$ 726.93	\$ 12.35
Single Family Developed Residential R8	\$	988.28	\$ 667.53	\$ 646.51	\$ 21.02
Single Family Developed Residential R15	\$	646.33	\$ 446.26	\$ 444.79	\$ 1.47
Single Family Developed Residential R20	\$	603.78	n/a	n/a	n/a
Single Family Developed Residential R25	\$	578.25	\$ 420.75	\$ 416.19	\$ 4.56
Neighborhood Commercial Per Acre	\$	15,672.13	\$ 5,493.46	\$ 6,029.76	\$ (536.30)

Background

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 Spring Lake L&L District.

The Spring Lake L&L consists of all property located in the Spring Lake Specific Plan area, which is located in the southeast portion of the City, generally bounded to the north by Gibson Road, to the east by County Road 102, to the south by County Road 25A and generally to the west by County Road 101. There is a portion of the District immediately north of the extension of County Road 24A that extends west of State Highway 113.

On June 18, 2019, Council approved resolutions preliminarily approving the Engineer’s Report and initiating proceedings for the annual levy, which included setting the public hearing date. The Engineer’s Report has subsequently been revised to include the additional 112 units of Single Family homes and 112 units of Multi-Family homes, and is attached to this report.

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 complete reports are available for review in the Finance Department.

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 Report and call for a public hearing; this occurred at the June 18, 2019 Council meeting. The public hearing was originally scheduled for the July 2nd City Council meeting, but due to noticing issues was rescheduled to July 16, 2019. Tonight’s public hearing is required to complete the levy process.

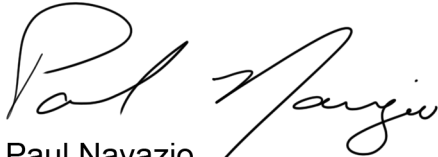
Following the public hearing, Council may direct changes to the Engineer’s Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and (3) adopt Resolution No. _____, ordering the levy and collection of the assessment within the Spring Lake Lighting and Landscaping District.

Prepared by: Adam Devlin, Senior Accountant

Reviewed by: Kimberly McKinney, Finance Officer



Paul Navazio
City Manager

Attachments:

1. Resolutions Public Hearing Spring Lake 2019
2. Spring Lake Engineer's Report FY2019-20 July 16 2019

RESOLUTION NO: _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE FISCAL YEAR 2019/2020 ENGINEER'S REPORT REGARDING THE SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"), did by previous Resolution order the Assessment Engineer, Koppel & Gruber Public Finance, to prepare and file the 2019/2020 Engineer's Report for the "**Spring Lake Landscaping and Lighting District**" (the "District"); and,

WHEREAS, the Assessment Engineer has prepared and filed with the City Clerk of the City of Woodland, California and the City Clerk has presented to the City Council such report entitled "**City of Woodland Spring Lake Landscaping and Lighting District Fiscal Year 2019/2020 Engineer's Report**" (the "Report") as required by the Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report, and is satisfied that the levy for each parcel has been calculated in accordance with the special benefits received from the operation, maintenance and services performed, as set forth in the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 The Report as presented or as modified, contains the following:

- a.** A Description of Improvements.
- b.** A Diagram of the District.
- c.** The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d.** The 2019/2020 Assessment based upon Method of Apportionment as approved by the property owners pursuant to the provision of the California Constitution Article XIID Section 4.
- e.** An "Assessment Range Formula" for calculating annual inflationary adjustments to the initial "Maximum Assessment" (Adjusted Maximum Levy per benefit unit), also approved by the property owners.

RESOLUTION NO: _____

- f.** The 2019/2020 Annual Budget (Costs and Expenses) and the resulting 2019/2020 assessment (Levy per benefit unit) for Fiscal Year 2019/2020.
- g.** The Assessment Roll containing the Levy for each Assessor Parcel Number within the District for Fiscal Year 2019/2020.

Section 3 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 to be incorporated into the Report.

Section 4 The City Council is satisfied with the Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the Fiscal Year 2019/2020 annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIID.

Section 5 The Report is hereby approved as submitted 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 6 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

RESOLUTION NO: _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2019.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

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 _____, 2019, by the following vote:

AYES:	Council members:	_____
NOES:	Council members:	_____
ABSENT:	Council members:	_____
ABSTAIN:	Council members:	_____

Mayor, Xochitl Rodriguez

Attest:

City Clerk, Ana Gonzalez

RESOLUTION NO: _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS REGARDING THE SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2019/2020

WHEREAS, the City Council, has by previous Resolutions initiated proceedings to form, and declared its intention to levy and collect annual assessments against parcels of land within the **“Spring Lake Landscaping and Lighting District”** (the “District”) for the fiscal year commencing July 1, 2019 and ending June, 30 2020 pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the “Act”) to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, Koppel & Gruber Public Finance, the Assessment Engineer selected by the City Council has prepared and filed with the City Clerk and the City Clerk has presented to the City Council the Engineer’s Report entitled **“City of Woodland Spring Lake Landscaping and Lighting District Fiscal Year 2019/2020 Engineer’s Report”** (the “Report”), in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2019 and ending June 30, 2020, to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, the City Council originally called for the public hearing on July 2nd, but due to noticing issues the public hearing was rescheduled to be held at the July 16th Council meeting; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on July 16, 2019, regarding the levy and collection of assessments as described in the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act and in accordance with the provisions of the California Constitution Article XIID.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 Following notice duly given, the City Council has held a full and fair public hearing regarding the levy and collection of the assessments, the Report prepared

RESOLUTION NO: _____

in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 3 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2019 and ending June 30, 2020, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting, drainage and appurtenant facilities located within public places in the District.

Section 4 The City Council has carefully reviewed and examined the Report in connection with the District, and the levy and collection of assessments. Based upon its review the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, hereby finds that the City Council determines that:

- a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting, drainage and appurtenant facilities and improvements related thereto.
- b. The District includes all of the lands so benefited; and
- c. The amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2019 and ending June 30, 2020 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits, to be received by each parcel from the improvements and services, and is satisfied that the assessments are levied, without regard to property valuation.

Section 5 The Report and Fiscal Year 2019/2020 assessments, as presented to the City Council and on file in the office of the City Clerk, are hereby confirmed as filed.

Section 6 The City Council hereby orders the proposed improvements to be made; the improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements, drainage and appurtenant facilities and expenses associated with the District, and that will be maintained by the City of Woodland or their designee and all such maintenance, operation and servicing of the landscaping and lighting, drainage and all appurtenant facilities shall be performed pursuant to the Act. A more complete description of the improvements is detailed in the Report and by reference this document is made part of this resolution.

Section 7 The Yolo County Auditor shall place on the County Tax Roll, opposite each parcel of land, the amount of levy so apportioned by the method of apportionment formula, outlined in the Engineer's Report, and such levies shall be collected at the same time and in the same manner as county taxes are collected pursuant to *Chapter 4, Article 2, Section 22646 of the Act*. After collection by the County, the net amount of the

RESOLUTION NO: _____

assessments, after deduction of any compensation due the county for collection, shall be paid to the City Treasurer.

Section 8 The Finance Officer, shall deposit all money from the assessments collected by the County for the District into a fund for the Spring Lake Landscaping and Lighting District, and such money shall be expended to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto described above.

Section 9 The adoption of this Resolution constitutes the Authorization of the District levy for the Fiscal Year commencing July 1, 2019 and ending June 30, 2020.

Section 10 The City Clerk's designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the Yolo County Auditor subsequent to the adoption of this Resolution.

RESOLUTION NO: _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2019.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

SS.

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 _____, 2019, by the following vote:

AYES: Council members: _____

NOES: Council members:

ABSENT: Council members: _____

ABSTAIN: Council members:

Mayor, Xochitl Rodriguez

Attest:

City Clerk, Ana Gonzalez



**CITY OF WOODLAND
SPRING LAKE LANDSCAPING AND LIGHTING
DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2019/2020**

JULY 16, 2019

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

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I. OVERVIEW

A. INTRODUCTION

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Spring Lake Landscaping and Lighting District ("District") for Fiscal Year 2019/2020 which provides updated information regarding the budget and factors that affect the assessment amount. This District was formed in March 2005 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street lighting, traffic signals, drainage, neighborhood parks and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act") and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIII C and XIII D* ("Proposition 218") desires to levy and collect annual assessments against lots and parcels within the District beginning in the fiscal year commencing July 1, 2019 and ending June 30, 2020 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for 2019/2020 as set forth in this Engineer's Report, do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the 2019/2020 assessment rates.

B. CONTENTS OF ENGINEER'S REPORT

This Engineer's Report ("Report") describes the District boundaries and the proposed improvements to be assessed to the property owners located within the district. The Report is made up of the following sections.

Section I. Overview – Provides a general introduction into the Report.

Section II. Plans and Specifications – Contains a general description of the improvements that are to be maintained and serviced by the District.

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the District including incidental costs and expenses.

Section IV. Method of Apportionment – Describes the basis in which costs have been apportioned to lots and parcels within the District, in proportion to the special benefit received by each lot and parcel.

Section V. Assessment Roll – The assessment roll identifies the maximum assessment to be levied to each lot or parcel within the District.

Section VI. Assessment Diagram – Displays a diagram of the District showing the exterior boundaries of the District.

Appendix – This section includes additional information, zoning maps and exhibits which were used to determine the budget and assessments for the different product types.

For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number by the Yolo County (“County”) Assessor’s Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing scheduled for July 2, 2019, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for Fiscal Year 2019/2020.

II. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The proposed territory within the District consists of all lots, parcels and subdivisions of land located in the Spring Lake Specific Plan Area. The area originally contained thirty five (35) large un-subdivided parcels and when combined with recently subdivided parcels will result in approximately 3,966 residential units, four (4) commercial sites, six (6) school sites, four (4) neighborhood parks, one (1) mini park, and one (1) public fire station. The County of Yolo owns three (3) parcels in the specific plan area and there is one (1) existing Woodland Community College parcel and two (2) Woodland Joint Unified School District Parcels. Thirty one final subdivision maps were approved in 2005 through early 2018 covering portions of the Spring Lake Area representing 2,302 single family lots, 20 multi-family residential units and 218 apartment units. The assessments for all of the parcels within the District will be calculated based on 2019/2020 Budget and the method described in Section IV Method of Apportionment of this Report.

The Spring Lake Specific Plan Area is located in the southeast portion of the City generally bounded to the north by East Gibson Road, to the east by County Road 102, to the south by County Road 25A, and generally to the west by County Road 101. There is a portion of the Specific Plan Area immediately north of the extension of County Road 24A that extends west of State Highway 113.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The proposed improvements to be maintained and services provided by the District are generally described as follows:

Landscaping and Appurtenant Improvements

Landscaping improvements (the “Landscaping Improvements”) include but are not limited to landscaping, planting, ground cover, shrubbery, turf, trees, irrigation and drainage systems, ornamental lighting structures, playground equipment, play courts, public restrooms, masonry block walls and other fencing, entryway monuments and other appurtenant items located in right of ways, parkways, greenbelts, neighborhood parks and other easements dedicated to the City and located within the boundaries of the District.

This will include but is not limited to the following areas:

- Landscape parkways on the major arterial roadways of the project including Pioneer Avenue, Parkway Drive, Road 102, County Road 25A and East Gibson Road;
- Landscape parkways on the local and collector roads including Farmer’s Central Road, Road 24C, Road 101, Matmor Road, Collector One, Collector Two, Collector Four, Collector “A” Street and Highway 113 buffer;
- Landscaping along the mixed use channel, the drainage channels and facilities, agricultural interceptors and the offsite regional ponds;
- Landscaping and park equipment provided in neighborhood park areas including Central Park, Park “A”, Park “B”, Park “C”, Mini-Park, the Offsite Pond Park; and

- Graffiti removal, paint, wall and fence repairs along the block walls and fencing on portions of Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, County Road 25A, Farmer's Central Road, Highway 113, the drainage channels and facilities, the offsite regional ponds and the offsite Pond Park.

A more detailed listing of the overall landscape maintenance areas are included the appendix to this report along with the areas specifically budgeted for Fiscal Year 2019/2020.

Street Lighting/Traffic Signals and Appurtenant Improvements

Street lighting improvements (the "Street Lighting Improvements") include but are not limited to poles, signs, fixtures, bulbs, conduit, conductors, equipment including posts and pedestals, metering devices and appurtenant facilities as required to provide lighting and traffic signals in public streets and sidewalk easements, parks and other easements dedicated to the City and located within the boundaries of the District.

This will include but is not limited to the following:

- Street lighting throughout the arterial, collector, and local roadways totaling approximately 1,740 lights located throughout the project; and
- Traffic signals and appurtenant facilities at eighteen (18) signalized intersections along Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, County Road 25A and Farmer's Central Road.

A more detailed listing of the street lighting/traffic signal maintenance areas are included the appendix to this report along with the areas specifically budgeted for Fiscal Year 2019/2020.

The estimated annual cost to provide and maintain the improvements within the District shall be allocated to each property in proportion to the special benefits received.

C. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the Landscaping Improvements and the Street Lighting Improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of Landscaping Improvements and the Street Lighting Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Landscaping Improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting, repair of fencing and painting of walls and fencing and other improvements to remove or cover graffiti. The Street Lighting Improvements shall be maintained to provide adequate illumination.

Servicing means the furnishing of water and electricity for the Landscaping Improvements including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the Street Lighting Improvements. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District.

III. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses. A more detailed accounting of the budget based on the Equivalent Benefit Unit (EBU) methodologies is included in Section IV.

TABLE 1 Fiscal Year 2019/2020 Estimated Costs			
	ZONE DENSITY TYPE COSTS ¹	PRODUCT/FRONT FOOTAGE TYPE COSTS ²	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	\$232,475	\$645,917	\$878,392
Greenbelts & Parks	0	793,892	793,892
Tree Maintenance	118,909	57,595	176,504
Street Lights	137,442	39,490	176,932
Traffic Signals	10,355	93,191	103,545
Graffiti & Wall/Fence Repairs	1,555	3,350	4,905
Capital Items	0	0	0
DIRECT COSTS SUBTOTAL	\$500,736	\$1,633,434	\$2,134,170
INCIDENTAL COSTS/EXPENSES			
City Administration	\$0	\$107,095	\$107,095
Consultant/County Administration	0	12,000	12,000
Reserve Fund/Contingency	0	0	0
OTHER COSTS SUBTOTAL	\$0	\$119,095	\$119,095
ESTIMATED MAXIMUM ASSESSMENT	\$500,736	\$1,752,529	\$2,253,265
Total Assessor Parcels FY 2019/2020			2,592
		Maximum Levy Amount Per EBU³	Fiscal Year 2019/2020 Levy Amount
Estimated Single Family Developed Residential R3 Per EBU		\$1,520.17	\$866.83
Estimated Single Family Developed Residential R4 Per EBU		\$1,307.41	\$787.11
Estimated Single Family Developed Residential R5 Per EBU		\$1,179.76	\$739.28
Estimated Single Family Developed Residential R8 Per EBU		\$988.28	\$667.53
Estimated Multi Family Developed Residential R15 Per EBU		\$646.33	\$446.26
Estimated Multi Family Developed Residential R20 Per EBU⁴		\$603.78	n/a
Estimated Multi Family Developed Residential R25 Per EBU		\$578.25	\$420.75
Estimated Neighborhood Commercial Per Acre		\$15,672.13	\$5,493.46

1. See "Section IV. Method of Apportionment" for a detailed explanation of the two types of allocation methods.

2. Front Footage applies to the public owned (School Sites, Woodland Community College & Yolo County) properties only.

3. Includes an annual Engineering News Record Common Labor Cost Index rate increase (see section VID) of 35.20% since district formation.

4. For Fiscal Year 2019/2020 there are not any developed lots with this zoning. These parcels will be subject to the Developed/Undeveloped Rate of \$119.36 per proposed unit.

B. DESCRIPTION OF COST ITEMS

The following is a brief description of the costs of maintenance and services for the District included in the table above.

Direct Cost Items – This includes the costs of maintaining and servicing the landscaping, lighting and traffic signal improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the items that provide a direct benefit to the District.

The line items listed in this section are summarized into the following categories: Landscaping, Greenbelt and Parks, Trees, Street Lights, Traffic Signals, Walls and Fencing and Capital, all of which are included in a more detailed budget provided in the appendix section of this report.

Incidental Costs and Expenses – This includes the indirect costs not included above that are necessary to properly maintain the district on an annual basis.

- **City Administration** – This includes the cost or a portion of the costs to coordinate District services including responding to property owner inquiries relating the assessments and services and contracting with professionals to provide administration, legal, and engineering services to the District that are required on an annual basis. Additionally, this includes the City’s administration cost of managing the Storm Drainage Conservation Habitat Preservation Management Plan contract that is required as a condition of development of the Spring Lake Specific Plan Area.
- **Consultant/County Administration** – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer’s Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.
- **Reserve Fund/Contingency** – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July.

IV. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

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

Section 22574 of the 1972 Act also allows the designation of zones of benefit within an assessment district if “by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements.”

In addition, Article XIIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer’s Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIIID, the Implementation Act, and the Streets and Highways Code Section 22573.

Proper maintenance and operation of landscaping, street trees and streetlights provides special benefit to adjacent properties by providing community character, security, safety and vitality. Below is a discussion of the special benefit that the parcels receive from each of the maintenance categories.

Landscaping Special Benefit

Trees, landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore provide a special benefit. Specifically they provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

- Street trees within the parkways and greenbelts provide special benefit to those properties directly adjacent to those tree-lined parkways and to those that drive along them to get to their property;
- Landscaping within the parkways provide special benefit to those developments that are directly adjacent to the public parkways and to those that drive through them to get to their property; and,
- Landscaping and play equipment within the park sites provide special benefit to those developments that are within the general vicinity of the parks.

Landscaping General Benefit

There are no general benefits associated with local parkway landscaping.

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

Street Lights Special Benefit

The operation, maintenance and servicing of lighting and traffic signals along local streets, collector and arterial streets of a development provides the following special benefits:

- Improved security of lots and parcels within the development;
- Improved ingress and egress to properties;
- Improved nighttime visibility for the local access of emergency vehicles;
- Improved safety and traffic circulation to and from parcels; and
- Increased deterrence of crime and aid to police and emergency vehicles.

Street lights and signals located at arterials and local streets are considered 100% special benefit to the developments taking direct access at those intersections.

Street Lights General Benefit

There are no general benefits related to street lights, signals or appurtenant facilities.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District an Equivalent Benefit Unit (“EBU”) system is used. The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land use type, size and development.

Due to the variety and location of the maintenance requirements throughout the Spring Lake project area, two distinct methods of determining a lot or parcels EBU has been established depending on the specific maintenance item. The two methods are discussed below.

1. Zone Density Equivalent Benefit Units

Each parcel of land is assigned an EBU in proportion to the estimated special benefit the parcel receives relative to other parcels within the District. Maintenance costs under this method are allocated based on density for each of the residential projects located throughout the project. This is an effective way of allocating the special benefit to parcels where the maintenance items relate to acreage or lot size such as more dense local landscaping that occurs in some of the residential areas.

Maintenance costs related to the following are allocated utilizing this method:

- Landscaping and lighting along the local and collector roads including Farmer’s Central Road, Road 24C, Road 101, Matmor Road, Collector One, Collector Two, Collector Four, Collector “A” Street and Highway 113 buffer; and
- Landscaping and lighting along the agricultural interceptors.

The single family detached residential (SFD) property with an R-5 Zoning has been selected as the basic unit for calculating assessments; therefore a SFD R-5 residential parcel equals one Equivalent Benefit Unit (EBU). All other residential zoned units are compared to the R-5 (5 units per acre divided by the zoning designation number of units per acre) to determine the zonings EBUs. Since typically 5 single family residential units could be constructing on one acre of land, commercial property is assigned 5.0 EBUs per acre of land.

TABLE 2
EBU APPLICATION BY LAND USE ZONING:

Land Use	Zoning*	EBU/Parcel/ Acre/Unit
Single Family Detached Residential	R-3	1.67 EBUs / Parcel
Single Family Detached Residential	R-4	1.25 EBUs / Parcel
Single Family Detached Residential	R-5	1.00 EBU / Parcel
Single Family Detached Residential	R-8	0.63 EBUs / Parcel
Multi Family Detached Residential	R-15	0.33 EBUs / Unit
Multi Family Detached Residential	R-20	0.25 EBUs / Unit
Multi Family Detached Residential	R-25	0.20 EBUs / Unit
Neighborhood Commercial	NC	5.00 EBUs / Acre
Exempt	EX	0.00 EBU / Parcel

*** The above method for calculating the number of EBUs per parcel/unit will be used if additional single family or multi family residential units not included in the above table are approved for development.**

Definitions and Formulas Related to Zoning EBU Method

Single-Family Detached Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map wherein the final map has been recorded with the County as of January 1 of the preceding fiscal year.

Multi-Family Detached Residential — This land use is defined as a residential parcel anticipated to have more than one residential unit that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Neighborhood Commercial — This land use is defined as a commercial parcel that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

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

types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

2. Product Type Equivalent Benefit Units

Each parcel of land is assigned an EBU in proportion to the estimated special benefit the parcel receives relative to other parcels within the District. Maintenance costs under this method are allocated based on product types (single family residential, multi family residential or commercial) located throughout the project. This is an effective way of allocating the special benefit to parcels where the maintenance items relate to the traffic study and impact fee (drainage and parkway) methodologies that were developed for the Spring Lake Specific Plan Area.

Maintenance costs related to the following are allocated utilizing this method:

- Parkway landscaping and lighting on the major arterial roadways of the project including Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, and County Road 25A;
- Landscaping and lighting along the mixed use channel, subdivision trail corridor, greenbelts, gateway entries, Highway 113 buffer, drainage channels and facilities, and offsite regional ponds;
- Landscaping and lighting in the neighborhood park areas including Central Park, Park “A”, Park “B”, Park “C”, Mini-Park; and
- Graffiti removal, paint, fence and wall repairs along the block walls and fencing on portions of Pioneer Avenue, Parkway Drive, Road 102, and Highway 113.

The single family detached residential property has been selected as the basic unit for calculating assessments; therefore a SFD residential parcel equals one Equivalent Benefit Unit (EBU). The multi-family residential lots do not receive the same special benefit as single family lots and are therefore assigned less than 1 EBUs per units as determined in the Spring Lake Infrastructure Fee Nexus Study prepared by Economic & Planning Systems Inc., dated June 29, 2004 and shown below.

TABLE 3
EBU APPLICATION BY PRODUCT

Land Use	Zoning	Traffic EBU/ Parcel or Acre	Drainage EBU/ Parcel/Acre/Unit	Park EBU/ Parcel/Acre/Unit
Single Family Residential	Not applicable	1.00 EBU / Parcel	1.00 EBU / Parcel	1.00 EBU / Parcel
Multi Family Residential	Not applicable	0.70 EBUs / Unit	0.39 EBUs / Unit	0.83 EBUs / Unit
Undeveloped Planned Single Family Residential Development	Not applicable	1.00 EBU / Unit	1.00 EBU / Parcel	1.00 EBU / Parcel
Undeveloped Planned Multi Family Residential Development	Not applicable	0.70 EBUs / Unit	0.39 EBUs / Unit	0.83 EBUs / Unit
Neighborhood Commercial	Not applicable	32.67 EBUs / Acre	18.97 EBUs / Acre	3.05 EBUs / Acre
Exempt	Not applicable	0.00 EBUs / Parcel	0.00 EBUs / Parcel	0.00 EBUs / Parcel

Definitions and Formulas Related to the Product Type EBU Method

Single-Family Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map wherein the final map has been recorded with the County as of January 1 of the preceding fiscal year.

Multi-Family Residential — This land use is defined as a residential parcel anticipated to have more than one residential unit that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Undeveloped Planned Single Family Residential Development — This land use is defined as any undeveloped property not fully subdivided with a specific number of proposed single family residential parcels/lots or dwelling units to be developed on the parcel. This land use type will only be assessed for the maintenance requirements associated with the major arterial roadways, channel improvements and incidental costs/expenses based on the anticipated number of units to be developed on the property as shown on the Specific Plan or proposed Tentative Map.

Undeveloped Planned Multi Family Residential Development — This land use is defined as any undeveloped property not fully subdivided with a specific number of proposed multi family residential parcels/lots or dwelling units to be developed on the

parcel. This land use type will only be assessed for the maintenance requirements associated with the major arterial roadways, channel improvements and incidental costs/expenses based on the anticipated number of units to be developed on the property as shown on the Specific Plan or proposed Tentative Map.

Neighborhood Commercial — This land use is defined as a commercial parcel that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

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

3. Front Footage Method for Public Owned Properties

Certain public owned properties within the District derive a special benefit from the landscaping and lighting improvements but to a lesser degree than residential or commercial properties. This includes the high school site, the Woodland Community College parcel and the County of Yolo property. Front footage of the landscaped areas and the development standards used outside of the Spring Lake Specific Plan were used to determine the public owned properties special benefit. Since these properties are not subject to the Spring Lake Specific Plan higher landscaping and lighting standard requirements, this is a reasonable method for allocating the maintenance costs that they are benefiting from.

4. Benefit Formula

The benefit formula is applied to each budget line item and then to the parcels within the District based on the preceding Equivalent Benefit Unit (EBU) tables. Each parcel's EBU correlates the parcel's special benefit received as compared to all other parcels benefiting from the improvements.

The following formula is used to calculate each parcel's EBU (proportional benefit) **for each of the type of improvement items that are applicable to a particular parcel based on its development status:**

$$\text{Land Use Zoning EBU} + \text{Traffic EBU} + \text{Drainage EBU} + \text{Park EBU} = \text{Parcel Type EBU}$$

$$\text{Parcel Type EBU} \times \text{Dwelling Units/Parcels/Lots} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBUs) is the sum of all individual EBUs applied to parcels that receive a special benefit from the improvement. An assessment amount per EBU (Rate) for each type of improvement is established by taking the total cost of the type of improvement and dividing that amount by the total number of EBUs of all parcels benefiting from the type of improvement. This Rate is then applied back to each individual parcel's based on their assigned EBUs to determine the parcel's proportionate special benefit and assessment obligation from that type of improvement. This same method is used for all other types of improvements.

$$\text{Maintenance Cost} / \text{Total Number of EBUs} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Maximum Parcel Levy Amount}$$

5. Table of EBUs and Rate by Product Type

Below is a summary of the EBUs and Rates per product type and zoning type.

TABLE 4
SUMMARY OF EBUS AND ALLOCATION OF COSTS
PART 1 OF 2

Allocation Method		Number of Projected Units/Acres	*** PRODUCT TYPE ***			*** PRODUCT TYPE ***			Traffic (1)			Drainage (2)		(3)		(1)+(2)+(3)=(4) Base Costs Allocated To Developed & Undeveloped Property	Traffic (5) Developed Parcels Only (Highway 113 Buffer, Gateway Entries)	Drainage (6) Developed Parcels Only (Offsite Channels, Offsite Ponds)	Parks (7) Developed Parcels Only (Subdivision Trail Corridor, Greenbelts, Parks)	(5)+(6)+(7) = (8) Developed Parcel Costs Only	(4) + (8) = (9) Product Type Total Developed & Undeveloped Parcels
Zoning	Land Use		EBU Per Product Type (Traffic)	Total EBUS or Front Footage (Traffic)	EBU Per Product Type (Drainage)	Total EBUS or Front Footage (Drainage)	EBU Per Product Type (Parks)	Total EBUS or Front Footage (Parks)	Arterial Roads (Pioneer, Parkway, Rd 25A)	Mixed Use Channel	Other Administration Costs										
Main Project (East of Highway 113)																					
R-3	Single Family Residential	206	1.00	206.00	1.00	206.00	1.00	206.00	\$27,815	\$730	6,362	\$0	12,521	29,871	\$42,392	\$77,299					
R-4	Single Family Residential	577	1.00	577.00	1.00	577.00	1.00	577.00	77,909	2,044	17,819	0	64,283	153,357	217,640	315,411					
R-5	Single Family Residential	1,323	1.00	1,323.00	1.00	1,323.00	1.00	1,323.00	178,638	4,686	40,856	0	108,330	258,440	366,770	590,950					
R-8	Single Family Residential	863	1.00	863.00	1.00	863.00	1.00	863.00	116,526	3,057	26,651	0	82,394	196,564	278,957	425,191					
R-15	Multi-Family Residential	198	0.70	138.60	0.39	77.22	0.83	164.34	18,714	274	4,280	0	6,060	30,770	36,831	60,099					
R-20	Multi-Family Residential	116	0.70	81.20	0.39	45.24	0.83	96.28	10,964	160	2,508	0	0	0	0	13,632					
R-25	Multi-Family Residential	444	0.70	310.80	0.39	173.16	0.83	388.52	41,966	613	9,598	0	16,089	81,685	97,773	149,950					
NC	Neighborhood Commercial	4.00	32.71	130.83	18.97	75.88	3.05	12.21	17,665	269	4,040	0	0	0	0	21,974					
	Sub Total			3,630.43		3,340.50		3,610.35	\$490,197	\$11,833	\$112,113	\$0	\$289,677	\$750,686	\$1,040,363	\$1,654,506					
Project West of Highway 113																					
R-5A	Single Family Residential	162	1.00	162.00	1.00	162.00	1.00	162.00	\$0	573.84	5,002.79	\$0	18,110.93	43,206.65	\$61,318	\$66,894					
R-8A	Single Family Residential	34	1.00	34.00	1.00	34.00	1.00	34.00	0	120	1,050	0	0	0	0	1,170					
R-15A	Multi-Family Residential	43	0.70	30.10	0.39	16.77	0.83	35.69	0	59	930	0	0	0	0	989					
	Sub Total	239		226.10		212.77		231.69	\$0	\$754	\$6,982	\$0	\$18,111	\$43,207	\$61,318	\$69,054					
School & County Sites (Front Footage)																					
FF	High School	50.00	n/a	4,830.00	n/a	0	n/a	0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0					
FF	Woodland Community College	120.50	n/a	4,106.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0					
FF	Yolo County	31.00	n/a	3,627.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0					
	Sub Total	201.50		12,563.00		0		0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Total									\$490,197	\$12,586	\$119,095	\$0	\$307,788	\$793,893	\$1,101,680	\$1,723,559					

TABLE 4
SUMMARY OF EBUS AND ALLOCATION OF COSTS
PART 2 OF 2

Allocation Method		(X)	***** ZONING TYPE *****					(A)+(B)=(C)		(8)		(C)+(8)=(D)		(9)	(C)+(9)=(D)		(D)/(X)=(10)		(D)/(X)=(11)		(10)+(11)=(12)	
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Zone Type	Total EBUS or Front Footage (Zone Type)	Developed Parcels Only (Farmers Central, Rd 24C, Rd 101, Malmor, Collector and Local Streets, Ag channels)	Front Footage (B)	Zoning & Front Footage Total (Developed Property)	(From Above Table) Product Type Total Developed Parcels Only	Total for All Developed Property	(From Above Table) Product Type Total Developed & Undeveloped Parcels	Total Cost for All Properties	Base Rate Per Unit/Acre for Either Developed or Undeveloped	Add'l Rate per Unit/Acre for Developed Property Only	Total Rate per Unit/Acre for Developed Property								
Main Project (East of Highway 113)																						
R-3	Single Family Residential	112	1.67	186.67	35,714.36	\$0	\$35,714	319	\$42,392	\$78,107	\$113,013	\$169.45	\$697.38	\$866.83								
R-4	Single Family Residential	975	1.25	718.75	137,516	0	137,516	217,640	355,156	315,411	452,927	169.45	617.66	787.11								
R-5	Single Family Residential	569	1.00	969.00	185,396	0	185,396	191	366,770	590,950	776,346	169.45	569.83	739.28								
R-8	Single Family Residential	737	0.63	460.63	88,130	0	88,130	120	278,957	425,191	513,321	169.45	498.08	667.53								
R-15	Multi-Family Residential	139	0.33	46.33	8,865	0	8,865	64	36,831	60,099	68,963	117.52	328.74	446.26								
R-20	Multi-Family Residential	0	0.25	-	0	0	0	0	0	13,632	13,632	117.52	0.00	117.52								
R-25	Multi-Family Residential	369	0.20	73.80	14,120	0	14,120	97,773	111,893	149,950	164,070	117.52	303.23	420.75								
NC	Neighborhood Commercial	0.00	5.00	-	0	0	0	0	0	21,974	21,974	5,493.46	0.00	5,493.46								
Sub Total		2,901		2,455.18	\$469,741	\$0	\$469,741	\$1,040,363	\$1,510,104	\$1,654,506	\$2,124,247											
Project West of Highway 113																						
R-5A	Single Family Residential	162	1.00	162.00	30,994.96	\$0	\$30,995	\$61,318	\$92,313	\$66,894	\$97,889	\$34.42	\$569.83	\$604.25								
R-8A	Single Family Residential	0	0.63	0.00	0	0	0	0	0	1,170	1,170	34.42	0.00	34.42								
R-15A	Multi-Family Residential	0	0.33	0.00	0	0	0	0	0	989	989	23.00	0.00	23.00								
Sub Total		162		162.00	\$30,995	\$0	\$30,995	\$61,318	\$92,313	\$69,054	\$100,049											
School & County Sites (Front Footage)																						
FF	High School	50.00	n/a	4,830.00	\$0	\$10,338	\$10,338	\$0	\$10,338	\$0	\$10,338	\$0.00	\$206.77	\$206.77								
FF	Woodland Community College	120.50	n/a	4,106.00	0	9,337	9,337	0	9,337	0	9,337	0.00	77.49	77.49								
FF	Yolo County	31.00	n/a	3,627.00	0	9,296	9,296	0	9,296	0	9,296	0.00	299.86	299.86								
Sub Total		201.50		12,563.00	\$0	\$28,971	\$28,971	\$0	\$28,971	\$0	\$28,971											
Total					\$500,736	\$28,971	\$529,707	\$1,101,680	\$1,631,387	\$1,723,559	\$2,253,266											

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This District provides for an annual adjustment to the Maximum Assessment Rate per EBU based on the Engineering News Record Common Labor Cost Index.

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2006/2007. Generally, if the proposed annual assessment (levy per EBU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the percentage increase in the Engineering News Record Common Labor Cost Index rate. Beginning in the second fiscal year (Fiscal Year 2006/2007) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

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

Although the Maximum Assessment will increase each year, the actual assessment may go up and down as compared to the previous year(s). The Maximum Assessment adjustment is designed to allow for the adjustment of the annual assessment for inflation in order to maintain the original purchasing power of the district budget. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The increase in the Engineering News Record Common Labor Cost Index from January 2018 to January 2019 is 1.023%.

V. ASSESSMENT ROLL

The assessment roll is a listing of the proposed Assessment for Fiscal Year 2019/2020 apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District, along with the Maximum Assessment amounts, is on file with the City Clerk and incorporated into this report by reference.

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number	Format	2019/2020 Levy
County Land Use/Zoning		Amount
PARCELS NOT ON THE TAX ROLL - Government Owned		
042-580-020-000	Miscellaneous - Govt Owned	10,338.30
042-580-023-000	Miscellaneous - Govt Owned	1,249.41
042-580-024-000	Miscellaneous - Govt Owned	1,249.41
042-580-025-000	Miscellaneous - Govt Owned	1,799.15
042-580-026-000	Miscellaneous - Govt Owned	9,336.97
042-580-027-000	Miscellaneous - Govt Owned	4,997.64
6	Sub Total	28,970.88

PARCELS SUBMITTED ON THE COUNTY TAX ROLL (Sorted by APN)

041-231-002-000	Single Family Resid/R5	604.25
041-231-003-000	Single Family Resid/R5	604.25
041-231-004-000	Single Family Resid/R5	604.25
041-231-005-000	Single Family Resid/R5	604.25
041-231-006-000	Single Family Resid/R5	604.25
041-231-007-000	Single Family Resid/R5	604.25
041-231-008-000	Single Family Resid/R5	604.25
041-231-009-000	Single Family Resid/R5	604.25
041-231-010-000	Single Family Resid/R5	604.25
041-231-011-000	Single Family Resid/R5	604.25
041-231-012-000	Single Family Resid/R5	604.25
041-231-013-000	Single Family Resid/R5	604.25
041-231-014-000	Single Family Resid/R5	604.25
041-231-015-000	Single Family Resid/R5	604.25
041-231-016-000	Single Family Resid/R5	604.25
041-231-017-000	Single Family Resid/R5	604.25
041-231-018-000	Single Family Resid/R5	604.25
041-231-019-000	Single Family Resid/R5	604.25
041-231-020-000	Single Family Resid/R5	604.25
041-231-021-000	Single Family Resid/R5	604.25
041-231-022-000	Single Family Resid/R5	604.25
041-231-023-000	Single Family Resid/R5	604.25
041-231-024-000	Single Family Resid/R5	604.25
041-231-025-000	Single Family Resid/R5	604.25
041-231-026-000	Single Family Resid/R5	604.25
041-231-028-000	Vacant	1,170.40
041-231-029-000	Single Family Resid/R5	604.25
041-231-030-000	Single Family Resid/R5	604.25
041-231-031-000	Single Family Resid/R5	604.25
041-231-032-000	Single Family Resid/R5	604.25
041-231-033-000	Single Family Resid/R5	604.25
041-231-034-000	Single Family Resid/R5	604.25
041-231-035-000	Single Family Resid/R5	604.25
041-231-036-000	Single Family Resid/R5	604.25
041-231-037-000	Single Family Resid/R5	604.25
041-231-038-000	Single Family Resid/R5	604.25
041-232-001-000	Single Family Resid/R5	604.25
041-232-002-000	Single Family Resid/R5	604.25
041-232-003-000	Single Family Resid/R5	604.25
041-232-004-000	Single Family Resid/R5	604.25

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
041-232-005-000	Single Family Resid/R5	604.25
041-232-006-000	Single Family Resid/R5	604.25
041-232-007-000	Single Family Resid/R5	604.25
041-232-008-000	Single Family Resid/R5	604.25
041-232-009-000	Single Family Resid/R5	604.25
041-232-010-000	Single Family Resid/R5	604.25
041-232-011-000	Single Family Resid/R5	604.25
041-232-012-000	Single Family Resid/R5	604.25
041-232-013-000	Single Family Resid/R5	604.25
041-232-014-000	Single Family Resid/R5	604.25
041-232-015-000	Single Family Resid/R5	604.25
041-232-016-000	Single Family Resid/R5	604.25
041-232-017-000	Single Family Resid/R5	604.25
041-232-019-000	Single Family Resid/R5	604.25
041-232-020-000	Single Family Resid/R5	604.25
041-232-021-000	Single Family Resid/R5	604.25
041-232-022-000	Single Family Resid/R5	604.25
041-232-023-000	Single Family Resid/R5	604.25
041-232-024-000	Single Family Resid/R5	604.25
041-232-025-000	Single Family Resid/R5	604.25
041-232-026-000	Single Family Resid/R5	604.25
041-232-027-000	Single Family Resid/R5	604.25
041-233-002-000	Single Family Resid/R5	604.25
041-233-003-000	Single Family Resid/R5	604.25
041-233-004-000	Single Family Resid/R5	604.25
041-233-005-000	Single Family Resid/R5	604.25
041-233-006-000	Single Family Resid/R5	604.25
041-233-007-000	Single Family Resid/R5	604.25
041-233-008-000	Single Family Resid/R5	604.25
041-233-009-000	Single Family Resid/R5	604.25
041-233-010-000	Single Family Resid/R5	604.25
041-233-011-000	Single Family Resid/R5	604.25
041-233-012-000	Single Family Resid/R5	604.25
041-233-013-000	Single Family Resid/R5	604.25
041-233-014-000	Single Family Resid/R5	604.25
041-233-015-000	Single Family Resid/R5	604.25
041-233-016-000	Single Family Resid/R5	604.25
041-233-017-000	Single Family Resid/R5	604.25
041-233-018-000	Single Family Resid/R5	604.25
041-233-019-000	Single Family Resid/R5	604.25
041-233-020-000	Single Family Resid/R5	604.25
041-233-021-000	Single Family Resid/R5	604.25
041-233-022-000	Single Family Resid/R5	604.25
041-233-023-000	Single Family Resid/R5	604.25
041-233-024-000	Single Family Resid/R5	604.25
041-233-025-000	Single Family Resid/R5	604.25
041-233-026-000	Single Family Resid/R5	604.25
041-233-027-000	Single Family Resid/R5	604.25
041-241-003-000	Single Family Resid/R5	604.25
041-241-004-000	Single Family Resid/R5	604.25
041-241-005-000	Single Family Resid/R5	604.25

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
041-241-006-000	Single Family Resid/R5	604.25
041-241-007-000	Single Family Resid/R5	604.25
041-241-008-000	Single Family Resid/R5	604.25
041-241-009-000	Single Family Resid/R5	604.25
041-241-010-000	Single Family Resid/R5	604.25
041-241-011-000	Single Family Resid/R5	604.25
041-241-012-000	Single Family Resid/R5	604.25
041-241-013-000	Single Family Resid/R5	604.25
041-241-014-000	Single Family Resid/R5	604.25
041-241-015-000	Single Family Resid/R5	604.25
041-241-016-000	Single Family Resid/R5	604.25
041-241-017-000	Single Family Resid/R5	604.25
041-241-018-000	Single Family Resid/R5	604.25
041-242-002-000	Single Family Resid/R5	604.25
041-242-003-000	Single Family Resid/R5	604.25
041-242-004-000	Single Family Resid/R5	604.25
041-242-005-000	Single Family Resid/R5	604.25
041-242-006-000	Single Family Resid/R5	604.25
041-242-007-000	Single Family Resid/R5	604.25
041-242-008-000	Single Family Resid/R5	604.25
041-242-009-000	Single Family Resid/R5	604.25
041-242-010-000	Single Family Resid/R5	604.25
041-242-011-000	Single Family Resid/R5	604.25
041-242-012-000	Single Family Resid/R5	604.25
041-242-013-000	Single Family Resid/R5	604.25
041-242-014-000	Single Family Resid/R5	604.25
041-242-015-000	Single Family Resid/R5	604.25
041-242-016-000	Single Family Resid/R5	604.25
041-242-017-000	Single Family Resid/R5	604.25
041-242-018-000	Single Family Resid/R5	604.25
041-242-019-000	Single Family Resid/R5	604.25
041-242-020-000	Single Family Resid/R5	604.25
041-242-021-000	Single Family Resid/R5	604.25
041-242-022-000	Single Family Resid/R5	604.25
041-242-023-000	Single Family Resid/R5	604.25
041-242-024-000	Single Family Resid/R5	604.25
041-242-025-000	Single Family Resid/R5	604.25
041-242-026-000	Single Family Resid/R5	604.25
041-242-027-000	Single Family Resid/R5	604.25
041-242-028-000	Single Family Resid/R5	604.25
041-242-029-000	Single Family Resid/R5	604.25
041-242-030-000	Single Family Resid/R5	604.25
041-242-031-000	Single Family Resid/R5	604.25
041-242-032-000	Single Family Resid/R5	604.25
041-242-033-000	Single Family Resid/R5	604.25
041-242-034-000	Single Family Resid/R5	604.25
041-242-035-000	Single Family Resid/R5	604.25
041-242-036-000	Single Family Resid/R5	604.25
041-242-037-000	Single Family Resid/R5	604.25
041-242-038-000	Single Family Resid/R5	604.25
041-242-039-000	Single Family Resid/R5	604.25

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
041-242-040-000	Single Family Resid/R5	604.25
041-242-041-000	Single Family Resid/R5	604.25
041-242-042-000	Single Family Resid/R5	604.25
041-242-043-000	Single Family Resid/R5	604.25
041-242-044-000	Single Family Resid/R5	604.25
041-242-045-000	Single Family Resid/R5	604.25
041-243-002-000	Vacant	988.93
041-243-003-000	Single Family Resid/R5	604.25
041-243-004-000	Single Family Resid/R5	604.25
041-243-005-000	Single Family Resid/R5	604.25
041-243-006-000	Single Family Resid/R5	604.25
041-243-007-000	Single Family Resid/R5	604.25
041-243-008-000	Single Family Resid/R5	604.25
041-243-009-000	Single Family Resid/R5	604.25
041-243-010-000	Single Family Resid/R5	604.25
041-243-011-000	Single Family Resid/R5	604.25
041-243-012-000	Single Family Resid/R5	604.25
041-243-013-000	Single Family Resid/R5	604.25
041-243-014-000	Single Family Resid/R5	604.25
041-243-015-000	Single Family Resid/R5	604.25
041-243-016-000	Single Family Resid/R5	604.25
041-243-017-000	Single Family Resid/R5	604.25
041-251-002-000	Single Family Resid/R8	667.53
041-251-004-000	Single Family Resid/R8	667.53
041-251-006-000	Single Family Resid/R8	667.53
041-251-008-000	Single Family Resid/R8	667.53
041-251-010-000	Single Family Resid/R8	667.53
041-251-012-000	Single Family Resid/R8	667.53
041-251-014-000	Single Family Resid/R8	667.53
041-251-016-000	Single Family Resid/R8	667.53
041-251-018-000	Single Family Resid/R8	667.53
041-251-020-000	Single Family Resid/R8	667.53
041-251-022-000	Single Family Resid/R8	667.53
041-251-025-000	Single Family Resid/R8	667.53
041-251-027-000	Single Family Resid/R8	667.53
041-251-029-000	Single Family Resid/R8	667.53
041-251-031-000	Single Family Resid/R8	667.53
041-251-032-000	Single Family Resid/R8	667.53
041-251-033-000	Single Family Resid/R8	667.53
041-251-034-000	Single Family Resid/R8	667.53
041-251-035-000	Single Family Resid/R8	667.53
041-251-036-000	Single Family Resid/R8	667.53
041-251-037-000	Single Family Resid/R8	667.53
041-251-038-000	Single Family Resid/R8	667.53
041-251-039-000	Single Family Resid/R8	667.53
041-251-040-000	Single Family Resid/R8	667.53
041-251-041-000	Single Family Resid/R8	667.53
041-251-042-000	Single Family Resid/R8	667.53
041-251-044-000	Single Family Resid/R8	667.53
041-251-045-000	Single Family Resid/R8	667.53
041-251-046-000	Single Family Resid/R8	667.53

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
041-251-047-000	Single Family Resid/R8	667.53
041-252-001-000	Single Family Resid/R8	667.53
041-252-002-000	Single Family Resid/R8	667.53
041-252-003-000	Single Family Resid/R8	667.53
041-252-004-000	Single Family Resid/R8	667.53
041-252-005-000	Single Family Resid/R8	667.53
041-252-006-000	Single Family Resid/R8	667.53
041-252-007-000	Single Family Resid/R8	667.53
041-252-008-000	Single Family Resid/R8	667.53
041-252-009-000	Single Family Resid/R8	667.53
041-252-010-000	Single Family Resid/R8	667.53
041-252-011-000	Single Family Resid/R8	667.53
041-252-012-000	Single Family Resid/R8	667.53
041-252-013-000	Single Family Resid/R8	667.53
041-252-014-000	Single Family Resid/R8	667.53
041-252-015-000	Single Family Resid/R8	667.53
041-252-016-000	Single Family Resid/R8	667.53
041-252-017-000	Single Family Resid/R8	667.53
041-252-018-000	Single Family Resid/R8	667.53
041-252-019-000	Single Family Resid/R8	667.53
041-252-020-000	Single Family Resid/R8	667.53
041-252-021-000	Single Family Resid/R8	667.53
041-252-022-000	Single Family Resid/R8	667.53
041-252-024-000	Single Family Resid/R8	667.53
041-252-025-000	Single Family Resid/R8	667.53
041-252-026-000	Single Family Resid/R8	667.53
041-252-027-000	Single Family Resid/R8	667.53
041-252-028-000	Single Family Resid/R8	667.53
041-252-029-000	Single Family Resid/R8	667.53
041-252-030-000	Single Family Resid/R8	667.53
041-252-031-000	Single Family Resid/R8	667.53
041-253-001-000	Single Family Resid/R8	667.53
041-253-002-000	Single Family Resid/R8	667.53
041-253-003-000	Single Family Resid/R8	667.53
041-253-004-000	Single Family Resid/R8	667.53
041-253-005-000	Single Family Resid/R8	667.53
041-253-006-000	Single Family Resid/R8	667.53
041-253-007-000	Single Family Resid/R8	667.53
041-253-008-000	Single Family Resid/R8	667.53
041-253-009-000	Single Family Resid/R8	667.53
041-253-010-000	Single Family Resid/R8	667.53
041-253-011-000	Single Family Resid/R8	667.53
041-253-012-000	Single Family Resid/R8	667.53
041-253-013-000	Single Family Resid/R8	667.53
041-253-014-000	Single Family Resid/R8	667.53
041-260-001-000	Single Family Resid/R8	667.53
041-260-002-000	Single Family Resid/R8	667.53
041-260-003-000	Single Family Resid/R8	667.53
041-260-004-000	Single Family Resid/R8	667.53
041-260-005-000	Single Family Resid/R8	667.53
041-260-006-000	Single Family Resid/R8	667.53

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
041-260-007-000	Single Family Resid/R8	667.53
041-260-008-000	Single Family Resid/R8	667.53
041-260-009-000	Single Family Resid/R8	667.53
041-260-010-000	Single Family Resid/R8	667.53
041-260-011-000	Single Family Resid/R8	667.53
041-260-012-000	Single Family Resid/R8	667.53
041-260-013-000	Single Family Resid/R8	667.53
041-260-014-000	Single Family Resid/R8	667.53
041-260-015-000	Single Family Resid/R8	667.53
041-260-016-000	Single Family Resid/R8	667.53
041-260-017-000	Single Family Resid/R8	667.53
041-260-018-000	Single Family Resid/R8	667.53
041-260-019-000	Single Family Resid/R8	667.53
041-260-020-000	Single Family Resid/R8	667.53
041-260-021-000	Single Family Resid/R8	667.53
041-260-022-000	Single Family Resid/R8	667.53
041-260-023-000	Single Family Resid/R8	667.53
041-260-024-000	Single Family Resid/R8	667.53
041-260-025-000	Single Family Resid/R8	667.53
041-260-026-000	Single Family Resid/R8	667.53
041-260-027-000	Single Family Resid/R8	667.53
041-260-028-000	Single Family Resid/R8	667.53
041-260-029-000	Single Family Resid/R8	667.53
041-261-001-000	Single Family Resid/R8	667.53
041-261-002-000	Single Family Resid/R8	667.53
041-261-003-000	Single Family Resid/R8	667.53
041-261-004-000	Single Family Resid/R8	667.53
041-261-005-000	Single Family Resid/R8	667.53
041-261-006-000	Single Family Resid/R8	667.53
041-261-007-000	Single Family Resid/R8	667.53
041-261-008-000	Single Family Resid/R8	667.53
041-261-009-000	Single Family Resid/R8	667.53
041-261-010-000	Single Family Resid/R8	667.53
041-261-011-000	Single Family Resid/R8	667.53
041-261-012-000	Single Family Resid/R8	667.53
041-261-013-000	Single Family Resid/R8	667.53
041-261-014-000	Single Family Resid/R8	667.53
041-261-015-000	Single Family Resid/R8	667.53
041-261-016-000	Single Family Resid/R8	667.53
041-261-017-000	Single Family Resid/R8	667.53
041-261-018-000	Single Family Resid/R8	667.53
041-261-019-000	Single Family Resid/R8	667.53
041-261-020-000	Single Family Resid/R8	667.53
041-262-001-000	Single Family Resid/R8	667.53
041-262-002-000	Single Family Resid/R8	667.53
041-262-003-000	Single Family Resid/R8	667.53
041-262-004-000	Single Family Resid/R8	667.53
041-262-005-000	Single Family Resid/R8	667.53
041-262-006-000	Single Family Resid/R8	667.53
041-262-007-000	Single Family Resid/R8	667.53
041-262-008-000	Single Family Resid/R8	667.53

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
041-262-009-000	Single Family Resid/R8	667.53
041-262-010-000	Single Family Resid/R8	667.53
041-262-011-000	Single Family Resid/R8	667.53
041-262-012-000	Single Family Resid/R8	667.53
041-262-013-000	Single Family Resid/R8	667.53
041-262-014-000	Single Family Resid/R8	667.53
041-262-015-000	Single Family Resid/R8	667.53
041-262-016-000	Single Family Resid/R8	667.53
041-262-017-000	Single Family Resid/R8	667.53
041-262-018-000	Single Family Resid/R8	667.53
041-262-019-000	Single Family Resid/R8	667.53
041-262-020-000	Single Family Resid/R8	667.53
041-270-001-000	Single Family Resid/R8	667.53
041-270-002-000	Single Family Resid/R8	667.53
041-270-003-000	Single Family Resid/R8	667.53
041-270-004-000	Single Family Resid/R8	667.53
041-270-005-000	Single Family Resid/R8	667.53
041-270-006-000	Single Family Resid/R8	667.53
041-270-007-000	Single Family Resid/R8	667.53
041-270-008-000	Single Family Resid/R8	667.53
041-270-010-000	Single Family Resid/R8	667.53
041-270-011-000	Single Family Resid/R8	667.53
041-270-012-000	Single Family Resid/R8	667.53
041-270-013-000	Single Family Resid/R8	667.53
041-270-014-000	Single Family Resid/R8	667.53
041-270-015-000	Single Family Resid/R8	667.53
041-270-016-000	Single Family Resid/R8	667.53
041-270-017-000	Single Family Resid/R8	667.53
041-270-018-000	Single Family Resid/R8	667.53
041-270-019-000	Single Family Resid/R8	667.53
041-270-020-000	Single Family Resid/R8	667.53
041-270-021-000	Single Family Resid/R8	667.53
041-270-022-000	Single Family Resid/R8	667.53
041-270-023-000	Single Family Resid/R8	667.53
041-270-024-000	Single Family Resid/R8	667.53
041-270-025-000	Single Family Resid/R8	667.53
041-270-026-000	Single Family Resid/R8	667.53
041-270-027-000	Single Family Resid/R8	667.53
041-270-028-000	Single Family Resid/R8	667.53
041-270-029-000	Single Family Resid/R8	667.53
041-270-030-000	Single Family Resid/R8	667.53
041-270-031-000	Single Family Resid/R8	667.53
041-270-032-000	Single Family Resid/R8	667.53
041-270-033-000	Single Family Resid/R8	667.53
041-281-001-000	Single Family Resid/R8	667.53
041-281-002-000	Single Family Resid/R8	667.53
041-281-003-000	Single Family Resid/R8	667.53
041-281-004-000	Single Family Resid/R8	667.53
041-281-005-000	Single Family Resid/R8	667.53
041-281-006-000	Single Family Resid/R8	667.53
041-281-007-000	Single Family Resid/R8	667.53

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
041-281-009-000	Single Family Resid/R8	667.53
041-281-010-000	Single Family Resid/R8	667.53
041-281-011-000	Single Family Resid/R8	667.53
041-281-012-000	Single Family Resid/R8	667.53
041-281-013-000	Single Family Resid/R8	667.53
041-281-014-000	Single Family Resid/R8	667.53
041-281-015-000	Single Family Resid/R8	667.53
041-281-016-000	Single Family Resid/R8	667.53
041-281-017-000	Single Family Resid/R8	667.53
041-281-018-000	Single Family Resid/R8	667.53
041-281-019-000	Single Family Resid/R8	667.53
041-281-020-000	Single Family Resid/R8	667.53
041-281-021-000	Single Family Resid/R8	667.53
041-281-022-000	Single Family Resid/R8	667.53
041-281-023-000	Single Family Resid/R8	667.53
041-281-024-000	Single Family Resid/R8	667.53
041-281-025-000	Single Family Resid/R8	667.53
041-282-001-000	Single Family Resid/R8	667.53
041-282-002-000	Single Family Resid/R8	667.53
041-282-003-000	Single Family Resid/R8	667.53
041-282-004-000	Single Family Resid/R8	667.53
041-282-005-000	Single Family Resid/R8	667.53
041-282-007-000	Single Family Resid/R8	667.53
041-282-008-000	Single Family Resid/R8	667.53
041-282-009-000	Single Family Resid/R8	667.53
041-282-010-000	Single Family Resid/R8	667.53
041-282-011-000	Single Family Resid/R8	667.53
041-283-001-000	Single Family Resid/R8	667.53
041-283-002-000	Single Family Resid/R8	667.53
041-283-003-000	Single Family Resid/R8	667.53
041-283-004-000	Single Family Resid/R8	667.53
041-283-005-000	Single Family Resid/R8	667.53
041-283-006-000	Single Family Resid/R8	667.53
041-283-007-000	Single Family Resid/R8	667.53
041-284-001-000	Single Family Resid/R8	667.53
041-284-002-000	Single Family Resid/R8	667.53
041-284-003-000	Single Family Resid/R8	667.53
041-284-004-000	Single Family Resid/R8	667.53
041-284-005-000	Single Family Resid/R8	667.53
041-284-006-000	Single Family Resid/R8	667.53
041-284-007-000	Single Family Resid/R8	667.53
041-284-008-000	Single Family Resid/R8	667.53
041-284-009-000	Single Family Resid/R8	667.53
041-284-010-000	Single Family Resid/R8	667.53
041-291-001-000	Single Family Resid/R5	739.28
041-291-002-000	Single Family Resid/R5	739.28
041-291-004-000	Single Family Resid/R5	739.28
041-291-005-000	Single Family Resid/R5	739.28
041-291-006-000	Single Family Resid/R5	739.28
041-291-008-000	Single Family Resid/R5	739.28
041-291-009-000	Single Family Resid/R5	739.28

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
041-291-010-000	Single Family Resid/R5	739.28
041-291-011-000	Single Family Resid/R5	739.28
041-291-013-000	Single Family Resid/R5	739.28
041-291-014-000	Single Family Resid/R5	739.28
041-291-015-000	Single Family Resid/R5	739.28
041-291-016-000	Single Family Resid/R5	739.28
041-291-017-000	Single Family Resid/R5	739.28
041-291-018-000	Single Family Resid/R5	739.28
041-291-019-000	Single Family Resid/R5	739.28
041-291-020-000	Single Family Resid/R8	667.53
041-291-021-000	Single Family Resid/R8	667.53
041-291-022-000	Single Family Resid/R8	667.53
041-291-023-000	Single Family Resid/R8	667.53
041-291-024-000	Single Family Resid/R8	667.53
041-291-025-000	Single Family Resid/R8	667.53
041-291-026-000	Single Family Resid/R8	667.53
041-291-027-000	Single Family Resid/R8	667.53
041-291-029-000	Single Family Resid/R8	667.53
041-291-030-000	Single Family Resid/R8	667.53
041-291-031-000	Single Family Resid/R8	667.53
041-291-032-000	Single Family Resid/R8	667.53
041-291-033-000	Single Family Resid/R8	667.53
041-292-001-000	Single Family Resid/R5	739.28
041-292-002-000	Single Family Resid/R5	739.28
041-292-003-000	Single Family Resid/R5	739.28
041-292-004-000	Single Family Resid/R5	739.28
041-292-005-000	Single Family Resid/R5	739.28
041-292-006-000	Single Family Resid/R5	739.28
041-292-007-000	Single Family Resid/R5	739.28
041-292-008-000	Single Family Resid/R5	739.28
041-292-009-000	Single Family Resid/R5	739.28
041-292-010-000	Single Family Resid/R5	739.28
041-292-011-000	Single Family Resid/R5	739.28
041-292-012-000	Single Family Resid/R5	739.28
041-292-013-000	Single Family Resid/R5	739.28
041-293-001-000	Single Family Resid/R5	739.28
041-293-002-000	Single Family Resid/R8	667.53
041-293-003-000	Single Family Resid/R8	667.53
041-293-004-000	Single Family Resid/R8	667.53
041-293-005-000	Single Family Resid/R8	667.53
041-293-006-000	Single Family Resid/R8	667.53
041-293-007-000	Single Family Resid/R5	739.28
041-293-008-000	Single Family Resid/R5	739.28
041-293-009-000	Single Family Resid/R5	739.28
041-294-001-000	Single Family Resid/R8	667.53
041-294-002-000	Single Family Resid/R8	667.53
041-294-003-000	Single Family Resid/R8	667.53
041-294-004-000	Single Family Resid/R8	667.53
041-294-005-000	Single Family Resid/R8	667.53
041-294-006-000	Single Family Resid/R8	667.53
041-294-007-000	Single Family Resid/R8	667.53

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
041-294-008-000	Single Family Resid/R8	667.53
041-294-009-000	Single Family Resid/R8	667.53
041-294-010-000	Single Family Resid/R8	667.53
041-295-001-000	Single Family Resid/R5	739.28
041-295-002-000	Single Family Resid/R5	739.28
041-295-003-000	Single Family Resid/R5	739.28
041-295-004-000	Single Family Resid/R5	739.28
041-295-005-000	Single Family Resid/R5	739.28
041-295-007-000	Single Family Resid/R8	667.53
041-295-008-000	Single Family Resid/R8	667.53
041-295-009-000	Single Family Resid/R8	667.53
041-295-010-000	Single Family Resid/R8	667.53
041-295-011-000	Single Family Resid/R8	667.53
041-295-012-000	Single Family Resid/R8	667.53
041-301-001-000	Single Family Resid/R5	739.28
041-301-002-000	Single Family Resid/R5	739.28
041-301-003-000	Single Family Resid/R5	739.28
041-301-004-000	Single Family Resid/R5	739.28
041-301-005-000	Single Family Resid/R5	739.28
041-301-006-000	Single Family Resid/R5	739.28
041-301-007-000	Multi-Family R-25	47,123.88
041-302-001-000	Single Family Resid/R5	739.28
041-302-002-000	Single Family Resid/R5	739.28
041-302-003-000	Single Family Resid/R5	739.28
041-302-004-000	Single Family Resid/R5	739.28
041-302-005-000	Single Family Resid/R5	739.28
041-302-006-000	Single Family Resid/R5	739.28
041-302-007-000	Single Family Resid/R5	739.28
041-302-008-000	Single Family Resid/R5	739.28
041-302-009-000	Single Family Resid/R5	739.28
041-302-010-000	Single Family Resid/R5	739.28
041-302-011-000	Single Family Resid/R5	739.28
041-303-001-000	Single Family Resid/R5	739.28
041-303-002-000	Single Family Resid/R8	667.53
041-303-003-000	Single Family Resid/R8	667.53
041-303-004-000	Single Family Resid/R8	667.53
041-303-005-000	Single Family Resid/R8	667.53
041-303-006-000	Single Family Resid/R8	667.53
041-303-007-000	Single Family Resid/R8	667.53
041-303-010-000	Single Family Resid/R5	739.28
041-303-011-000	Single Family Resid/R5	739.28
041-303-012-000	Single Family Resid/R5	739.28
041-303-013-000	Single Family Resid/R5	739.28
041-304-001-000	Single Family Resid/R8	667.53
041-304-002-000	Single Family Resid/R8	667.53
041-304-003-000	Single Family Resid/R8	667.53
041-304-004-000	Single Family Resid/R8	667.53
041-304-005-000	Single Family Resid/R8	667.53
041-304-006-000	Single Family Resid/R8	667.53
041-304-007-000	Single Family Resid/R8	667.53
041-304-008-000	Single Family Resid/R8	667.53

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
041-304-009-000	Single Family Resid/R8	667.53
041-304-010-000	Single Family Resid/R8	667.53
041-304-011-000	Single Family Resid/R8	667.53
041-304-012-000	Single Family Resid/R8	667.53
042-030-054-000	Vacant	10,486.69
042-030-061-000	Vacant	7,122.17
042-030-062-000	Vacant	13,552.89
042-351-002-000	Single Family Resid/R3	866.83
042-351-003-000	Single Family Resid/R3	866.83
042-351-004-000	Single Family Resid/R3	866.83
042-351-005-000	Single Family Resid/R3	866.83
042-351-006-000	Single Family Resid/R3	866.83
042-351-007-000	Single Family Resid/R3	866.83
042-351-008-000	Single Family Resid/R3	866.83
042-351-009-000	Single Family Resid/R3	866.83
042-351-010-000	Single Family Resid/R3	866.83
042-351-011-000	Single Family Resid/R3	866.83
042-351-012-000	Single Family Resid/R3	866.83
042-351-013-000	Single Family Resid/R3	866.83
042-351-014-000	Single Family Resid/R3	866.83
042-351-015-000	Single Family Resid/R3	866.83
042-352-002-000	Single Family Resid/R3	866.83
042-352-003-000	Single Family Resid/R3	866.83
042-352-004-000	Single Family Resid/R3	866.83
042-352-005-000	Single Family Resid/R3	866.83
042-352-006-000	Single Family Resid/R3	866.83
042-352-007-000	Single Family Resid/R3	866.83
042-352-008-000	Single Family Resid/R3	866.83
042-352-009-000	Single Family Resid/R3	866.83
042-353-003-000	Single Family Resid/R3	866.83
042-353-004-000	Single Family Resid/R3	866.83
042-353-005-000	Single Family Resid/R3	866.83
042-353-006-000	Single Family Resid/R3	866.83
042-353-007-000	Single Family Resid/R3	866.83
042-361-001-000	Single Family Resid/R3	866.83
042-361-002-000	Single Family Resid/R3	866.83
042-361-003-000	Single Family Resid/R3	866.83
042-361-004-000	Single Family Resid/R3	866.83
042-361-005-000	Single Family Resid/R3	866.83
042-361-006-000	Single Family Resid/R3	866.83
042-361-007-000	Single Family Resid/R3	866.83
042-361-008-000	Single Family Resid/R3	866.83
042-361-009-000	Single Family Resid/R3	866.83
042-361-010-000	Single Family Resid/R3	866.83
042-362-001-000	Single Family Resid/R3	866.83
042-362-002-000	Single Family Resid/R3	866.83
042-362-003-000	Single Family Resid/R3	866.83
042-362-004-000	Single Family Resid/R3	866.83
042-362-005-000	Single Family Resid/R3	866.83
042-362-006-000	Single Family Resid/R3	866.83
042-362-007-000	Single Family Resid/R3	866.83

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-362-009-000	Single Family Resid/R3	866.83
042-362-010-000	Single Family Resid/R3	866.83
042-363-001-000	Single Family Resid/R3	866.83
042-363-002-000	Single Family Resid/R3	866.83
042-363-003-000	Single Family Resid/R3	866.83
042-363-004-000	Single Family Resid/R3	866.83
042-363-005-000	Single Family Resid/R3	866.83
042-371-001-000	Single Family Resid/R4	787.11
042-371-002-000	Single Family Resid/R4	787.11
042-371-003-000	Single Family Resid/R4	787.11
042-371-004-000	Single Family Resid/R4	787.11
042-371-005-000	Single Family Resid/R4	787.11
042-371-006-000	Single Family Resid/R4	787.11
042-371-007-000	Single Family Resid/R4	787.11
042-371-008-000	Single Family Resid/R4	787.11
042-371-009-000	Single Family Resid/R4	787.11
042-371-010-000	Single Family Resid/R4	787.11
042-371-011-000	Single Family Resid/R4	787.11
042-371-012-000	Single Family Resid/R4	787.11
042-371-013-000	Single Family Resid/R4	787.11
042-371-014-000	Single Family Resid/R4	787.11
042-371-015-000	Single Family Resid/R4	787.11
042-372-001-000	Single Family Resid/R4	787.11
042-372-002-000	Single Family Resid/R4	787.11
042-372-003-000	Single Family Resid/R4	787.11
042-372-004-000	Single Family Resid/R4	787.11
042-372-005-000	Single Family Resid/R4	787.11
042-372-006-000	Single Family Resid/R4	787.11
042-372-007-000	Single Family Resid/R4	787.11
042-372-008-000	Single Family Resid/R4	787.11
042-372-009-000	Single Family Resid/R4	787.11
042-372-010-000	Single Family Resid/R4	787.11
042-372-011-000	Single Family Resid/R4	787.11
042-372-012-000	Single Family Resid/R4	787.11
042-373-001-000	Single Family Resid/R4	787.11
042-373-002-000	Single Family Resid/R4	787.11
042-373-004-000	Single Family Resid/R4	787.11
042-373-005-000	Single Family Resid/R4	787.11
042-373-006-000	Single Family Resid/R4	787.11
042-373-007-000	Single Family Resid/R4	787.11
042-373-008-000	Single Family Resid/R4	787.11
042-373-011-000	Single Family Resid/R4	787.11
042-373-012-000	Single Family Resid/R4	787.11
042-373-013-000	Single Family Resid/R4	787.11
042-373-014-000	Single Family Resid/R4	787.11
042-373-015-000	Single Family Resid/R4	787.11
042-373-016-000	Single Family Resid/R4	787.11
042-373-018-000	Single Family Resid/R4	787.11
042-380-001-000	Multi-Family Resident R-25	446.26
042-380-002-000	Multi-Family Resident R-25	446.26
042-380-003-000	Multi-Family Resident R-25	446.26

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Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
042-380-005-000	Multi-Family Resident R-25	446.26
042-380-006-000	Multi-Family Resident R-25	446.26
042-380-007-000	Multi-Family Resident R-25	446.26
042-380-008-000	Multi-Family Resident R-25	446.26
042-380-009-000	Multi-Family Resident R-25	446.26
042-380-010-000	Multi-Family Resident R-25	446.26
042-380-011-000	Multi-Family Resident R-25	446.26
042-391-001-000	Single Family Resid/R3	866.83
042-391-002-000	Single Family Resid/R3	866.83
042-391-003-000	Single Family Resid/R3	866.83
042-391-004-000	Single Family Resid/R3	866.83
042-391-005-000	Single Family Resid/R3	866.83
042-391-006-000	Single Family Resid/R3	866.83
042-391-007-000	Single Family Resid/R3	866.83
042-391-008-000	Single Family Resid/R3	866.83
042-392-001-000	Single Family Resid/R3	866.83
042-392-002-000	Single Family Resid/R3	866.83
042-392-003-000	Single Family Resid/R3	866.83
042-392-004-000	Single Family Resid/R3	866.83
042-392-005-000	Single Family Resid/R3	866.83
042-392-006-000	Single Family Resid/R3	866.83
042-392-007-000	Single Family Resid/R3	866.83
042-392-008-000	Single Family Resid/R3	866.83
042-400-001-000	Multi-Family Resident R-25	446.26
042-400-002-000	Multi-Family Resident R-25	446.26
042-400-003-000	Multi-Family Resident R-25	446.26
042-400-004-000	Multi-Family Resident R-25	446.26
042-400-005-000	Multi-Family Resident R-25	446.26
042-400-006-000	Multi-Family Resident R-25	446.26
042-400-007-000	Multi-Family Resident R-25	446.26
042-400-008-000	Multi-Family Resident R-25	446.26
042-400-010-000	Multi-Family Resident R-25	446.26
042-400-011-000	Multi-Family Resident R-25	446.26
042-410-003-000	Single Family Resid/R5	739.28
042-410-004-000	Single Family Resid/R5	739.28
042-410-005-000	Single Family Resid/R5	739.28
042-410-006-000	Single Family Resid/R5	739.28
042-410-007-000	Single Family Resid/R5	739.28
042-410-008-000	Single Family Resid/R5	739.28
042-410-009-000	Single Family Resid/R5	739.28
042-410-010-000	Single Family Resid/R5	739.28
042-410-011-000	Single Family Resid/R5	739.28
042-410-012-000	Single Family Resid/R5	739.28
042-410-013-000	Single Family Resid/R5	739.28
042-410-014-000	Single Family Resid/R5	739.28
042-410-015-000	Single Family Resid/R5	739.28
042-410-016-000	Single Family Resid/R5	739.28
042-410-017-000	Single Family Resid/R5	739.28
042-410-018-000	Single Family Resid/R5	739.28
042-410-019-000	Single Family Resid/R5	739.28
042-410-020-000	Single Family Resid/R5	739.28

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-410-023-000	Single Family Resid/R5	739.28
042-410-024-000	Single Family Resid/R5	739.28
042-410-025-000	Single Family Resid/R5	739.28
042-410-026-000	Single Family Resid/R5	739.28
042-410-027-000	Single Family Resid/R5	739.28
042-410-028-000	Single Family Resid/R5	739.28
042-410-029-000	Single Family Resid/R5	739.28
042-410-030-000	Single Family Resid/R5	739.28
042-410-031-000	Single Family Resid/R5	739.28
042-410-032-000	Single Family Resid/R5	739.28
042-410-033-000	Single Family Resid/R5	739.28
042-410-034-000	Single Family Resid/R5	739.28
042-410-035-000	Single Family Resid/R5	739.28
042-410-036-000	Single Family Resid/R5	739.28
042-410-037-000	Single Family Resid/R5	739.28
042-410-038-000	Single Family Resid/R5	739.28
042-410-039-000	Single Family Resid/R5	739.28
042-410-040-000	Single Family Resid/R5	739.28
042-410-041-000	Single Family Resid/R5	739.28
042-410-042-000	Single Family Resid/R5	739.28
042-410-043-000	Single Family Resid/R5	739.28
042-410-044-000	Single Family Resid/R5	739.28
042-410-045-000	Single Family Resid/R5	739.28
042-410-046-000	Single Family Resid/R5	739.28
042-410-047-000	Single Family Resid/R5	739.28
042-410-048-000	Single Family Resid/R5	739.28
042-410-049-000	Single Family Resid/R5	739.28
042-410-050-000	Single Family Resid/R5	739.28
042-410-051-000	Single Family Resid/R5	739.28
042-410-052-000	Single Family Resid/R5	739.28
042-410-053-000	Single Family Resid/R5	739.28
042-410-054-000	Single Family Resid/R5	739.28
042-410-055-000	Single Family Resid/R5	739.28
042-410-056-000	Single Family Resid/R5	739.28
042-410-058-000	Single Family Resid/R5	739.28
042-410-059-000	Single Family Resid/R5	739.28
042-410-061-000	Single Family Resid/R5	739.28
042-420-001-000	Single Family Resid/R5	739.28
042-420-002-000	Single Family Resid/R5	739.28
042-420-005-000	Single Family Resid/R5	739.28
042-420-006-000	Single Family Resid/R5	739.28
042-420-007-000	Single Family Resid/R5	739.28
042-420-008-000	Single Family Resid/R5	739.28
042-420-009-000	Single Family Resid/R5	739.28
042-420-010-000	Single Family Resid/R5	739.28
042-420-011-000	Single Family Resid/R5	739.28
042-420-012-000	Single Family Resid/R5	739.28
042-420-013-000	Single Family Resid/R5	739.28
042-420-014-000	Single Family Resid/R5	739.28
042-420-015-000	Single Family Resid/R5	739.28
042-420-016-000	Single Family Resid/R5	739.28

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-420-017-000	Single Family Resid/R5	739.28
042-420-018-000	Single Family Resid/R5	739.28
042-420-019-000	Single Family Resid/R5	739.28
042-420-020-000	Single Family Resid/R5	739.28
042-420-021-000	Single Family Resid/R5	739.28
042-420-024-000	Single Family Resid/R5	739.28
042-420-025-000	Single Family Resid/R5	739.28
042-420-026-000	Single Family Resid/R5	739.28
042-420-027-000	Single Family Resid/R5	739.28
042-420-028-000	Single Family Resid/R5	739.28
042-420-029-000	Single Family Resid/R5	739.28
042-420-030-000	Single Family Resid/R5	739.28
042-420-031-000	Single Family Resid/R5	739.28
042-420-032-000	Single Family Resid/R5	739.28
042-420-033-000	Single Family Resid/R5	739.28
042-420-034-000	Single Family Resid/R5	739.28
042-420-035-000	Single Family Resid/R5	739.28
042-420-036-000	Single Family Resid/R5	739.28
042-420-037-000	Single Family Resid/R5	739.28
042-420-038-000	Single Family Resid/R5	739.28
042-420-039-000	Single Family Resid/R5	739.28
042-420-040-000	Single Family Resid/R5	739.28
042-420-041-000	Single Family Resid/R5	739.28
042-420-042-000	Single Family Resid/R5	739.28
042-420-044-000	Single Family Resid/R5	739.28
042-420-045-000	Single Family Resid/R5	739.28
042-420-047-000	Single Family Resid/R5	739.28
042-430-001-000	Single Family Resid/R5	739.28
042-430-002-000	Single Family Resid/R5	739.28
042-430-003-000	Single Family Resid/R5	739.28
042-430-004-000	Single Family Resid/R5	739.28
042-430-005-000	Single Family Resid/R5	739.28
042-430-006-000	Single Family Resid/R5	739.28
042-430-007-000	Single Family Resid/R5	739.28
042-430-008-000	Single Family Resid/R5	739.28
042-430-009-000	Single Family Resid/R5	739.28
042-430-010-000	Single Family Resid/R5	739.28
042-430-011-000	Single Family Resid/R5	739.28
042-430-012-000	Single Family Resid/R5	739.28
042-430-013-000	Single Family Resid/R5	739.28
042-430-014-000	Single Family Resid/R5	739.28
042-430-015-000	Single Family Resid/R5	739.28
042-430-016-000	Single Family Resid/R5	739.28
042-430-017-000	Single Family Resid/R5	739.28
042-430-018-000	Single Family Resid/R5	739.28
042-430-019-000	Single Family Resid/R5	739.28
042-430-020-000	Single Family Resid/R5	739.28
042-430-021-000	Single Family Resid/R5	739.28
042-430-022-000	Single Family Resid/R5	739.28
042-430-023-000	Single Family Resid/R5	739.28
042-430-024-000	Single Family Resid/R5	739.28

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-430-025-000	Single Family Resid/R5	739.28
042-430-026-000	Single Family Resid/R5	739.28
042-430-027-000	Single Family Resid/R5	739.28
042-430-028-000	Single Family Resid/R5	739.28
042-430-029-000	Single Family Resid/R5	739.28
042-430-030-000	Single Family Resid/R5	739.28
042-430-031-000	Single Family Resid/R5	739.28
042-430-032-000	Single Family Resid/R5	739.28
042-430-033-000	Single Family Resid/R5	739.28
042-430-034-000	Single Family Resid/R5	739.28
042-430-035-000	Single Family Resid/R5	739.28
042-430-036-000	Single Family Resid/R5	739.28
042-430-037-000	Single Family Resid/R5	739.28
042-430-038-000	Single Family Resid/R5	739.28
042-430-039-000	Single Family Resid/R5	739.28
042-430-040-000	Single Family Resid/R5	739.28
042-430-041-000	Single Family Resid/R5	739.28
042-430-042-000	Single Family Resid/R5	739.28
042-430-043-000	Single Family Resid/R5	739.28
042-430-044-000	Single Family Resid/R5	739.28
042-430-045-000	Single Family Resid/R5	739.28
042-430-046-000	Single Family Resid/R5	739.28
042-430-047-000	Single Family Resid/R5	739.28
042-430-048-000	Single Family Resid/R5	739.28
042-430-049-000	Single Family Resid/R5	739.28
042-441-001-000	Single Family Resid/R8	667.53
042-441-002-000	Single Family Resid/R8	667.53
042-441-003-000	Single Family Resid/R8	667.53
042-441-004-000	Single Family Resid/R8	667.53
042-441-005-000	Single Family Resid/R8	667.53
042-441-006-000	Single Family Resid/R8	667.53
042-441-007-000	Single Family Resid/R8	667.53
042-441-008-000	Single Family Resid/R8	667.53
042-441-009-000	Single Family Resid/R8	667.53
042-441-010-000	Single Family Resid/R8	667.53
042-441-011-000	Single Family Resid/R8	667.53
042-441-012-000	Single Family Resid/R8	667.53
042-441-013-000	Single Family Resid/R8	667.53
042-441-014-000	Single Family Resid/R8	667.53
042-441-016-000	Single Family Resid/R8	667.53
042-441-017-000	Single Family Resid/R8	667.53
042-441-018-000	Single Family Resid/R8	667.53
042-441-019-000	Single Family Resid/R8	667.53
042-441-020-000	Single Family Resid/R8	667.53
042-441-021-000	Single Family Resid/R8	667.53
042-441-022-000	Single Family Resid/R8	667.53
042-441-023-000	Single Family Resid/R8	667.53
042-441-024-000	Single Family Resid/R8	667.53
042-441-025-000	Single Family Resid/R8	667.53
042-441-026-000	Single Family Resid/R8	667.53
042-442-001-000	Single Family Resid/R8	667.53

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-442-002-000	Single Family Resid/R8	667.53
042-442-003-000	Single Family Resid/R8	667.53
042-442-004-000	Single Family Resid/R8	667.53
042-442-005-000	Single Family Resid/R8	667.53
042-442-006-000	Single Family Resid/R8	667.53
042-442-007-000	Single Family Resid/R8	667.53
042-442-008-000	Single Family Resid/R8	667.53
042-442-009-000	Single Family Resid/R8	667.53
042-443-001-000	Single Family Resid/R8	667.53
042-443-002-000	Single Family Resid/R8	667.53
042-443-003-000	Single Family Resid/R8	667.53
042-443-004-000	Single Family Resid/R8	667.53
042-443-005-000	Single Family Resid/R8	667.53
042-443-006-000	Single Family Resid/R8	667.53
042-443-007-000	Single Family Resid/R8	667.53
042-443-008-000	Single Family Resid/R8	667.53
042-443-009-000	Single Family Resid/R8	667.53
042-443-012-000	Single Family Resid/R8	667.53
042-443-013-000	Single Family Resid/R8	667.53
042-443-014-000	Single Family Resid/R8	667.53
042-443-015-000	Single Family Resid/R8	667.53
042-443-016-000	Single Family Resid/R8	667.53
042-443-017-000	Single Family Resid/R8	667.53
042-443-018-000	Single Family Resid/R8	667.53
042-443-019-000	Single Family Resid/R8	667.53
042-443-020-000	Single Family Resid/R8	667.53
042-443-021-000	Single Family Resid/R8	667.53
042-443-022-000	Single Family Resid/R8	667.53
042-443-024-000	Single Family Resid/R8	667.53
042-443-025-000	Single Family Resid/R8	667.53
042-451-001-000	Single Family Resid/R8	667.53
042-451-002-000	Single Family Resid/R8	667.53
042-451-003-000	Single Family Resid/R8	667.53
042-451-004-000	Single Family Resid/R8	667.53
042-451-005-000	Single Family Resid/R8	667.53
042-451-006-000	Single Family Resid/R8	667.53
042-451-007-000	Single Family Resid/R8	667.53
042-451-008-000	Single Family Resid/R8	667.53
042-451-009-000	Single Family Resid/R8	667.53
042-451-010-000	Single Family Resid/R8	667.53
042-451-011-000	Single Family Resid/R8	667.53
042-451-012-000	Single Family Resid/R8	667.53
042-451-013-000	Single Family Resid/R8	667.53
042-451-014-000	Single Family Resid/R8	667.53
042-451-016-000	Single Family Resid/R8	667.53
042-451-017-000	Single Family Resid/R8	667.53
042-451-018-000	Single Family Resid/R8	667.53
042-451-019-000	Single Family Resid/R8	667.53
042-451-020-000	Single Family Resid/R8	667.53
042-451-021-000	Single Family Resid/R8	667.53
042-451-022-000	Single Family Resid/R8	667.53

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
Amount		
042-451-023-000	Single Family Resid/R8	667.53
042-451-024-000	Single Family Resid/R8	667.53
042-451-025-000	Single Family Resid/R8	667.53
042-451-026-000	Single Family Resid/R8	667.53
042-452-001-000	Single Family Resid/R8	667.53
042-452-002-000	Single Family Resid/R8	667.53
042-452-003-000	Single Family Resid/R8	667.53
042-452-004-000	Single Family Resid/R8	667.53
042-452-005-000	Single Family Resid/R8	667.53
042-452-006-000	Single Family Resid/R8	667.53
042-452-007-000	Single Family Resid/R8	667.53
042-452-008-000	Single Family Resid/R8	667.53
042-452-009-000	Single Family Resid/R8	667.53
042-453-001-000	Single Family Resid/R8	667.53
042-453-002-000	Single Family Resid/R8	667.53
042-453-003-000	Single Family Resid/R8	667.53
042-453-004-000	Single Family Resid/R8	667.53
042-453-005-000	Single Family Resid/R8	667.53
042-453-006-000	Single Family Resid/R8	667.53
042-453-007-000	Single Family Resid/R8	667.53
042-453-008-000	Single Family Resid/R8	667.53
042-453-009-000	Single Family Resid/R8	667.53
042-453-010-000	Single Family Resid/R8	667.53
042-453-011-000	Single Family Resid/R8	667.53
042-453-014-000	Single Family Resid/R8	667.53
042-453-015-000	Single Family Resid/R8	667.53
042-453-016-000	Single Family Resid/R8	667.53
042-453-017-000	Single Family Resid/R8	667.53
042-453-018-000	Single Family Resid/R8	667.53
042-453-019-000	Single Family Resid/R8	667.53
042-453-020-000	Single Family Resid/R8	667.53
042-453-021-000	Single Family Resid/R8	667.53
042-453-022-000	Single Family Resid/R8	667.53
042-453-024-000	Single Family Resid/R8	667.53
042-453-025-000	Single Family Resid/R8	667.53
042-461-001-000	Single Family Resid/R5	739.28
042-461-002-000	Single Family Resid/R5	739.28
042-461-003-000	Single Family Resid/R5	739.28
042-461-004-000	Single Family Resid/R5	739.28
042-461-005-000	Single Family Resid/R5	739.28
042-461-006-000	Single Family Resid/R5	739.28
042-461-007-000	Single Family Resid/R5	739.28
042-461-008-000	Single Family Resid/R5	739.28
042-461-009-000	Single Family Resid/R5	739.28
042-461-010-000	Single Family Resid/R5	739.28
042-462-002-000	Single Family Resid/R5	739.28
042-462-003-000	Single Family Resid/R5	739.28
042-462-004-000	Single Family Resid/R5	739.28
042-462-005-000	Single Family Resid/R5	739.28
042-462-006-000	Single Family Resid/R5	739.28
042-462-007-000	Single Family Resid/R5	739.28

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-462-008-000	Single Family Resid/R5	739.28
042-462-009-000	Single Family Resid/R5	739.28
042-462-010-000	Single Family Resid/R5	739.28
042-462-011-000	Single Family Resid/R5	739.28
042-462-012-000	Single Family Resid/R5	739.28
042-462-015-000	Single Family Resid/R5	739.28
042-462-016-000	Single Family Resid/R5	739.28
042-462-017-000	Single Family Resid/R5	739.28
042-462-018-000	Single Family Resid/R5	739.28
042-462-019-000	Single Family Resid/R5	739.28
042-462-020-000	Single Family Resid/R5	739.28
042-462-021-000	Single Family Resid/R5	739.28
042-462-022-000	Single Family Resid/R5	739.28
042-462-023-000	Single Family Resid/R5	739.28
042-462-024-000	Single Family Resid/R5	739.28
042-462-025-000	Single Family Resid/R5	739.28
042-462-026-000	Single Family Resid/R5	739.28
042-462-027-000	Single Family Resid/R5	739.28
042-462-028-000	Single Family Resid/R5	739.28
042-462-029-000	Single Family Resid/R5	739.28
042-462-030-000	Single Family Resid/R5	739.28
042-462-031-000	Single Family Resid/R5	739.28
042-462-032-000	Single Family Resid/R5	739.28
042-462-035-000	Single Family Resid/R5	739.28
042-462-036-000	Single Family Resid/R5	739.28
042-462-037-000	Single Family Resid/R5	739.28
042-462-038-000	Single Family Resid/R5	739.28
042-462-039-000	Single Family Resid/R5	739.28
042-462-040-000	Single Family Resid/R5	739.28
042-462-041-000	Single Family Resid/R5	739.28
042-462-042-000	Single Family Resid/R5	739.28
042-462-059-000	Single Family Resid/R5	739.28
042-462-060-000	Single Family Resid/R5	739.28
042-462-061-000	Single Family Resid/R5	739.28
042-462-063-000	Single Family Resid/R5	739.28
042-470-002-000	Single Family Resid/R5	739.28
042-470-003-000	Single Family Resid/R5	739.28
042-470-004-000	Single Family Resid/R5	739.28
042-470-005-000	Single Family Resid/R5	739.28
042-470-006-000	Single Family Resid/R5	739.28
042-470-007-000	Single Family Resid/R5	739.28
042-470-008-000	Single Family Resid/R5	739.28
042-470-009-000	Single Family Resid/R5	739.28
042-470-012-000	Single Family Resid/R5	739.28
042-470-013-000	Single Family Resid/R5	739.28
042-470-014-000	Single Family Resid/R5	739.28
042-470-015-000	Single Family Resid/R5	739.28
042-470-016-000	Single Family Resid/R5	739.28
042-470-017-000	Single Family Resid/R5	739.28
042-470-018-000	Single Family Resid/R5	739.28
042-470-019-000	Single Family Resid/R5	739.28

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-470-020-000	Single Family Resid/R5	739.28
042-470-021-000	Single Family Resid/R5	739.28
042-470-022-000	Single Family Resid/R5	739.28
042-470-023-000	Single Family Resid/R5	739.28
042-470-024-000	Single Family Resid/R5	739.28
042-470-025-000	Single Family Resid/R5	739.28
042-470-026-000	Single Family Resid/R5	739.28
042-470-027-000	Single Family Resid/R5	739.28
042-470-028-000	Single Family Resid/R5	739.28
042-470-029-000	Single Family Resid/R5	739.28
042-470-030-000	Single Family Resid/R5	739.28
042-470-031-000	Single Family Resid/R5	739.28
042-470-034-000	Single Family Resid/R5	739.28
042-470-035-000	Single Family Resid/R5	739.28
042-470-036-000	Single Family Resid/R5	739.28
042-470-037-000	Single Family Resid/R5	739.28
042-470-038-000	Single Family Resid/R5	739.28
042-470-039-000	Single Family Resid/R5	739.28
042-470-040-000	Single Family Resid/R5	739.28
042-470-041-000	Single Family Resid/R5	739.28
042-470-043-000	Single Family Resid/R5	739.28
042-470-044-000	Single Family Resid/R5	739.28
042-470-049-000	Single Family Resid/R5	739.28
042-470-050-000	Single Family Resid/R5	739.28
042-481-001-000	Single Family Resid/R5	739.28
042-481-002-000	Single Family Resid/R5	739.28
042-481-003-000	Single Family Resid/R5	739.28
042-481-004-000	Single Family Resid/R5	739.28
042-481-005-000	Single Family Resid/R5	739.28
042-481-007-000	Single Family Resid/R5	739.28
042-481-008-000	Single Family Resid/R5	739.28
042-481-009-000	Single Family Resid/R5	739.28
042-481-010-000	Single Family Resid/R5	739.28
042-481-011-000	Single Family Resid/R5	739.28
042-481-012-000	Single Family Resid/R5	739.28
042-481-013-000	Single Family Resid/R5	739.28
042-481-014-000	Single Family Resid/R5	739.28
042-481-015-000	Single Family Resid/R5	739.28
042-481-016-000	Single Family Resid/R5	739.28
042-481-017-000	Single Family Resid/R5	739.28
042-481-018-000	Single Family Resid/R5	739.28
042-481-019-000	Single Family Resid/R5	739.28
042-481-020-000	Single Family Resid/R5	739.28
042-481-021-000	Single Family Resid/R5	739.28
042-481-022-000	Single Family Resid/R5	739.28
042-481-023-000	Single Family Resid/R5	739.28
042-481-024-000	Single Family Resid/R5	739.28
042-481-027-000	Single Family Resid/R5	739.28
042-481-028-000	Single Family Resid/R5	739.28
042-481-029-000	Single Family Resid/R5	739.28
042-481-030-000	Single Family Resid/R5	739.28

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
042-481-031-000	Single Family Resid/R5	739.28
042-481-032-000	Single Family Resid/R5	739.28
042-481-033-000	Single Family Resid/R5	739.28
042-481-034-000	Single Family Resid/R5	739.28
042-481-035-000	Single Family Resid/R5	739.28
042-481-036-000	Single Family Resid/R5	739.28
042-481-038-000	Single Family Resid/R5	739.28
042-481-039-000	Single Family Resid/R5	739.28
042-482-001-000	Single Family Resid/R5	739.28
042-482-002-000	Single Family Resid/R5	739.28
042-482-003-000	Single Family Resid/R5	739.28
042-482-004-000	Single Family Resid/R5	739.28
042-482-005-000	Single Family Resid/R5	739.28
042-482-010-000	Single Family Resid/R5	739.28
042-482-011-000	Single Family Resid/R5	739.28
042-482-012-000	Single Family Resid/R5	739.28
042-482-013-000	Single Family Resid/R5	739.28
042-482-014-000	Single Family Resid/R5	739.28
042-482-016-000	Single Family Resid/R5	739.28
042-482-017-000	Single Family Resid/R5	739.28
042-482-019-000	Single Family Resid/R5	739.28
042-482-020-000	Single Family Resid/R5	739.28
042-491-001-000	Single Family Resid/R8	667.53
042-491-002-000	Single Family Resid/R8	667.53
042-491-003-000	Single Family Resid/R8	667.53
042-491-004-000	Single Family Resid/R8	667.53
042-491-005-000	Single Family Resid/R8	667.53
042-491-006-000	Single Family Resid/R8	667.53
042-491-007-000	Single Family Resid/R8	667.53
042-491-008-000	Single Family Resid/R8	667.53
042-491-009-000	Single Family Resid/R8	667.53
042-491-011-000	Single Family Resid/R8	667.53
042-491-012-000	Single Family Resid/R8	667.53
042-491-013-000	Single Family Resid/R8	667.53
042-491-014-000	Single Family Resid/R8	667.53
042-491-015-000	Single Family Resid/R8	667.53
042-491-016-000	Single Family Resid/R8	667.53
042-491-017-000	Single Family Resid/R8	667.53
042-491-018-000	Single Family Resid/R8	667.53
042-491-019-000	Single Family Resid/R8	667.53
042-492-001-000	Single Family Resid/R8	667.53
042-492-002-000	Single Family Resid/R8	667.53
042-492-003-000	Single Family Resid/R8	667.53
042-492-004-000	Single Family Resid/R8	667.53
042-492-005-000	Single Family Resid/R8	667.53
042-492-006-000	Single Family Resid/R8	667.53
042-492-008-000	Single Family Resid/R8	667.53
042-492-009-000	Single Family Resid/R8	667.53
042-492-010-000	Single Family Resid/R8	667.53
042-492-011-000	Single Family Resid/R8	667.53
042-492-012-000	Single Family Resid/R8	667.53

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-492-013-000	Single Family Resid/R8	667.53
042-493-003-000	Single Family Resid/R8	667.53
042-493-004-000	Single Family Resid/R8	667.53
042-493-005-000	Single Family Resid/R8	667.53
042-493-006-000	Single Family Resid/R8	667.53
042-493-007-000	Single Family Resid/R8	667.53
042-493-008-000	Single Family Resid/R8	667.53
042-493-010-000	Single Family Resid/R8	667.53
042-493-011-000	Single Family Resid/R8	667.53
042-493-012-000	Single Family Resid/R8	667.53
042-493-013-000	Single Family Resid/R8	667.53
042-493-014-000	Single Family Resid/R8	667.53
042-493-015-000	Single Family Resid/R8	667.53
042-493-016-000	Single Family Resid/R8	667.53
042-493-019-000	Single Family Resid/R8	667.53
042-493-020-000	Single Family Resid/R8	667.53
042-493-021-000	Single Family Resid/R8	667.53
042-493-022-000	Single Family Resid/R8	667.53
042-493-023-000	Single Family Resid/R8	667.53
042-493-024-000	Single Family Resid/R8	667.53
042-493-025-000	Single Family Resid/R8	667.53
042-493-026-000	Single Family Resid/R8	667.53
042-493-027-000	Single Family Resid/R8	667.53
042-493-028-000	Single Family Resid/R8	667.53
042-493-029-000	Single Family Resid/R8	667.53
042-493-030-000	Single Family Resid/R8	667.53
042-493-031-000	Single Family Resid/R8	667.53
042-493-033-000	Single Family Resid/R8	667.53
042-493-034-000	Single Family Resid/R8	667.53
042-493-036-000	Single Family Resid/R8	667.53
042-493-037-000	Single Family Resid/R8	667.53
042-494-001-000	Single Family Resid/R8	667.53
042-494-002-000	Single Family Resid/R8	667.53
042-494-003-000	Single Family Resid/R8	667.53
042-494-004-000	Single Family Resid/R8	667.53
042-494-005-000	Single Family Resid/R8	667.53
042-494-006-000	Single Family Resid/R8	667.53
042-494-007-000	Single Family Resid/R8	667.53
042-494-009-000	Single Family Resid/R8	667.53
042-494-010-000	Single Family Resid/R8	667.53
042-494-011-000	Single Family Resid/R8	667.53
042-494-012-000	Single Family Resid/R8	667.53
042-494-013-000	Single Family Resid/R8	667.53
042-494-014-000	Single Family Resid/R8	667.53
042-494-015-000	Single Family Resid/R8	667.53
042-494-016-000	Single Family Resid/R8	667.53
042-494-017-000	Single Family Resid/R8	667.53
042-494-018-000	Single Family Resid/R8	667.53
042-494-019-000	Single Family Resid/R8	667.53
042-494-020-000	Single Family Resid/R8	667.53
042-494-021-000	Single Family Resid/R8	667.53

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-494-022-000	Single Family Resid/R8	667.53
042-494-023-000	Single Family Resid/R8	667.53
042-494-024-000	Single Family Resid/R8	667.53
042-494-025-000	Single Family Resid/R8	667.53
042-494-026-000	Single Family Resid/R8	667.53
042-494-027-000	Single Family Resid/R8	667.53
042-494-028-000	Single Family Resid/R8	667.53
042-501-002-000	Single Family Resid/R5	739.28
042-501-003-000	Single Family Resid/R5	739.28
042-501-004-000	Single Family Resid/R5	739.28
042-501-005-000	Single Family Resid/R5	739.28
042-501-006-000	Single Family Resid/R5	739.28
042-501-007-000	Single Family Resid/R5	739.28
042-501-008-000	Single Family Resid/R5	739.28
042-501-009-000	Single Family Resid/R5	739.28
042-501-010-000	Single Family Resid/R5	739.28
042-501-011-000	Single Family Resid/R5	739.28
042-501-012-000	Single Family Resid/R5	739.28
042-502-001-000	Single Family Resid/R5	739.28
042-502-002-000	Single Family Resid/R5	739.28
042-502-003-000	Single Family Resid/R5	739.28
042-502-004-000	Single Family Resid/R5	739.28
042-502-005-000	Single Family Resid/R5	739.28
042-502-006-000	Single Family Resid/R5	739.28
042-502-007-000	Single Family Resid/R5	739.28
042-502-008-000	Single Family Resid/R5	739.28
042-502-009-000	Single Family Resid/R5	739.28
042-502-010-000	Single Family Resid/R5	739.28
042-502-011-000	Single Family Resid/R5	739.28
042-502-012-000	Single Family Resid/R5	739.28
042-502-013-000	Single Family Resid/R5	739.28
042-502-014-000	Single Family Resid/R5	739.28
042-502-015-000	Single Family Resid/R5	739.28
042-502-016-000	Single Family Resid/R5	739.28
042-502-017-000	Single Family Resid/R5	739.28
042-502-018-000	Single Family Resid/R5	739.28
042-502-019-000	Single Family Resid/R5	739.28
042-502-020-000	Single Family Resid/R5	739.28
042-504-001-000	Single Family Resid/R5	739.28
042-504-002-000	Single Family Resid/R5	739.28
042-504-003-000	Single Family Resid/R5	739.28
042-504-004-000	Single Family Resid/R5	739.28
042-504-005-000	Single Family Resid/R5	739.28
042-504-006-000	Single Family Resid/R5	739.28
042-504-007-000	Single Family Resid/R5	739.28
042-504-008-000	Single Family Resid/R5	739.28
042-504-009-000	Single Family Resid/R5	739.28
042-504-010-000	Single Family Resid/R5	739.28
042-504-011-000	Single Family Resid/R5	739.28
042-504-012-000	Single Family Resid/R5	739.28
042-504-013-000	Single Family Resid/R5	739.28

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-504-014-000	Single Family Resid/R5	739.28
042-504-015-000	Single Family Resid/R5	739.28
042-504-016-000	Single Family Resid/R5	739.28
042-504-017-000	Single Family Resid/R5	739.28
042-504-018-000	Single Family Resid/R5	739.28
042-504-019-000	Single Family Resid/R5	739.28
042-504-020-000	Single Family Resid/R5	739.28
042-510-001-000	Single Family Resid/R5	739.28
042-510-002-000	Single Family Resid/R5	739.28
042-510-003-000	Single Family Resid/R5	739.28
042-510-004-000	Single Family Resid/R5	739.28
042-510-005-000	Single Family Resid/R5	739.28
042-510-006-000	Single Family Resid/R5	739.28
042-510-007-000	Single Family Resid/R5	739.28
042-510-008-000	Single Family Resid/R5	739.28
042-510-009-000	Single Family Resid/R5	739.28
042-510-010-000	Single Family Resid/R5	739.28
042-510-011-000	Single Family Resid/R5	739.28
042-510-012-000	Single Family Resid/R5	739.28
042-510-013-000	Single Family Resid/R5	739.28
042-510-014-000	Single Family Resid/R5	739.28
042-510-015-000	Single Family Resid/R5	739.28
042-510-016-000	Single Family Resid/R5	739.28
042-510-017-000	Single Family Resid/R5	739.28
042-510-018-000	Single Family Resid/R5	739.28
042-510-019-000	Single Family Resid/R5	739.28
042-510-021-000	Single Family Resid/R5	739.28
042-510-022-000	Single Family Resid/R5	739.28
042-510-023-000	Single Family Resid/R5	739.28
042-510-024-000	Single Family Resid/R5	739.28
042-510-025-000	Single Family Resid/R5	739.28
042-510-026-000	Single Family Resid/R5	739.28
042-510-027-000	Single Family Resid/R5	739.28
042-510-028-000	Single Family Resid/R5	739.28
042-510-029-000	Single Family Resid/R5	739.28
042-510-030-000	Single Family Resid/R5	739.28
042-510-031-000	Single Family Resid/R5	739.28
042-510-032-000	Single Family Resid/R5	739.28
042-510-033-000	Single Family Resid/R5	739.28
042-510-034-000	Single Family Resid/R5	739.28
042-510-035-000	Single Family Resid/R5	739.28
042-510-036-000	Single Family Resid/R5	739.28
042-510-037-000	Single Family Resid/R5	739.28
042-510-038-000	Single Family Resid/R5	739.28
042-510-039-000	Single Family Resid/R5	739.28
042-510-040-000	Single Family Resid/R5	739.28
042-510-041-000	Single Family Resid/R5	739.28
042-510-042-000	Single Family Resid/R5	739.28
042-510-043-000	Single Family Resid/R5	739.28
042-510-044-000	Single Family Resid/R5	739.28
042-510-045-000	Single Family Resid/R5	739.28

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-510-046-000	Single Family Resid/R5	739.28
042-510-047-000	Single Family Resid/R5	739.28
042-520-001-000	Single Family Resid/R5	739.28
042-520-002-000	Single Family Resid/R5	739.28
042-520-003-000	Single Family Resid/R5	739.28
042-520-004-000	Single Family Resid/R5	739.28
042-520-005-000	Single Family Resid/R5	739.28
042-520-006-000	Single Family Resid/R5	739.28
042-520-007-000	Single Family Resid/R5	739.28
042-520-008-000	Single Family Resid/R5	739.28
042-520-009-000	Single Family Resid/R5	739.28
042-520-010-000	Single Family Resid/R5	739.28
042-520-011-000	Single Family Resid/R5	739.28
042-520-012-000	Single Family Resid/R5	739.28
042-520-013-000	Single Family Resid/R5	739.28
042-520-014-000	Single Family Resid/R5	739.28
042-520-015-000	Single Family Resid/R5	739.28
042-520-016-000	Single Family Resid/R5	739.28
042-520-017-000	Single Family Resid/R5	739.28
042-520-018-000	Single Family Resid/R5	739.28
042-520-019-000	Single Family Resid/R5	739.28
042-520-020-000	Single Family Resid/R5	739.28
042-520-021-000	Single Family Resid/R5	739.28
042-520-022-000	Single Family Resid/R5	739.28
042-520-023-000	Single Family Resid/R5	739.28
042-520-024-000	Single Family Resid/R5	739.28
042-520-025-000	Single Family Resid/R5	739.28
042-520-026-000	Single Family Resid/R5	739.28
042-520-027-000	Single Family Resid/R5	739.28
042-520-029-000	Single Family Resid/R5	739.28
042-520-030-000	Single Family Resid/R5	739.28
042-520-031-000	Single Family Resid/R5	739.28
042-520-032-000	Single Family Resid/R5	739.28
042-520-033-000	Single Family Resid/R5	739.28
042-520-034-000	Single Family Resid/R5	739.28
042-520-035-000	Single Family Resid/R5	739.28
042-520-036-000	Single Family Resid/R5	739.28
042-520-037-000	Single Family Resid/R5	739.28
042-520-038-000	Single Family Resid/R5	739.28
042-532-001-000	Single Family Resid/R5	739.28
042-532-002-000	Single Family Resid/R5	739.28
042-532-003-000	Single Family Resid/R5	739.28
042-532-004-000	Single Family Resid/R5	739.28
042-532-005-000	Single Family Resid/R5	739.28
042-532-006-000	Single Family Resid/R5	739.28
042-532-007-000	Single Family Resid/R5	739.28
042-532-008-000	Single Family Resid/R5	739.28
042-532-009-000	Single Family Resid/R5	739.28
042-532-010-000	Single Family Resid/R5	739.28
042-532-011-000	Single Family Resid/R5	739.28
042-532-012-000	Single Family Resid/R5	739.28

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
042-532-013-000	Single Family Resid/R5	739.28
042-532-014-000	Single Family Resid/R5	739.28
042-532-015-000	Single Family Resid/R5	739.28
042-532-016-000	Single Family Resid/R5	739.28
042-533-002-000	Single Family Resid/R5	739.28
042-533-003-000	Single Family Resid/R5	739.28
042-533-004-000	Single Family Resid/R5	739.28
042-533-005-000	Single Family Resid/R5	739.28
042-533-006-000	Single Family Resid/R5	739.28
042-533-007-000	Single Family Resid/R5	739.28
042-533-008-000	Single Family Resid/R5	739.28
042-533-009-000	Single Family Resid/R5	739.28
042-533-010-000	Single Family Resid/R5	739.28
042-533-011-000	Multi-Family R-25	26,086.43
042-533-012-000	Multi-Family R-25	16,409.21
042-534-001-000	Single Family Resid/R5	739.28
042-534-002-000	Single Family Resid/R5	739.28
042-534-003-000	Single Family Resid/R5	739.28
042-534-004-000	Single Family Resid/R5	739.28
042-534-005-000	Single Family Resid/R5	739.28
042-534-006-000	Single Family Resid/R5	739.28
042-534-007-000	Single Family Resid/R5	739.28
042-534-008-000	Single Family Resid/R5	739.28
042-534-009-000	Single Family Resid/R5	739.28
042-535-001-000	Single Family Resid/R5	739.28
042-535-002-000	Single Family Resid/R5	739.28
042-535-003-000	Single Family Resid/R5	739.28
042-535-004-000	Single Family Resid/R5	739.28
042-535-005-000	Single Family Resid/R5	739.28
042-535-006-000	Single Family Resid/R5	739.28
042-535-007-000	Single Family Resid/R5	739.28
042-535-008-000	Single Family Resid/R5	739.28
042-535-009-000	Single Family Resid/R5	739.28
042-535-010-000	Single Family Resid/R5	739.28
042-535-011-000	Single Family Resid/R5	739.28
042-535-012-000	Single Family Resid/R5	739.28
042-535-013-000	Single Family Resid/R5	739.28
042-535-014-000	Single Family Resid/R5	739.28
042-536-004-000	Single Family Resid/R5	739.28
042-536-005-000	Single Family Resid/R5	739.28
042-536-006-000	Single Family Resid/R5	739.28
042-536-007-000	Single Family Resid/R5	739.28
042-536-008-000	Single Family Resid/R5	739.28
042-536-009-000	Single Family Resid/R5	739.28
042-536-010-000	Single Family Resid/R5	739.28
042-536-011-000	Single Family Resid/R5	739.28
042-536-014-000	Single Family Resid/R5	739.28
042-536-016-000	Single Family Resid/R5	739.28
042-536-017-000	Single Family Resid/R5	739.28
042-541-001-000	Single Family Resid/R5	739.28
042-541-002-000	Single Family Resid/R5	739.28

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
042-541-003-000	Single Family Resid/R5	739.28
042-541-004-000	Single Family Resid/R5	739.28
042-541-005-000	Single Family Resid/R5	739.28
042-541-006-000	Single Family Resid/R5	739.28
042-541-007-000	Single Family Resid/R5	739.28
042-541-008-000	Single Family Resid/R5	739.28
042-541-009-000	Single Family Resid/R5	739.28
042-541-010-000	Single Family Resid/R4	787.11
042-541-011-000	Single Family Resid/R4	787.11
042-541-012-000	Single Family Resid/R4	787.11
042-541-013-000	Single Family Resid/R4	787.11
042-541-014-000	Single Family Resid/R4	787.11
042-541-015-000	Single Family Resid/R4	787.11
042-541-016-000	Single Family Resid/R4	787.11
042-541-017-000	Single Family Resid/R5	739.28
042-541-018-000	Single Family Resid/R5	739.28
042-541-019-000	Single Family Resid/R5	739.28
042-541-020-000	Single Family Resid/R5	739.28
042-541-021-000	Single Family Resid/R5	739.28
042-541-022-000	Single Family Resid/R5	739.28
042-541-023-000	Single Family Resid/R5	739.28
042-541-024-000	Single Family Resid/R5	739.28
042-541-025-000	Single Family Resid/R5	739.28
042-541-026-000	Single Family Resid/R5	739.28
042-541-027-000	Single Family Resid/R5	739.28
042-541-028-000	Single Family Resid/R5	739.28
042-541-029-000	Single Family Resid/R5	739.28
042-541-030-000	Single Family Resid/R5	739.28
042-541-031-000	Single Family Resid/R5	739.28
042-541-032-000	Single Family Resid/R5	739.28
042-541-033-000	Single Family Resid/R5	739.28
042-541-034-000	Single Family Resid/R5	739.28
042-541-035-000	Single Family Resid/R5	739.28
042-542-001-000	Single Family Resid/R4	787.11
042-542-002-000	Single Family Resid/R4	787.11
042-542-003-000	Single Family Resid/R4	787.11
042-542-004-000	Single Family Resid/R4	787.11
042-542-005-000	Single Family Resid/R4	787.11
042-542-006-000	Single Family Resid/R4	787.11
042-542-007-000	Single Family Resid/R4	787.11
042-542-008-000	Single Family Resid/R4	787.11
042-542-009-000	Single Family Resid/R4	787.11
042-542-010-000	Single Family Resid/R4	787.11
042-542-011-000	Single Family Resid/R4	787.11
042-542-012-000	Single Family Resid/R4	787.11
042-542-013-000	Single Family Resid/R4	787.11
042-542-014-000	Single Family Resid/R4	787.11
042-542-015-000	Single Family Resid/R4	787.11
042-542-017-000	Single Family Resid/R4	787.11
042-542-018-000	Single Family Resid/R4	787.11
042-542-019-000	Single Family Resid/R4	787.11

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-542-020-000	Single Family Resid/R4	787.11
042-542-021-000	Single Family Resid/R4	787.11
042-542-022-000	Single Family Resid/R4	787.11
042-542-023-000	Single Family Resid/R4	787.11
042-542-024-000	Single Family Resid/R4	787.11
042-542-025-000	Single Family Resid/R4	787.11
042-542-026-000	Single Family Resid/R4	787.11
042-542-027-000	Single Family Resid/R4	787.11
042-542-028-000	Single Family Resid/R4	787.11
042-542-029-000	Single Family Resid/R4	787.11
042-542-030-000	Single Family Resid/R4	787.11
042-542-031-000	Single Family Resid/R4	787.11
042-551-001-000	Single Family Resid/R5	739.28
042-551-002-000	Single Family Resid/R5	739.28
042-551-003-000	Single Family Resid/R5	739.28
042-551-004-000	Single Family Resid/R5	739.28
042-551-005-000	Single Family Resid/R5	739.28
042-551-006-000	Single Family Resid/R5	739.28
042-551-007-000	Single Family Resid/R5	739.28
042-551-008-000	Single Family Resid/R5	739.28
042-551-009-000	Single Family Resid/R4	787.11
042-551-010-000	Single Family Resid/R4	787.11
042-551-011-000	Single Family Resid/R4	787.11
042-551-012-000	Single Family Resid/R4	787.11
042-551-013-000	Single Family Resid/R4	787.11
042-552-001-000	Single Family Resid/R5	739.28
042-552-002-000	Single Family Resid/R5	739.28
042-552-003-000	Single Family Resid/R5	739.28
042-552-004-000	Single Family Resid/R5	739.28
042-552-005-000	Single Family Resid/R5	739.28
042-552-006-000	Single Family Resid/R5	739.28
042-552-007-000	Single Family Resid/R5	739.28
042-552-008-000	Single Family Resid/R4	787.11
042-552-009-000	Single Family Resid/R4	787.11
042-552-010-000	Single Family Resid/R4	787.11
042-552-011-000	Single Family Resid/R5	739.28
042-552-012-000	Single Family Resid/R5	739.28
042-552-013-000	Single Family Resid/R5	739.28
042-552-014-000	Single Family Resid/R5	739.28
042-552-015-000	Single Family Resid/R5	739.28
042-552-016-000	Single Family Resid/R5	739.28
042-552-017-000	Single Family Resid/R5	739.28
042-553-001-000	Single Family Resid/R4	787.11
042-553-002-000	Single Family Resid/R4	787.11
042-553-003-000	Single Family Resid/R4	787.11
042-553-004-000	Single Family Resid/R4	787.11
042-553-005-000	Single Family Resid/R4	787.11
042-553-006-000	Single Family Resid/R4	787.11
042-553-007-000	Single Family Resid/R4	787.11
042-553-008-000	Single Family Resid/R4	787.11
042-553-009-000	Single Family Resid/R4	787.11

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-553-010-000	Single Family Resid/R4	787.11
042-553-011-000	Single Family Resid/R4	787.11
042-553-012-000	Single Family Resid/R4	787.11
042-553-013-000	Single Family Resid/R4	787.11
042-553-014-000	Single Family Resid/R4	787.11
042-554-001-000	Single Family Resid/R4	787.11
042-554-002-000	Single Family Resid/R4	787.11
042-554-003-000	Single Family Resid/R4	787.11
042-554-004-000	Single Family Resid/R4	787.11
042-554-005-000	Single Family Resid/R4	787.11
042-554-006-000	Single Family Resid/R4	787.11
042-554-007-000	Single Family Resid/R4	787.11
042-554-009-000	Single Family Resid/R4	787.11
042-554-010-000	Single Family Resid/R4	787.11
042-554-011-000	Single Family Resid/R4	787.11
042-554-012-000	Single Family Resid/R4	787.11
042-554-013-000	Single Family Resid/R4	787.11
042-554-014-000	Single Family Resid/R4	787.11
042-554-015-000	Single Family Resid/R4	787.11
042-554-016-000	Single Family Resid/R4	787.11
042-554-017-000	Single Family Resid/R4	787.11
042-554-018-000	Single Family Resid/R4	787.11
042-554-019-000	Single Family Resid/R4	787.11
042-554-020-000	Single Family Resid/R4	787.11
042-554-021-000	Single Family Resid/R4	787.11
042-554-022-000	Single Family Resid/R4	787.11
042-554-023-000	Single Family Resid/R4	787.11
042-561-001-000	Single Family Resid/R5	739.28
042-561-002-000	Single Family Resid/R5	739.28
042-561-003-000	Single Family Resid/R5	739.28
042-561-005-000	Single Family Resid/R5	739.28
042-561-006-000	Single Family Resid/R5	739.28
042-561-007-000	Single Family Resid/R5	739.28
042-561-008-000	Single Family Resid/R5	739.28
042-561-009-000	Single Family Resid/R5	739.28
042-561-010-000	Single Family Resid/R5	739.28
042-561-011-000	Single Family Resid/R5	739.28
042-561-012-000	Single Family Resid/R5	739.28
042-561-013-000	Single Family Resid/R5	739.28
042-561-014-000	Single Family Resid/R5	739.28
042-562-001-000	Single Family Resid/R5	739.28
042-562-002-000	Single Family Resid/R5	739.28
042-562-003-000	Single Family Resid/R5	739.28
042-562-004-000	Single Family Resid/R5	739.28
042-562-005-000	Single Family Resid/R5	739.28
042-562-006-000	Single Family Resid/R5	739.28
042-562-007-000	Single Family Resid/R5	739.28
042-562-008-000	Single Family Resid/R5	739.28
042-562-009-000	Single Family Resid/R5	739.28
042-562-010-000	Single Family Resid/R5	739.28
042-562-011-000	Single Family Resid/R5	739.28

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Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
042-562-012-000	Single Family Resid/R5	739.28
042-562-013-000	Single Family Resid/R5	739.28
042-562-014-000	Single Family Resid/R5	739.28
042-562-015-000	Single Family Resid/R5	739.28
042-562-016-000	Single Family Resid/R5	739.28
042-562-017-000	Single Family Resid/R5	739.28
042-562-018-000	Single Family Resid/R5	739.28
042-562-019-000	Single Family Resid/R5	739.28
042-562-020-000	Single Family Resid/R5	739.28
042-562-021-000	Single Family Resid/R5	739.28
042-563-001-000	Single Family Resid/R5	739.28
042-563-002-000	Single Family Resid/R5	739.28
042-563-003-000	Single Family Resid/R5	739.28
042-563-004-000	Single Family Resid/R5	739.28
042-563-005-000	Single Family Resid/R5	739.28
042-563-006-000	Single Family Resid/R5	739.28
042-563-007-000	Single Family Resid/R5	739.28
042-563-008-000	Single Family Resid/R5	739.28
042-563-009-000	Single Family Resid/R5	739.28
042-571-001-000	Single Family Resid/R5	739.28
042-571-002-000	Single Family Resid/R5	739.28
042-571-003-000	Single Family Resid/R5	739.28
042-571-004-000	Single Family Resid/R5	739.28
042-571-005-000	Single Family Resid/R5	739.28
042-571-006-000	Single Family Resid/R5	739.28
042-571-007-000	Single Family Resid/R5	739.28
042-571-008-000	Single Family Resid/R5	739.28
042-571-009-000	Single Family Resid/R5	739.28
042-572-001-000	Single Family Resid/R5	739.28
042-572-002-000	Single Family Resid/R5	739.28
042-572-003-000	Single Family Resid/R5	739.28
042-572-004-000	Single Family Resid/R5	739.28
042-572-005-000	Single Family Resid/R5	739.28
042-572-006-000	Single Family Resid/R5	739.28
042-572-007-000	Single Family Resid/R5	739.28
042-572-008-000	Single Family Resid/R5	739.28
042-572-009-000	Single Family Resid/R5	739.28
042-572-010-000	Single Family Resid/R5	739.28
042-572-011-000	Single Family Resid/R5	739.28
042-572-012-000	Single Family Resid/R5	739.28
042-572-013-000	Single Family Resid/R5	739.28
042-572-014-000	Single Family Resid/R5	739.28
042-572-015-000	Single Family Resid/R5	739.28
042-572-016-000	Single Family Resid/R5	739.28
042-572-017-000	Single Family Resid/R5	739.28
042-572-018-000	Single Family Resid/R5	739.28
042-573-001-000	Single Family Resid/R5	739.28
042-573-002-000	Single Family Resid/R5	739.28
042-573-003-000	Single Family Resid/R5	739.28
042-573-004-000	Single Family Resid/R5	739.28
042-573-005-000	Single Family Resid/R5	739.28

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
042-573-006-000	Single Family Resid/R5	739.28
042-573-007-000	Single Family Resid/R5	739.28
042-573-008-000	Single Family Resid/R5	739.28
042-573-009-000	Single Family Resid/R5	739.28
042-573-010-000	Single Family Resid/R5	739.28
042-573-011-000	Single Family Resid/R5	739.28
042-573-012-000	Single Family Resid/R5	739.28
042-573-013-000	Single Family Resid/R5	739.28
042-573-014-000	Single Family Resid/R5	739.28
042-573-015-000	Single Family Resid/R5	739.28
042-573-016-000	Single Family Resid/R5	739.28
042-573-017-000	Single Family Resid/R5	739.28
042-573-018-000	Single Family Resid/R5	739.28
042-574-001-000	Vacant	36,807.09
042-580-001-000	Agricultural	8,980.76
042-580-009-000	Agricultural	19,635.40
042-580-017-000	Vacant	10,986.91
042-580-018-000	Multi-Family R-25	65,636.83
042-580-068-000	Vacant	48,243.20
042-580-073-000	Vacant	19,513.74
042-580-083-000	Vacant	30,068.61
042-591-002-000	Single Family Resid/R4	787.11
042-591-003-000	Single Family Resid/R4	787.11
042-591-005-000	Single Family Resid/R4	787.11
042-591-008-000	Single Family Resid/R4	787.11
042-591-011-000	Single Family Resid/R4	787.11
042-591-013-000	Single Family Resid/R4	787.11
042-591-014-000	Single Family Resid/R4	787.11
042-591-015-000	Single Family Resid/R4	787.11
042-591-016-000	Single Family Resid/R4	787.11
042-591-017-000	Single Family Resid/R4	787.11
042-591-018-000	Single Family Resid/R4	787.11
042-591-019-000	Single Family Resid/R4	787.11
042-591-020-000	Single Family Resid/R4	787.11
042-591-021-000	Single Family Resid/R4	787.11
042-591-022-000	Single Family Resid/R4	787.11
042-592-002-000	Single Family Resid/R4	787.11
042-592-003-000	Single Family Resid/R4	787.11
042-592-004-000	Single Family Resid/R4	787.11
042-592-005-000	Single Family Resid/R4	787.11
042-592-006-000	Single Family Resid/R4	787.11
042-592-007-000	Single Family Resid/R4	787.11
042-592-008-000	Single Family Resid/R4	787.11
042-592-009-000	Single Family Resid/R4	787.11
042-592-013-000	Single Family Resid/R4	787.11
042-592-014-000	Single Family Resid/R4	787.11
042-592-015-000	Single Family Resid/R4	787.11
042-592-016-000	Single Family Resid/R4	787.11
042-592-017-000	Single Family Resid/R4	787.11
042-592-018-000	Single Family Resid/R4	787.11
042-592-019-000	Single Family Resid/R4	787.11

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-592-020-000	Single Family Resid/R4	787.11
042-592-021-000	Single Family Resid/R4	787.11
042-592-022-000	Single Family Resid/R4	787.11
042-592-026-000	Single Family Resid/R4	787.11
042-592-027-000	Single Family Resid/R4	787.11
042-592-028-000	Single Family Resid/R4	787.11
042-592-029-000	Single Family Resid/R4	787.11
042-592-030-000	Single Family Resid/R4	787.11
042-593-002-000	Single Family Resid/R4	787.11
042-593-003-000	Single Family Resid/R4	787.11
042-593-004-000	Single Family Resid/R4	787.11
042-593-005-000	Single Family Resid/R4	787.11
042-593-006-000	Single Family Resid/R4	787.11
042-593-007-000	Single Family Resid/R4	787.11
042-593-008-000	Single Family Resid/R4	787.11
042-593-009-000	Single Family Resid/R4	787.11
042-593-010-000	Single Family Resid/R4	787.11
042-593-012-000	Single Family Resid/R4	787.11
042-593-013-000	Single Family Resid/R4	787.11
042-593-014-000	Single Family Resid/R4	787.11
042-593-015-000	Single Family Resid/R4	787.11
042-593-016-000	Single Family Resid/R4	787.11
042-593-017-000	Single Family Resid/R4	787.11
042-593-018-000	Single Family Resid/R4	787.11
042-593-019-000	Single Family Resid/R4	787.11
042-593-020-000	Single Family Resid/R4	787.11
042-594-001-000	Single Family Resid/R4	787.11
042-594-002-000	Single Family Resid/R4	787.11
042-594-003-000	Single Family Resid/R4	787.11
042-594-004-000	Single Family Resid/R4	787.11
042-594-005-000	Single Family Resid/R4	787.11
042-594-006-000	Single Family Resid/R4	787.11
042-594-007-000	Single Family Resid/R4	787.11
042-594-008-000	Single Family Resid/R4	787.11
042-594-009-000	Single Family Resid/R4	787.11
042-594-010-000	Single Family Resid/R4	787.11
042-600-001-000	Single Family Resid/R8	667.53
042-600-002-000	Single Family Resid/R8	667.53
042-600-003-000	Single Family Resid/R8	667.53
042-600-004-000	Single Family Resid/R8	667.53
042-600-005-000	Single Family Resid/R8	667.53
042-600-006-000	Single Family Resid/R8	667.53
042-600-007-000	Single Family Resid/R8	667.53
042-600-008-000	Single Family Resid/R8	667.53
042-600-010-000	Single Family Resid/R8	667.53
042-600-011-000	Single Family Resid/R8	667.53
042-600-012-000	Single Family Resid/R8	667.53
042-600-013-000	Single Family Resid/R8	667.53
042-600-014-000	Single Family Resid/R8	667.53
042-600-015-000	Single Family Resid/R8	667.53
042-600-016-000	Single Family Resid/R8	667.53

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-600-017-000	Single Family Resid/R8	667.53
042-600-019-000	Single Family Resid/R8	667.53
042-600-020-000	Single Family Resid/R8	667.53
042-600-022-000	Single Family Resid/R8	667.53
042-600-023-000	Single Family Resid/R8	667.53
042-600-024-000	Single Family Resid/R8	667.53
042-600-025-000	Single Family Resid/R8	667.53
042-600-026-000	Single Family Resid/R8	667.53
042-600-027-000	Single Family Resid/R8	667.53
042-600-028-000	Single Family Resid/R8	667.53
042-600-029-000	Single Family Resid/R8	667.53
042-600-030-000	Single Family Resid/R8	667.53
042-600-031-000	Single Family Resid/R8	667.53
042-600-032-000	Single Family Resid/R8	667.53
042-600-033-000	Single Family Resid/R8	667.53
042-600-034-000	Single Family Resid/R8	667.53
042-600-035-000	Single Family Resid/R8	667.53
042-600-036-000	Single Family Resid/R8	667.53
042-600-037-000	Single Family Resid/R8	667.53
042-600-038-000	Single Family Resid/R8	667.53
042-600-039-000	Single Family Resid/R8	667.53
042-600-040-000	Single Family Resid/R8	667.53
042-600-041-000	Single Family Resid/R8	667.53
042-600-042-000	Single Family Resid/R8	667.53
042-600-043-000	Single Family Resid/R8	667.53
042-600-044-000	Single Family Resid/R8	667.53
042-600-045-000	Single Family Resid/R8	667.53
042-600-046-000	Single Family Resid/R8	667.53
042-600-048-000	Single Family Resid/R8	667.53
042-600-049-000	Single Family Resid/R8	667.53
042-600-050-000	Single Family Resid/R8	667.53
042-600-051-000	Single Family Resid/R8	667.53
042-600-052-000	Single Family Resid/R8	667.53
042-600-053-000	Single Family Resid/R8	667.53
042-600-054-000	Single Family Resid/R8	667.53
042-600-055-000	Single Family Resid/R8	667.53
042-600-056-000	Single Family Resid/R8	667.53
042-600-057-000	Single Family Resid/R8	667.53
042-600-058-000	Single Family Resid/R8	667.53
042-600-059-000	Single Family Resid/R8	667.53
042-600-060-000	Single Family Resid/R8	667.53
042-600-061-000	Single Family Resid/R8	667.53
042-600-062-000	Single Family Resid/R8	667.53
042-600-063-000	Single Family Resid/R8	667.53
042-600-064-000	Single Family Resid/R8	667.53
042-600-065-000	Single Family Resid/R8	667.53
042-600-066-000	Single Family Resid/R8	667.53
042-600-067-000	Single Family Resid/R8	667.53
042-600-068-000	Single Family Resid/R8	667.53
042-600-069-000	Single Family Resid/R8	667.53
042-600-070-000	Single Family Resid/R8	667.53

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-600-071-000	Single Family Resid/R8	667.53
042-610-001-000	Single Family Resid/R8	667.53
042-610-002-000	Single Family Resid/R8	667.53
042-610-003-000	Single Family Resid/R8	667.53
042-610-004-000	Single Family Resid/R8	667.53
042-610-005-000	Single Family Resid/R8	667.53
042-610-006-000	Single Family Resid/R8	667.53
042-610-007-000	Single Family Resid/R8	667.53
042-610-008-000	Single Family Resid/R8	667.53
042-610-010-000	Single Family Resid/R8	667.53
042-610-011-000	Single Family Resid/R8	667.53
042-610-012-000	Single Family Resid/R8	667.53
042-610-013-000	Single Family Resid/R8	667.53
042-610-014-000	Single Family Resid/R8	667.53
042-610-015-000	Single Family Resid/R8	667.53
042-610-016-000	Single Family Resid/R8	667.53
042-610-017-000	Single Family Resid/R8	667.53
042-610-018-000	Single Family Resid/R8	667.53
042-610-019-000	Single Family Resid/R8	667.53
042-610-020-000	Single Family Resid/R8	667.53
042-610-021-000	Single Family Resid/R8	667.53
042-610-022-000	Single Family Resid/R8	667.53
042-610-023-000	Single Family Resid/R8	667.53
042-610-024-000	Single Family Resid/R8	667.53
042-610-025-000	Single Family Resid/R8	667.53
042-610-026-000	Single Family Resid/R8	667.53
042-610-027-000	Single Family Resid/R8	667.53
042-610-028-000	Single Family Resid/R8	667.53
042-610-029-000	Single Family Resid/R8	667.53
042-610-030-000	Single Family Resid/R8	667.53
042-610-031-000	Single Family Resid/R8	667.53
042-610-032-000	Single Family Resid/R8	667.53
042-610-033-000	Single Family Resid/R8	667.53
042-610-034-000	Single Family Resid/R8	667.53
042-610-035-000	Single Family Resid/R8	667.53
042-610-036-000	Single Family Resid/R8	667.53
042-610-037-000	Single Family Resid/R8	667.53
042-610-038-000	Single Family Resid/R8	667.53
042-610-039-000	Single Family Resid/R8	667.53
042-610-040-000	Single Family Resid/R8	667.53
042-610-041-000	Single Family Resid/R8	667.53
042-610-042-000	Single Family Resid/R8	667.53
042-621-001-000	Single Family Resid/R4	787.11
042-621-002-000	Single Family Resid/R4	787.11
042-621-003-000	Single Family Resid/R4	787.11
042-621-004-000	Single Family Resid/R4	787.11
042-621-005-000	Single Family Resid/R4	787.11
042-621-006-000	Single Family Resid/R4	787.11
042-621-007-000	Single Family Resid/R4	787.11
042-621-008-000	Single Family Resid/R4	787.11
042-621-009-000	Single Family Resid/R4	787.11

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Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-621-011-000	Single Family Resid/R4	787.11
042-621-012-000	Single Family Resid/R4	787.11
042-621-013-000	Single Family Resid/R4	787.11
042-621-014-000	Single Family Resid/R4	787.11
042-621-015-000	Single Family Resid/R4	787.11
042-621-016-000	Single Family Resid/R4	787.11
042-621-017-000	Single Family Resid/R4	787.11
042-621-018-000	Single Family Resid/R4	787.11
042-621-019-000	Single Family Resid/R4	787.11
042-621-020-000	Single Family Resid/R4	787.11
042-621-021-000	Single Family Resid/R4	787.11
042-621-022-000	Single Family Resid/R4	787.11
042-621-023-000	Single Family Resid/R4	787.11
042-621-024-000	Single Family Resid/R4	787.11
042-621-025-000	Single Family Resid/R4	787.11
042-621-026-000	Single Family Resid/R4	787.11
042-621-027-000	Single Family Resid/R4	787.11
042-621-028-000	Single Family Resid/R4	787.11
042-621-029-000	Single Family Resid/R4	787.11
042-621-030-000	Single Family Resid/R4	787.11
042-621-031-000	Single Family Resid/R4	787.11
042-621-032-000	Single Family Resid/R4	787.11
042-621-033-000	Single Family Resid/R4	787.11
042-631-001-000	Single Family Resid/R5	739.28
042-631-002-000	Single Family Resid/R5	739.28
042-631-003-000	Single Family Resid/R5	739.28
042-631-004-000	Single Family Resid/R5	739.28
042-632-001-000	Single Family Resid/R5	739.28
042-632-002-000	Single Family Resid/R5	739.28
042-632-003-000	Single Family Resid/R5	739.28
042-632-004-000	Single Family Resid/R5	739.28
042-632-005-000	Single Family Resid/R5	739.28
042-632-006-000	Single Family Resid/R5	739.28
042-632-007-000	Single Family Resid/R5	739.28
042-632-008-000	Single Family Resid/R5	739.28
042-632-009-000	Single Family Resid/R5	739.28
042-632-011-000	Single Family Resid/R5	739.28
042-632-012-000	Single Family Resid/R5	739.28
042-632-013-000	Single Family Resid/R5	739.28
042-632-014-000	Single Family Resid/R5	739.28
042-632-015-000	Single Family Resid/R5	739.28
042-632-016-000	Single Family Resid/R5	739.28
042-632-017-000	Single Family Resid/R5	739.28
042-632-018-000	Single Family Resid/R5	739.28
042-632-019-000	Single Family Resid/R5	739.28
042-632-020-000	Single Family Resid/R5	739.28
042-632-021-000	Single Family Resid/R5	739.28
042-632-022-000	Single Family Resid/R5	739.28
042-632-023-000	Single Family Resid/R5	739.28
042-632-024-000	Single Family Resid/R5	739.28
042-632-025-000	Single Family Resid/R5	739.28

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-632-026-000	Single Family Resid/R5	739.28
042-632-027-000	Single Family Resid/R5	739.28
042-632-028-000	Single Family Resid/R5	739.28
042-632-029-000	Single Family Resid/R5	739.28
042-632-030-000	Single Family Resid/R5	739.28
042-632-031-000	Single Family Resid/R5	739.28
042-632-032-000	Single Family Resid/R5	739.28
042-632-033-000	Single Family Resid/R5	739.28
042-632-034-000	Single Family Resid/R5	739.28
042-632-035-000	Single Family Resid/R5	739.28
042-632-036-000	Single Family Resid/R5	739.28
042-632-037-000	Single Family Resid/R5	739.28
042-632-038-000	Single Family Resid/R5	739.28
042-632-039-000	Single Family Resid/R5	739.28
042-632-040-000	Single Family Resid/R5	739.28
042-632-041-000	Single Family Resid/R5	739.28
042-634-001-000	Single Family Resid/R5	739.28
042-634-002-000	Single Family Resid/R5	739.28
042-634-003-000	Single Family Resid/R5	739.28
042-634-004-000	Single Family Resid/R5	739.28
042-634-005-000	Single Family Resid/R5	739.28
042-634-006-000	Single Family Resid/R5	739.28
042-634-007-000	Single Family Resid/R5	739.28
042-634-008-000	Single Family Resid/R5	739.28
042-634-009-000	Single Family Resid/R5	739.28
042-634-010-000	Single Family Resid/R5	739.28
042-634-011-000	Single Family Resid/R5	739.28
042-634-012-000	Single Family Resid/R5	739.28
042-634-013-000	Single Family Resid/R5	739.28
042-634-014-000	Single Family Resid/R5	739.28
042-634-015-000	Single Family Resid/R5	739.28
042-634-016-000	Single Family Resid/R5	739.28
042-634-017-000	Single Family Resid/R5	739.28
042-634-018-000	Single Family Resid/R5	739.28
042-634-019-000	Single Family Resid/R5	739.28
042-634-020-000	Single Family Resid/R5	739.28
042-634-021-000	Single Family Resid/R5	739.28
042-634-022-000	Single Family Resid/R5	739.28
042-634-023-000	Single Family Resid/R5	739.28
042-634-024-000	Single Family Resid/R5	739.28
042-634-025-000	Single Family Resid/R5	739.28
042-634-026-000	Single Family Resid/R5	739.28
042-634-027-000	Single Family Resid/R5	739.28
042-634-028-000	Single Family Resid/R5	739.28
042-634-029-000	Single Family Resid/R5	739.28
042-634-030-000	Single Family Resid/R5	739.28
042-634-031-000	Single Family Resid/R5	739.28
042-634-032-000	Single Family Resid/R5	739.28
042-634-033-000	Single Family Resid/R5	739.28
042-634-034-000	Single Family Resid/R5	739.28
042-634-035-000	Single Family Resid/R5	739.28

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
Amount		
042-634-036-000	Single Family Resid/R5	739.28
042-634-037-000	Single Family Resid/R5	739.28
042-634-038-000	Single Family Resid/R5	739.28
042-634-039-000	Single Family Resid/R5	739.28
042-634-040-000	Single Family Resid/R5	739.28
042-634-041-000	Single Family Resid/R5	739.28
042-635-001-000	Single Family Resid/R5	739.28
042-635-002-000	Single Family Resid/R5	739.28
042-635-003-000	Single Family Resid/R5	739.28
042-635-004-000	Single Family Resid/R5	739.28
042-635-005-000	Single Family Resid/R5	739.28
042-635-006-000	Single Family Resid/R5	739.28
042-635-007-000	Single Family Resid/R5	739.28
042-635-008-000	Single Family Resid/R5	739.28
042-635-009-000	Single Family Resid/R5	739.28
042-641-001-000	Single Family Resid/R4	787.11
042-641-002-000	Single Family Resid/R4	787.11
042-641-003-000	Single Family Resid/R4	787.11
042-641-004-000	Single Family Resid/R4	787.11
042-641-005-000	Single Family Resid/R4	787.11
042-641-006-000	Single Family Resid/R4	787.11
042-641-007-000	Single Family Resid/R4	787.11
042-641-008-000	Single Family Resid/R4	787.11
042-641-009-000	Single Family Resid/R4	787.11
042-641-010-000	Single Family Resid/R4	787.11
042-641-011-000	Single Family Resid/R4	787.11
042-641-012-000	Single Family Resid/R4	787.11
042-642-001-000	Single Family Resid/R4	787.11
042-642-002-000	Single Family Resid/R4	787.11
042-642-003-000	Single Family Resid/R4	787.11
042-642-004-000	Single Family Resid/R4	787.11
042-642-005-000	Single Family Resid/R4	787.11
042-642-006-000	Single Family Resid/R4	787.11
042-642-007-000	Single Family Resid/R4	787.11
042-642-008-000	Single Family Resid/R4	787.11
042-642-009-000	Single Family Resid/R4	787.11
042-642-010-000	Single Family Resid/R4	787.11
042-642-011-000	Single Family Resid/R4	787.11
042-642-012-000	Single Family Resid/R4	787.11
042-642-013-000	Single Family Resid/R4	787.11
042-643-001-000	Single Family Resid/R4	787.11
042-643-002-000	Single Family Resid/R4	787.11
042-643-003-000	Single Family Resid/R4	787.11
042-643-004-000	Single Family Resid/R4	787.11
042-643-005-000	Single Family Resid/R4	787.11
042-643-006-000	Single Family Resid/R4	787.11
042-643-007-000	Single Family Resid/R4	787.11
042-643-008-000	Single Family Resid/R4	787.11
042-643-009-000	Single Family Resid/R4	787.11
042-643-010-000	Single Family Resid/R4	787.11
042-643-011-000	Single Family Resid/R4	787.11

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-643-012-000	Single Family Resid/R4	787.11
042-643-013-000	Single Family Resid/R4	787.11
042-643-014-000	Single Family Resid/R4	787.11
042-643-015-000	Single Family Resid/R4	787.11
042-643-016-000	Single Family Resid/R4	787.11
042-644-001-000	Single Family Resid/R4	787.11
042-644-002-000	Single Family Resid/R4	787.11
042-644-003-000	Single Family Resid/R4	787.11
042-644-004-000	Single Family Resid/R4	787.11
042-644-005-000	Single Family Resid/R4	787.11
042-644-006-000	Single Family Resid/R4	787.11
042-644-007-000	Single Family Resid/R4	787.11
042-644-008-000	Single Family Resid/R4	787.11
042-644-009-000	Single Family Resid/R4	787.11
042-645-001-000	Single Family Resid/R4	787.11
042-645-002-000	Single Family Resid/R4	787.11
042-645-003-000	Single Family Resid/R4	787.11
042-645-004-000	Single Family Resid/R4	787.11
042-645-005-000	Single Family Resid/R4	787.11
042-645-006-000	Single Family Resid/R4	787.11
042-645-007-000	Single Family Resid/R4	787.11
042-645-008-000	Single Family Resid/R4	787.11
042-645-009-000	Single Family Resid/R4	787.11
042-645-010-000	Single Family Resid/R4	787.11
042-645-011-000	Single Family Resid/R4	787.11
042-645-012-000	Single Family Resid/R4	787.11
042-645-013-000	Single Family Resid/R4	787.11
042-651-001-000	Single Family Resid/R4	787.11
042-651-002-000	Single Family Resid/R4	787.11
042-651-003-000	Single Family Resid/R4	787.11
042-651-004-000	Single Family Resid/R4	787.11
042-651-005-000	Single Family Resid/R4	787.11
042-651-006-000	Single Family Resid/R4	787.11
042-651-007-000	Single Family Resid/R4	787.11
042-651-008-000	Single Family Resid/R4	787.11
042-652-001-000	Single Family Resid/R4	787.11
042-652-002-000	Single Family Resid/R4	787.11
042-652-003-000	Single Family Resid/R4	787.11
042-652-004-000	Single Family Resid/R4	787.11
042-652-005-000	Single Family Resid/R4	787.11
042-652-006-000	Single Family Resid/R4	787.11
042-652-007-000	Single Family Resid/R4	787.11
042-652-008-000	Single Family Resid/R4	787.11
042-653-001-000	Single Family Resid/R4	787.11
042-653-002-000	Single Family Resid/R4	787.11
042-653-003-000	Single Family Resid/R4	787.11
042-653-004-000	Single Family Resid/R4	787.11
042-653-005-000	Single Family Resid/R4	787.11
042-653-006-000	Single Family Resid/R4	787.11
042-653-007-000	Single Family Resid/R4	787.11
042-653-008-000	Single Family Resid/R4	787.11

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-653-009-000	Single Family Resid/R4	787.11
042-653-011-000	Single Family Resid/R4	787.11
042-653-012-000	Single Family Resid/R4	787.11
042-653-013-000	Single Family Resid/R4	787.11
042-653-014-000	Single Family Resid/R4	787.11
042-653-015-000	Single Family Resid/R4	787.11
042-653-016-000	Single Family Resid/R4	787.11
042-653-017-000	Single Family Resid/R4	787.11
042-653-018-000	Single Family Resid/R4	787.11
042-653-019-000	Single Family Resid/R4	787.11
042-653-020-000	Single Family Resid/R4	787.11
042-654-001-000	Single Family Resid/R4	787.11
042-654-002-000	Single Family Resid/R4	787.11
042-654-003-000	Single Family Resid/R4	787.11
042-654-004-000	Single Family Resid/R4	787.11
042-654-005-000	Single Family Resid/R4	787.11
042-654-006-000	Single Family Resid/R4	787.11
042-654-007-000	Single Family Resid/R4	787.11
042-654-008-000	Single Family Resid/R4	787.11
042-654-009-000	Single Family Resid/R4	787.11
042-654-010-000	Single Family Resid/R4	787.11
042-654-011-000	Single Family Resid/R4	787.11
042-661-001-000	Single Family Resid/R4	787.11
042-661-002-000	Single Family Resid/R4	787.11
042-661-003-000	Single Family Resid/R4	787.11
042-661-004-000	Single Family Resid/R4	787.11
042-661-005-000	Single Family Resid/R4	787.11
042-661-006-000	Single Family Resid/R4	787.11
042-661-007-000	Single Family Resid/R4	787.11
042-661-008-000	Single Family Resid/R4	787.11
042-661-009-000	Single Family Resid/R4	787.11
042-661-010-000	Single Family Resid/R4	787.11
042-661-011-000	Single Family Resid/R4	787.11
042-661-012-000	Single Family Resid/R4	787.11
042-662-001-000	Single Family Resid/R4	787.11
042-662-002-000	Single Family Resid/R4	787.11
042-662-003-000	Single Family Resid/R4	787.11
042-662-004-000	Single Family Resid/R4	787.11
042-662-005-000	Single Family Resid/R4	787.11
042-662-006-000	Single Family Resid/R4	787.11
042-662-007-000	Single Family Resid/R4	787.11
042-662-008-000	Single Family Resid/R4	787.11
042-662-009-000	Single Family Resid/R4	787.11
042-662-010-000	Single Family Resid/R4	787.11
042-662-011-000	Single Family Resid/R4	787.11
042-662-012-000	Single Family Resid/R4	787.11
042-671-001-000	Single Family Resid/R5	739.28
042-671-002-000	Single Family Resid/R5	739.28
042-671-003-000	Single Family Resid/R5	739.28
042-671-004-000	Single Family Resid/R5	739.28
042-671-005-000	Single Family Resid/R5	739.28

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
Amount		
042-671-006-000	Single Family Resid/R5	739.28
042-671-007-000	Single Family Resid/R5	739.28
042-671-008-000	Single Family Resid/R5	739.28
042-671-009-000	Single Family Resid/R5	739.28
042-671-010-000	Single Family Resid/R5	739.28
042-671-011-000	Single Family Resid/R5	739.28
042-671-012-000	Single Family Resid/R5	739.28
042-671-013-000	Single Family Resid/R5	739.28
042-671-014-000	Single Family Resid/R5	739.28
042-671-015-000	Single Family Resid/R5	739.28
042-671-016-000	Single Family Resid/R5	739.28
042-671-017-000	Single Family Resid/R5	739.28
042-671-019-000	Single Family Resid/R5	739.28
042-671-020-000	Single Family Resid/R5	739.28
042-671-021-000	Single Family Resid/R5	739.28
042-671-022-000	Single Family Resid/R5	739.28
042-671-023-000	Single Family Resid/R5	739.28
042-671-024-000	Single Family Resid/R5	739.28
042-671-025-000	Single Family Resid/R5	739.28
042-671-026-000	Single Family Resid/R5	739.28
042-671-027-000	Single Family Resid/R5	739.28
042-671-028-000	Single Family Resid/R5	739.28
042-671-029-000	Single Family Resid/R5	739.28
042-671-030-000	Single Family Resid/R5	739.28
042-672-001-000	Single Family Resid/R5	739.28
042-672-002-000	Single Family Resid/R5	739.28
042-672-003-000	Single Family Resid/R5	739.28
042-672-004-000	Single Family Resid/R5	739.28
042-673-001-000	Single Family Resid/R5	739.28
042-673-002-000	Single Family Resid/R5	739.28
042-673-003-000	Single Family Resid/R5	739.28
042-673-004-000	Single Family Resid/R5	739.28
042-673-005-000	Single Family Resid/R5	739.28
042-673-006-000	Single Family Resid/R5	739.28
042-673-007-000	Single Family Resid/R5	739.28
042-673-008-000	Single Family Resid/R5	739.28
042-673-009-000	Single Family Resid/R5	739.28
042-673-010-000	Single Family Resid/R5	739.28
042-673-011-000	Single Family Resid/R5	739.28
042-673-012-000	Single Family Resid/R5	739.28
042-674-001-000	Single Family Resid/R5	739.28
042-674-002-000	Single Family Resid/R5	739.28
042-674-003-000	Single Family Resid/R5	739.28
042-674-004-000	Single Family Resid/R5	739.28
042-674-005-000	Single Family Resid/R5	739.28
042-674-006-000	Single Family Resid/R5	739.28
042-674-007-000	Single Family Resid/R5	739.28
042-674-008-000	Single Family Resid/R5	739.28
042-674-009-000	Single Family Resid/R5	739.28
042-674-010-000	Single Family Resid/R5	739.28
042-674-011-000	Single Family Resid/R5	739.28

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-674-012-000	Single Family Resid/R5	739.28
042-675-001-000	Single Family Resid/R5	739.28
042-675-002-000	Single Family Resid/R5	739.28
042-675-003-000	Single Family Resid/R5	739.28
042-675-004-000	Single Family Resid/R5	739.28
042-675-005-000	Single Family Resid/R5	739.28
042-675-006-000	Single Family Resid/R5	739.28
042-681-001-000	Single Family Resid/R5	739.28
042-681-002-000	Single Family Resid/R5	739.28
042-681-003-000	Single Family Resid/R5	739.28
042-681-004-000	Single Family Resid/R5	739.28
042-681-005-000	Single Family Resid/R5	739.28
042-681-006-000	Single Family Resid/R5	739.28
042-681-007-000	Single Family Resid/R5	739.28
042-681-008-000	Single Family Resid/R5	739.28
042-682-001-000	Single Family Resid/R5	739.28
042-682-002-000	Single Family Resid/R5	739.28
042-682-003-000	Single Family Resid/R5	739.28
042-682-004-000	Single Family Resid/R5	739.28
042-682-005-000	Single Family Resid/R5	739.28
042-682-006-000	Single Family Resid/R5	739.28
042-682-007-000	Single Family Resid/R5	739.28
042-682-008-000	Single Family Resid/R5	739.28
042-683-001-000	Single Family Resid/R5	739.28
042-683-002-000	Single Family Resid/R5	739.28
042-683-003-000	Single Family Resid/R5	739.28
042-683-004-000	Single Family Resid/R5	739.28
042-684-001-000	Single Family Resid/R5	739.28
042-684-002-000	Single Family Resid/R5	739.28
042-684-003-000	Single Family Resid/R5	739.28
042-684-004-000	Single Family Resid/R5	739.28
042-684-005-000	Single Family Resid/R5	739.28
042-684-006-000	Single Family Resid/R5	739.28
042-684-007-000	Single Family Resid/R5	739.28
042-684-008-000	Single Family Resid/R5	739.28
042-684-009-000	Single Family Resid/R5	739.28
042-684-010-000	Single Family Resid/R5	739.28
042-684-011-000	Single Family Resid/R5	739.28
042-684-012-000	Single Family Resid/R5	739.28
042-684-013-000	Single Family Resid/R5	739.28
042-684-014-000	Single Family Resid/R5	739.28
042-684-015-000	Single Family Resid/R5	739.28
042-684-016-000	Single Family Resid/R5	739.28
042-691-001-000	Single Family Resid/R4	787.11
042-691-002-000	Single Family Resid/R4	787.11
042-691-003-000	Single Family Resid/R4	787.11
042-691-004-000	Single Family Resid/R4	787.11
042-691-005-000	Single Family Resid/R4	787.11
042-691-006-000	Single Family Resid/R4	787.11
042-691-007-000	Single Family Resid/R4	787.11
042-691-008-000	Single Family Resid/R4	787.11

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-692-001-000	Single Family Resid/R4	787.11
042-692-002-000	Single Family Resid/R4	787.11
042-692-003-000	Single Family Resid/R4	787.11
042-692-004-000	Single Family Resid/R4	787.11
042-692-005-000	Single Family Resid/R4	787.11
042-692-006-000	Single Family Resid/R4	787.11
042-692-007-000	Single Family Resid/R4	787.11
042-692-008-000	Single Family Resid/R4	787.11
042-692-010-000	Single Family Resid/R4	787.11
042-692-011-000	Single Family Resid/R4	787.11
042-692-012-000	Single Family Resid/R4	787.11
042-692-013-000	Single Family Resid/R4	787.11
042-692-014-000	Single Family Resid/R4	787.11
042-692-015-000	Single Family Resid/R4	787.11
042-692-016-000	Single Family Resid/R4	787.11
042-692-017-000	Single Family Resid/R4	787.11
042-693-001-000	Single Family Resid/R4	787.11
042-693-002-000	Single Family Resid/R4	787.11
042-693-003-000	Single Family Resid/R4	787.11
042-693-004-000	Single Family Resid/R4	787.11
042-693-005-000	Single Family Resid/R4	787.11
042-693-006-000	Single Family Resid/R4	787.11
042-693-007-000	Single Family Resid/R4	787.11
042-693-008-000	Single Family Resid/R4	787.11
042-694-001-000	Single Family Resid/R4	787.11
042-694-002-000	Single Family Resid/R4	787.11
042-694-003-000	Single Family Resid/R4	787.11
042-694-004-000	Single Family Resid/R4	787.11
042-694-005-000	Single Family Resid/R4	787.11
042-695-001-000	Single Family Resid/R4	787.11
042-695-002-000	Single Family Resid/R4	787.11
042-695-003-000	Single Family Resid/R4	787.11
042-695-004-000	Single Family Resid/R4	787.11
042-695-005-000	Single Family Resid/R4	787.11
042-695-006-000	Single Family Resid/R4	787.11
042-695-007-000	Single Family Resid/R4	787.11
042-695-008-000	Single Family Resid/R4	787.11
042-695-009-000	Single Family Resid/R4	787.11
042-695-010-000	Single Family Resid/R4	787.11
042-696-001-000	Single Family Resid/R4	787.11
042-696-002-000	Single Family Resid/R4	787.11
042-696-003-000	Single Family Resid/R4	787.11
042-696-004-000	Single Family Resid/R4	787.11
042-696-005-000	Single Family Resid/R4	787.11
042-701-001-000	Single Family Resid/R4	787.11
042-701-002-000	Single Family Resid/R4	787.11
042-701-003-000	Single Family Resid/R4	787.11
042-701-004-000	Single Family Resid/R4	787.11
042-702-001-000	Single Family Resid/R4	787.11
042-702-002-000	Single Family Resid/R4	787.11
042-702-003-000	Single Family Resid/R4	787.11

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-702-004-000	Single Family Resid/R4	787.11
042-702-005-000	Single Family Resid/R4	787.11
042-702-006-000	Single Family Resid/R4	787.11
042-702-007-000	Single Family Resid/R4	787.11
042-702-008-000	Single Family Resid/R4	787.11
042-703-001-000	Single Family Resid/R4	787.11
042-703-002-000	Single Family Resid/R4	787.11
042-703-003-000	Single Family Resid/R4	787.11
042-703-004-000	Single Family Resid/R4	787.11
042-704-001-000	Single Family Resid/R4	787.11
042-704-002-000	Single Family Resid/R4	787.11
042-704-003-000	Single Family Resid/R4	787.11
042-704-004-000	Single Family Resid/R4	787.11
042-704-005-000	Single Family Resid/R4	787.11
042-704-006-000	Single Family Resid/R4	787.11
042-704-007-000	Single Family Resid/R4	787.11
042-704-008-000	Single Family Resid/R4	787.11
042-704-009-000	Single Family Resid/R4	787.11
042-704-010-000	Single Family Resid/R4	787.11
042-704-011-000	Single Family Resid/R4	787.11
042-704-012-000	Single Family Resid/R4	787.11
042-704-013-000	Single Family Resid/R4	787.11
042-704-014-000	Single Family Resid/R4	787.11
042-704-015-000	Single Family Resid/R4	787.11
042-704-016-000	Single Family Resid/R4	787.11
042-704-017-000	Single Family Resid/R4	787.11
042-704-018-000	Single Family Resid/R4	787.11
042-704-019-000	Single Family Resid/R4	787.11
042-704-020-000	Single Family Resid/R4	787.11
042-704-021-000	Single Family Resid/R4	787.11
042-705-001-000	Single Family Resid/R4	787.11
042-705-002-000	Single Family Resid/R4	787.11
042-705-003-000	Single Family Resid/R4	787.11
042-705-004-000	Single Family Resid/R4	787.11
042-705-005-000	Single Family Resid/R4	787.11
042-705-006-000	Single Family Resid/R4	787.11
042-705-007-000	Single Family Resid/R4	787.11
042-705-008-000	Single Family Resid/R4	787.11
042-705-009-000	Single Family Resid/R4	787.11
042-705-010-000	Single Family Resid/R4	787.11
042-705-011-000	Single Family Resid/R4	787.11
042-705-012-000	Single Family Resid/R4	787.11
042-705-013-000	Single Family Resid/R4	787.11
042-705-014-000	Single Family Resid/R4	787.11
042-710-001-000	Single Family Resid/R5	739.28
042-710-002-000	Single Family Resid/R5	739.28
042-710-003-000	Single Family Resid/R5	739.28
042-710-004-000	Single Family Resid/R5	739.28
042-710-005-000	Single Family Resid/R5	739.28
042-710-006-000	Single Family Resid/R5	739.28
042-710-007-000	Single Family Resid/R5	739.28

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
042-710-008-000	Single Family Resid/R5	739.28
042-710-009-000	Single Family Resid/R5	739.28
042-710-010-000	Single Family Resid/R5	739.28
042-710-011-000	Single Family Resid/R5	739.28
042-710-012-000	Single Family Resid/R5	739.28
042-710-013-000	Single Family Resid/R5	739.28
042-710-014-000	Single Family Resid/R5	739.28
042-710-015-000	Single Family Resid/R5	739.28
042-710-016-000	Single Family Resid/R5	739.28
042-710-017-000	Single Family Resid/R5	739.28
042-710-018-000	Single Family Resid/R5	739.28
042-710-019-000	Single Family Resid/R5	739.28
042-710-020-000	Single Family Resid/R5	739.28
042-710-021-000	Single Family Resid/R5	739.28
042-710-022-000	Single Family Resid/R5	739.28
042-710-023-000	Single Family Resid/R5	739.28
042-710-024-000	Single Family Resid/R5	739.28
042-710-025-000	Single Family Resid/R5	739.28
042-710-026-000	Single Family Resid/R5	739.28
042-710-027-000	Single Family Resid/R5	739.28
042-710-028-000	Single Family Resid/R5	739.28
042-710-029-000	Single Family Resid/R5	739.28
042-710-030-000	Single Family Resid/R5	739.28
042-710-031-000	Single Family Resid/R5	739.28
042-710-032-000	Single Family Resid/R5	739.28
042-710-033-000	Single Family Resid/R5	739.28
042-710-034-000	Single Family Resid/R5	739.28
042-710-035-000	Single Family Resid/R5	739.28
042-710-036-000	Single Family Resid/R5	739.28
042-710-037-000	Single Family Resid/R5	739.28
042-710-038-000	Single Family Resid/R5	739.28
042-710-039-000	Single Family Resid/R5	739.28
042-710-040-000	Single Family Resid/R5	739.28
042-710-041-000	Single Family Resid/R5	739.28
042-710-042-000	Single Family Resid/R5	739.28
042-710-043-000	Single Family Resid/R5	739.28
042-710-044-000	Single Family Resid/R5	739.28
042-710-045-000	Single Family Resid/R5	739.28
042-710-046-000	Single Family Resid/R5	739.28
042-710-047-000	Single Family Resid/R5	739.28
042-710-048-000	Single Family Resid/R5	739.28
042-710-049-000	Single Family Resid/R5	739.28
042-710-050-000	Single Family Resid/R5	739.28
042-710-051-000	Single Family Resid/R5	739.28
042-710-052-000	Single Family Resid/R5	739.28
042-710-053-000	Single Family Resid/R5	739.28
042-710-054-000	Single Family Resid/R5	739.28
042-710-055-000	Single Family Resid/R5	739.28
042-720-001-000	Single Family Resid/R5	739.28
042-720-002-000	Single Family Resid/R5	739.28
042-720-003-000	Single Family Resid/R5	739.28

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-720-004-000	Single Family Resid/R5	739.28
042-720-005-000	Single Family Resid/R5	739.28
042-720-006-000	Single Family Resid/R5	739.28
042-720-007-000	Single Family Resid/R5	739.28
042-720-008-000	Single Family Resid/R5	739.28
042-720-009-000	Single Family Resid/R5	739.28
042-720-010-000	Single Family Resid/R5	739.28
042-720-011-000	Single Family Resid/R5	739.28
042-720-012-000	Single Family Resid/R5	739.28
042-720-013-000	Single Family Resid/R5	739.28
042-720-014-000	Single Family Resid/R5	739.28
042-720-015-000	Single Family Resid/R5	739.28
042-720-016-000	Single Family Resid/R5	739.28
042-720-017-000	Single Family Resid/R5	739.28
042-720-018-000	Single Family Resid/R5	739.28
042-720-019-000	Single Family Resid/R5	739.28
042-720-020-000	Single Family Resid/R5	739.28
042-720-021-000	Single Family Resid/R5	739.28
042-720-022-000	Single Family Resid/R5	739.28
042-720-023-000	Single Family Resid/R5	739.28
042-720-024-000	Single Family Resid/R5	739.28
042-720-025-000	Single Family Resid/R5	739.28
042-720-026-000	Single Family Resid/R5	739.28
042-720-027-000	Single Family Resid/R5	739.28
042-720-028-000	Single Family Resid/R5	739.28
042-720-029-000	Single Family Resid/R5	739.28
042-720-030-000	Single Family Resid/R5	739.28
042-720-031-000	Single Family Resid/R5	739.28
042-720-032-000	Single Family Resid/R5	739.28
042-720-033-000	Single Family Resid/R5	739.28
042-720-034-000	Single Family Resid/R5	739.28
042-720-035-000	Single Family Resid/R5	739.28
042-720-036-000	Single Family Resid/R5	739.28
042-720-037-000	Single Family Resid/R5	739.28
042-720-038-000	Single Family Resid/R5	739.28
042-720-039-000	Single Family Resid/R5	739.28
042-720-040-000	Single Family Resid/R5	739.28
042-720-041-000	Single Family Resid/R5	739.28
042-720-042-000	Single Family Resid/R5	739.28
042-720-043-000	Single Family Resid/R5	739.28
042-720-044-000	Single Family Resid/R5	739.28
042-720-045-000	Single Family Resid/R5	739.28
042-730-001-000	Single Family Resid/R4	787.11
042-730-002-000	Single Family Resid/R4	787.11
042-730-003-000	Single Family Resid/R4	787.11
042-730-004-000	Single Family Resid/R4	787.11
042-730-005-000	Single Family Resid/R4	787.11
042-730-006-000	Single Family Resid/R4	787.11
042-730-007-000	Single Family Resid/R4	787.11
042-730-008-000	Single Family Resid/R4	787.11
042-730-009-000	Single Family Resid/R4	787.11

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-730-010-000	Single Family Resid/R4	787.11
042-730-011-000	Single Family Resid/R4	787.11
042-730-012-000	Single Family Resid/R4	787.11
042-730-013-000	Single Family Resid/R4	787.11
042-730-014-000	Single Family Resid/R4	787.11
042-730-015-000	Single Family Resid/R4	787.11
042-730-016-000	Single Family Resid/R4	787.11
042-730-017-000	Single Family Resid/R4	787.11
042-731-001-000	Single Family Resid/R4	787.11
042-731-002-000	Single Family Resid/R4	787.11
042-731-003-000	Single Family Resid/R4	787.11
042-731-004-000	Single Family Resid/R4	787.11
042-731-005-000	Single Family Resid/R4	787.11
042-731-006-000	Single Family Resid/R4	787.11
042-731-007-000	Single Family Resid/R4	787.11
042-731-008-000	Single Family Resid/R4	787.11
042-731-009-000	Single Family Resid/R4	787.11
042-731-010-000	Single Family Resid/R4	787.11
042-731-011-000	Single Family Resid/R4	787.11
042-731-012-000	Single Family Resid/R4	787.11
042-731-013-000	Single Family Resid/R4	787.11
042-731-014-000	Single Family Resid/R4	787.11
042-732-001-000	Single Family Resid/R4	787.11
042-732-002-000	Single Family Resid/R4	787.11
042-732-003-000	Single Family Resid/R4	787.11
042-732-005-000	Single Family Resid/R4	787.11
042-732-006-000	Single Family Resid/R4	787.11
042-732-007-000	Single Family Resid/R4	787.11
042-732-008-000	Single Family Resid/R4	787.11
042-732-009-000	Single Family Resid/R4	787.11
042-732-010-000	Single Family Resid/R4	787.11
042-732-011-000	Single Family Resid/R4	787.11
042-732-012-000	Single Family Resid/R4	787.11
042-732-013-000	Single Family Resid/R4	787.11
042-732-014-000	Single Family Resid/R4	787.11
042-741-001-000	Single Family Resid/R8	667.53
042-741-002-000	Single Family Resid/R8	667.53
042-741-003-000	Single Family Resid/R8	667.53
042-741-004-000	Single Family Resid/R8	667.53
042-741-005-000	Single Family Resid/R8	667.53
042-742-001-000	Single Family Resid/R8	667.53
042-742-002-000	Single Family Resid/R8	667.53
042-742-003-000	Single Family Resid/R8	667.53
042-742-004-000	Single Family Resid/R8	667.53
042-742-005-000	Single Family Resid/R8	667.53
042-742-006-000	Single Family Resid/R8	667.53
042-742-007-000	Single Family Resid/R8	667.53
042-742-008-000	Single Family Resid/R8	667.53
042-742-009-000	Single Family Resid/R8	667.53
042-742-010-000	Single Family Resid/R8	667.53
042-742-011-000	Single Family Resid/R8	667.53

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-742-012-000	Single Family Resid/R8	667.53
042-742-013-000	Single Family Resid/R8	667.53
042-742-014-000	Single Family Resid/R8	667.53
042-743-001-000	Single Family Resid/R8	667.53
042-743-002-000	Single Family Resid/R8	667.53
042-743-003-000	Single Family Resid/R8	667.53
042-743-004-000	Single Family Resid/R8	667.53
042-743-005-000	Single Family Resid/R8	667.53
042-743-006-000	Single Family Resid/R8	667.53
042-743-007-000	Single Family Resid/R8	667.53
042-743-008-000	Single Family Resid/R8	667.53
042-743-009-000	Single Family Resid/R8	667.53
042-743-010-000	Single Family Resid/R8	667.53
042-744-001-000	Single Family Resid/R8	667.53
042-744-002-000	Single Family Resid/R8	667.53
042-744-003-000	Single Family Resid/R8	667.53
042-744-004-000	Single Family Resid/R8	667.53
042-744-005-000	Single Family Resid/R8	667.53
042-744-006-000	Single Family Resid/R8	667.53
042-744-007-000	Single Family Resid/R8	667.53
042-744-008-000	Single Family Resid/R8	667.53
042-744-009-000	Single Family Resid/R8	667.53
042-744-010-000	Single Family Resid/R8	667.53
042-744-011-000	Single Family Resid/R8	667.53
042-751-001-000	Single Family Resid/R8	667.53
042-751-002-000	Single Family Resid/R8	667.53
042-751-003-000	Single Family Resid/R8	667.53
042-751-004-000	Single Family Resid/R8	667.53
042-751-005-000	Single Family Resid/R8	667.53
042-751-006-000	Single Family Resid/R8	667.53
042-751-007-000	Single Family Resid/R8	667.53
042-751-008-000	Single Family Resid/R8	667.53
042-751-009-000	Single Family Resid/R8	667.53
042-751-010-000	Single Family Resid/R8	667.53
042-751-011-000	Single Family Resid/R8	667.53
042-751-012-000	Single Family Resid/R8	667.53
042-751-013-000	Single Family Resid/R8	667.53
042-751-014-000	Single Family Resid/R8	667.53
042-751-015-000	Single Family Resid/R8	667.53
042-751-016-000	Single Family Resid/R8	667.53
042-752-001-000	Single Family Resid/R8	667.53
042-752-002-000	Single Family Resid/R8	667.53
042-752-003-000	Single Family Resid/R8	667.53
042-752-004-000	Single Family Resid/R8	667.53
042-752-005-000	Single Family Resid/R8	667.53
042-752-006-000	Single Family Resid/R8	667.53
042-752-007-000	Single Family Resid/R8	667.53
042-752-008-000	Single Family Resid/R8	667.53
042-752-009-000	Single Family Resid/R8	667.53
042-752-010-000	Single Family Resid/R8	667.53
042-753-001-000	Single Family Resid/R8	667.53

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Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-753-002-000	Single Family Resid/R8	667.53
042-753-003-000	Single Family Resid/R8	667.53
042-753-004-000	Single Family Resid/R8	667.53
042-753-005-000	Single Family Resid/R8	667.53
042-753-006-000	Single Family Resid/R8	667.53
042-753-007-000	Single Family Resid/R8	667.53
042-753-008-000	Single Family Resid/R8	667.53
042-753-009-000	Single Family Resid/R8	667.53
042-753-010-000	Single Family Resid/R8	667.53
042-753-011-000	Single Family Resid/R8	667.53
042-761-001-000	Single Family Resid/R8	667.53
042-761-002-000	Single Family Resid/R8	667.53
042-761-003-000	Single Family Resid/R8	667.53
042-761-004-000	Single Family Resid/R8	667.53
042-761-005-000	Single Family Resid/R8	667.53
042-761-006-000	Single Family Resid/R8	667.53
042-761-007-000	Single Family Resid/R8	667.53
042-762-001-000	Single Family Resid/R8	667.53
042-762-002-000	Single Family Resid/R8	667.53
042-762-003-000	Single Family Resid/R8	667.53
042-762-004-000	Single Family Resid/R8	667.53
042-762-005-000	Single Family Resid/R8	667.53
042-762-006-000	Single Family Resid/R8	667.53
042-762-007-000	Single Family Resid/R8	667.53
042-762-008-000	Single Family Resid/R8	667.53
042-762-009-000	Single Family Resid/R8	667.53
042-762-010-000	Single Family Resid/R8	667.53
042-763-001-000	Single Family Resid/R8	667.53
042-763-002-000	Single Family Resid/R8	667.53
042-763-003-000	Single Family Resid/R8	667.53
042-763-004-000	Single Family Resid/R8	667.53
042-763-005-000	Single Family Resid/R8	667.53
042-763-006-000	Single Family Resid/R8	667.53
042-763-007-000	Single Family Resid/R8	667.53
042-763-008-000	Single Family Resid/R8	667.53
042-763-009-000	Single Family Resid/R8	667.53
042-763-010-000	Single Family Resid/R8	667.53
042-763-011-000	Single Family Resid/R8	667.53
042-763-012-000	Single Family Resid/R8	667.53
042-763-013-000	Single Family Resid/R8	667.53
042-764-001-000	Single Family Resid/R8	667.53
042-764-002-000	Single Family Resid/R8	667.53
042-764-003-000	Single Family Resid/R8	667.53
042-764-004-000	Single Family Resid/R8	667.53
042-764-005-000	Single Family Resid/R8	667.53
042-764-006-000	Single Family Resid/R8	667.53
042-764-007-000	Single Family Resid/R8	667.53
042-764-008-000	Single Family Resid/R8	667.53
042-764-009-000	Single Family Resid/R8	667.53
042-764-010-000	Single Family Resid/R8	667.53
042-764-011-000	Single Family Resid/R8	667.53

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year
		2019/2020 Levy Amount
042-764-012-000	Single Family Resid/R8	667.53
042-764-013-000	Single Family Resid/R8	667.53
042-764-014-000	Single Family Resid/R8	667.53
042-764-015-000	Single Family Resid/R8	667.53
042-764-016-000	Single Family Resid/R8	667.53
042-764-017-000	Single Family Resid/R8	667.53
042-764-018-000	Single Family Resid/R8	667.53
042-764-019-000	Single Family Resid/R8	667.53
042-764-020-000	Single Family Resid/R8	667.53
042-765-001-000	Single Family Resid/R8	667.53
042-765-002-000	Single Family Resid/R8	667.53
042-765-003-000	Single Family Resid/R8	667.53
042-765-004-000	Single Family Resid/R8	667.53
042-765-005-000	Single Family Resid/R8	667.53
042-765-006-000	Single Family Resid/R8	667.53
042-765-007-000	Single Family Resid/R8	667.53
042-765-008-000	Single Family Resid/R8	667.53
042-765-009-000	Single Family Resid/R8	667.53
042-765-010-000	Single Family Resid/R8	667.53
042-765-011-000	Single Family Resid/R8	667.53
042-765-012-000	Single Family Resid/R8	667.53
042-765-013-000	Single Family Resid/R8	667.53
042-765-014-000	Single Family Resid/R8	667.53
042-765-015-000	Single Family Resid/R8	667.53
042-765-016-000	Single Family Resid/R8	667.53
042-765-017-000	Single Family Resid/R8	667.53
042-765-018-000	Single Family Resid/R8	667.53
042-765-019-000	Single Family Resid/R8	667.53
042-765-020-000	Single Family Resid/R8	667.53
042-771-001-000	Single Family Resid/R4	787.11
042-771-002-000	Single Family Resid/R4	787.11
042-771-003-000	Single Family Resid/R4	787.11
042-772-001-000	Single Family Resid/R4	787.11
042-772-002-000	Single Family Resid/R4	787.11
042-772-003-000	Single Family Resid/R4	787.11
042-772-004-000	Single Family Resid/R4	787.11
042-772-005-000	Single Family Resid/R4	787.11
042-772-006-000	Single Family Resid/R4	787.11
042-772-007-000	Single Family Resid/R4	787.11
042-772-008-000	Single Family Resid/R4	787.11
042-772-009-000	Single Family Resid/R4	787.11
042-772-010-000	Single Family Resid/R4	787.11
042-772-011-000	Single Family Resid/R4	787.11
042-773-001-000	Single Family Resid/R4	787.11
042-773-002-000	Single Family Resid/R4	787.11
042-773-003-000	Single Family Resid/R4	787.11
042-773-004-000	Single Family Resid/R4	787.11
042-773-005-000	Single Family Resid/R4	787.11
042-773-006-000	Single Family Resid/R4	787.11
042-773-007-000	Single Family Resid/R4	787.11
042-773-008-000	Single Family Resid/R4	787.11

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2019/2020 Levy
		Amount
042-773-009-000	Single Family Resid/R4	787.11
042-773-010-000	Single Family Resid/R4	787.11
042-774-001-000	Single Family Resid/R4	787.11
042-774-002-000	Single Family Resid/R4	787.11
042-774-003-000	Single Family Resid/R4	787.11
042-774-004-000	Single Family Resid/R4	787.11
042-774-005-000	Single Family Resid/R4	787.11
042-774-006-000	Single Family Resid/R4	787.11
042-774-007-000	Single Family Resid/R4	787.11
042-774-008-000	Single Family Resid/R4	787.11
042-775-001-000	Single Family Resid/R4	787.11
042-775-002-000	Single Family Resid/R4	787.11
042-775-003-000	Single Family Resid/R4	787.11
042-775-004-000	Single Family Resid/R4	787.11
042-775-005-000	Single Family Resid/R4	787.11
042-776-001-000	Single Family Resid/R4	787.11
042-776-002-000	Single Family Resid/R4	787.11
042-776-003-000	Single Family Resid/R4	787.11
042-776-004-000	Single Family Resid/R4	787.11
042-776-005-000	Single Family Resid/R4	787.11
042-776-006-000	Single Family Resid/R4	787.11
042-776-007-000	Single Family Resid/R4	787.11
042-776-008-000	Single Family Resid/R4	787.11
042-776-009-000	Single Family Resid/R4	787.11
042-776-010-000	Single Family Resid/R4	787.11
042-776-011-000	Single Family Resid/R4	787.11
042-776-012-000	Single Family Resid/R4	787.11
042-776-013-000	Single Family Resid/R4	787.11
042-776-014-000	Single Family Resid/R4	787.11
042-776-015-000	Single Family Resid/R4	787.11
042-776-016-000	Single Family Resid/R4	787.11
042-776-017-000	Single Family Resid/R4	787.11
042-776-018-000	Single Family Resid/R4	787.11
042-776-019-000	Single Family Resid/R4	787.11
042-777-001-000	Single Family Resid/R4	787.11
042-778-001-000	Single Family Resid/R4	787.11
042-778-002-000	Single Family Resid/R4	787.11
042-778-003-000	Single Family Resid/R4	787.11
042-778-004-000	Single Family Resid/R4	787.11
042-781-001-000	Single Family Resid/R4	787.11
042-781-002-000	Single Family Resid/R4	787.11
042-781-003-000	Single Family Resid/R4	787.11
042-781-004-000	Single Family Resid/R4	787.11
042-781-005-000	Single Family Resid/R4	787.11
042-781-006-000	Single Family Resid/R4	787.11
042-781-007-000	Single Family Resid/R4	787.11
042-781-008-000	Single Family Resid/R4	787.11
042-781-009-000	Single Family Resid/R3	866.83
042-781-010-000	Single Family Resid/R3	866.83
042-781-011-000	Single Family Resid/R3	866.83
042-781-012-000	Single Family Resid/R3	866.83

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2019/2020 Assessment Roll

Assessor Parcel		Fiscal Year
Number	Format	2019/2020 Levy
County Land Use/Zoning	Amount	
042-781-013-000	Single Family Resid/R3	866.83
042-781-014-000	Single Family Resid/R3	866.83
042-781-015-000	Single Family Resid/R3	866.83
042-781-016-000	Single Family Resid/R3	866.83
042-781-017-000	Single Family Resid/R3	866.83
042-781-018-000	Single Family Resid/R3	866.83
042-781-019-000	Single Family Resid/R3	866.83
042-781-020-000	Single Family Resid/R3	866.83
042-781-021-000	Single Family Resid/R3	866.83
042-781-022-000	Single Family Resid/R3	866.83
042-781-023-000	Single Family Resid/R3	866.83
042-781-024-000	Single Family Resid/R3	866.83
042-781-025-000	Single Family Resid/R3	866.83
042-781-026-000	Single Family Resid/R3	866.83
042-781-027-000	Single Family Resid/R3	866.83
042-781-028-000	Single Family Resid/R3	866.83
042-781-029-000	Single Family Resid/R3	866.83
042-781-030-000	Single Family Resid/R3	866.83
042-781-031-000	Single Family Resid/R3	866.83
042-781-032-000	Single Family Resid/R3	866.83
042-781-033-000	Single Family Resid/R3	866.83
042-781-034-000	Single Family Resid/R3	866.83
042-781-035-000	Single Family Resid/R3	866.83
042-781-036-000	Single Family Resid/R3	866.83
042-781-037-000	Single Family Resid/R3	866.83
042-781-038-000	Single Family Resid/R3	866.83
042-781-039-000	Single Family Resid/R3	866.83
042-781-040-000	Single Family Resid/R3	866.83
042-781-041-000	Single Family Resid/R3	866.83
042-781-042-000	Single Family Resid/R3	866.83
042-781-043-000	Single Family Resid/R3	866.83
042-781-044-000	Single Family Resid/R3	866.83
042-781-045-000	Single Family Resid/R3	866.83
042-782-001-000	Single Family Resid/R4	787.11
042-782-002-000	Single Family Resid/R4	787.11
042-782-003-000	Single Family Resid/R4	787.11
042-782-004-000	Single Family Resid/R4	787.11
042-782-005-000	Single Family Resid/R4	787.11
042-782-006-000	Single Family Resid/R4	787.11
042-783-001-000	Single Family Resid/R3	866.83
042-783-002-000	Single Family Resid/R3	866.83
042-783-003-000	Single Family Resid/R3	866.83
042-783-004-000	Single Family Resid/R3	866.83
042-783-005-000	Single Family Resid/R3	866.83
042-783-006-000	Single Family Resid/R3	866.83
042-783-007-000	Single Family Resid/R3	866.83
042-783-008-000	Single Family Resid/R3	866.83
2,586	Sub Total	2,224,295.14

2,592

GRAND TOTAL

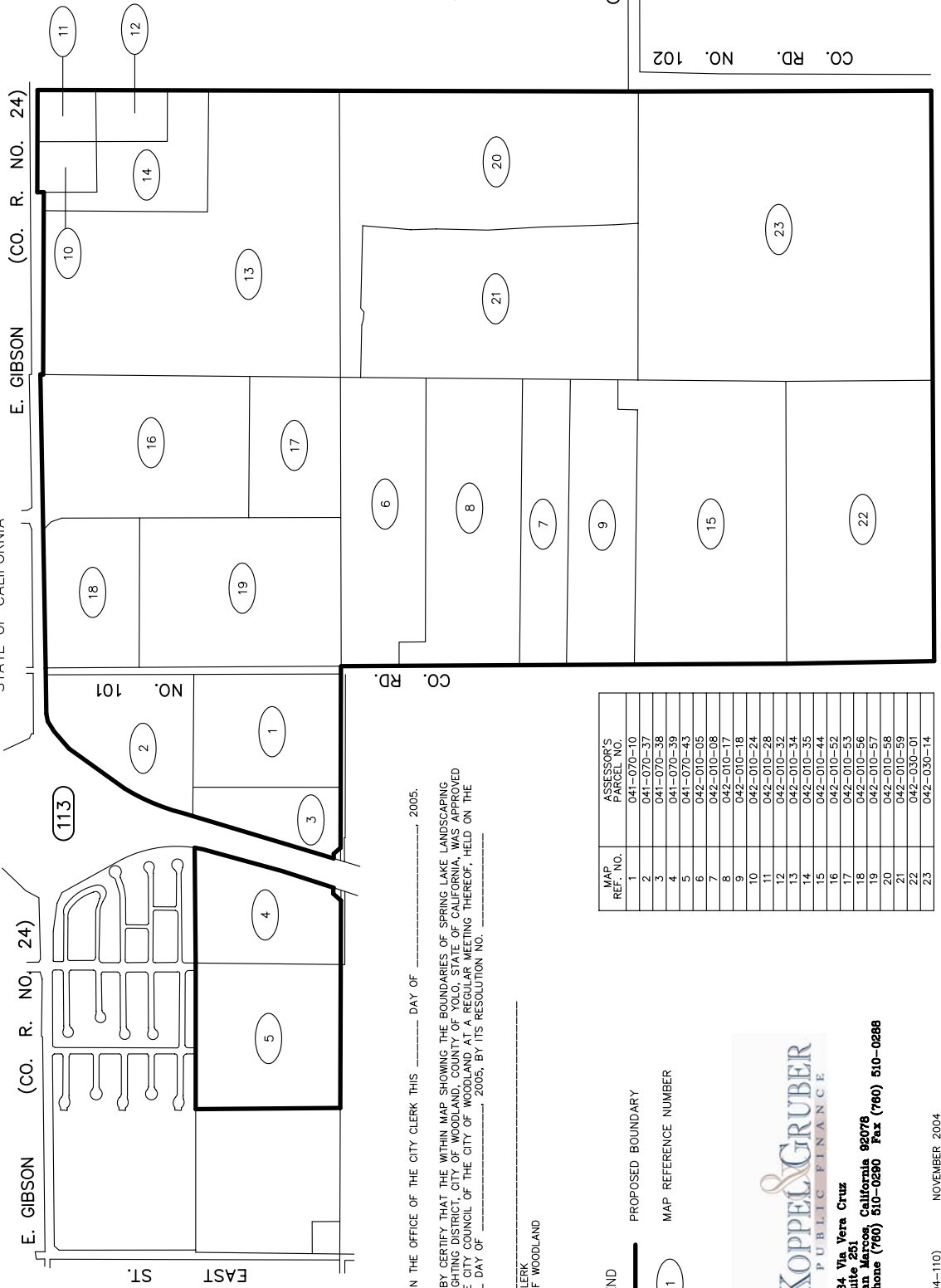
2,253,266.02

VI. DISTRICT DIAGRAM

The parcels within the Spring Lake Landscaping and Lighting District consist of all lots, parcels and subdivisions of land located in Spring Lake Specific Plan Area. This includes assessor parcels shown on the current Yolo County Assessor's Parcel Map Book 041 page 07, 23, 24-28 and Book 042 pages 03, 06, 35-78. A boundary map of the area is attached.

PROPOSED BOUNDARY OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2005.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2005, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF WOODLAND

MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	041-070-10
2	041-070-37
3	041-070-38
4	041-070-39
5	041-070-43
6	042-010-05
7	042-010-08
8	042-010-17
9	042-010-18
10	042-010-24
11	042-010-28
12	042-010-32
13	042-010-34
14	042-010-35
15	042-010-44
16	042-010-52
17	042-010-53
18	042-010-56
19	042-010-57
20	042-010-58
21	042-010-59
22	042-030-01
23	042-030-14

LEGEND

PROPOSED BOUNDARY

MAP REFERENCE NUMBER



CITY OF WOODLAND

SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report Fiscal Year 2019/2020

Report Submitted by:

Scott Koppel
Koppel & Gruber Public Finance

Registered Engineer

APPENDIX

SEGMENT	AREA	ALLOCATION METHOD	APPR. LENGTH (ft)	APPR. WIDTH (ft)	PARKS (costs in 2006 dollars)						PUBLIC WORKS (costs in 2006 dollars)						LINE ITEM TOTAL	PUBLIC AGENCY COST						
					LANDSCAPING (\$0.18/sq.ft.)			GREENBELTS & PARKS (\$15,000/ac.)			WALLS & FENCING (\$1.00/ft. ft.)			CAPITAL					LANDSCAPING			SIGNALIZED INTERSECTIONS (\$11,499/each)		
					Quantity	Cost	Level of effort (%)	Cost	Quantity	Cost	Level of effort (%)	Cost	Lump Sum	Quantity	Lump Sum	TREES \$60/ea @ maturity			Quantity	Cost	LIGHTING (\$153/each)	Quantity	Cost	
A1	Pioneer Avenue	PRODUCT TYPE - Dev/Under (Base)	7825	Varies (41-53)	82,866	\$34,994		1.145	\$409					207	\$6,259	61	\$9,410	3	\$31,064			\$92,134		
A2	Pioneer Avenue (Fronting High School Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1315	16	56,378	\$23,780		0	\$0					36	\$1,088	23	\$3,548	2	\$20,708			\$40,125		
B	Highway Drive	PRODUCT TYPE - Dev/Under (Base)	5181	53	274,867	\$115,931	84	\$30	4,703	\$1,680				577	\$17,445	38	\$5,862	0	\$0			\$140,947		
C1	Road 102	PRODUCT TYPE - Dev/Under (Base)	5300	37	202,894	\$85,020		3.927	\$1,260					320	\$9,075	45	\$6,942	1	\$10,355			\$113,851		
C2	Road 102 (Fronting College Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1186	37	47,059	\$20,228		0	\$0					76	\$2,298	12	\$1,851	0	\$0			\$24,377		
C3	Road 102 (Fronting Yolo County Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1433	37	58,259	\$24,573		0	\$0					87	\$2,030	13	\$2,005	0	\$0			\$20,208		
D1	East Gibson Road (Includes total 1/2 median st = 26566)	PRODUCT TYPE - Dev/Under (Base)	1400	24.5	0	\$0		0	\$0					0	\$0	10	\$1,543	0	\$0			\$1,543		
D2	East Gibson Road (Fronting High School)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1200	24.5	56,487	\$23,825		0	\$0					27	\$816	14	\$2,160	0	\$0			\$26,801		
D3	East Gibson Road (Fronting College)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1460	24.5	24,807	\$10,463		0	\$0					46	\$1,381	17	\$2,622	1	\$10,355			\$24,831		
D4	East Gibson Road (Fronting Yolo County Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1097	24.5	19,249	\$8,119		0	\$0					54	\$1,633	13	\$2,005	1	\$10,355			\$22,111		
E	Road 26A	PRODUCT TYPE - Dev/Under (Base)	5250	33	2,186	\$922		0	\$0					74	\$2,237	7	\$1,080	0	\$0			\$4,239		
F1	Farmers Central Road	ZONING - Dev Only	6604	varies (13-37)	9,776	\$4,123		0	\$369					10	\$302	8	\$1,234	0	\$0			\$6,029		
F2	Farmers Central Road (Fronting School "A")	ZONING - Dev Only	696	8	0	\$0		0	\$18,635					0	\$0	0	\$0	0	\$0			\$18,635		
G	Mixed Use Channel*	PRODUCT TYPE - Dev/Under (Drainage)	3560		0	\$0		0	\$0					401	\$12,124	3	\$463	0	\$0			\$12,586		
H	Road 24C	ZONING - Dev Only	2000		501	\$211	1,059	\$375	0	\$0				21	\$605	6	\$926	1	\$10,355			\$12,502		
I1	Road 101	ZONING - Dev Only	5917	Varies (5-16)	6,196	\$2,613		0	\$0					34	\$1,028	9	\$1,388	0	\$0			\$5,080		
I2	Road 101 (Fronting School "A")	ZONING - Dev Only	647	8	112	\$47		0	\$0					0	\$0	0	\$0	0	\$0			\$47		
J1	Manor Road (West Side Only)	ZONING - Dev Only	1280		47,794	\$20,159		0	\$0					91	\$2,751	8	\$1,234	0	\$0			\$24,144		
J2	Manor Road (Fronting Private School - East Side Only)	ZONING - Dev Only	1280	8	5,513	\$2,325		0	\$0					18	\$544	8	\$1,234	0	\$0			\$4,104		
K1	Collector One	ZONING - Dev Only	5200	varies	10,747	\$4,533	0	\$4,289	0	\$0				141	\$4,263	38	\$5,862	0	\$0			\$19,946		
K2	Collector One (Fronting School "B")	ZONING - Dev Only	625	8	0	\$0		0	\$0					19	\$574	10	\$1,543	0	\$0			\$2,117		
K3	Collector One (Fronting School "C")	ZONING - Dev Only	490	8	10,428	\$4,398		0	\$0					47	\$1,421	8	\$1,234	0	\$0			\$7,054		
L	Collector Two	ZONING - Dev Only	3200		17,387	\$7,333		0	\$0					34	\$1,028	12	\$1,851	0	\$0			\$10,212		
M	Collector Four	ZONING - Dev Only	1300		436	\$184		0	\$0					0	\$0	0	\$0	0	\$0			\$184		
N	Collector "A" Street	ZONING - Dev Only	5200	varies	22,378	\$9,439		143	\$51					160	\$4,837	54	\$8,330	0	\$0			\$22,657		
O	Subdivision Trail Corridor	PRODUCT TYPE - Dev only (Parks)																				\$0		
	Greenbelts	PRODUCT TYPE - Dev only (Parks)								27	\$793,893											\$0		
	Highway 113 Buffer	PRODUCT TYPE - Dev only (Base)																				\$0		
	Central Park	PRODUCT TYPE - Dev only (Parks)																				\$0		
	Park "A" (Landscaping Strips Included in Road 101 & Local Streets)	PRODUCT TYPE - Dev only (Parks)																				\$0		
	Park "B" (Landscaping Strips Included in Coll. 1 & Local Streets)	PRODUCT TYPE - Dev only (Parks)																				\$0		
	Park "C" (Landscaping Strips Included in Coll. 1 & Local Streets)	PRODUCT TYPE - Dev only (Parks)																				\$0		
	Mini-Park	PRODUCT TYPE - Dev only (Parks)																				\$0		
	Gateway Entries (\$0.70/sq. ft.)	PRODUCT TYPE - Dev only (Base)																				\$0		
	Local Streets	ZONING - Dev Only			267,218	\$112,709		4,210	\$1,504					3,858	\$101,525	730	\$112,607	0	\$0			\$328,344		
	Local Streets (Fronting School "B")	ZONING - Dev Only	680	6		\$0		\$40,731	\$0													\$40,731		
	Local Streets (Fronting School "C")	ZONING - Dev Only	630	6		\$0			\$0													\$0		
	Off-Site Inlet Channel (South Area)*	PRODUCT TYPE - Dev Only (Drainage)																				\$0		
	Off-Site Inlet Channel (North Area)*	PRODUCT TYPE - Dev Only (Drainage)																				\$0		
	Off-Site Interceptor/Conveyance Facility (East Area Agricultural Interceptor)*	ZONING - Dev Only																				\$0		
	Off-Site Interceptor/Conveyance Facility (West Area Agricultural Interceptor)*	ZONING - Dev Only																				\$0		
	Off-Site Outlet Channel*	PRODUCT TYPE - Dev Only (Drainage)																				\$0		
	Off-Site East Regional Pond (East Area)*	PRODUCT TYPE - Dev Only (Drainage)																				\$0		
	Off-Site East Regional Pond (West Area)*	PRODUCT TYPE - Dev Only (Drainage)																				\$0		
	Off-Site Regional Pond Park	PRODUCT TYPE - Dev Only (Drainage)			0	\$0		0	\$0					0	\$297,433				1	\$10,355			\$307,788	
	On-Site Temporary Agricultural Interceptor*	ZONING - Dev Only																				\$0		
	Administration Costs	PRODUCT TYPE - Dev/Under (Base)			1,224,628	\$516,530				116,187	\$199,322	13,727	\$4,905	\$119,095									\$119,095	
	TOTALS																						\$2,253,266	

Segments refer to map (SLSP On-site Exhibit)
*Cost estimated as a lump sum basis.
**Public Works phasing capital costs are shown in attached memo.
†Public Agency Formula = (12 of Landscaping's 1.91+Tree Total/2)-(Lighting Total/2)
‡Developers Cost = Total Area Cost - Public Agency Cost

TOTAL ADMIN COST =	\$119,095
TOTAL PARKS =	\$1,379,757
**TOTAL PUBLIC WORKS =	\$754,414
SUBTOTAL -	\$2,253,266
TOTAL PUBLIC AGENCY =	-\$28,971
OVERALL TOTAL DEVELOPERS' COST	\$2,134,171

(1) x (8)

\$2,134,171.02

CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2019/2020 Assessment Calculation

Subdivision Number	Developer	Project	Approval Date	No. of Units	R3 Units	R4 Units	R5 Units	ZONING ¹						
								R8 Units	R15 Units	R20 Units	R25 Units			
For Fiscal Year 2006/2007 ¹														
4711	Monley Cronin	Heritage Park 1A	May-05	41		41								
4650	Russell Ranch Dev. Inc.	Heritage Unit 1	May-05	51	51									
4736	Russell Ranch Dev. Inc.	Heritage Unit 2	Jul-05	16	16									
4752	KB Home	TOC Village 2	Sep-05	145			145							
4764	Russell Ranch Dev. Inc.	Heritage Unit 3/Heritage Village	Aug-05	10						10				
4765	Monley Cronin	Heritage Park 1B/Liberty Village	Jul-05	10						10				
For Fiscal Year 2007/2008														
4648	KB Home North Bay Inc.	TOC Village 1-B	Mar-06	112				112						
4649	KB Home North Bay, Inc.	TOC Village 1-A	Mar-06	87				87						
4670	Pioneer Investors LLC	Heidrick Ranch, Phase 1	Jun-06	59			59							
4753	KB Home North Bay, Inc.	Village 3	May-06	134			134							
4754	Centex Homes	Village 4	Mar-06	140			140							
4821	HTW West Ventures LLC	Turn of the Century Large Lot Subdivision	Jan-06 n/a ²	156										156
For Fiscal Year 2008/2009														
4778	Centex Homes	Beeghly Ranch	Mar-07	216		81	135							
For Fiscal Year 2010/2011														
4675	Standard Pacific Corp	Parkside at Spring Lake	Feb-11	42			42							
4993	Standard Pacific Corp	Huntington Square (Parkside)	Jun-11	120			120							
For Fiscal Year 2012/2013														
5019	Lennar Homes of CA Inc	Units 4A & 4C Miekle Lots ³	Feb-13	13		13								
For Fiscal Year 2013/2014														
5004	Taylor Morrison of CA LLC	Parkview	Jul-13	108				108						
5029	Lennar Homes of CA Inc	Heritage Units 4C & 7	Sep-13	65	65									
5030	Lennar Homes of CA Inc	Heritage Units 4C	Sep-13	20	20									
For Fiscal Year 2015/2016														62
4670	Spring Lake Housing Assoc	Heidrick Ranch - Phase 1		62										
For Fiscal Year 2016/2017														
4853	Western Pacific Housing	Solara Ranch	Dec-14	94			94							
4986	Lennar Homes of CA Inc	Heidrick Ranch - Phase 2 & 3		99			99							
For Fiscal Year 2017/2018														
4986	Lennar Homes of CA Inc	Cal West Phase 1		74				74						
For Fiscal Year 2018/2019														
5107	Lennar Homes of CA Inc	Heritage Rem Area Phase 2		103		103								
5101	Lennar Homes of CA Inc	Cal West Phase 2		69				69						
For Fiscal Year 2019/2020														
5120	Lennar Homes of CA Inc	Cal West Phases 3 & 4		83				83						
5027	Taylor Morrison of CA LLC	Spring Lake Central Phase 1		100			100							
5103	Taylor Morrison of CA LLC	Spring Lake Central Phase 2		70				70						
5111	Western Pacific Housing Inc	Spring Lake Central Phase 5		77				77						
5110	Taylor Morrison of CA LLC	Spring Lake Central Phase 4		44		44								
5091	KB Home Sacramento	Oyang North Village 1.2 & 3		222			60	50						112
5092	Lennar Homes of CA Inc	Oyang South Phase 1		120	45	75								
TOTAL				2,762	112	442	1,128	730	20	0	330			

1. Update based on parcel changes and new parcel maps obtained from County Assessor May, 2019.
2. Subdivided into 6 lettered lots with Developed Apartments on one of the lots
3. Includes 7 large lots that ultimately subdivided into Subdivision 5029 and 5030. Also includes 1 large lot scheduled for a park site and commercial acreage.

\\kgfserver\ClientFiles\Woodland\Spring_LakeAdmin\2019\LLD\Tables\Subdivision Info from 2019.xlsx\Sheet1



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: J.17.
SUBJECT: PUBLIC HEARING - Waste Management Liens

Recommendation for Action: Staff recommends that the City Council conduct a Public Hearing to receive input from property owners and adopt Resolution No. _____, "A Resolution Requesting Collection of Charges on Tax Roll".

Staff Contact

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

Background

This is the annual Public Hearing that allows those property owners with delinquent Waste Management accounts for services received, including garbage, recycling and yard refuse pick-up and disposal, and for sweeping of the street, to address the Council prior to the attachment of a lien against their property. The Hearing is required prior to adoption of the Resolution to request the lien attachment. The list is attached to Council packets only for review and will not be placed on the website for general public review.

Before filing a lien with the County, a Public Hearing needs to be held to allow protests of the proposed liens.

The current City Municipal Code Section 13.08.130 provides the parameters for garbage and yard refuse disposal and services, while Section 13.36 discusses the recycling portion of the service as provided by the Waste Management Franchise Agreement.

Staff worked with Waste Management to determine the accuracy of the proposed lien list. Those inaccuracies will be corrected and/or removed from the list prior to attachment of the liens. The City should not be actively involved in discussions regarding the billing itself and refers those questions to the Waste Management staff for resolution. While it is not City responsibility to become involved in the dispute of the billing, staff does attempt to mediate by providing contact information at Waste Management for resolution attempts. The primary role of the City is to obtain approval to attach the lien and to release the lien once verification of payment has been received.

Discussion

The utilization of Waste Management for the issuance of service bills has saved the City a tremendous amount of time and funds to issue and collect such bills.

As this method of collecting past due accounts has saved the City time and money, staff believes that the process should continue. Should Council determine another course of action, the cost factor would need to be considered. It is anticipated that another full time staff member would be required to adequately handle the billing and collection of delinquent accounts. As well, the collection would be subject to the Small Claims Court process which would have further costs associated with that process.

Fiscal Impact

There is little to no fiscal impact to the City to maintain the current process, other than staff time for processing and releasing the liens. The fees for the recordings are attached to the total amount of the lien and the property owner assumes that cost.

Conclusion

Staff recommends that the City Council Conduct the Public Hearing to receive input from property owners and adopt Resolution No. _____, "A Resolution Requesting Collection of Charges on Tax Roll".

Prepared by: Ana B. Gonzalez, City Clerk

Note: Waste Management Delinquency List available in the City Clerk's Office



Paul Navazio
City Manager

Attachments:

1. Waste Management Liens Resolution

Recording requested by
City of Woodland

and when recorded send to:
City Clerk
City of Woodland
300 First Street
Woodland, CA 95695

RESOLUTION NO. _____

A Resolution Requesting Collection of Charges on Tax Roll

Whereas, the City of Woodland (hereinafter City), requests the County of Yolo collect on the County tax rolls certain charges which have been imposed pursuant to an Agreement with Waste Management; and

Whereas, the County has required as a condition of the collection of said charges that the City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof;

Now, therefore be it hereby resolved by the City Council of the City of Woodland that:

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.
2. The City of Woodland warrants and represents that the taxes, assessments, fees and/or charges imposed by the City of Woodland and being requested to be collected by Yolo County comply with all requirements of State law, including but not limited to Articles XIII C and XIII D of the California Constitution (Proposition 218).
3. The City of Woodland releases and discharges the County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by the County of any taxes, assessments, fees and/or charges on behalf of the City.
4. The City agrees to and shall defend, indemnify and hold harmless the County, its officers, agents and employees (the "Indemnified Parties") from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of the City's said taxes, assessments, fees, and/or charges requested to be collected by the County for the City, or in any manner arising out of the City's establishment and imposition of said taxes, assessments, fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of the City's taxes, assessments, fees and/or charges, the County may offset the amount of

the judgment from any monies collected by County on behalf of the City, including property taxes.

5. The City agrees that it's officers, agents and employees will cooperate with the County in answering questions referred to City by the County from any person concerning the City's taxes, assessments, fees and/or charges and that the City will not refer such persons to County officers and employees for response.
6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs in placing on the tax rolls and collecting taxes, assessments, fees and/or charges, as provided by Government Code Sections 29304 and 51800.

PASSED AND ADOPTED by the City Council this 16th day of July, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xóchitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: K.18.
SUBJECT: Receive Fiscal Year 2019 Report on Affordable Housing Loan Portfolio and Status of City Affordable Housing Funds

Recommendation for Action: Staff recommends that the City Council receive the Fiscal Year 2019 Report on Affordable Housing Loan Portfolio and Status of City Affordable Housing Funds.

Fiscal Impact:

There is no impact to the General Fund.

Background:

The City's affordable housing loan portfolio dates from the late 1980s, but most of the loans were made in the period of 2006 – 2013. The current principal loan value of the portfolio exceeds \$27,500,000 and includes loans held by the Woodland Housing Successor Agency. The Successor Agency was established in 2012 to assume housing loans held by the former Woodland Redevelopment Agency. Repayment of City housing loans is deferred with a few exceptions. The City's portfolio consists of more than 160 loans. The attached inventory details the portfolio. Street addresses and parcel numbers have been removed from the owner-occupied loans in order to not identify individual borrowers.

While the City has relied on Federal/State grants and loans to fund its multi-family projects (rental projects), it now has affordable housing in-lieu and Spring Lake Off-Site Affordable Housing fees available for rental projects. The City has been collecting affordable housing in-lieu fees from the Cal West, Spring Lake Central, and Oyang South developments located in the Spring Lake Specific Plan Area and will generate in-lieu revenues from other subdivisions in Spring Lake as well as the Prudler development located outside of Spring Lake. For the off-site fee, the City receives \$1,100 for each market rate unit in Spring Lake prior to final map recordation. The City started receiving in-lieu fees in 2016 and off-site fees have been collected since approximately 2005.

Discussion:

Affordable Housing Loan Portfolio

Management of the City's affordable housing loan portfolio includes the organization and maintenance of the physical files; maintaining an electronic database of loan agreements, promissory notes, deeds of trust, and affordability agreements; regularly updating a spreadsheet system for tracking individual loans with key borrower information (property address, borrower name, assessor parcel number, source of funds for loan, principal amount of loan, start date of loan, loan term, interest rate, and City monitoring responsibilities); monitoring affordable housing properties (owner-occupied homes and rental projects); preparing payoff notices; reviewing loan subordination requests for compliance with City loan funding sources; and working with individual City borrowers who are experiencing financial difficulties that may put them at risk of defaulting on their principal loans.

The City's ongoing responsibilities for its affordable housing portfolio vary. For example, the City is a HOME

funds lender for three multi-family projects: Sycamore Pointe (11 HOME units), Terracina at Spring Lake (85 HOME units), and Rochdale Grange (43 HOME units). Pursuant to Federal HOME requirements, the City monitors each project in January, which involves inspecting a representative sample of the units, reviewing tenant files and property owner documents (insurance coverage, financials, and reserve accounts), and an overall inspection of the exterior facilities. For owner-occupied loans (first time homebuyers and rehabilitations), the City contacts the property owners on an annual basis and requires them to certify continued owner-occupancy and provide proof of homeowner insurance coverage. Currently, the City monitors more than 90 owner-occupied properties. In some instances, borrowers have received more than one loan from the City.

Affordable Housing In-Lieu and Spring Lake Off-Site Affordable Housing Fees

For Fiscal Year 2019, the City received in-lieu and off-site fee revenues in the amounts of \$1,073,077 and \$398,200, respectively. Fee revenues collected in previous years and a portion of FY 2019 revenues were used to disburse the final payment, \$300,000, for the \$1,500,000 loan provided for the Mutual Housing 2 development. Construction of the 39 farmworkers units in Phase 2 was completed in Spring 2019 and the units are now occupied. In addition, the City Council in January 2019 approved a \$900,000 loan/grant commitment funded through in-lieu and off-site fee revenues for the No Place Like Home Permanent Supportive Housing development.

Conclusion:

Staff recommends that the City Council receive the Fiscal Year 2019 report on the City's affordable housing loan portfolio and use of affordable housing in-lieu and Spring Lake Affordable Housing Off-Site funds.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Christine Engel, CSD Director



Paul Navazio
City Manager

Attachments:

1. Affordable Housing Loan Portfolio

CITY OF WOODLAND
2019 Housing Loan Portfolio
(1998 HOME FTHB Units)

	Street Address/Borrower	APN	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	Abele Street		HOME	39,259	23-May-02	30 yrs	3% simple	Deferred payment.
2	West Lincoln Avenue		HOME	38,305	2-Oct-01	30 yrs	3% simple	Deferred payment.
3	Princeton Place		HOME	40,000	23-Sep-01	30 yrs	3% simple	Deferred payment.
4	Thomas Street		HOME	39,000	28-Jan-02	30 yrs	3% simple	Deferred payment.
5	Van Buren Place		HOME	40,000	17-Jun-02	30 yrs	3% simple	Deferred payment.
6	Woodland Avenue		HOME	29,070	6-Feb-02	30 yrs	3% simple	Deferred payment.

TOTAL 225,634

Ongoing City Responsibilities

Annual request for certification of owner-occupancy sent in April/May. Property owner returns signed certification and copy of homeowner insurance information. In May City staff verifies payment of property taxes through the Yolo County Assessor's website.

CITY OF WOODLAND
2019 Housing Loan Portfolio
(CDBG Owner-Occupied Rehabilitations)

	Street Address/Borrower	APN	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	Betty Court (See Notes)		CDBG	35,000	15-Apr-98	See note	3% simple	Deferred payment.
2	North Cleveland Street		CDBG	29,300	22-Jan-08	30 yrs	3% simple	Deferred payment.
3	Coloma Way		CDBG	42,906	22-Jan-08	30 yrs	3% simple	Deferred payment.
4	Coral Drive		CDBG	47,380	2-Sep-09	30 yrs	3% simple	Deferred payment.
5	Fourth Street		CDBG	36,000	5-Sep-01	?	3% simple	?
6	Harvard Court		CDBG	10,750	18-Aug-10	15 yrs	3% simple	Deferred payment.
7	Inyo Place		CDBG	57,774	24-Feb-06	15 yrs	3% simple	Deferred payment.
8	Schuerle Street		CDBG	40,708	3-Aug-10	30 yrs	3% simple	Deferred payment.
9	Sixth Street		CDBG	72,549	23-Jan-09	30 yrs	3% simple	Deferred payment.

TOTAL 367,055

Ongoing City Responsibilities

Annual request for certification of owner-occupancy sent in April/May. Property owner returns signed certification and copy of homeowner insurance information. In May, City staff verifies payment of property taxes through the Yolo County Assessor's website.

Notes

Repayment of Betty Court loan deferred until sale or death, whichever occurs first. Bourn Drive property sold at auction in August 2016.

CITY OF WOODLAND
2019 Housing Loan Portfolio
(Greenwood RDA Units)

	Street Address/Borrower	APN	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	Hecke Drive		RDA Tax Increment	38,320	9-May-03	45 years	None*	Deferred payment.
2	Hecke Drive		RDA Tax Increment	40,720	21-May-03	45 years	None*	Deferred payment.
3	Hecke Drive		RDA Tax Increment	53,920	9-Jun-03	45 years	None*	Deferred payment.
4	Hecke Drive		RDA Tax Increment	54,800	20-May-03	45 years	None*	Deferred payment.
5	Hershey Drive		RDA Tax Increment	40,720	25-Mar-03	45 years	None*	Deferred payment.
6	Hershey Drive		RDA Tax Increment	38,320	18-Apr-03	45 years	None*	Deferred payment.

TOTAL 266,800

*If during the 45-year term of the promissory note, the property is sold to a non-eligible household or maker then deferred contingent interest is paid. The deferred contingent interest is calculated at the lower of the highest rate then allowed by law or two percent (2%) over the prime interest rate announced by Wells Fargo Bank, N.A. (or any successor financial institution). After ten years of home ownership, the principal loan is reduced by ten percent (10%) and an additional ten percent for each subsequent five-year period of ownership. After 45 years of ownership, the principal and interest are forgiven.

Ongoing City Responsibilities

Annual request for certification of owner-occupancy sent in April/May. Property owner returns signed certification and copy of homeowner insurance information. City staff verifies payment of property taxes in May through the Yolo County Tax Collector's website.

CITY OF WOODLAND
2019 Housing Loan Portfolio
(Inclusionary/Non-Inclusionary Units)

	Street Address/Borrower	APN	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	Boyle Place		BEGIN	30,000.00	16Oct08	30 yrs	3% simple	Deferred payment.
2	Boyle Place		BMPP	29,543.00	16Oct08	30 yrs	Recapture	Deferred payment.
3	Boyle Place		CalHome	35,000.00	29-Sep-08	30 yrs	SNA	Shared net appreciation, defer pay.
4	Boyle Place		BMPP	62,543.00	29-Sep-08	30 yrs	Recapture	Deferred payment.
5	Boyle Place		HOME	75,000.00	29-Sep-08	30 yrs	3% simple	Deferred payment.
6	Boyle Place		BEGIN	30,000.00	29-Sep-08	30 yrs	3% simple	Deferred payment.
7	Boyle Place		CDBG	12,863.00	29-Sep-08	30 yrs	SNA	Shared net appreciation, defer pay.
8	Briscoe Court		BMPP	118,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
9	California Street		HOME	9,000.00	4-Jun-13	30 yrs	3% simple	Deferred payment.
10	Campos Avenue		CalHome	35,000.00	16-Oct-08	30 yrs	SNA	Shared net appreciation, defer pay.
11	Campos Avenue		BMPP	37,171.00	16-Oct-08	30 yrs	Recapture	Deferred payment.
12	Campos Avenue		BEGIN	30,000.00	16-Oct-08	30 yrs	3% simple	Deferred payment.
13	Campos Avenue		HOME	45,000.00	16-Oct-08	30 yrs	3% simple	Deferred payment.
14	Campos Avenue		CalHome	35,000.00	10-Jun-08	30 yrs	SNA	Shared net appreciation, defer pay.
15	Campos Avenue		HOME	30,000.00	10-Jun-08	30 yrs	3% simple	Deferred payment.
16	Campos Avenue		BEGIN	30,000.00	10-Jun-08	30 yrs	3% simple	Deferred payment.
17	Campos Avenue		BMPP	40,171.00	10-Jun-08	30 yrs	Recapture	Deferred payment.
18	Campos Avenue		BMPP	128,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
19	Campos Avenue		CalHome	35,000.00	31-Jan-08	30 yrs	SNA	Shared net appreciation, defer pay.
20	Campos Avenue		BMPP	45,822.00	31-Jan-08	30 yrs	Recapture	Deferred payment.
21	Campos Avenue		CDBG	20,000.00	31-Jan-08	30 yrs	SNA	Shared net appreciation, defer pay.
22	Campos Avenue		BMPP	108,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
23	Campos Avenue		RDA TI	45,000.00	26-Oct-09	30 yrs	3% simple	Deferred payment.
24	Campos Avenue		BEGIN	30,000.00	26-Oct-09	30 yrs	3% simple	Deferred payment.
25	Carriage Drive		BEGIN	58,400.00	4-Nov-16	30 yrs	3% simple	Deferred payment.
26	Carriage Drive		HTF	4,600.00	4-Nov-16	30 yrs	3% simple	Deferred payment.
27	Harry Lorenzo Drive		BMPP	42,910.00	20-Apr-17	30 yrs	Recapture	Deferred payment.
28	Hawkins Court		BMPP	57,042.00	24-Sep-08	30 yrs	Recapture	Deferred payment.
29	Hawkins Court		HOME	70,000.00	24-Sep-08	30 yrs	3% simple	Deferred payment.
30	Hoffman Street		HOME	75,000.00	30-Apr-12	30 yrs	3% simple	Deferred payment.
31	Holland Way		CalHome	35,000.00	21-Nov-07	30 yrs	SNA	Shared net appreciation, defer pay.
32	Holland Way		BMPP	69,832.00	21-Nov-07	30 yrs	Recapture	Deferred payment.

CITY OF WOODLAND
2019 Housing Loan Portfolio
(Inclusionary/Non-Inclusionary Units)

33	Holland Way		CDBG	25,000.00	26-Nov-07	30 yrs	SNA	Shared net appreciation, defer pay.
34	Holland Way		BMPP	118,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
35	Jones Street		HOME	25,682.00	10-Aug-11	30 yrs	3% simple	Deferred payment.
36	Liberty Lane		BEGIN	30,000.00	30-Oct-06	30 yrs	3% simple	Deferred payment.
37	Liberty Lane		BMPP	109,536.00	10-Jul-06	30 yrs	Recapture	Deferred payment.
38	Liberty Lane		BEGIN	30,000.00	12-Jul-06	30 yrs	3% simple	Deferred payment.
39	Liberty Lane		BMPP	109,536.00	12-Jul-06	30 yrs	Recapture	Deferred payment.
40	Liberty Lane		BEGIN	30,000.00	7-Jul-06	30 yrs	3% simple	Deferred payment.
41	Liberty Lane		BMPP	103,036.00	7-Jul-06	30 yrs	Recapture	Deferred payment.
42	Liberty Lane		BEGIN	30,000.00	7-Nov-06	30 yrs	3% simple	Deferred payment.
43	Liberty Lane		BMPP	103,036.00	7-Nov-06	30 yrs	Recapture	Deferred payment.
44	Mack Way		CalHome	27,917.00	24-Sep-08	30 yrs	SNA	Shared net appreciation, defer pay.
45	Mack Way		BMPP	25,543.00	24-Sep-08	30 yrs	Recapture	Deferred payment.
46	Mack Way		HOME	60,000.00	24-Sep-08	30 yrs	3% simple	Deferred payment.
47	Mack Way		BEGIN	30,000.00	24-Sep-08	30 yrs	3% simple	Deferred payment.
48	Mack Way		BMPP	87,413.00	2-Jul-08	30 yrs	Recapture	Deferred payment.
49	Mack Way		CalHome	35,000.00	12-Aug-08	30 yrs	SNA	Shared net appreciation, defer pay.
50	Mack Way		HOME	55,000.00	12-Aug-08	30 yrs	3% simple	Deferred payment.
51	Mack Way		BMPP	82,413.00	12-Aug-08	30 yrs	Recapture	Deferred payment.
52	Mack Way		BEGIN	30,000.00	12-Aug-08	30 yrs	3% simple	Deferred payment.
53	Mack Way		CalHome	35,000.00	25-Nov-08	30 yrs	SNA	Shared net appreciation, defer pay.
54	Mack Way		HOME	54,625.00	25-Nov-08	30 yrs	3% simple	Deferred payment.
55	Mack Way		BEGIN	30,000.00	25-Nov-08	30 yrs	3% simple	Deferred payment.
56	Mack Way		BMPP	29,543.00	25-Nov-08	30 yrs	Recapture	Deferred payment.
57	Mack Way		HOME	15,000.00	5-Mar-09	30 yrs	3% simple	Deferred payment.
58	Mack Way		BEGIN	30,000.00	5-Mar-09	30 yrs	3% simple	Deferred payment.
59	Mack Way		BMPP	6,182.00	5-Mar-09	30 yrs	Recapture	Deferred payment.
60	Mezger Drive		HOME	63,000.00	13-Jun-13	30 yrs	3% simple	Deferred payment.
61	Mezger Drive		HOME	75,000.00	12-Jun-13	30 yrs	3% simple	Deferred payment.
62	Mezger Drive		HOME	15,000.00	10-Jul-13	30 yrs	3% simple	Deferred payment.
63	Miekle Avenue		HOME	70,000.00	13-Jun-07	30 yrs	3% simple	Deferred payment.
64	Miekle Avenue		BMPP	89,508.00	13-Jun-07	30 yrs	Recapture	Deferred payment.
65	Miekle Avenue		HOME	50,000.00	7-Aug-07	30 yrs	3% simple	Deferred payment.
66	Miekle Avenue		BMPP	74,518.00	7-Aug-07	30 yrs	Recapture	Deferred payment.

CITY OF WOODLAND
2019 Housing Loan Portfolio
(Inclusionary/Non-Inclusionary Units)

67	Miekle Avenue		CalHome	35,000.00	28-Oct-08	30 yrs	SNA	Shared net appreciation, defer pay.
68	Miekle Avenue		BMPP	9,171.00	28-Oct-08	30 yrs	Recapture	Deferred payment.
69	Miekle Avenue		HOME	25,000.00	28-Oct-08	30 yrs	3% simple	Deferred payment.
70	Miekle Avenue		SL Off-Site Fund	75,000.00	8-Dec-15	30 yrs	3% simple	Deferred payment.
71	Miller Court		BMPP	86,196.00	23-Aug-07	30 yrs	Recapture	Deferred payment.
72	Miller Court		HOME	50,000.00	23-Aug-07	30 yrs	3% simple	Deferred payment.
73	Molly Avenue		HOME	69,760.82	29-Jul-13	30 yrs	3% simple	Deferred payment.
74	Neal Way		CalHome	35,000.00	17-Sep-08	30 yrs	SNA	Shared net appreciation, defer pay.
75	Neal Way		HOME	27,000.00	17-Sep-08	30 yrs	3% simple	Deferred payment.
76	Neal Way		BEGIN	30,000.00	17-Sep-08	30 yrs	3% simple	Deferred payment.
77	Neal Way		BMPP	29,543.00	17-Sep-08	30 yrs	Recapture	Deferred payment.
78	Neal Way		BEGIN	30,000.00	15-Sep-08	30 yrs	3% simple	Deferred payment.
79	Neal Way		BMPP	62,413.00	15-Sep-08	30 yrs	Recapture	Deferred payment.
80	Neal Way		HOME	40,000.00	12-Aug-08	30 yrs	3% simple	Deferred payment.
81	Neal Way		BMPP	77,413.00	12-Aug-08	30 yrs	Recapture	Deferred payment.
82	Neal Way		BEGIN	30,000.00	12-Aug-08	30 yrs	3% simple	Deferred payment.
83	Newton Drive		CalHome	8,000.00	10-Aug-11	30 yrs	SNA	Deferred payment.
84	Newton Drive		HOME	22,000.00	10-Aug-11	30 yrs	3% simple	Deferred payment.
85	Nicolson Circle		BEGIN	30,000.00	21-Oct-08	30 yrs	3% simple	Deferred payment.
86	Nicolson Circle		BMPP	33,171.00	21-Oct-08	30 yrs	Recapture	Deferred payment.
87	Nicolson Circle		HOME	20,000.00	21-Oct-08	30 yrs	3% simple	Deferred payment.
88	Ochoa Court		BMPP	96,196.00	23-Aug-07	30 yrs	Recapture	Deferred payment.
89	Ochoa Court		HOME	50,000.00	23-Aug-07	30 yrs	3% simple	Deferred payment.
90	Ortiz Avenue		HOME	70,000.00	7-Aug-07	30 yrs	3% simple	Deferred payment.
91	Ortiz Avenue		BMPP	63,909.00	7-Aug-07	30 yrs	Recapture	Deferred payment.
92	Ortiz Avenue		BEGIN	30,000.00	10-Jun-08	30 yrs	3% simple	Deferred payment.
93	Ortiz Avenue		BMPP	46,645.00	10-Jun-08	30 yrs	Recapture	Deferred payment.
94	Ortiz Avenue		BMPP	128,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
95	Ragen Street		CalHome	25,000.00	6-Jul-09	30 yrs	SNA	Shared net appreciation, defer pay.
96	Ragen Street		HOME	15,000.00	6-Jul-09	30 yrs	3% simple	Shared net appreciation, defer pay.
97	Rico Court		HOME	70,000.00	5-Dec-08	30 yrs	3% simple	Deferred payment.
98	Rico Court		BMPP	52,042.00	5-Dec-08	30 yrs	Recapture	Deferred payment.
99	Rominger Street		HOME	74,741.00	29-Nov-12	30 yrs	3% simple	Deferred payment.
100	Rominger Street		HOME	71,500.00	12-Dec-11	30 yrs	3% simple	Deferred payment.

CITY OF WOODLAND
2019 Housing Loan Portfolio
(Inclusionary/Non-Inclusionary Units)

101	Savala Court		BMPP	46,042.00	11-Mar-09	30 yrs	Recapture	Deferred payment.
102	Simpson Street		RDA TI	47,030.00	4-Jan-10	30 yrs	3% simple	Deferred payment.
103	Simpson Street		BMPP	12,010.00	4-Jan-10	30 yrs	Recapture	Deferred payment.
104	Simpson Street		HOME	40,000.00	15-Jun-09	30 yrs	3% simple	Deferred payment.
105	Stewart Circle		CalHome	15,000.00	1-Jun-10	30 yrs	SNA	Shared net appreciation, defer pay.
106	Stonehaven Loop		BMPP	112,042.00	12-Feb-08	30 yrs	Recapture	Shared net appreciation, defer pay.
107	Strong Drive		BMPP	43,029.00	23-Mar-17	30 yrs	Recapture	Deferred payment.
108	Vaca Court		BMPP	142,042.00	21-Dec-07	30 yrs	Recapture	Shared net appreciation, defer pay.
109	Village Lane		BEGIN	30,000.00	9-May-07	30 yrs	3% simple	Deferred payment.
110	Village Lane		BMPP	118,135.00	9-May-07	30 yrs	Recapture	Deferred payment.
111	Village Lane		BEGIN	30,000.00	21-May-07	30 yrs	3% simple	Deferred payment.
112	Village Lane		BMPP	108,335.00	21-May-07	30 yrs	Recapture	Deferred payment.
113	Village Lane		BEGIN	30,000.00	9-May-07	30 yrs	3% simple	Deferred payment.
114	Village Lane		BMPP	118,135.00	9-May-07	30 yrs	Recapture	Deferred payment.
115	Village Lane		HOME	60,000.00	15-May-07	30 yrs	3% simple	Deferred payment.
116	Village Lane		BEGIN	30,000.00	15-May-07	30 yrs	3% simple	Deferred payment.
117	Village Lane		BMPP	108,335.00	15-May-07	30 yrs	Recapture	Deferred payment.
118	Village Lane		BEGIN	30,000.00	9-May-07	30 yrs	3% simple	Deferred payment.
119	Village Lane		BMPP	118,135.00	9-May-07	30 yrs	Recapture	Deferred payment.
120	Village Lane		BEGIN	30,000.00	30-May-07	30 yrs	3% simple	Deferred payment.
121	Village Lane		BMPP	108,335.00	30-May-07	30 yrs	Recapture	Deferred payment.
122	Village Lane		BEGIN	30,000.00	15-May-07	30 yrs	3% simple	Deferred payment.
123	Village Lane		BMPP	118,135.00	15-May-07	30 yrs	Recapture	Deferred payment.

TOTAL 6,440,604.77

Source of Funds Legend

BEGIN = Building Equity and Growth in Neighborhoods

BMPP = Below Market Purchase Price (City and property owner share in portion of sale proceeds that exceeds initial market price - recapture provision.)

CDBG = Community Development Block Grant

HTF = Housing Trust Fund

CITY OF WOODLAND
2019 Housing Loan Portfolio
(Inclusionary/Non-Inclusionary Units)

RDA TI = Redevelopment Agency Tax Increment

SL Off-Site Fund = Spring Lake Off-Site Affordable Housing Fund

Ongoing City Responsibilities

Annual request for certification of owner-occupancy sent in April/May. Property owner returns signed certification and copy of homeowner insurance information.

In May City staff verifies payment of property taxes through the Yolo County Tax Collector's website.

CITY OF WOODLAND
2019 Housing Loan Portfolio, Multi-Family Projects

	Street Address	APN	Project Name	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	709 East St	066-092-069	Casa del Sol	RDA Tax Increment	150,000.00	27-Dec-00	20 yrs	5% simple	In repayment, balance approximately \$32,000.
2	709 East St	066-092-069	Casa del Sol	CDBG Section 108	1,000,000.00	10-Nov-06	55 yrs	1.25% simple	Deferred payment, residual cash flow provision.
3	436 Main St	See below	Hotel Woodland	RDA Tax Increment	245,076.93	10-Jan-94	30 yrs	4.44% simple	Deferred payment, residual cash flow provision.
4	436 Main St	See below	Hotel Woodland	CDBG	400,000.00	11-Aug-95	30 yrs	4% simple	Deferred payment, residual cash flow provision.
5	436 Main St	See below	Hotel Woodland	CDBG	74,342.00	16-Sep-96	30 yrs	4.44% simple	Deferred payment, residual cash flow provision.
6	436 Main St	See below	Hotel Woodland	CDBG	50,000.00	18-Oct-95	30 yrs	4.44% simple	Deferred payment, residual cash flow provision.
7	436 Main St	See below	Hotel Woodland	CDBG	89,422.00	3-Aug-95	30 yrs	4% simple	Deferred payment, residual cash flow provision.
8	436 Main St	See below	Hotel Woodland	CDBG	42,000.00	3-Aug-95	30 yrs	4% simple	Deferred payment, residual cash flow provision.
9	436 Main St	See below	Hotel Woodland	CDBG	800,000.00	3-Aug-95	30 yrs	4% simple	Deferred payment, residual cash flow provision.
10	1313 E Gibson Rd	066-200-052	Leisureville	HOME & CDBG	1,227,381.00	7-Apr-95	30 yrs	3% simple	Deferred payment, residual receipts provision.
11	2170 Farmers Central Rd	042-010-062	Mutual Housing 1	Spring Lake Off-Site Affordable Hsng Fund	910,000.00	20-Dec-13	57 yrs	3% simple	Deferred payment, residual receipts provision, and maturity date December 23, 2070.
12	2170 Farmers Central Rd	042-010-062	Mutual Housing 2	Spring Lake Off-Site & Affdble Hsng In-Lieu	1,500,000.00	12-Mar-18	55 yrs	3% simple	Deferred payment, residual receipts provisions, and maturity date May 1, 2074.
13	2090 Heritage Parkway	042-580-009	Rochdale Grange	HOME	4,000,000.00	25-Feb-10	55 yrs	3% simple	Deferred payment, residual receipts provision.
14	521 Pioneer Ave	027-860-027	Sycamore Pointe	HOME	885,000.00	1-May-99	32 yrs	3% simple	Deferred payment, maturity date 31Dec31.
15	1620 Mickle Ave	042-580-018	Terracina	HOME	4,189,000.00	12-Sep-06	55 yrs	3% simple	Deferred payment, residual receipts provision.
16	1620 Mickle Ave	042-580-018	Terracina	Land & cash from mkt rate developer.	1,732,000.00	20-Dec-07	55 yrs	None	No repayment and interest accrual as long as units affordable and other obligations meet.
17	1620 Mickle Ave	042-580-018	Terracina	Cash from mkt rate developer	722,122.00	20-Dec-07	35 yrs	3.4% simple	Deferred payment.

Notes

TOTAL 17,898,343.93

1. Hotel Woodland (436 Main St) APNs are 006-620-009, 010, 011, 012, 013, 014, 015, 016, and 017.
2. Loans for Items 6-8 are covered under one promissory note.
3. To date, \$1,200,000 has been disbursed for the Mutual Housing 2 loan. The remaining \$300,000 will be disbursed no later than the project's conversion of the construction loan to permanent financing.

Ongoing City Responsibilities

1. Casa del Sol (709 East St) - Loan assisted borrower with demolition of Dana Motel site. Ongoing City responsibilities limited to servicing loan.
2. Casa del Sol (709 East St) - Review of annual audit for residual cash flow calculation. Loan becomes fully amortized between years 40 and 55.
- 3 through 9. Hotel Woodland (436 Main St) - Review of annual audit for project and residual cash flow calculation and review of annual tax credit project status report.
10. Leisureville (1313 E. Gibson Rd) - Review of annual audit, residual receipts calculation, proposed annual budget, and semi-annual reports. Also, income verify new residents applying for CDBG-funded low-income loan share program.

CITY OF WOODLAND

2019 Housing Loan Portfolio, Multi-Family Projects

11. Mutual Housing 1- Affordable housing monitoring addressed by covenants recorded by senior lenders (State of California and USDA) and California Tax Credit Allocation Committee. Staff reviews annual audit for residual cash flow calculation.

12. Review of proposed annual budget, annual audit, annual residual receipts calculation, and annual tax credit project status report.

13 - 17. Affordable housing monitoring conducted on annual basis through unit inspections and unit file reviews. The results of the monitoring reported to California Department of Housing and Community Development (HOME program).

**WOODLAND HOUSING SUCCESSOR AGENCY
2019 Housing Loan Portfolio**

	Street Address/Borrower	APN	Project Name	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	709 East St/Community Housing Opportunities Corporation	066-092-069	Casa del Sol	HELP (CalHFA)	1,000,000	18-Dec-01	8 yrs	3% simple	Deferred payment, due 17-Dec-09.
2	186 Muir St/Heritage Oaks, L.P.	064-271-011	Heritage Oaks	HELP (CalHFA)	N/A	N/A	N/A	N/A	See Note
3	35 West Clover St/Fair Plaza Senior Apartments, L.P.	064-242-006	Fair Plaza East	HELP (CalHFA), Redevelopment Tax increment	1,317,000	3-Apr-08	32 yrs	3.5% simple	Deferred payment, due 1-Apr-40.

TOTAL 2,317,000

Note

Heritage Oaks loan was paid off in 2019 and affordability covenant remains in effect through at least February 1, 2060.

Ongoing Successor Agency Responsibilities

Borrowers for Heritage Oaks and Fair Plaza East required to submit annual report to the Housing Successor Agency in order for staff to verify compliance with affordability covenants. Staff reviews annual audits of Casa del Sol and Fair Plaza to determine whether residual receipts payments to the City are triggered.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 16, 2019
ITEM #: K.19.
SUBJECT: Provide Input on Collaborative Effort to Prepare Woodland Youth Master Plan

Recommendation for Action: Staff recommends that the City Council provide input on a collaborative effort to prepare a Woodland Youth Master Plan.

Staff Contact:

Christine Engel, Community Services Director, (530) 661-2000 christine.engel@cityofwoodland.org

Fiscal Impact:

The cost to prepare a Woodland Youth Master Plan is unknown at this time. Expenses related to preparing this document would likely be shared among partner agencies. A request for proposals would be released in order to obtain a cost and scope for such effort. Further discussions amongst the participating agencies would be required, including approvals from each agency's governing body prior to moving forward and committing financial resources.

Background:

The City (Mayor Rodriguez and Council Member Fernandez) is a participant of monthly 3x2x2 meetings with Woodland Joint Unified School District trustees (3 trustees) and Woodland Community College (2 trustees). These monthly meetings provide an opportunity for representatives of each agency to update others on issues that may be of interest/affect their agencies or to collaborate with one another on projects. Most recently, the Summer at City Hall program was initiated and implemented through discussions and efforts of the 3x2x2 participants. Other participants at the 3x2x2 meetings include the Yolo County Office of Education. Several years ago, the 3x2x2 members discussed collaborating on the preparation of a community-wide youth master plan. While discussions occurred, other projects took priority over the master plan for each of the agencies. Most recently, the City Council included as a new initiative in its 2019/20 Priority Goals, "Explore Collaboration with WJUSD on development of a community-wide Youth Master Plan."

Discussion:

Earlier this year, a subcommittee of the City/WJUSD/WCC 3x2x2 was created to evaluate moving forward with the preparation of a Woodland Youth Master Plan. The subcommittee prepared a Woodland Youth Master Plan Fact Sheet (attached) that was approved by members of the 3x2x2. Each agency will be presenting the fact sheet to their governing bodies and requesting feedback on whether the agency would like to move forward with further exploring the scope and cost for preparing a youth master plan.

In Woodland, like all other cities, many stakeholders have responsibility over providing services for youth, protecting their safety, and helping them develop into successful adults. A youth master plan is a roadmap that guides community stakeholders in supporting youth. A youth master plan helps define a vision for the future based on input from the stakeholders and youth. It seeks to ensure accountability and sustainability over time.

Key elements of the Youth Master Plan would likely include:

1. Engage key stakeholders throughout the community.

2. Establish and promote a shared vision for youth.
3. Assess needs and design comprehensive strategies.
4. Create a framework for shared accountability.
5. Coordinate city, school, and other community efforts.
6. Provide direct link between plan goals and objectives to the City General Plan, the School District Strategic Plan, and the Community College Strategic Plan.

Conclusion:

Staff recommends that the City Council provide input on a collaborative effort to prepare a Woodland Youth Master Plan.



Paul Navazio
City Manager

Attachments:

1. Youth Master Plan 7-10-19 V1
2. NLC_youth-master-plan-action-kit

WOODLAND YOUTH MASTER PLAN

Fact Sheet A Guide to the Future

What is a Youth Master Plan?

A roadmap that guides community stakeholders in supporting our youth. It is a document, which helps to define a vision for the future based on input from the stakeholders and youth. It seeks to ensure accountability and sustainability over time.

Key Elements of Youth Master Plan

1. Engage key stakeholders throughout the community
2. Establish and promote a shared vision for youth.
3. Assess needs and design comprehensive strategies
4. Create a framework for shared accountability
5. Coordinate city, school, and other community efforts
6. Provide direct link between plan goals and objectives to the City General Plan, the School District, Strategic Plan, and the Community College Strategic Plan

Why develop a Youth Master Plan?

As a community, we have a moral obligation to support the development of your youth. Our young people deserve the best.

The future of our youth depends on actions, or lack thereof, which are taking place today. The Woodland Youth Master plan will be a concerted effort that brings together the strengths of our community to invest them in our youth. The community will benefit immensely when our youth are able to use their voice, talents and abilities.

In the end, the goal is to focus our community resources in a deliberate manner to intentionally benefit our youth.

Unintended Potential Benefits

- Bring together organizations, schools to more effectively serve youth
- Produce a guide in providing systems of support
- Develop youth as leaders in our community
- Identify our current resources and needs.

Resources

Creating a Youth Master Plan
<https://www.nlc.org/sites/default/files/2016-12/youth-master-plan-action-kit-sept08.pdf>

Galt Youth Master Plan
<http://www.ci.galt.ca.us/city-departments/city-council/galt-youth-master-plan>

Vacaville Youth Master Plan
<https://www.ci.vacaville.ca.us/residents/vacaville-youth/youth-roundtable/youth-master-plan>

If you have any questions, please contact Rogelio Villagrana
TEL (530) 752-2521
rvillagrana@ucdavis.edu

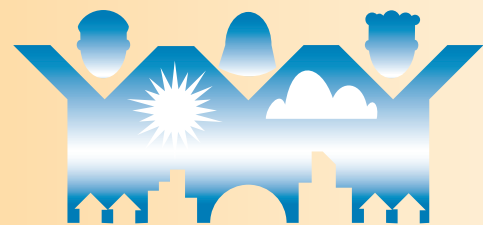


National League of Cities

Creating a Youth Master Plan

Issue #10

Action kit for Municipal Leaders



Institute for Youth, Education, and Families

Made possible with support from

MetLife Foundation

Dear Municipal Leader:

This kit was created not just for you, but for the children, youth, and families in your community. It is based on the latest research and best practices from across the nation and offers a wide-ranging menu of opportunities for municipal leadership to make children, youth, and family issues a community-wide priority. Whether you are ready to launch a major initiative or are just getting started, the ideas in this kit will help you move forward.

NLC's ongoing series of action kits for municipal leaders, published by the Institute for Youth, Education, and Families, addresses each of the Institute's five core program areas: education and afterschool; youth development; early childhood success; the safety of children and youth; and family economic success. The goal is to give you and other municipal leaders throughout the country the ideas and the tools you need to take action on these all-important issues for the future of our cities and towns.

Mayors and city councilmembers across America know that our communities' success depends on the health and well-being of the nation's children, youth, and families. Now is the time to act on this knowledge. As a municipal leader, you have the ability to focus the attention of your community on the needs of children, youth, and families. Working with your colleagues in local government, you can strengthen municipal policies, support effective programs, and bring diverse partners to the table in order to make things happen.

NLC and its Institute for Youth, Education, and Families are eager to assist you in these vital efforts. We encourage you to use this action kit to get started, and we hope you will contact us whenever we might be of assistance. Institute staff are readily available to provide additional information about the strategies highlighted in each of the action kits and to help you identify steps that make sense for your community.

Donald J. Borut
Executive Director
National League of Cities

Clifford M. Johnson, Executive Director
Institute for Youth, Education, and Families
National League of Cities

About the National League of Cities:

The National League of Cities is the nation's oldest and largest organization devoted to strengthening and promoting cities as centers of opportunity, leadership and governance. NLC is a resource and advocate for more than 1,600 member cities and the 49 state municipal leagues, representing more than 218 million Americans.



About NLC's Institute for Youth, Education, and Families:

The Institute for Youth, Education, and Families, a special entity within the National League of Cities, helps municipal leaders take action on behalf of the children, youth, and families in their communities. NLC launched the Institute in January 2000 in recognition of the unique and influential roles that mayors, city councilmembers, and other local leaders can play in strengthening families and improving outcomes for children and youth.

As a national resource to cities and towns across America, the Institute provides guidance and assistance to municipal officials, compiles and disseminates information on promising strategies and best practices, builds networks of local officials working on similar issues and concerns, and conducts research on the key challenges facing municipalities. NLC's Council on Youth, Education, and Families guides and oversees the Institute's work.



In every city and town, many stakeholders share responsibility for the safety, well-being, and healthy development of young people. School districts typically take the lead on education. City parks and recreation departments and nonprofit organizations provide afterschool opportunities. Police, fire, and health departments play roles in keeping youth healthy and safe. State and county agencies often are in charge of juvenile justice and child welfare systems. Finally, a host of nonprofit and other community groups – from local United Ways and faith communities to business, civic, and neighborhood associations and youth-serving organizations – all respond in important ways to the needs of children and youth.

This long list of potential stakeholders can reflect, at its best, a rich network of community supports for young people. However, without a shared vision or a collaborative structure to guide and assess local efforts, city and school leaders as well as their community partners risk wasting scarce resources or falling short of their goals by overlooking critical needs. The process of creating a youth master plan facilitates the development of sustained and coordinated strategies that yield large and lasting dividends and ensures that opportunities to improve outcomes for children and youth are not squandered.

The concept of a master plan – as both a product and a process – is a familiar one to city leaders, who frequently use such plans to guide and inform land use decisions and infrastructure investments across their communities.

As a product, youth master plans carry many different labels (including a children and youth agenda, city blueprint, or children's bill of rights), but they almost always offer a vision for the future, an assessment of current resources and needs, and a roadmap for moving forward that seeks to ensure accountability and sustainability over time. As a process, the development of a youth master plan advances a strategy in which municipal leaders – working together with school officials, and with input from young people as well as community organizations, parents, and other residents and stakeholders – craft a comprehensive and effective agenda for children and youth.

This action kit, based on the diverse experiences of cities that have created such plans, contains advice, ideas, and city examples to help municipal and school leaders tackle this important challenge.

In creating a youth master plan, communities seek to effectively coordinate the services, supports, and opportunities that youth need to thrive and develop a shared framework that ensures their healthy development. Achieving these objectives reduces fragmentation among individual agencies and organizations that are addressing specific issues, helps cities and schools make choices in allocating resources among competing priorities, and establishes a sustainable long-term strategy for improving outcomes for children and youth.

The development of a youth master plan can also transform how the community perceives – and how cities and schools work with and for – young people. By involving youth in the local decision-making processes that affect their lives, they come to be seen more clearly as valuable assets and partners working to improve the quality of life in their schools and neighborhoods. Their involvement helps city and school officials learn more about the real concerns, hopes, and struggles that are part of young people's daily lives. Youth engagement leads to more effective policies and programs while also building and strengthening the community's next generation of leaders.

Inviting school officials, parents, community organizations, and other partners into the youth master planning process further strengthens the ability of municipal leaders to understand local needs, set priorities, and develop strategies that drive future progress. Stronger partnerships and enhanced communication lead not only to broader civic engagement, but also to an alignment of resources that cuts duplication, identifies and eliminates barriers to services and opportunities, generates cost savings, and increases the return on investment for local programs.

The benefits of a youth master plan are greatest when cities, schools, young people, and other key stakeholders work together to lay the foundation of success not only for children and youth, but for the community as a whole. Young people who grow up with the requisite skills and social attributes for success in school, work, and life form the backbone of communities that strive for an educated, high-wage workforce, a vibrant local economy, safe and stable neighborhoods, and strong, healthy families. By charting a path to this goal, a youth master plan can yield lasting benefits not only for young people but also for municipal governments, schools, and the communities they serve.

Many cities across the United States have chosen to develop youth master plans. The following suggestions, drawn from their experiences, can help municipal leaders get started with this effective and cutting-edge strategy:

Commit to a comprehensive planning process.

Youth master plans take many forms, but the process for creating effective plans for children and youth is rooted in five key elements: engaging all stakeholders; forging a common vision; developing comprehensive strategies; sharing accountability; and coordinating initiatives. These components, which are also reflected in the Forum for Youth Investment's Ready by 21™ initiative and other strategic planning efforts, help cities and schools move beyond the knee-jerk response of creating a new program for every new problem and help them see the big picture into which all the pieces fit.

Work collaboratively with school leaders.

City leaders often find that collaborations with school districts are one of the most important and fruitful parts of the youth master planning process, particularly as the partnership deepens and joint efforts grow over time. When mayors and other municipal officials reach out to engage school leaders, they also send a strong signal that schools are not “in this alone” when trying to improve academic achievement or foster other positive outcomes for children and youth.

Effectively engage young people.

Engaging a diverse group of youth with different perspectives is as vital as having a broad range of adult stakeholders participating in the process. Youth can contribute to all of the various aspects of the youth master planning process, but both young people and the adults with whom they interact often need some training or support to ensure that youth voices are valued, encouraged, and reflected in the community's final plan.

Envision a plan that can guide future action.

Thinking at the outset about what the youth master plan will look like – what topics it will cover and how its findings and recommendations will be presented – can be very helpful in focusing all participants on the task that lies ahead. Developing and documenting clear goals, action steps, and specific timelines for action heightens the plan's impact and prospects for success.

Lay the groundwork for sustainability from the beginning.

The long-term success of the youth master plan hinges on generating support across the entire community to implement and sustain the plan. Launching a public outreach campaign, celebrating early victories, and making plans to collect data on key outcomes can help build a sense of ownership and commitment within both the city and the school district, as well as among the full range of key stakeholders concerned about children and youth.

Five key elements form the backbone of an effective youth master planning process. Each component is an integral part of the planning effort, and when neglected or ignored such efforts often falter.

Engage key stakeholders throughout the community.

Schools and young people are two essential partners for city leaders in developing a youth master plan. In every community, however, a diverse range of other agencies, organizations, and parents have a stake in the well-being of young people and an ability to contribute to the success of the planning effort. In the City of Durango and La Plata County, Colo., officials set up a Web site to continuously engage community members and stakeholders throughout the process, while city leaders in Pomona, Calif., involved residents in a series of community forums.

Establish and promote a shared vision for youth.

The mayor can play a unique role in developing and promoting a shared community vision for children and youth. A strong vision statement conveys urgency, is linked to a measurable set of indicators, and resonates with the community's broader hopes and concerns. The vision statements in Santa Fe, N.M., ("All children deserve a safe, healthy, and nurturing environment in which to grow.") and Denver, Colo., ("Denver youth are prepared for learning, work, and life.") promote messages of inclusiveness and define shared priorities that are central to each city's master plan.

Assess needs and design comprehensive strategies.

The process of moving from a common vision to cross-cutting strategies for youth requires an evaluation of what is working (i.e., strengths/assets on which to build) and what is not (i.e., biggest problems and challenges). Focus groups, community

meetings, surveys, data collection and analysis, and community youth mapping are a few methods of generating an initial needs assessment with all key players at the table. NLC's *City Platform for Strengthening Families and Improving Outcomes for Children and Youth* offers a valuable framework for assessing needs and a rich array of action steps to consider when developing strategies for moving forward.

Create a framework for shared accountability.

Keeping key stakeholders at the table after strategies have been crafted is essential in order to ensure that new programs and policies are effectively implemented. A framework for shared accountability, when developed by these stakeholders, specifies the roles and responsibilities of each major partner. Over the long term, shared accountability hinges upon success in setting clear benchmarks and agreeing at the outset upon consequences when those benchmarks are not met. Stressing connections between new strategies and each partner's existing priorities can further strengthen their commitment to collaborative initiatives.

Coordinate city, school, and other community efforts.

Many cities have established some type of formal coordinating body to sustain coalitions and keep critical partnerships on track. Identifying organizations and individuals that have the capacity, motivation, and standing in the community to monitor and report on progress is an important element of this work. Coordinating entities can also promote better alignment of current programs, policies, and systems. For instance, a two-tiered Mayor's Leadership Committee and Planning Team in Charleston, S.C., plays this role, linking city and school initiatives while also engaging youth, county, and other community leaders.

The vital role of schools in shaping the lives of young people makes city-school collaboration a central aspect of any youth master planning strategy. Although municipal leaders in most cities do not have direct authority over school districts, they can partner with school officials to provide resources and services that support learning and enhance youth development. The following steps will help city and school leaders work together to create and sustain a youth master plan:

Establish strong lines of communication.

Consistent communication between municipal and school leaders is a first step in advancing a city-school partnership and collaborating on a youth master plan. Regular meetings between the mayor and/or city council, school board, and school superintendent can cultivate supportive relationships, reduce tensions or turf battles, and build political will for facilitating coordination of services. In Claremont, Calif., school district and city leaders instituted a “six pack” meeting, in which the mayor, mayor pro tem, school board president and vice president, city manager, and school superintendent meet on a regular basis to discuss the youth master plan and the status of the city’s young people.

Work together to engage hard-to-reach youth and parents.

While mayors and other local elected officials have a powerful platform to command the public’s attention, schools are well-positioned to directly engage both youth and parents – two key sets of voices in a youth master planning process. In neighborhoods with few services for young people and high levels of need, schools are often among the few institutions with direct and immediate access to children, youth, and their parents, who can better inform planning efforts.

Construct a fuller picture of the needs of children, youth, and families.

School officials can help the entire community understand the needs of young people and their families and the resources available to meet those needs by sharing data on student and

family characteristics, achievement levels, health and nutritional status, and school expenditures in key areas. All of this information can be used to ensure that a plan of action is well targeted and addresses underlying needs.

Ensure that school priorities are reflected in the final plan.

Whether it is classroom instruction, school safety, dropout and truancy rates, teacher quality, or student wellness, successful youth master plans reflect the various priorities on which schools are already focused. Some municipal leaders have used the federal requirement for school districts to implement school wellness policies as one point of entry for providing assistance and beginning discussions about common goals for young people – and there are countless other possibilities.

Seek joint approval by the city council and school board.

The adoption of a joint resolution by the city council and school board in support of a youth master plan sends a strong message to the community about their collective commitment to children and youth. Prospects for an enthusiastic endorsement of the plan are greatest when city council and school board members have been involved throughout the process as members of the planning team or as strategic partners in one or more issue areas.

In developing its youth master plan, the City of Lakewood, Ohio, created a Blue Ribbon Task Force that included the mayor, school superintendent, city council, youth leaders, and civic volunteers. This partnership led to a survey of high school students to gain their input into the planning process.

Youth serve as important resources and partners in any effective youth master planning process. Meaningful youth engagement requires concerted effort and a willingness to challenge long-held preconceptions. Deep collaboration and shared decision-making authority between youth and adults are often new experiences for everyone involved, and may directly challenge prevailing views of young people as dependent or immature. The following action steps will help city and school leaders elicit the insights and contributions of youth that are critical to the success of the planning effort:

Engage youth in every aspect of the planning process.

Youth voices can enrich discussions and improve outcomes at each stage of the process, from crafting a vision to identifying and implementing strategies for moving forward. Many cities have found the perspectives of young people invaluable as the community assesses its current resources, needs, and opportunities. In Spokane, Wash., the Youth Commission launched a youth mapping project in which high school students conducted 260 phone interviews and surveyed 300 high school freshmen to better understand teenagers' needs and perspectives. Through this process, youth participants gained practical research skills while also generating a wealth of new data to inform future discussions.

Appoint youth to leadership roles.

A first step toward meaningful youth voice is to appoint young people to the team that is charged with developing the youth master plan. Choosing at least two youth to be on the planning team will make each young person more comfortable sharing their thoughts and opinions; peer support puts youth at ease and bolsters their confidence. Offering leadership roles to youth on the planning team is an even more powerful way to share decision-making responsibilities between adults and youth. In Santa Clarita, Calif., youth played an active role on the steering committee, while youth led the process of developing the Portland, Ore., Children's Bill of Rights.

Train youth and adult leaders.

Both youth and adults will benefit from youth-adult partnership training that teaches them to adjust their working styles for maximum cooperation. Adults will need to avoid jargon and remind themselves that youth are equal partners, while youth may need to overcome their own preconceptions of adults and learn business meeting procedures. For example, youth and adult members appointed to the city's boards and commissions in Nashville, Tenn., have received training to help them work together more effectively.

Utilize youth voices to raise awareness about the plan.

One effective way to generate publicity and recruit other participants in the planning process is to enlist young people as key messengers to local leaders and media outlets. When youth speak from experience about the youth master planning process, they can be powerful advocates. Youth can speak about the plan at city council meetings or community events. For instance, youth in Portland, Ore., regularly update local elected officials on their progress in implementing the Children's Bill of Rights.

City leaders in Thousand Oaks, Calif., decided that young people would lead the development of the city's youth master plan. As part of their strategy, municipal officials appointed two youth from the city's youth commission and worked with schools, which recruited two student representatives from each school in the city to serve on the planning team. When the planning team's leadership group was formed, it was composed of an equal number of youth and adults.

At the conclusion of the planning process, city leaders – working in collaboration with school officials, youth, parents, and community partners – typically highlight major findings and decisions by publishing a youth master plan. The final form of this document varies greatly across communities. Some cities even create multiple versions, including a condensed version or executive summary as well as a more comprehensive document, in order to reach diverse audiences. Common components of a youth master plan include:

❖ **A clear vision statement**

A shared vision statement drives the development of a youth master plan. When concise and compelling, it provides a common language that lends itself to frequent, flexible use by all stakeholders, and it is often placed prominently in the plan. For example, the City of Brighton, Colorado's vision of "Brighton, a community where all children, youth, and families thrive" appears at the beginning of the plan and is placed in the header of each page.

❖ **A summary of the planning process**

Many plans describe the diverse range of stakeholders engaged in the planning effort, the series of activities that supported the development of the plan (e.g., team meetings, community forums, surveys, focus groups, and interviews), and the time period over which planning took place. Additionally, plans may identify the youth development frameworks – such as the Search Institute's Developmental Assets or Communities that Care's Social Development Strategy – that informed their process and describe how they determined the scope of their plan (i.e., neighborhood, city, or county level).

❖ **Key findings on community strengths and unmet needs**

Every plan uses data to illustrate the community's strengths and identify unmet needs. More than 130 sites have implemented Community Youth Mapping, a youth-led canvassing strategy developed by the Academy for Educational Development's (AED) Center for Youth Development and Policy Research to help communities identify baseline data on places to go, things to do, and priority issues for children and youth. Several cities have partnered with local universities to help gather baseline data. In Diamond Bar, Calif., planning team members gathered information from census data, workshops, phone surveys,

stakeholder interviews, and the California Healthy Kids Survey to develop a community needs assessment.

❖ **Major goals or targets**

Goals can be organized by target population (young children, school-age, young adult), systems and supports (education, health, economic well-being), infrastructure (coordination and sustainability of efforts, fostering youth voice), or may cut across categories. Under each broad goal, specific strategies or action steps should be described in greater detail. For example, the Charleston Youth Master Plan has seven goals with specific corresponding strategies, including one goal focused on health and wellness, which includes a call for setting up a health clinic in every school.

❖ **A plan of action to achieve these goals**

Creating the youth master plan document is not the culmination of work, but the starting point of a community's comprehensive efforts for children and youth. An important component in a youth master plan is the documentation of next steps, including a delineation of the roles and responsibilities of stakeholders charged with implementation, an outline of the organizational structure(s) that will guide ongoing work, and a method for evaluating the plan. Setting priorities, using timelines with target implementation dates, and developing clear benchmarks for measuring success in each area can also enhance the plan's effectiveness.

In Newport News, Va., the planning team reviewed findings from a developmental asset survey of students, youth mapping report, America's Promise Report, census data, and other community indicators to determine the most pressing issues facing youth. The team decided on five primary goals, specified objectives and strategies for each goal, and delineated roles and responsibilities for the Commission on Youth, Office of Youth Development, community organizations, and other youth-serving agencies.

The long-term success of a youth master plan hinges on generating support for its implementation among city and school leaders as well as other stakeholders involved in the planning team. The plan will be most effective when it is integrated into the work of all partners as a living document, one that informs and guides youth investments and programming. In order to ensure that the plan continues to shape local youth work, city leaders can:

Publicize and market the plan.

Cities can ensure that the final plan is accessible to all citizens by celebrating and publicizing its completion through media events, town hall meetings, presentations before elected bodies, and informational sessions with neighborhood groups and associations. A public relations campaign with a clear message can reinforce these efforts. Finally, city officials can use earned media opportunities (e.g., letters to the editor, press releases, kick-off events) to keep the youth master plan in the public eye. In Diamond Bar, Calif., youth and adult leaders worked together to create the Diamond Bar 4 Youth master plan. Youth led efforts to hold an art contest for high school students to design the plan's logo as a way to promote the plan, and the contest's winner was publicly recognized at a city council meeting.

Designate a lead agency to coordinate implementation.

Designating a municipal or community agency to guide the plan's implementation will help ensure that all partners are working together effectively. In Minneapolis, Minn., the Youth Coordinating Board, an existing partnership of governmental entities with jurisdiction over children and youth issues in Minneapolis, oversees the implementation of the city's Children and Youth Agenda. In Savannah, Ga., the Chatham-Savannah Youth Futures Authority, a community collaborative, is charged with implementing the city's strategic plan for youth.

Build support among community leaders.

As the youth master plan is implemented, it is vital that a broad range of city and community leaders lend their support and blend the plan's strategies into the way their organizations do business. In Omaha, the mayor, assistant school superintendent, and vice chancellor of the University of Nebraska Medical Center lead the task forces implementing the city's Building Bright Futures plan, ensuring continued high-level support.

Measure progress over time.

By establishing a process for ongoing data collection, the planning team can assess the status of child and family well-being and measure the effectiveness of each strategy delineated

in the plan. Planning teams have drawn on numerous sources of community-level data to track progress, including the U.S. Census Bureau, the Annie E. Casey Foundation's KIDS COUNT Data Book and online Data Center, city, county, and state governments, and local school districts and police departments. A children's report card, like the one used in Philadelphia, can serve as a useful tool to hold all stakeholders accountable for implementation of the plan. When Claremont, Calif., officials updated the city's youth master plan in 2007, they conducted a comprehensive review of their previous plan from 1995 and created a "Scorecard for Indicators of Progress" that tracked efforts to meet the specific goals and action steps in the original plan. This scorecard helped lay the groundwork for the city's ongoing evaluation of its current plan.

Celebrate early victories.

By focusing initially on goals that may be easier to achieve, the planning team can demonstrate tangible results on behalf of children, youth, and families. Celebrating these early victories will help generate and sustain momentum and maintain support from the city, school, and community leaders taking part in the planning process. Cities can take advantage of periodic opportunities to recognize and celebrate success, from holding a press conference to announce the opening of a new youth program space or afterschool center, inviting local media to visit an expanded youth program, or honoring team members who worked collaboratively to achieve important milestones.

The City of Hampton, Va., identified the Hampton Coalition for Youth as primarily responsible for oversight of the youth master plan, but several other city agencies and community organizations were actively engaged in the implementation process, including the city planning department, Hampton Youth Commission, and Alternatives, Inc. Special efforts were made to publicize the plan, including the printing of posters, generation of positive local and national media coverage, and meetings throughout Hampton neighborhoods to introduce the plan to all members of the community. Additionally, Hampton's Youth Commission regularly champions the youth component of the city's comprehensive plan in meetings with local elected officials and other residents.

Brighton, Colorado (Pop. 29,750)

Early in its planning process, the City of Brighton adopted the seven action areas in NLC's *City Platform for Strengthening Families and Improving Outcomes for Children and Youth* as a framework for their youth master plan. A planning consultant worked with the city to form planning committees composed of city and school officials, youth, and a range of community residents for these seven issue areas. Each committee gathered extensive community data, conducted focus groups and interviews, surveyed parents of young children, and partnered with the local school district to distribute the Search Institute's Survey of Student Resources and Assets to a random sample of Brighton students. After analyzing the data, the planning committees worked with city staff and the Brighton Youth Commission to finalize the goals of the youth master plan before presenting it to a joint meeting of the city council and school board.

Charleston, South Carolina (Pop. 107,845)

In October 2005, Charleston Mayor Joseph P. Riley appointed a youth master planning team to develop a countywide plan, gaining support from the mayors of North Charleston, Mount Pleasant, and 14 other municipalities in Charleston County. This team of city, school, nonprofit, and faith community leaders trained facilitators to conduct nine youth and seven adult focus groups and worked with the school district to survey 900 youth in the county. The team used this community data to create the seven goals of their plan. Following the development of the plan, an implementation team was formed with 21 representatives from the city and county governments, school district, libraries, and mental health agencies to advance these key priorities. The team has partnered with local college students to develop a marketing campaign that will raise awareness and support for the plan.

Claremont, California (Pop. 37,141)

The City of Claremont, Calif., created its youth master plan in 1995 and has since updated the plan in 2007. The initial decision to create the plan was driven by budget shortfalls in the school district and the city's recreation services, which resulted in a reduction in youth services. The city updated the plan in 2007 as the city and school district experienced another period of budget cuts as well as changes in demographics, duplication of services, and concerns about the relevancy and accessibility of existing youth programs. In 1995, the process involved 18 months of surveying the community with initial support from a facilitator to identify ten specific goals, an implementation strategy, and a monitoring system. The jointly-funded process to revise the plan created an evaluation process sustained by the

city, the school district, and service providers. In 2007, the city council and board of education established the Committee on Youth and Family to facilitate implementation, coordination, and evaluation of the plan.

Hampton, Virginia (Pop. 145,017)

Led by the mayor's decision to make youth a top priority, the Hampton City Council convened city and community leaders in the early 1990s to develop a plan for ensuring that youth become productive members of the community and workforce. Through extensive outreach, more than 5,000 youth and adults were involved in focus groups and surveys, which led to the framework of their youth master plan. The plan was incorporated into the larger Hampton Community Plan, which included a youth component written entirely by young people. Hampton youth continue to be engaged in community decision-making as appointees to the city's youth commission, other city boards and commissions, and the city planning department, which hires two youth to annually update the youth component of the community plan and to work closely with the Hampton Youth Commission.

Indio, California (Pop. 76,896)

In 2004, Indio officials realized that the city was experiencing rapid growth and changing youth demographics. In response, the city council created a youth master planning committee that included youth from the outset. After two years of outreach, a survey of 1,600 youth regarding community issues, and roughly 250 meetings with different community and faith-based groups, the planning committee established five focus areas for the plan: afterschool, education, health, parks and youth facilities, and transportation. They then conducted a two-day retreat for 200 key leaders of the planning process to discuss challenges and action steps in each area. One outcome of these discussions was a change to the local park system, in which the city created a new teen center, built two new parks, and renovated six other parks. The city council approved the finalized plan in December 2005.

Minneapolis, Minnesota (Pop. 372,833)

The Minneapolis Youth Coordinating Board (YCB), an intergovernmental organization dedicated to promoting the healthy development of Minneapolis' children and youth through collaborative action and policy alignment, initially created a 20-year strategic plan in 1987. The plan led to several effective initiatives but after a few years lost momentum. The arrival of a new school superintendent presented YCB with an opportunity to revisit the plan in 2006 and create a youth master plan. The Forum for Youth Investment's Ready by 21™ framework guided the vision statement and long-term goals of the plan, dubbed the Children and Youth Agenda 2020. Youth were seen as critical



partners in the process, in which YCB partnered with a community organization to develop a youth resource mapping component. The city used a youth town hall forum to celebrate the completion of the plan, which drew the attendance of many local leaders.

Omaha, Nebraska (Pop. 419,545)

Omaha Mayor Mike Fahey and other community leaders commissioned SRI International to examine ways in which the city could ensure that all local youth receive the education, training, and support they need. This research resulted in a Master Plan for Investing in Children and Youth, published in April 2007. The plan focuses on gaps in services and recommends specific initiatives targeting early childhood, education, afterschool and mentoring, truancy reduction, behavioral health, and higher education. The plan also identifies four cross-cutting themes: improving information systems, strengthening and leveraging existing capacity, coordinating across agencies and service providers, and ensuring that all youth have access to mentors and professional counselors.

Portland, Oregon (Pop. 537,081)

With support from Mayor Tom Potter and former County Chair Diane Linn, the City of Portland and Multnomah County developed a Children and Youth Bill of Rights. Over the course of more than one year, municipal staff and community volunteers worked with a core group of youth in planning a process for drafting the document. This process engaged more than 3,000 youth in writing the document and gaining input from classrooms, community events, and forums asking youth about their rights, which the youth-adult planning team sorted into six “articles.” The document was “ratified” by more than 500 youth at a Convention on the Rights of Children and Youth. The adults planned the convention logistics with final approval from the youth, who were responsible for drafting the Bill of Rights. Youth also led efforts to educate city councilmembers and county board members and successfully advocated for the city’s and county’s adoption of the Bill of Rights. The youth then created an action plan that involves working within the city and county governments on an implementation strategy.

Roanoke, Virginia (Pop. 91,552)

With test scores and graduation rates lagging behind state averages, the Roanoke City Council adopted a three-year youth master plan in June 2006. City administrators formed a task force of city councilmembers, the city manager, school officials, neighborhood representatives, and members of the youth commission to spearhead what was designated as the V.O.Y.C.E. (Valuing our Youth through Community Engagement) Initiative. This group identified nine focus areas of which four were designated by the city council as priorities. The Youth Comprehensive Plan now serves as a guiding framework for the

implementation of new programs by youth service providers throughout the city, with the youth services division in the parks and recreation department serving as the leading agency.

Santa Clarita, California (Pop. 168,008)

As a new city incorporated in 1987, Santa Clarita has a history of focusing on its growing youth population. In 1992, municipal leaders convened 50 stakeholders, including several young people, to form a youth master planning committee. The city published its first strategic plan in 1996, which established a consensus on youth issues and needs. The plan led to the creation of a youth center to provide young people with a safe place to go after school. Another result of the plan was the creation of Visions in Progress, a group of 30 youth who advise all city departments and the city council. These youth are empowered to take issues back to their schools, get peer input, and relay it to councilmembers. In 2005, the city updated its youth master plan after youth leaders reached out to students in elementary, junior high, and high school.

Savannah, Georgia (Pop. 127,889)

Savannah was the first city to adopt NLC’s *City Platform for Strengthening Families and Improving Outcomes for Children and Youth*, which has served as a foundation for the city’s planning efforts. The Chatham-Savannah Youth Futures Authority (CYFA), a collaborative, countywide organization of partners that includes all youth agencies, the school district, county health department, juvenile justice department, United Way, and others, produces an annual profile using the Annie E. Casey Foundation’s KIDS COUNT model as a barometer of the status of the city’s youth. As an effective resource in the community for youth, the city has established a strong partnership with CYFA and has charged them with using the framework from the platform to guide the measurement of progress for and implementation of a youth master plan.

Thousand Oaks, California (Pop. 124,207)

The City of Thousand Oaks, in collaboration with school district officials and service agencies, underwent a comprehensive, youth-led, four-year process to develop its youth master plan, which helped the city expand services and opportunities for youth input. In the early phases of the work, the city used an outside facilitator, whose neutral presence brought credibility to the process. The planning team’s efforts to build consensus helped all stakeholders draw conclusions from data collection efforts to finalize the plan, which was published in 2002. More than 2,000 individuals contributed to the needs assessment by participating in the planning committee, a focus group, or a survey of middle and high school youth.

Getting Started: Questions to Consider in Creating a Youth Master Plan

- 1) What planning efforts already undertaken by your community can serve as building blocks for a youth master planning process?
- 2) Does your community have a common vision for children, youth, and families?
- 3) How can city leaders engage school officials in a joint planning effort?
- 4) What other stakeholders need to be around the table for the planning process?
- 5) In what ways do agencies working with children, youth, and families collaborate and share information?
- 6) Does the community view youth as participants in the process? What opportunities are there for youth to play leadership roles?
- 7) What systems for data collection in your community can guide planning and implementation?
- 8) What services and resources are available to support children, youth, and families in your community?
- 9) What high-priority needs for children, youth, and families are not being met in your community?
- 10) What funding sources can your community tap to support the creation and implementation of a youth master plan?

Examples of Completed Youth Master Plans

The following cities have developed youth master plans that are available online at www.nlc.org/iyef.

Brighton, Colorado
 Charleston, South Carolina
 Claremont, California
 Durango/La Plata County, Colorado
 Hampton, Virginia
 La Canada Flintridge, California
 Lakewood, Ohio
 Minneapolis, Minnesota
 Newport News, Virginia
 Omaha, Nebraska
 Pomona, California
 Portland, Oregon
 San José, California
 Santa Clarita, California
 Santa Fe, New Mexico
 Sierra Madre, California
 Thousand Oaks, California
 Vacaville, California
 Virginia Beach, Virginia

Resources

NLC's Institute for Youth, Education, and Families (YEF Institute) helps municipal leaders take action on behalf of the children, youth, and families in their communities. The Institute has produced a variety of resources for municipal officials on youth civic engagement, including an action kit on *Promoting Youth Participation*. In addition, NLC's *City Platform for Strengthening Families and Improving Outcomes for Children and Youth* outlines the essential tasks necessary for sustained progress on behalf of children, youth, and families and provides a set of action steps and ideas for getting started in seven areas: early childhood development, education and afterschool, health and safety, youth in transition, family economic success, youth development, and neighborhoods and community. Many cities have adopted the platform and used it as an assessment tool or framework for creating a youth master plan. www.nlc.org/iyef

Academy for Educational Development's (AED) Center for Youth Development (CYD) engages youth as global citizens advancing innovative and authentic solutions for the success of all youth. CYD leads the Community YouthMapping strategy (www.communityyouthmapping.org) and builds the capacity of the afterschool field through the afterschool portal (www.afterschool.org). AED has over 30 years' experience in youth development – ranging from youth leadership camps to cross-conflict dialogue to job training in employable skills. In the past four years alone, AED has implemented 85 different youth-related projects. Central to AED's organizational philosophy of youth development is the strong belief that youth, when given adequate opportunities for positive involvement, can be critical to ensuring long-term stability, producing effective outcomes within communities, and offering protection from future conflicts. Forty-six years old, independent, and nonprofit, AED is committed to solving critical social problems throughout the world through education, youth development, research, training, citizen advocacy, community participation, and innovative program design. <http://cydpr.aed.org>

American Association of School Administrators (AASA) is the professional organization for more than 13,000 educational leaders across the United States. AASA has championed efforts to improve the lives of children in public schools by working on issues impacting the health and success of youth for over 30 years. AASA has also partnered with the Forum for Youth Investment to bring schools and communities together to build a common vision, improve programs, and increase coordination to ensure that young people have the necessary school and community supports they need to succeed and thrive. By taking the Ready by 21™ School/Community Challenge, four communities are committing to create and strengthen school-community partnerships using a "big picture" approach to identify youth needs, community supports, and leadership responses. www.aasa.org

America's Promise Alliance is the nation's largest multi-sector collaborative dedicated to the well-being of children and youth. Alliance



partners include corporations, nonprofit service organizations, foundations, policymakers, advocacy organizations, and faith groups that work collaboratively to ensure that America's young people receive Five Promises: caring adults, safe places, a healthy start, an effective education, and opportunities to help others. Through the power of partnerships, the America's Promise Alliance raises awareness, serves as a catalyst for action, and engages in bipartisan advocacy, and has set an ambitious goal to bring more of the Five Promises to 15 million disadvantaged young people in the next five years. Recognizing the overarching importance of a high school diploma, the Alliance will sponsor Dropout Prevention Summits in all 50 states and at least 50 cities by 2010. These summits will bring together local leaders to develop and implement plans to strengthen schools and provide young people with the wraparound supports they need to graduate prepared for college, work, and life. www.americaspromise.org

The Finance Project is a nonprofit policy research, technical assistance, and information organization created to help improve outcomes for children, families, and communities nationwide. The Finance Project helps leaders make smart investment decisions, develop sound financing strategies, and build solid partnerships that benefit children, families, and communities. The Finance Project publications on *Sustaining Comprehensive Community Initiatives* and *Thinking Broadly: Financing Strategies for Comprehensive Child and Family Initiatives* provide community leaders with resources and assistance for finding and maintaining financial support for comprehensive planning initiatives, such as youth master plans. www.financeproject.org

Forum for Youth Investment is a nonprofit, nonpartisan organization dedicated to helping communities and the nation make sure all young people are ready for college, work, and life. The Ready by 21™ Challenge calls on states and communities to broaden definitions of what it means for youth to be ready, for schools and communities to be supportive, and for all leaders to be engaged. The Forum's five-year goal is for a critical mass of leaders in every state to ensure that all young people have the supports and opportunities they need to be well-prepared. The Forum also offers a range of helpful publications and resources for understanding the different aspects of creating a youth master plan. www.forumforyouthinvestment.org

Innovation Center for Community Youth Development is a partner with the National 4-H Council and helps sponsor the Council's "At the Table" initiative, which encourages youth involvement in community decision-making. The Innovation Center's network of youth and adult staff and partners seek, test, and promote innovative concepts and practices in order to provide cutting-edge tools for youth workers in diverse settings. The Center's *Building Community: A Toolkit for Youth and Adults in Charting Assets and Creating Change* gives users what they need to create youth-adult partnerships, identify community assets, create a community vision and action plan, and mobilize local change. www.theinnovationcenter.org

Onsite-Insights (O/I) is a planning consultant firm dedicated to working with cities to create youth master plans. The two founders were among the original architects of the Hampton youth master planning process. O/I advises city leaders on effective strategies for youth civic

engagement, and has worked with a number of cities on youth master planning efforts. In addition, O/I has used NLC's *City Platform to Strengthen Families and Improve Outcomes for Children and Youth* as a framework for guiding planning processes in Brighton and La Plata County, Colo. www.onsiteinsights.com

Search Institute is an independent nonprofit organization whose mission is to provide leadership, knowledge, and resources to promote healthy children, youth, and communities. At the heart of the Institute's work is the framework of 40 Developmental Assets, which enumerates the positive experiences and personal qualities that young people need to grow up healthy, caring, and responsible. The 40 Developmental Assets have guided youth master planning processes in many cities, helping them design and administer surveys to collect relevant information and measure progress over time. www.search-institute.org

Youth on Board trains young people and adults in the hard and soft skills they need to work together as peers. The organization's philosophy is that developing agendas and budgets requires dealing with attitudes and relationships. Youth on Board provides consulting and training for organizations and municipalities that are interested in involving youth in decision-making. Both adults and youth facilitate these training sessions. Topics include "Understanding Adulthood – Looking at Barriers that Inhibit Youth Involvement" and "Recruiting Young People for Your Project." Youth on Board offers cities helpful tools to facilitate youth-adult communication and partnership throughout the youth master planning process. www.youthonboard.org

Youth Development Strategies, Inc., is a nonprofit research, evaluation, and technical assistance organization that helps cities and communities improve long-term outcomes for youth. YDSI works with local organizations and institutions (e.g., city agencies, schools, and afterschool programs) to design, implement, and evaluate strategies based on their youth development approach to working with young people – building on their strengths, rather than focusing on their weaknesses. The organization's work focuses on three types of activities: conducting and disseminating research supporting the use of a developmental approach to serving youth; evaluating the effectiveness of organizations and institutions in helping youth attain desired outcomes; and developing and providing technical assistance and tools to measure and improve the quality of services to youth. www.ydsi.org

Leon T. Andrews, program director for youth development at NLC's Institute for Youth, Education, and Families, served as the primary author of this action kit. Rebecca Makar, the Institute's former program associate, led early research on city efforts and produced initial drafts for the action kit. Michael Karpman provided editorial assistance and Kate Sandel generated additional city examples and supplementary materials for the final version. Finally, Clifford Johnson, the Institute's executive director, provided overall editorial direction and Alexander Clarke was responsible for the action kit's design and layout.

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