



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

May 19, 2020
6:00 PM

CITY COUNCIL - AMENDED AGENDA - ITEM NO. 10 - Recommendation for Action No. 2

CLOSED SESSION

5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. **Conference with Labor Negotiators,
Pursuant to Government Code Section 54957.6**
Agency Designated Representatives: Interim City Manager, Human
Resources Manager and City Attorney
Employee Organization(s): Confidential Employees, Woodland Professional
Firefighters' Association, Fire Mid-Management Employees, Mid-Management
Unit Employees, Woodland City Employees Association (General Services),
Woodland Police Mid-Management, Woodland Police Officers' Association
and Woodland Police Supervisors Association

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

PLEASE NOTE: The May 19, 2020 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

1. **The meeting will be held via teleconference and Council members will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public.**
2. **The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.**
3. **If you wish to make a comment during general public comment or on a specific agenda item, there are two ways to do that. You may leave a voice mail message at (530) 661-5900. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time. Any member of the public watching the live stream who wishes to make a comment on an item as it is being heard may submit an email to the City Clerk at CouncilMeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.**

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. CONSENT CALENDAR

3. SUBJECT: Fire Department Quarterly Status Report for the period of January 2020-March 2020

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2020 through March 2020.

4. SUBJECT: Public Works Week Proclamation May 17-23, 2020

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim May 17-23, 2020 as Public Works Week.

5. SUBJECT: Police Department Quarterly Status Report for the period of January 2020 through March 2020

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Police Department Quarterly Status Report for the period of January 2020 through March 2020.

6. SUBJECT: Intent to Levy Assessments: Lighting and Landscaping Districts

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 16, 2020.

7. SUBJECT: Award Contract to Bauer Compressors Inc. for a SCBA Fixed Fill Station and Related Equipment

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the purchase agreement with Bauer Compressors Inc., with a total to not exceed the amount of \$64,447.12 for the purchase of a fixed SCBA Fill Station and related equipment.

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

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____ a resolution of the City Council to: 1) Approve a construction contract for the West Woodland Safe Routes to School Project, CIP 17-09; award the construction contract in the amount of \$2,460,183.00 to Martin General Engineering; authorize a contract contingency up to 10%; and authorize the City Manager to execute the construction contract and change orders; and 2) Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of \$241,082.00; authorize a contract contingency up to 10%; and authorize the City Manager to execute the agreement and amendments.

9. SUBJECT: Renewal of Woodland TV Channel 21 Contract

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, renewing the contract with Woodland TV Channel 21 for the broadcast of the Council meetings and Commission meetings for the period July 1, 2020 through June 30, 2023.

10. SUBJECT: Emergency Interim Shelter Project

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) Determine by a four-fifths vote that there is a need to continue the emergency action to construct a temporary homeless shelter at County Road 102 and East Beamer Street in accordance with Public Contract Code Section 22050; and 2) Adopt Resolution No. _____, approving an additional appropriation of \$62,735 to Housing Trust Fund (326) which will be transferred to the Homeless Housing Fund (331) for Interim Shelter Project pre-development costs and appropriate the same \$62,735 to the Homeless Housing Fund (331) where the expense will be incurred for the project.

11. SUBJECT: Permanent Supportive Housing Development

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the First Amendment to the Exclusive Right to Negotiate with Friends of the Mission in order to reflect the new location and reduced acreage of the 61-unit permanent supportive housing project which is the subject of the Exclusive Right to Negotiate; and modifying the City's \$900,000 funding commitment for the project by approving the entire amount as a grant.

12. SUBJECT: Transportation Development Act Claims

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing filing of the amended Annual Transportation Development Act Claims with the Sacramento Area Council of Governments.

13. SUBJECT: Revised Commercial Cannabis Permit Fees

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving revised Commercial Cannabis Fees.

I. REPORTS OF THE CITY MANAGER

14. SUBJECT: Update on COVID-19 Response and Preparedness

RECOMMENDATION FOR ACTION: Receive an update and discuss next steps.

15. SUBJECT: Fiscal Year 2020/21 Budget Balancing Discussion

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a report on the Fiscal Year 2020/21 Operating Budget, including balancing measures and funding recommendations.

J. 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, May 19, 2020 was posted on Friday, May 15, 2020 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: May 19, 2020
ITEM #: G.2
SUBJECT: Long Range Calendar

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

Staff Contact:

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

Background:

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

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
Interim City Manager

Attachments:

1. Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

JUNE 2ND

REGULAR MEETING

Minutes

City Council Meeting Minutes of May 5, 2020 and May 19, 2020

Presentation

November 3, 2020 Election Planning and COVID-19 Safety Concerns – Jesse Salinas

Consent Calendar

Contract - CR25A (Mickle/Promenade) #19-09 and E. Heritage Mid-Block Crossing #19-10

Annual Water Quality Report

Approve contract for WPCF Master Plan, CIP #14-07

Approve Contract Amendments – N. Regional Pond & Pump Station Project #17-09

NOC I-5/CR102 Landscape Project, CIP 11-24

LEAP Grant Resolution

Reso Consenting to Enforcement of Public Health Laws by County Health Officer within City

EV Charging Station MOU – Electrify Yolo Project

Award WPCF Biosolids Pond #11 Project, CIP #20-13

Regular Calendar

Proposed FY2020/21 Budget

Homeless Shelter Bid Award and Operating Agreement

JUNE 16TH

REGULAR MEETING

Adoption FY 2020/21 Budget

Greater Sacramento Economic Council Presentation

Ballot Language – Meas. J Renewal

Board and Commission Appointments

Resolution Calling an Election for November 3, 2020

Waste Mgmt Delinquent Garbage/Refuse Accounts – Call for Public Hearing

IT Presentation

Public Hearing

E. Main Street Mini-Storage Conditional Use Permit

L&L Districts

JULY 7TH

REGULAR MEETING

City Council Meeting Minutes of June 2, 2020 and June 16, 2020

Apprenticeship / Workforce Development Programs

Traffic Calming Update – Pilot Projects

Crawford Park Rain Garden – Grant Contract

Public Hearing - Waste Management Liens
Woodland Research & Tech Park – Specific Plan

Future Topics / Study Sessions:

August Council Recess 7/22 – 8/17 Merritt DA	September
October	TBD Youth Master Plan MOU (Summer) Comprehensive Zoning Update (Fall) Flood Project Certification of Final EIR (Fall)



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2020
ITEM #: H.3
SUBJECT: Fire Department Quarterly Status Report for the period of January 2020-March 2020

Recommendation for Action: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2020 through March 2020.

Staff Contact:

Eric Zane, Interim Fire Chief - 661-5861

Background:

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

Discussion:

Unfortunately, due to the COVID19 pandemic, our Community Risk Reduction Division has had to alter their plans for inspections and community outreach. For the safety of our employees and the community, all non-mandated annual inspections have been put on hold.

In addition, the outreach numbers for the latter part of 3rd quarter were lower than originally anticipated. It is expected that the first part, and; unfortunately, potentially the majority of 4th quarter outreach numbers will be severely impacted by the Stay at Home Order as well. We are saddened that we have not been able to interact with our community as we have in the past, and have unfortunately cancelled nearly 10 of our planned outreach events. Nonetheless, our top priority is the safety of our community members, so in order to maintain our social distance we have gotten a little more creative in the ways we interact with the public. One of these ways is participating in a drive-by parade for children who are celebrating their birthdays during this time. To date, the Fire Department has celebrated over 10 birthdays with our lights and sirens, and birthday greeting over the loud speaker to wish these young people a very happy, albeit different, birthday this year! We have also enhanced our social media interaction via frequently updated information regarding City response and COVID19 information, participation in the Citywide "Stay Safe, Stay Healthy, Stay Home" PSA and a 150th Anniversary Facebook Live Event to encourage real-time participation and interaction. We look forward to seeing and interacting with our community soon, when it is safe!

Conclusion:

Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2020 through March 2020.

Prepared By: Jeran Ulrich, Management Analyst

Reviewed By: Eric Zane, Interim Fire Chief



Ken Hiatt
Interim City Manager

Attachments:

1. FD Qrtly Report- Jan-Mar 2020



Quarterly Report

January 1-March 31, 2020

Total Calls for Service
2,017

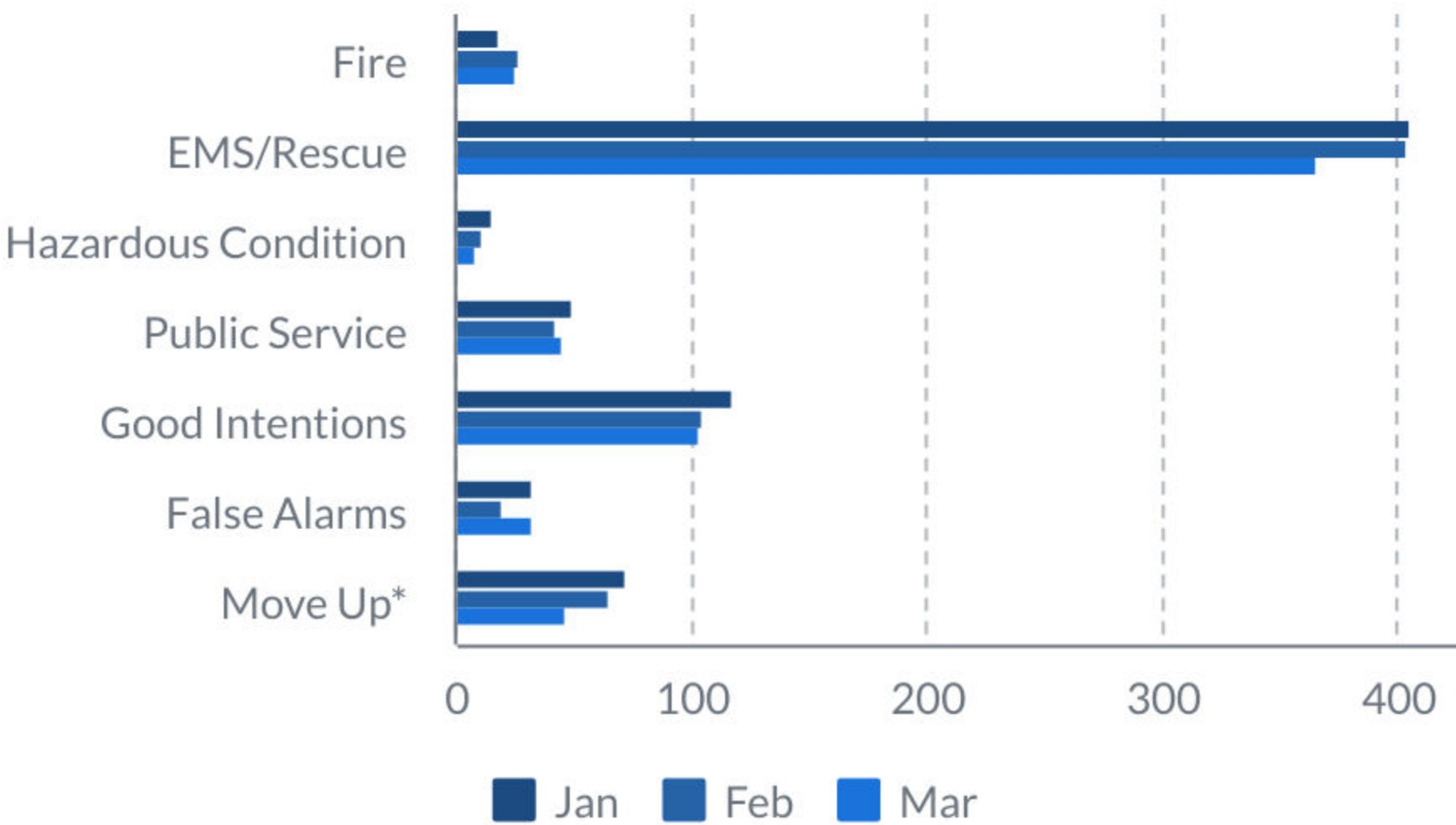
Average Response Time
4:53

Total Inspections Completed
527

Public Outreach
396
people reached

What types of calls did we run?

Calls for Service Jan-Mar 2020



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

Response Times: January - March 2020

Structure Fire

100%

Goal:
4 minutes 90% of the time
Average: 2:38

Fire- Other

65%

Goal:
4 minutes 90% of the time
Average: 5:33

Full 1st Alarm

*Woodland units only

100%

Goal:
8 minutes 90% of the time
Average: 6:21

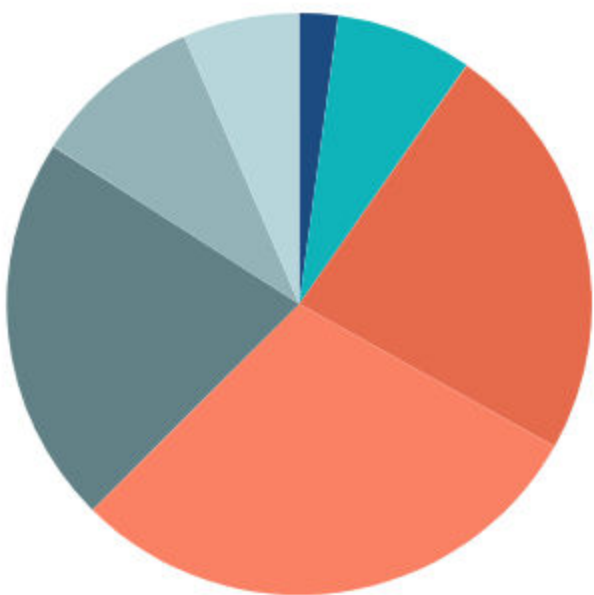
EMS

62%

Goal:
4 minutes 90% of the time
Average: 5:19

Priority Calls

Travel Time Goal of 4 Minutes or Less 90% of the Time



0-1 Min (2.14%) 1-2 Min (7.57%)
2-3 Min (23.44%) 3-4 Min (29.36%)
4-5 Min (21.63%) 5-6 Min (9.46%)
6+ Min (6.41%)

COMMUNITY RISK REDUCTION

Community Risk Reduction (CRR) is a process to identify and prioritize local risks, followed by the integrated and strategic investment of resources (emergency response and prevention) to reduce their occurrence and impact.



Code Enforcement Hours

8



Public Education Events

3



Fire Investigations Conducted

40



Emergency Management Hours

233

Inspections & Plan Review

Jan-Mar 2020



Engine Co. Inspections
Annual Inspections
Construction Inspections
Plan Review

Automatic or Mutual Aid

Aid Received
49

Aid Given
28

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2020
ITEM #: H.4
SUBJECT: Public Works Proclamation May 17-23, 2020

Recommendation for Action: Staff recommends that the City Council proclaim May 17-23, 2020 as Public Works Week.

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

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

The 2020 theme, "The Rhythm of Public Works," recognizes the diverse role Public Works plays in keeping a municipality running.

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

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

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

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

Unfortunately, due to the COVID-19 quarantine, Public Works Week's celebrations and demonstrations will be postponed until later in the year. However, it is appropriate for Council to formally recognize Public Works week at this time.

Conclusion: Staff recommends that the City Council proclaim May 17-23, 2020 as "Public Works Week."

Prepared By: Johanna Currie, Senior Management Analyst

Reviewed By: Craig Locke, Public Works Director

Attachments:

1. 2020 Proclamation

**CITY OF WOODLAND
PROCLAMATION
PUBLIC WORKS WEEK 2020**

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland does hereby proclaim the week of May 17-23, 2020 as **PUBLIC WORKS WEEK** in Woodland, and calls upon all citizens and civic organizations to acquaint themselves with the issues involved in providing public works services and to recognize the contributions that Woodland's Public Works employees make every day to our health, safety, and comfort, and how Public Works makes all of these connections possible.

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

DATED: May 19, 2020

Rich Lansburgh, Mayor

Tom Stallard, Mayor Pro Tempore

Enrique Fernandez, Council Member

Angel Barajas, Council Member

Xochitl Rodriguez, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2020
ITEM #: H.5
SUBJECT: Police Department Quarterly Status Report for the period of January 2020 through March 2020.

Recommendation for Action: Staff recommends that the City Council accept the Police Department Quarterly Status Report for the period of January 2020 through March 2020.

Staff Contact:

Derrek Kaff, Chief of Police, 530-661-7865, Derrek.Kaff@cityofwoodland.org

Background:

The Police Department Quarterly Status Report includes a summary of all activity within the Department. In lieu of providing comprehensive monthly status reports to the City Council and department heads via e-mail communication, the City Council will not be receiving Status Reports on a quarterly basis via agenda packet.

Conclusion:

Staff recommends that the City Council accept the Police Department Quarterly Status Report for the period of January 2020 through March 2020.

Prepared By: Trista Kennedy, Executive Assistant

Reviewed By: Derrek Kaff, Chief of Police

Ken Hiatt
Interim City Manager

Attachments:

1. Police Department Qtrly report - Jan. - Mar. 2020



WOODLAND POLICE DEPARTMENT

QUARTERLY REPORT

January – March 2020



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

OFFICE OF THE CHIEF:

Personnel

January – March 2020	Budgeted	Filled
Sworn	68	65
Non-sworn (FTE)	16	15
Non-sworn (PT/Temp.)	7	7
TOTAL	91	87

PATROL BUREAU:

The backbone of any police organization is its Patrol Bureau. Patrol provides quality law enforcement services to our community 24 hours every day, 365 days per year.

During the 1st quarter, the Woodland Police Department had three recruits in the police academy. Two recruits attending Sacramento Police Academy 20 BR-1. The academy began on January 6, 2020. They are expected to graduate on June 18, 2020. After graduation they will begin their twenty-week Field Training Program. Also during the 1st quarter, the Woodland Police Department had two officers in the Field Training Program (FTO). Both officers are expected to be off training in May 2020.

Crime

Category	January	February	March	1 st Qtr. TOTAL	Previous Qtr. TOTAL	2020 YTD
Homicide	1	0	0	1	2	1
Rape	3	0	0	3	8	3
Robbery	3	3	2	8	9	8
Aggravated Assaults	16	13	14	43	44	43
Simple Assaults	34	31	27	92	122	92
Burglary	10	17	17	44	53	44
Larceny/Thefts	84	67	86	237	267	237
Motor Vehicle Theft	17	8	25	50	51	50
Arson	2	2	4	8	6	8
TOTAL	170	141	175	486	562	486

During this quarter, the police department made approximately 576 total adult arrests. Of the 576 arrests, 170 of the persons arrested reported they were transients.



WOODLAND POLICE DEPARTMENT

QUARTERLY REPORT

January – March 2020



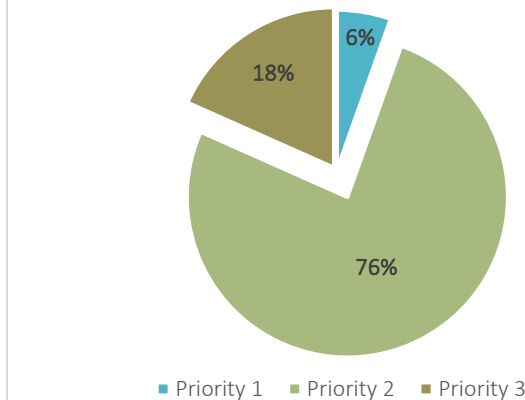
Reports

	January	February	March	1 st Qtr. TOTAL	Previous Qtr. TOTAL
Incident Reports (includes online reports)	470	434	462	1,366	1,573
Mail-in Reports (MLRs)	57	44	48	149	162
TOTAL	527	478	510	1,515	1,735

Response Times

	January	February	March	1 st Qtr. Average	Previous Qtr. Average
Priority 1	8:11	7:59	10:08	8:46	7:54
Priority 2	12:51	12:37	13:18	12:55	12:55
Priority 3	22:03	17:38	18:16	19:19	19:12

1st Qtr. Calls For Service Priorities



WORKLOAD

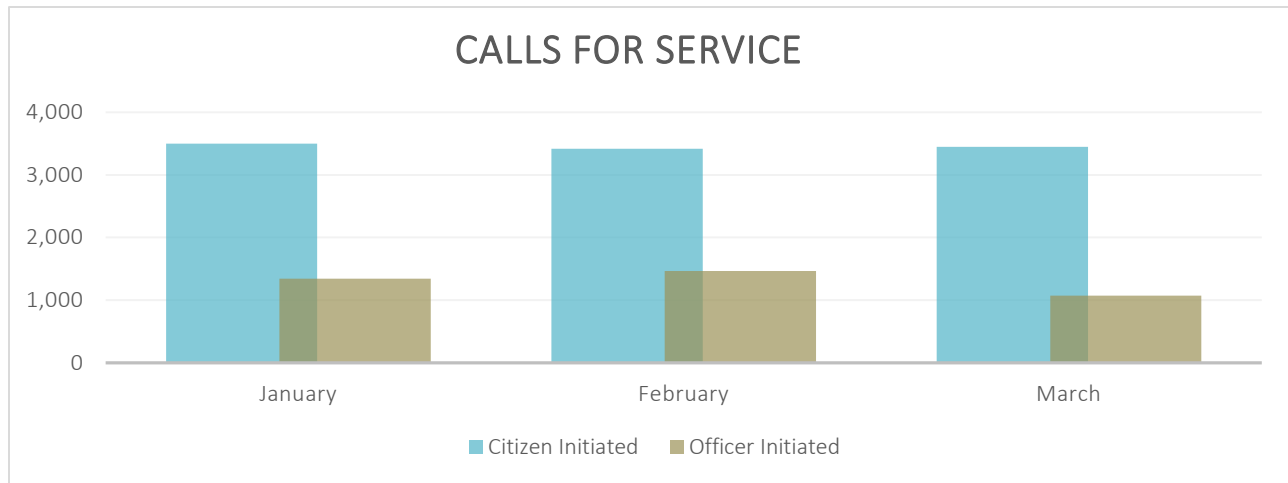
Calls for Service	January	February	March	TOTAL	Previous Qtr. Total
Priority 1	80	86	70	236	244
Priority 2	1,136	1,069	1,098	3,303	3,337
Priority 3	234	263	241	738	795
All other calls for service	3,890	3,944	3,553	11,387	11,690
TOTAL	5,340	5,362	4,962	15,664	16,066



WOODLAND POLICE DEPARTMENT

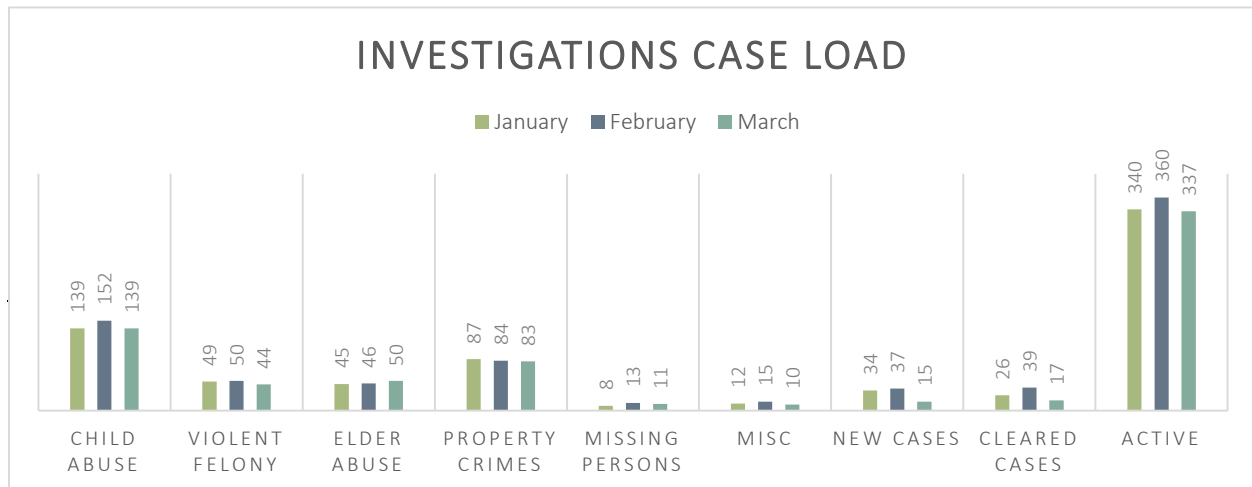
QUARTERLY REPORT

January – March 2020



INVESTIGATIONS BUREAU:

The Investigations Bureau conducts follow-up criminal investigations on all felony and select misdemeanor crimes reported to the Police Department. Typically, a uniformed police officer responds to a call for service and prepares a police report which may require follow-up investigation. A Police Investigator is then assigned to conduct the follow-up, often requiring many hours of investigation before an arrest is made or a case is closed.





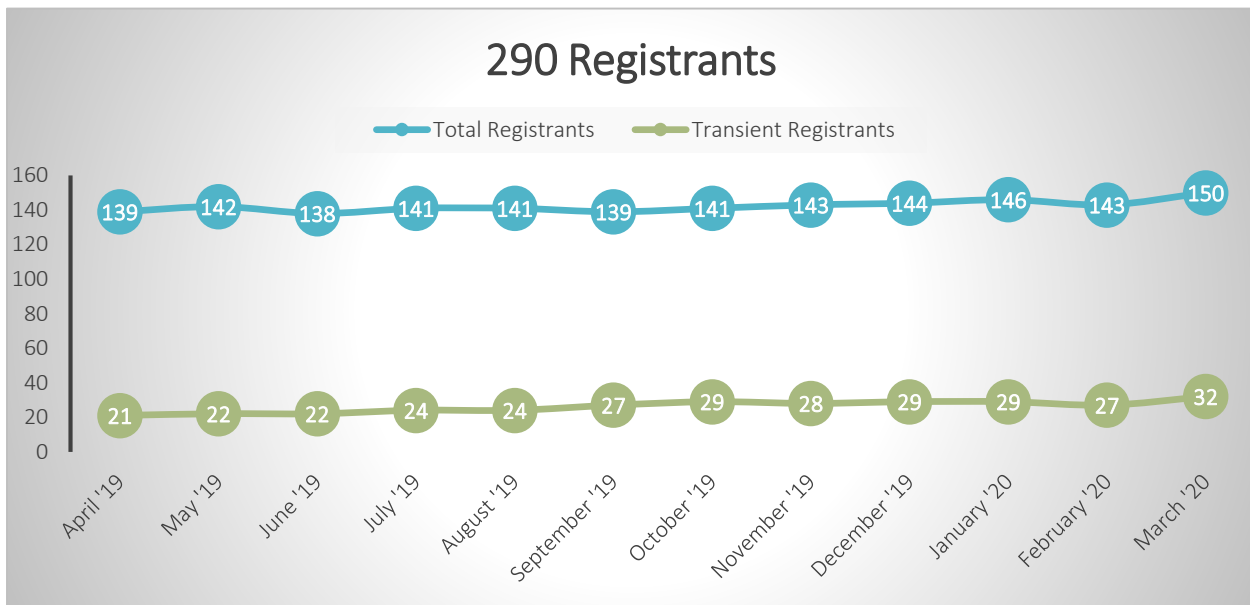
WOODLAND POLICE DEPARTMENT

QUARTERLY REPORT

January – March 2020



290 Registrant Activity	January	February	March
Total registrants	146	143	150
Total transient registrants	29	27	32
290 PC violation warrants issued	0	0	0
Not in compliance with annual update	0	0	0



Property and Evidence

	Jan. – Mar. 2020	Previous Qtr. Total
Evidence Processed	1,577	1,440
Items Purged	1,207	1,398
Property for Safekeeping	132	158
Found Property	81	75
Property Returned to Owner	149	97

Gang Task Force (GTF)

The Gang Task Force (GTF) has been conducting random, additional patrol focused on gathering gang intelligence and investigating gang crimes. Gang violence, particularly shootings, have continued to be a problem in Woodland. The detectives assigned to Gang Task Force have been working hard to update gang intelligence while investigating the rash of shootings. They are working over 15 active gang investigations, including two of the homicides. Although the Woodland Gang Task Force is newly formed, the personnel are fairly experienced and are working to re-establish allied agency connections and enhance their gang expertise. Yolo County Probation will likely join Gang Task Force in a part-time basis in the near future which is welcomed critical support.



WOODLAND POLICE DEPARTMENT

QUARTERLY REPORT

January – March 2020



Youth Gang Reduction, Intervention & Prevention (YGRIP)

Woodland's YGRIP Initiative will support safer communities through an expanded collaborative consisting of professionals and community members committed to reducing youth violence, gang membership, and gang activities through the three pillars of evidence-based strategies: suppression, intervention and prevention.

So far in 2020, we have received two (2) referrals. We are still in the process of working through how best to provide services as we deal with the limitations during the current COVID-19 pandemic. Obviously, our referral avenues have been greatly reduced due to current events.

YGRIP will reconvene in May, even if it is telephonically to discuss steps to moving forward with intervention techniques and tactics. In addition, staff has been working with the city manager to schedule a meeting with Dr. Francisco Reveles regarding planning on a revision to the YGRIP Steering Committee and overall city approach to reducing gang violence.

COMMUNITY RELATIONS BUREAU:

The Community Relations Bureau is also responsible for all community outreach events, training, and media relations.

School Resource Officers (SRO):

There are three School Resource Officers (SROs) assigned to schools within the Woodland Joint Unified School District. As law-enforcement officers trained and experienced in community protection through appropriate techniques that respect individual rights, SROs are well-prepared to protect the students while respecting their constitutional rights. SROs are critical components of modern school-safety plans, as instances of terrible violence on a scale unknown before the late 1990s remain rare but real threats to school communities. They are responsible for all calls and incidents involving students while on school grounds. While responsible for typical calls for service at the campus, the SROs provide a much greater service.

The SROs had the following activity this quarter:

Activity	January	February	March
Consensual contacts	1,047	1,430	473
Fighting	3	22	0
Other felony crimes	0	2	0
Administrative/Home visits	48	96	49
Overall Total:	1,098	1,550	522

During this quarter, the SROs worked a variety of special events to include: various sporting events, ALICE Training with school staff regarding active shooter procedures, PAL activities, AVID presentations, and presentations at various youth events. SROs also taught multiple GREAT classes, attended mandatory department training, and assisted patrol with potential school threat investigations. The SROs work directly with teachers, parents, and the community



WOODLAND POLICE DEPARTMENT QUARTERLY REPORT *January – March 2020*



to ensure the youth are either on the right path to a positive future or that they can get back to the right path. The SRO program is a key component of WPD's overall Restorative Justice philosophy.

The COVID-19 school closure sent the SROs to various assignments in the department but there is continual communication with the district to assist with needs as they arise. During the last two weeks of this quarter two SROs assisted with filling Patrol vacancies and one assisted with the Gang Task Force.

Gang Resistance Education and Training (G.R.E.A.T.) Program

G.R.E.A.T. is a rarity among youth violence and gang prevention and intervention programs in that it has been subjected to rigorous scientific evaluation and has data to demonstrate that it has a measurable impact on the attitudes and decisions of students who complete the G.R.E.A.T. lessons. The G.R.E.A.T. Program continues to run two sessions per school year at both the 7th and 4th grade level. The second session included Lee Middle School with 60 lessons taught and 29 lessons taught at elementary schools.

The expansion to 7th grade continued to go very well. The teachers and students involved are enjoying the program and it allows more of our officers to engage with students in a conversation rather than an enforcement role. The instruction provided gives students the knowledge to be successful and avoid trouble. The new police officer instructors have really enjoyed teaching the classes.

Unfortunately, due to the COVID-19 all schools were shut down and the G.R.E.A.T. Program has since stopped. Once the restrictions from COVID-19 are lifted, the department will be looking for classes to send two officers to training to become instructors.

Volunteers in Policing Program (ViPs):

The Department's ViP program consists of 34 Volunteers and 7 Chaplains. The ViPs and Chaplains contributed 544.37 hours for the 1st quarter for a total of 544.37 hours for 2020. The total hours for this quarter are:

ViP Hours	January	February	March	Total
Chaplains	13	43.5	5	61.5
Volunteers	174.06	174.4	134.4	482.87

The Woodland Police Department Volunteers assisted with several events this quarter to include a promotional ceremony, a human trafficking event put on by the Yolo County District Attorney Office, and we had a blast reading to students during Read Across America.

Unfortunately, we were unable to attend many of the events we had on the calendar for March due to COVID-19. At this time our volunteer assistance has been suspended until May 1st but we continue to check in with them on a regular basis. The Chaplains are continuing their very important duties of being a critical support for our officers and the members of our community during this time.



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Woodland Youth Public Safety Academy (YPSA):

The Woodland Youth Public Safety Academy is a seven-week training program, the objective of which is to expose the student cadets to very rewarding careers in public safety to include law enforcement and fire services. We place strong emphasis on self-respect, respect of others, teamwork and commitment to one's goals. The academy is perfect for any junior high school student who would like a challenge and to learn more about public safety. The leadership lessons they learn during the academy will last them a lifetime.

There were 18 cadets registered to attend the Spring 2020 YPSA session. These cadets were students at Douglass Middle School, Lee Middle School, Woodland Christian, South Sutter Charter School and Homes Junior High School.

Due to the COVID-19 shelter-in-place order, we had to cancel this session of the YPSA following the 1st meeting. We hope to host another academy in the Spring of 2021.

UNIDOS:

The objective of the UNIDOS program is to provide an opportunity for the Woodland Police Department to build a strong relationship with our Spanish-speaking residents and to serve as a resource center to help create an improved quality of life for the entire community.

On 1/13/2020, staff met with Marialsabel Mandujano with the CREO program through Communicare to discuss an upcoming presentation regarding the UNIDOS program. The presentation at the Communicare facility was scheduled for April 3, 2020 at 5:00 p.m.

On 1/16/2020, staff met with Hugo Hernandez with the CAFÉ program to begin the planning on our next UNIDOS/CAFÉ presentation. We decided, that due to an increase in Gang activity, we would focus on a Gang Presentation. The presentation was subsequently scheduled for April 4, 2020 at 9:00 a.m, but had to be cancelled due to the shelter in place order.

UNIDOS was scheduled to attend the Cesar Chavez Celebration on 3/31/2020.

Due to the Shelter-in- Place order in California, all of the events that were scheduled for the UNIDOS program were cancelled.

Explorers:

The Explorer program is designed for high school students and young adults. The objective is to expose the Explorers to a very rewarding career in law enforcement and to be role models in their community and amongst their peers. The age group of Explorers are 14 to 20 years and the requirement for those in school is to maintain at least a 2.0 grade point average with no F's.

From January to the first portion of March, the Explorers met twice a month for their monthly meetings. The monthly meetings to include any events were suspended in March due to the government and city safe practices for COVID-19.

During the monthly meetings, the Explorers covered drill / marching, they performed handcuff arrest control techniques, safe practices on vehicle stops, they watched a de-escalation video



WOODLAND POLICE DEPARTMENT

QUARTERLY REPORT

January – March 2020



and we had a lot of discussion about the topic. The Explorers also went to our dispatch communication center and did a sit along with a dispatcher.

The Explorers were put through different scenarios and were required to de-escalate the situation. The Explorers were able to apply what they learned in group discussion and the techniques discussed in the video. The Explorers performed well in the scenarios. The Explorers also learned a lot while in their dispatch sit along. They were exposed to the complexity of call taking / dispatching and ability of multi-tasking that our dispatchers do on a daily basis.

The Explorer program interviewed an interested candidate who completed the application process. The Pioneer High School student performed very well and will join us once the program continues when government and city guidelines allow the volunteer programs to continue. The Explorer program has an active 11 volunteers and participation remains strong.

Homeless Outreach Street Team (HOST) Information and Statistics

HOST continued to see a decline in camps for clean-up through the beginning of March. 61 camps were cleaned up this quarter. These camps were cleaned using collaboration of Woodland Public Works, Yolo County Probation and Junk King. HOST has also noticed that the areas requiring clean-up have been smaller than previous quarters, we believe this is due to the continued warnings and clean-ups that have been occurring on a regular basis.

The coordination with Yolo County officials regarding the lot at Fourth St. and Court St. has worked remarkably well and we rarely see anybody in the lot at this point.

HOST made 35 arrests this quarter for various crimes including warrant, camping and trespassing. Enforcement is used when necessary and appropriate.

The public health order related to COVID-19 has been problematic for those in the homeless community that suffer from mental health issues as many of these services have been limited or completely stopped. HOST has spent extra time trying to find help for these individuals that is available.

HOST currently has two full time officers assigned to deal with all issues related to Woodland's homeless community. They engage in outreach, enforcement, education, clean-ups, and community engagement in these efforts. Currently HOST is only staffed with one officer as the other HOST officer has been off work related to a long term injury. We are hoping that the 2nd HOST officer will be back very soon. Additionally, there is a plan in place to add one additional HOST officer which would cover the weekends, once staffing levels permit. Currently many of the issues that are dealt with during the week have a tendency to resurface over the weekend, consequently having to be dealt with again the next week. The hope is that this additional officer will be able to alleviate this issue.



The following are some approximate general statistics related to HOST activity for the last quarter:

	Jan. – Mar. 2020	Previous Qtr. Total
Contacts	389	502
Camps	73	135
Camps cleaned	56	69
Services Offered/Accepted	117/11	241 / 17
Business Contacts	7	22
Arrests	35	26
Phone Calls / Emails	112	23 / 26

Records:

The Records Division serves as one of the most important functions in the Department. The Division is responsible for entering and processing all crime, traffic, warrant, citation, towed vehicles and property information into computerized databases.

	Jan. – Mar. 2020	Previous Qtr. Total
Reports Processed	1,611	1,778
*Citations Entered	743	574
Traffic Collisions	147	194
Warrants	563	634



TO: THE HONORABLE MAYOR AND CITY COUNCIL
 AGENDA: City Council Regular Meeting
 DATE: May 19, 2020
 ITEM #: H.6
 SUBJECT: Intent to Levy Assessments: Lighting and Landscaping Districts

Recommendation for Action: Staff recommends that the City Council adopt fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 16, 2020.

Staff Contact:

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

Fiscal Impact:

If approved, the Lighting and Landscaping (L&L) Districts would generate a total of \$3,408,161 in revenues to cover anticipated costs of operations. The proposed levy for each District for FY2020/21 is as follows:

Zoning	FY20/21				Difference
	Maximum Levy	Proposed Levy	FY19/20 Levy		
Gateway					
Commerical Per Acre	\$ 4,089.29	\$ 3,917.17	\$ 3,795.17	\$ 122.00	
Gibson Ranch	\$ 353.87	\$ 353.86	\$ 348.16	\$ 5.70	
North Park	\$ 215.40	\$ 215.40	\$ 215.40	\$ -	
Spring Lake					
Single Family Developed Residential R3	\$ 1,545.12	\$ 878.69	\$ 866.83	\$ 11.86	
Single Family Developed Residential R4	\$ 1,328.87	\$ 792.44	\$ 787.11	\$ 5.33	
Single Family Developed Residential R5	\$ 1,199.12	\$ 740.69	\$ 739.28	\$ 1.41	
Single Family Developed Residential R8	\$ 1,004.50	\$ 663.06	\$ 667.53	\$ (4.47)	
Single Family Developed Residential R15	\$ 656.94	\$ 446.37	\$ 446.26	\$ 0.11	
Single Family Developed Residential R20	\$ 613.69	n/a	n/a	n/a	
Single Family Developed Residential R25	\$ 587.74	\$ 418.77	\$ 420.75	\$ (1.98)	
Neighborhood Commercial Per Acre	\$ 15,929.41	\$ 6,075.69	\$ 5,493.46	\$ 582.23	
Streng Pond	\$ 79.10	\$ 79.10	\$ 79.10	\$ -	
West Wood	\$ 684.44	\$ 684.44	\$ 665.14	\$ 19.30	

With the exception of Streng Pond L&L, the revenues generated with the assessments cover the total budgeted expenditures for FY2020/21. Streng Pond L&L does not generate enough revenue to meet the minimum operational expenditures required to maintain the District. To ensure ongoing operation and maintenance of Streng Pond L&L, the General Fund will advance \$19,628 to cover the shortfall.

Background:

The City of Woodland has Lighting and Landscaping Districts ("L&L" or "Districts") within various areas of the City that were formed to provide a funding source for maintenance of certain improvements located within

or adjacent to the Districts. State regulations require City Council action on an annual basis to allow assessment of the annual levy for each District.

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

- Gateway L&L: Located in the southeast portion of the City, generally bounded to the north by Interstate 5, to the east by County Road 102, to the south by Bronze Star Drive and generally to the west by the City boundaries. The District was formed in 2008 and is currently being assessed below the maximum assessment amount. This District formation report included an annual CPI escalator, which can continue indefinitely.
- Gibson Ranch L&L: Located in the southeast portion of the City, generally south of I5, west of County Road 102 and east of County Road 101. The District was formed in 1995 and reached the maximum allowable assessment in 2005. This District allows for an annual adjustments by a CPI factor, as applicable.
- North Park L&L: Located in the northeast portion of the City, generally north of Kentucky Avenue, west of North West Street and east of County Road 98. The District was formed in 1993 and reached the maximum allowable assessment of \$215.40 per single family home in 1997; there are no provisions for future CPI adjustments and any rate increases would require a property owner ballot proceeding. Because the rates do not increase to cover increasing costs of maintenance, a lower level of service is provided to this District.
- Spring Lake L&L: All property located in Spring Lake Specific Plan area, which is located in the southeast portion of the City, generally bounded to the north by Gibson Road, to the east by County Road 102, to the south by County Road 25A, and generally to the west by County Road 101. There is a portion of the District immediately north of the extension of County Road 24A that extends west of State Highway 113. The District was formed in 2005 and is currently being assessed at below the maximum assessment amount. This District formation report included an annual CPI escalator, which can continue indefinitely.
- Streng Pond L&L: Located in the southwest portion of the City, generally north of Gibson Road, west of Cottonwood Street and east of County Road 98. The District was formed in 1985 and reached the maximum allowable assessment of \$79.10 per single family home in 1995; there are no provisions for future CPI increases. The City attempted a property owner ballot proceeding in 1998 to increase the assessment to cover rising costs within the District, however the effort was unsuccessful. Because the rates do not increase to cover the rising costs of maintenance, a general fund contribution of \$19,628 is budgeted to cover the operating shortfall, and a lower level of service is provided to this District.
- West Wood L&L: Located in the northeast portion of the City, generally to the north of Kentucky Avenue, south of Quail Drive, east of Dove Drive and west of Mallard Drive. The District was formed in 2004. The City is proposing that the district be assessed at the maximum allowable rate. The City will use the maximum assessed allowable rate to meet the budgeted maintenance and service costs for the

district.

Discussion:

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

The change in the proposed FY2020/21 Spring Lake L&L assessment by zoning are minimal compared to the FY2019/20 levy. This is attributable to the increased development in the Spring Lake District, which added 127 new parcels to the Assessment Roll for FY2020/21. Although budgeted costs to maintain the Spring Lake L&L increased from the prior year, spreading the costs over the additional parcels allowed the assessment by zoning to remain relatively flat. The proposed assessment is approximately 62% of the maximum allowable assessment for the District.

The proposed assessment increase for the Gateway L&L District is due to the increased costs for the new landscaping installed in the I5/CR102 Interchange. The proposed assessment is 96% of the maximum allowable assessment.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing. A public hearing is required to complete the levy process. This public hearing is scheduled for June 16, 2020. Following the public hearing, Council may direct changes to the Engineer's Reports or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion:

Staff recommends that the City Council adopt fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 16, 2020.

Prepared By: Adam Devlin, Senior Accountant

Reviewed By: Kimberly McKinney, Finance Officer/Treasurer



Ken Hiatt
Interim City Manager

Attachments:

1. FY 2021 - Gibson ER

2. FY2021 Gibson Preliminary Roll
3. Boundary Map by GIS (Gibson)
4. Boundary Map by GIS (North Park)
5. FY 2021 - North Park
6. FY 2021 North Park Preliminary Roll
7. Boundary Map by GIS (Streng Pond)
8. FY 2021 Streng Pond Preliminary Roll
9. FY 2021-Streng Pond
10. Boundary Map by GIS (West Wood)
11. FY 2021 West Wood Preliminary Roll
12. FY 2021-West Wood Unit No
13. Spring Lake Engineer's Report FY2020-21 May 19 2020
14. Gateway Engineers Report FY2021 06_16_2020
15. FY 2021-Woodland-Gibson-Resolution (Intent)_REFORMATTED.doc
16. FY 2021-Woodland-Gibson-Resolution (Initiate Proceedings)_REFORMATTED.doc
17. FY 2021-Woodland-NorthPark-Resolution (Intent)_REFORMATTED.doc
18. FY 2021-Woodland-NorthPark-Resolution (Initiate Proceedings)_REFORMATTED.doc
19. FY 2021-Woodland-StrengPond-Resolution (Initiate Proceedings)_REFORMATTED
20. FY 2021-Woodland-StrengPond-Resolution (Intent)_REFORMATTED
21. FY 2021-Woodland-West Wood Unit No. 1-Resolution (Initiate Proceedings)_REFORMATTED
22. FY 2021-Woodland-West Wood Unit No. 1-Resolution (Intent)_REFORMATTED
23. ROI Resos Spring Lake 2020
24. ROI Resos Gateway 2020



City of Woodland

Gibson Ranch Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2020/2021

Intent Meeting: May 19, 2020
Public Hearing: June 16, 2020

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ENGINEER'S REPORT AFFIDAVIT

Gibson Ranch Landscaping and Lighting District

City of Woodland
Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/2021, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2020.

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

By: _____

Chonney Gano
Project Manager, District Administration Services

By: _____

Richard Kopecky
R. C. E. # 16742

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I. OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2020/2021. The proposed assessments are based on the historical and estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established apportionment.

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

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer’s Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for fiscal year 2020/2021 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for fiscal year 2020/2021.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

//. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

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

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

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

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

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

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

California Constitution

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

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

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

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

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

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

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

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

California Constitution Article XIID Assessment Exemption

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

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits

Landscaping Special Benefits

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

Park Special Benefits

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

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

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

Street Lighting Special Benefits

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

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

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

LAND USES AND EQUIVALENT DWELLING UNITS

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

EDU Application by Land Use

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

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

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

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

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

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

D. ASSESSMENT RANGE FORMULA

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

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

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

Annual Maximum Assessment Cap Formula

If,

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

Then, the maximum amount shall be:

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

Otherwise,

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

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

The Annual Maximum Assessment Cap Formula has two components:

- (1) A fixed “Planned Scope Increase” factor to account for the phase-in, over a projected 10 year period of public facilities being maintained by the District. This factor allows for the orderly and known increases that are expected to occur between formation of the District and the year 2005 (build out). The Maximum Assessments due to this factor are shown in Table A below.
- (2) A variable “Cost of Services” factor to account for changes (up or down) in the costs of goods and services. This factor allows the District to continue to provide the same scope of services, despite normal changes in labor rates, utility rates, and the cost of equipment and materials required by the District. This factor continues for the duration the District, but note that it allows for increases and decreases in the cost of goods and services, not just cumulative increases.

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

Table A

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

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

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

⁽¹⁾ Engineering News Record Labor Cost Index Inflation Factor (CC Jan. - Year/CC Jan. - 1995)

Table B

The following table reflects the history of Maximum Assessment Cap formula used for FY 2006/2007 through FY 2020/2021.

**MAXIMUM ASSESSMENT CAP FOR FY 2006/2007 THROUGH 2020/2021
BASED ON INFLATION FACTOR**

Fiscal Year	Month	Year	CC ⁽¹⁾	Change from Prior CC	Increase/Decrease Percentage	Maximum Assessment
2005/06	Jan	2005	8,229.62	N/A	N/A	\$235.12
2006/07	Jan	2006	8,468.45	2.902%	2.902%	\$241.94
2007/08	Jan	2007	9,100.68	7.466%	7.466%	\$260.01
2008/09	Jan	2008	9,133.56	0.361%	0.360%	\$260.95
2009/10	Jan	2009	9,769.42	6.962%	6.960%	\$279.11
2010/11	Jan	2010	9,720.42	-0.502%	-0.502%	\$277.71
2011/12	Jan	2011	10,116.29	4.073%	4.073%	\$289.02
2012/13	Jan	2012	10,207.79	0.904%	0.904%	\$291.64
2013/14	Jan	2013	10,360.84	1.499%	1.499%	\$296.01
2014/15	Jan	2014	10,896.34	5.168%	5.168%	\$311.31
2015/16	Jan	2015	11,173.16	2.540%	2.540%	\$319.22
2016/17	Jan	2016	11,153.41	-0.177%	-0.177%	\$318.65
2017/18	Jan	2017	11,609.44	4.088%	4.089%	\$331.68
2018/19	Jan	2018	22,993.00	2.569%	2.569%	\$340.21
2019/20	Jan	2019	23,531.38	2.342%	2.342%	\$348.17
2020/21	Jan	2020	23,917.29	1.640%	1.640%	\$353.87

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

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

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU}$$

$$\text{Parcel EDU} \times \text{Levy per EDU} = \text{Parcel Levy Amount}$$

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

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

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2020/2021

BUDGET ITEMS	Park and Recreational Facilities	Arterial and Collector Street Landscaping	Arterial and Collector Street Street Lighting	Neighborhood Street Lighting	TOTAL DISTRICT
DIRECT COSTS					
Maintenance Costs/Labor	\$297,109.85	\$52,431.15	\$12,622.20	\$29,451.80	\$391,615.00
Utilities	302,371.20	33,596.80	5,212.50	12,162.50	353,343.00
Equipment & Supplies	71,922.60	7,991.40	1,770.00	4,130.00	85,814.00
Repairs/Miscellaneous Expenses	66,440.70	7,382.30	2,686.20	6,267.80	82,777.00
Direct Costs (Subtotal)	\$737,844.35	\$101,401.65	\$22,290.90	\$52,012.10	\$913,549.00
ADMINISTRATION COSTS					
District Administration	\$7,650.00	\$850.00	\$0.00	\$0.00	\$8,500.00
County Administration Fee	1,683.90	187.10	30.00	70.00	1,971.00
Administration Costs (Subtotal)	\$9,333.90	\$1,037.10	\$30.00	\$70.00	\$10,471.00
LEVY BREAKDOWN					
Total Direct and Admin. Costs	\$747,178.25	\$102,438.75	\$22,320.90	\$52,082.10	\$924,020.00
Reserve Collection/(Contribution)	(194,678.97)	(30,175.51)	37,904.61	51,298.81	(135,651.06)
General Fund Replenishment/(Contribution)	0.00	0.00	0.00	0.00	0.00
Balance to Levy	\$552,499.28	\$72,263.24	\$60,225.51	\$103,380.91	\$788,368.94
DISTRICT STATISTICS					
Total Number of Parcels	1,971	1,955	1,971	1,955	
Total Parcels Levied	1,967	1,951	1,967	1,951	
Total Equivalent Dwelling Units	2,291.25	1,951.00	2,653.17	1,951.00	
Levy Per EDU⁽¹⁾⁽²⁾	\$241.13	\$37.04	\$22.70	\$52.99	\$353.86
Prior Year Levy Per EDU	\$237.24	\$36.44	\$22.34	\$52.14	\$348.16
Maximum Assessment Per EDU	\$241.14	\$37.04	\$22.70	\$52.99	\$353.87
Prior Year Maximum Assessment Per EDU	\$237.25	\$36.44	\$22.34	\$52.14	\$348.18
Percent (%) change in Max Rate	1.640%	1.640%	1.640%	1.640%	1.640%
RESERVE INFORMATION					
Beginning Operating Reserve Balance	\$193,587.02	\$26,540.94	\$5,783.14	\$13,493.99	\$239,405.09
Reserve Fund Collection/(Contribution)	(194,678.97)	(30,175.51)	37,904.61	51,298.81	(135,651.06)
Ending Operating Reserve Balance	(\$1,091.95)	(\$3,634.57)	\$43,687.75	\$64,792.80	\$103,754.03

⁽¹⁾ Levy per EDU shown above is based on FY 2020/2021 budget.

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

Note: This District's maximum rate have been increased by Engineering News Record Labor Cost Index Inflation Factor. Please reference page 12 through page 14 of this report for more detailed information.

C. SUMMARY OF REVENUE APPLIED FOR FISCAL YEAR 2020/2021

Based on the Budget for fiscal year 2020/2021 and the established Method of Apportionment, the following table provides a summary of the assessment revenues generated by each of the various land uses within the District.

Land Use	Park and Recreational Facilities	Arterial and Collector Street Landscaping	Arterial and Collector Street Lighting	Neighborhood Street Lighting	Total Revenue ⁽¹⁾
Single Family Residential	\$470,450.36	\$72,263.24	\$44,286.19	\$103,380.91	\$690,380.70
Multi-Family Residential	68,826.18	0.00	6,769.14	0.00	75,595.32
Commercial/Institution	13,222.74	0.00	9,170.18	0.00	22,392.92
Commercial Vacant	0.00	0.00	0.00	0.00	0.00
Total	\$552,499.28	\$72,263.24	\$60,225.51	\$103,380.91	\$788,368.94

⁽¹⁾Totals may not foot due to rounding.

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

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

APPENDIX B - 2020/2021 ASSESSMENT ROLL

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

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

A listing of parcels assessed within the District, along with the proposed assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2020/2021 Assessment Roll".

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2020/21 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-490-001-000	2 ARELLANO CT	\$81,893	\$187,632	\$269,525	\$353.88
027-490-002-000	6 ARELLANO CT	87,794	222,876	310,670	353.88
027-490-003-000	10 ARELLANO CT	89,341	201,702	291,043	353.88
027-490-004-000	14 ARELLANO CT	86,700	285,600	372,300	353.88
027-490-005-000	18 ARELLANO CT	95,508	286,526	382,034	353.88
027-490-006-000	22 ARELLANO CT	89,341	204,527	293,868	353.88
027-490-007-000	26 ARELLANO CT	86,190	301,667	387,857	353.88
027-490-008-000	939 FARNHAM AVE	81,895	159,453	241,348	353.88
027-490-009-000	935 FARNHAM AVE	97,619	235,440	333,059	353.88
027-490-010-000	931 FARNHAM AVE	84,896	344,892	429,788	353.88
027-490-011-000	927 FARNHAM AVE	188,394	235,494	423,888	353.88
027-490-012-000	1928 MAXWELL AVE	77,284	181,267	258,551	353.88
027-490-013-000	1932 MAXWELL AVE	77,284	147,488	224,772	353.88
027-490-014-000	1936 MAXWELL AVE	160,471	175,565	336,036	353.88
027-490-015-000	1940 MAXWELL AVE	75,415	339,376	414,791	353.88
027-490-016-000	1944 MAXWELL AVE	90,076	170,021	260,097	353.88
027-490-017-000	1948 MAXWELL AVE	84,042	194,478	278,520	353.88
027-490-018-000	1952 MAXWELL AVE	85,000	405,000	490,000	353.88
027-490-019-000	1956 MAXWELL AVE	79,590	344,892	424,482	353.88
027-490-020-000	900 BURNS WAY	80,802	140,512	221,314	353.88
027-490-021-000	904 BURNS WAY	83,232	239,292	322,524	353.88
027-490-022-000	908 BURNS WAY	84,896	291,300	376,196	353.88
027-490-023-000	912 BURNS WAY	85,000	350,000	435,000	353.88
027-490-024-000	916 BURNS WAY	77,284	200,945	278,229	353.88
027-490-025-000	920 BURNS WAY	158,957	238,439	397,396	353.88
027-490-026-000	1969 WITHAM DR	87,591	171,501	259,092	353.88
027-490-028-000	1947 MAXWELL AVE	58,366	212,241	270,607	353.88
027-490-029-000	1943 MAXWELL AVE	67,626	265,302	332,928	353.88
027-490-030-000	1939 MAXWELL AVE	67,556	118,226	185,782	353.88
027-490-031-000	1935 MAXWELL AVE	67,626	306,918	374,544	353.88
027-490-036-000	1973 WITHAM DR	78,718	173,036	251,754	353.88
027-490-037-000	1977 WITHAM DR	85,000	385,000	470,000	353.88
027-490-038-000	1981 WITHAM DR	78,718	131,521	210,239	353.88
027-490-039-000	1985 WITHAM DR	77,284	174,239	251,523	353.88
027-490-040-000	1989 WITHAM DR	85,000	345,000	430,000	353.88
027-490-041-000	1993 WITHAM DR	90,202	307,750	397,952	353.88
027-490-042-000	931 WITHAM DR	92,695	269,461	362,156	353.88
027-490-044-000	1967 SCHLOTZ CT	84,313	227,987	312,300	353.88
027-490-045-000	1971 SCHLOTZ CT	97,619	161,820	259,439	353.88
027-490-046-000	1975 SCHLOTZ CT	74,284	302,444	376,728	353.88
027-490-047-000	1979 SCHLOTZ CT	77,284	144,727	222,011	353.88
027-490-048-000	1983 SCHLOTZ CT	85,000	330,000	415,000	353.88
027-490-049-000	1987 SCHLOTZ CT	77,284	181,267	258,551	353.88
027-490-050-000	1991 SCHLOTZ CT	77,284	197,280	274,564	353.88
027-490-051-000	1995 SCHLOTZ CT	121,207	155,840	277,047	353.88
027-490-052-000	1996 SCHLOTZ CT	75,415	337,222	412,637	353.88
027-490-053-000	1992 SCHLOTZ CT	74,284	370,360	444,644	353.88
027-490-054-000	1988 SCHLOTZ CT	75,415	301,669	377,084	353.88
027-490-055-000	1984 SCHLOTZ CT	77,284	193,495	270,779	353.88
027-490-056-000	1980 SCHLOTZ CT	81,600	377,400	459,000	353.88
027-490-057-000	1976 SCHLOTZ CT	77,284	152,682	229,966	353.88
027-490-058-000	1972 SCHLOTZ CT	77,284	162,294	239,578	353.88
027-490-059-000	1968 SCHLOTZ CT	84,896	339,586	424,482	353.88
027-500-001-000	30 ROMAN CT	85,000	330,000	415,000	353.88
027-500-002-000	26 ROMAN CT	82,801	188,201	271,002	353.88
027-500-003-000	22 ROMAN CT	90,331	179,423	269,754	353.88
027-500-004-000	18 ROMAN CT	82,804	150,548	233,352	353.88
027-500-005-000	14 ROMAN CT	100,000	330,000	430,000	353.88
027-500-006-000	10 ROMAN CT	85,000	390,000	475,000	353.88
027-500-007-000	6 ROMAN CT	90,331	177,648	267,979	353.88
027-500-008-000	932 FARNHAM AVE	75,771	210,636	286,407	353.88
027-500-009-000	936 FARNHAM AVE	97,619	167,678	265,297	353.88
027-500-010-000	50 ROMAN CT	120,000	375,000	495,000	353.88
027-500-011-000	46 ROMAN CT	80,000	295,000	375,000	353.88
027-500-012-000	42 ROMAN CT	71,428	329,674	401,102	353.88

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027-500-013-000	38 ROMAN CT	75,771	151,552	227,323	353.88
027-500-014-000	34 ROMAN CT	75,415	301,669	377,084	353.88
027-500-015-000	960 FARNHAM AVE	82,801	189,243	272,044	353.88
027-500-016-000	956 FARNHAM AVE	83,232	312,120	395,352	353.88
027-500-017-000	952 FARNHAM AVE	121,207	162,766	283,973	353.88
027-500-018-000	948 FARNHAM AVE	81,893	188,735	270,628	353.88
027-500-019-000	54 ROMAN CT	84,313	168,637	252,950	353.88
027-500-020-000	1936 WITHAM DR	74,284	270,076	344,360	353.88
027-500-021-000	1940 WITHAM DR	76,500	359,550	436,050	353.88
027-500-022-000	1944 WITHAM DR	81,895	175,135	257,030	353.88
027-500-023-000	1948 WITHAM DR	85,000	321,500	406,500	353.88
027-500-024-000	1952 WITHAM DR	68,978	302,444	371,422	353.88
027-500-025-000	1956 WITHAM DR	80,000	295,000	375,000	353.88
027-500-026-000	1960 WITHAM DR	147,182	235,494	382,676	353.88
027-500-027-000	1964 WITHAM DR	96,439	241,110	337,549	353.88
027-500-028-000	1968 WITHAM DR	144,020	223,043	367,063	353.88
027-500-029-000	1972 WITHAM DR	79,590	296,076	375,666	353.88
027-500-030-000	1973 HACKETT DR	81,895	145,919	227,814	353.88
027-500-031-000	1969 HACKETT DR	81,893	146,426	228,319	353.88
027-500-032-000	1965 HACKETT DR	76,921	356,597	433,518	353.88
027-500-033-000	1961 HACKETT DR	90,000	317,000	407,000	353.88
027-500-034-000	1957 HACKETT DR	83,232	277,266	360,498	353.88
027-500-035-000	1953 HACKETT DR	81,895	177,521	259,416	353.88
027-500-036-000	1949 HACKETT DR	71,428	252,748	324,176	353.88
027-500-037-000	1945 HACKETT DR	81,895	134,004	215,899	353.88
027-500-038-000	1941 HACKETT DR	97,619	188,351	285,970	353.88
027-500-039-000	1972 HACKETT DR	132,750	236,650	369,400	353.88
027-500-040-000	1968 HACKETT DR	76,921	269,233	346,154	353.88
027-500-041-000	1964 HACKETT DR	80,291	176,535	256,826	353.88
027-500-042-000	1960 HACKETT DR	80,000	295,000	375,000	353.88
027-500-043-000	1956 HACKETT DR	127,281	214,070	341,351	353.88
027-500-044-000	1952 HACKETT DR	152,886	222,698	375,584	353.88
027-500-045-000	1948 HACKETT DR	81,600	357,000	438,600	353.88
027-500-046-000	1944 HACKETT DR	84,896	376,728	461,624	353.88
027-500-047-000	1947 HOWARD DR	109,105	218,212	327,317	353.88
027-500-048-000	971 FARNHAM AVE	164,844	247,271	412,115	353.88
027-500-049-000	975 FARNHAM AVE	103,364	203,017	306,381	353.88
027-500-050-000	979 FARNHAM AVE	91,170	192,480	283,650	353.88
027-500-051-000	983 FARNHAM AVE	121,207	188,164	309,371	353.88
027-500-052-000	987 FARNHAM AVE	80,291	191,234	271,525	353.88
027-500-053-000	991 FARNHAM AVE	80,291	138,692	218,983	353.88
027-500-054-000	995 FARNHAM AVE	80,291	162,902	243,193	353.88
027-500-056-000	1976 WITHAM DR	78,718	184,083	262,801	353.88
027-500-057-000	1980 WITHAM DR	77,284	137,813	215,097	353.88
027-500-058-000	1984 WITHAM DR	57,244	153,852	211,096	353.88
027-500-059-000	1988 WITHAM DR	78,718	147,354	226,072	353.88
027-500-060-000	1989 HACKETT DR	78,718	145,857	224,575	353.88
027-500-061-000	1985 HACKETT DR	85,000	345,000	430,000	353.88
027-500-062-000	1981 HACKETT DR	70,029	258,573	328,602	353.88
027-500-063-000	1977 HACKETT DR	79,218	237,527	316,745	353.88
027-500-064-000	1976 HACKETT DR	80,000	295,000	375,000	353.88
027-500-065-000	1980 HACKETT DR	66,232	225,195	291,427	353.88
027-500-066-000	1984 HACKETT DR	78,718	214,347	293,065	353.88
027-500-067-000	1988 HACKETT DR	85,000	375,000	460,000	353.88
027-500-068-000	951 WITHAM DR	126,981	230,877	357,858	353.88
027-500-069-000	947 WITHAM DR	90,926	132,391	223,317	353.88
027-500-070-000	943 WITHAM DR	92,695	231,750	324,445	353.88
027-500-071-000	939 WITHAM DR	84,896	307,750	392,646	353.88
027-500-072-000	935 WITHAM DR	77,284	161,593	238,877	353.88
027-500-073-000	999 FARNHAM AVE	78,718	123,807	202,525	353.88
027-511-001-000	979 HUSTON CIR	136,319	214,222	350,541	353.88
027-511-002-000	983 HUSTON CIR	86,135	103,364	189,499	353.88
027-511-003-000	987 HUSTON CIR	159,314	164,411	323,725	353.88
027-511-004-000	991 HUSTON CIR	129,827	178,515	308,342	353.88
027-511-005-000	995 HUSTON CIR	68,884	96,439	165,323	353.88

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027-511-006-000	999 HUSTON CIR	115,436	146,607	262,043	353.88
027-511-007-000	1003 HUSTON CIR	80,802	269,346	350,148	353.88
027-511-008-000	1007 HUSTON CIR	73,186	93,454	166,640	353.88
027-511-009-000	1011 HUSTON CIR	66,720	250,044	316,764	353.88
027-511-010-000	1015 HUSTON CIR	72,991	157,971	230,962	353.88
027-511-011-000	1019 HUSTON CIR	67,556	98,520	166,076	353.88
027-511-012-000	1023 HUSTON CIR	75,000	255,000	330,000	353.88
027-511-013-000	1027 HUSTON CIR	159,314	165,688	325,002	353.88
027-511-014-000	1031 HUSTON CIR	75,000	255,000	330,000	353.88
027-511-015-000	1035 HUSTON CIR	141,293	135,408	276,701	353.88
027-511-016-000	1039 HUSTON CIR	97,619	119,442	217,061	353.88
027-511-017-000	1992 HUSTON CIR	75,270	144,789	220,059	353.88
027-511-018-000	1988 HUSTON CIR	75,270	127,720	202,990	353.88
027-511-019-000	1984 HUSTON CIR	66,300	299,880	366,180	353.88
027-511-020-000	1980 HUSTON CIR	67,556	76,563	144,119	353.88
027-511-021-000	1976 HUSTON CIR	104,138	113,396	217,534	353.88
027-511-022-000	1972 HUSTON CIR	142,810	181,760	324,570	353.88
027-511-025-000	1960 MORRIS CIR	70,260	105,393	175,653	353.88
027-511-026-000	1956 MORRIS CIR	67,626	265,302	332,928	353.88
027-511-027-000	1964 MORRIS CIR	74,450	101,242	175,692	353.88
027-511-029-000	1968 HUSTON CIR	75,270	138,155	213,425	353.88
027-512-001-000	996 HUSTON CIR	74,449	134,708	209,157	353.88
027-512-002-000	992 HUSTON CIR	152,940	180,979	333,919	353.88
027-512-003-000	988 HUSTON CIR	109,663	150,011	259,674	353.88
027-512-004-000	984 HUSTON CIR	75,000	285,000	360,000	353.88
027-512-005-000	980 HUSTON CIR	72,991	99,255	172,246	353.88
027-512-006-000	976 HUSTON CIR	75,000	280,000	355,000	353.88
027-512-007-000	972 HUSTON CIR	72,991	99,255	172,246	353.88
027-512-008-000	968 HUSTON CIR	100,000	245,000	345,000	353.88
027-512-009-000	1959 STEPHENS LN	75,000	285,000	360,000	353.88
027-512-010-000	1963 STEPHENS LN	72,991	110,123	183,114	353.88
027-512-011-000	1967 STEPHENS LN	66,300	290,700	357,000	353.88
027-512-012-000	1971 STEPHENS LN	72,991	106,556	179,547	353.88
027-512-013-000	1975 STEPHENS LN	82,761	158,246	241,007	353.88
027-512-014-000	1979 STEPHENS LN	72,991	118,675	191,666	353.88
027-512-015-000	1983 STEPHENS LN	55,194	171,101	226,295	353.88
027-512-016-000	1987 STEPHENS LN	72,327	125,944	198,271	353.88
027-513-001-000	1988 STEPHENS LN	86,135	86,135	172,270	353.88
027-513-002-000	1984 STEPHENS LN	67,556	106,965	174,521	353.88
027-513-003-000	1980 STEPHENS LN	78,893	103,210	182,103	353.88
027-513-004-000	1976 STEPHENS LN	54,944	160,439	215,383	353.88
027-513-005-000	1972 STEPHENS LN	75,000	280,000	355,000	353.88
027-513-006-000	1968 STEPHENS LN	75,270	131,421	206,691	353.88
027-513-007-000	1967 HUSTON CIR	86,135	110,252	196,387	353.88
027-513-008-000	1971 HUSTON CIR	74,449	108,685	183,134	353.88
027-513-009-000	1975 HUSTON CIR	71,400	237,660	309,060	353.88
027-513-010-000	1979 HUSTON CIR	72,828	192,474	265,302	353.88
027-513-011-000	1983 HUSTON CIR	67,626	280,908	348,534	353.88
027-513-012-000	1987 HUSTON CIR	103,859	214,222	318,081	353.88
027-514-001-000	963 HUSTON CIR	78,030	213,282	291,312	353.88
027-514-002-000	967 HUSTON CIR	72,991	122,617	195,608	353.88
027-514-003-000	971 HUSTON CIR	80,291	106,884	187,175	353.88
027-515-003-000	1004 FARNHAM AVE	72,991	115,006	187,997	353.88
027-515-004-000	1008 FARNHAM AVE	72,828	249,696	322,524	353.88
027-515-005-000	1012 FARNHAM AVE	54,944	195,934	250,878	353.88
027-515-006-000	1016 FARNHAM AVE	55,194	160,063	215,257	353.88
027-515-007-000	1020 FARNHAM AVE	72,991	91,956	164,947	353.88
027-515-008-000	1024 FARNHAM AVE	72,991	101,345	174,336	353.88
027-515-009-000	1028 FARNHAM AVE	75,000	265,000	340,000	353.88
027-515-010-000	1032 FARNHAM AVE	72,327	128,818	201,145	353.88
027-515-011-000	1036 FARNHAM AVE	68,884	135,018	203,902	353.88
027-515-012-000	1040 FARNHAM AVE	79,450	165,532	244,982	353.88
027-520-095-000	1975 MAXWELL AVE	2,496,960	22,680,720	25,177,680	20,762.72
027-530-001-000	944 CAMPBELL CIR	84,896	265,302	350,198	353.88
027-530-002-000	940 CAMPBELL CIR	80,291	110,426	190,717	353.88

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027-530-003-000	936 CAMPBELL CIR	80,291	99,255	179,546	353.88
027-530-004-000	932 CAMPBELL CIR	78,718	108,777	187,495	353.88
027-530-005-000	928 CAMPBELL CIR	80,000	275,000	355,000	353.88
027-530-006-000	924 CAMPBELL CIR	149,752	188,626	338,378	353.88
027-530-007-000	920 CAMPBELL CIR	80,000	275,000	355,000	353.88
027-530-008-000	916 CAMPBELL CIR	78,718	101,606	180,324	353.88
027-530-009-000	912 CAMPBELL CIR	76,500	249,900	326,400	353.88
027-530-010-000	1080 BARNES CIR	104,138	130,175	234,313	353.88
027-530-011-000	1076 BARNES CIR	115,574	172,770	288,344	353.88
027-530-012-000	1072 BARNES CIR	71,400	331,500	402,900	353.88
027-530-013-000	1068 BARNES CIR	68,978	259,995	328,973	353.88
027-530-014-000	1064 BARNES CIR	82,801	145,934	228,735	353.88
027-530-015-000	1060 BARNES CIR	82,804	118,075	200,879	353.88
027-530-016-000	1056 BARNES CIR	165,688	195,000	360,688	353.88
027-530-017-000	1052 BARNES CIR	82,804	144,392	227,196	353.88
027-530-018-000	1048 BARNES CIR	158,957	147,769	306,726	353.88
027-530-019-000	1044 BARNES CIR	89,341	171,656	260,997	353.88
027-530-020-000	1040 BARNES CIR	80,291	137,716	218,007	353.88
027-530-021-000	1036 BARNES CIR	77,284	119,448	196,732	353.88
027-530-022-000	1032 BARNES CIR	89,341	110,855	200,196	353.88
027-530-023-000	1028 BARNES CIR	81,893	135,762	217,655	353.88
027-530-024-000	1024 BARNES CIR	73,186	157,635	230,821	353.88
027-530-025-000	1020 BARNES CIR	98,354	161,999	260,353	353.88
027-530-026-000	1016 BARNES CIR	81,895	120,087	201,982	353.88
027-530-027-000	1012 BARNES CIR	73,773	148,635	222,408	353.88
027-530-028-000	1008 BARNES CIR	81,895	112,809	194,704	353.88
027-530-029-000	1004 BARNES CIR	60,438	206,045	266,483	353.88
027-530-030-000	1000 BARNES CIR	81,895	105,576	187,471	353.88
027-530-031-000	996 CAMPBELL CIR	81,895	114,283	196,178	353.88
027-530-032-000	992 CAMPBELL CIR	81,895	110,305	192,200	353.88
027-530-033-000	988 CAMPBELL CIR	81,895	134,437	216,332	353.88
027-530-034-000	984 CAMPBELL CIR	81,895	110,341	192,236	353.88
027-530-035-000	980 CAMPBELL CIR	81,895	108,043	189,938	353.88
027-530-036-000	976 CAMPBELL CIR	73,186	152,005	225,191	353.88
027-530-037-000	972 CAMPBELL CIR	81,895	108,532	190,427	353.88
027-530-038-000	968 CAMPBELL CIR	81,120	175,474	256,594	353.88
027-530-039-000	964 CAMPBELL CIR	82,790	209,738	292,528	353.88
027-530-040-000	960 CAMPBELL CIR	81,893	114,353	196,246	353.88
027-530-041-000	956 CAMPBELL CIR	81,895	139,086	220,981	353.88
027-530-042-000	952 CAMPBELL CIR	81,895	126,423	208,318	353.88
027-530-043-000	948 CAMPBELL CIR	70,029	193,928	263,957	353.88
027-530-044-000	939 CAMPBELL CIR	81,893	120,189	202,082	353.88
027-530-045-000	935 CAMPBELL CIR	70,029	172,381	242,410	353.88
027-530-046-000	931 CAMPBELL CIR	78,718	110,724	189,442	353.88
027-530-047-000	927 CAMPBELL CIR	79,590	281,220	360,810	353.88
027-530-048-000	923 CAMPBELL CIR	78,030	269,463	347,493	353.88
027-530-049-000	919 CAMPBELL CIR	147,182	201,348	348,530	353.88
027-530-050-000	915 CAMPBELL CIR	78,718	112,356	191,074	353.88
027-530-051-000	1077 BARNES CIR	82,801	118,655	201,456	353.88
027-530-052-000	1073 BARNES CIR	91,877	129,776	221,653	353.88
027-530-053-000	1069 BARNES CIR	162,501	181,618	344,119	353.88
027-530-054-000	1065 BARNES CIR	73,773	125,772	199,545	353.88
027-530-055-000	1061 BARNES CIR	70,029	199,316	269,345	353.88
027-530-056-000	1057 BARNES CIR	80,000	330,000	410,000	353.88
027-530-057-000	1053 BARNES CIR	86,700	264,180	350,880	353.88
027-530-058-000	1025 BARNES CIR	71,428	246,155	317,583	353.88
027-530-059-000	1021 BARNES CIR	81,895	123,467	205,362	353.88
027-530-060-000	1017 BARNES CIR	107,107	204,481	311,588	353.88
027-530-061-000	1013 BARNES CIR	87,794	148,581	236,375	353.88
027-530-062-000	1009 BARNES CIR	90,875	210,326	301,201	353.88
027-530-063-000	1005 BARNES CIR	103,859	279,140	382,999	353.88
027-530-064-000	1001 BARNES CIR	80,000	275,000	355,000	353.88
027-530-065-000	995 CAMPBELL CIR	80,000	275,000	355,000	353.88
027-530-066-000	991 CAMPBELL CIR	89,383	192,017	281,400	353.88
027-530-067-000	987 CAMPBELL CIR	70,029	209,012	279,041	353.88

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027-530-068-000	983 CAMPBELL CIR	78,817	138,494	217,311	353.88
027-530-069-000	979 CAMPBELL CIR	100,614	249,925	350,539	353.88
027-530-070-000	975 CAMPBELL CIR	78,030	254,898	332,928	353.88
027-530-071-000	971 CAMPBELL CIR	115,436	167,385	282,821	353.88
027-540-001-000	985 BOURN DR	84,416	180,324	264,740	353.88
027-540-002-000	979 BOURN DR	78,718	130,232	208,950	353.88
027-540-003-000	973 BOURN DR	85,000	350,000	435,000	353.88
027-540-004-000	967 BOURN DR	76,500	300,900	377,400	353.88
027-540-005-000	961 BOURN DR	80,291	166,194	246,485	353.88
027-540-006-000	955 BOURN DR	90,202	289,709	379,911	353.88
027-540-007-000	949 BOURN DR	78,718	148,377	227,095	353.88
027-540-008-000	943 BOURN DR	67,249	143,133	210,382	353.88
027-540-009-000	937 BOURN DR	90,000	360,000	450,000	353.88
027-540-010-000	960 DUNCAN CIR	94,547	172,219	266,766	353.88
027-540-011-000	956 DUNCAN CIR	77,270	313,947	391,217	353.88
027-540-012-000	952 DUNCAN CIR	115,710	160,838	276,548	353.88
027-540-013-000	948 DUNCAN CIR	75,771	157,753	233,524	353.88
027-540-014-000	944 DUNCAN CIR	82,660	210,660	293,320	353.88
027-540-015-000	940 DUNCAN CIR	79,218	154,923	234,141	353.88
027-540-016-000	936 DUNCAN CIR	84,896	281,220	366,116	353.88
027-540-017-000	932 DUNCAN CIR	85,000	350,000	435,000	353.88
027-540-018-000	928 DUNCAN CIR	172,950	223,069	396,019	353.88
027-540-019-000	924 DUNCAN CIR	104,138	241,840	345,978	353.88
027-540-020-000	920 DUNCAN CIR	97,369	313,233	410,602	353.88
027-540-021-000	916 DUNCAN CIR	85,873	143,701	229,574	353.88
027-540-022-000	912 DUNCAN CIR	84,446	185,784	270,230	353.88
027-540-023-000	908 DUNCAN CIR	66,232	189,868	256,100	353.88
027-540-024-000	904 DUNCAN CIR	78,817	185,784	264,601	353.88
027-540-025-000	900 DUNCAN CIR	81,041	187,753	268,794	353.88
027-540-026-000	896 DUNCAN CIR	78,718	164,587	243,305	353.88
027-540-027-000	892 DUNCAN CIR	81,041	183,704	264,745	353.88
027-540-028-000	888 DUNCAN CIR	103,364	178,015	281,379	353.88
027-540-029-000	1665 BRENNEN DR	67,626	223,686	291,312	353.88
027-540-030-000	884 DUNCAN CIR	73,773	89,217	162,990	353.88
027-540-031-000	4 MAST CT	76,921	247,254	324,175	353.88
027-540-032-000	8 MAST CT	73,773	169,686	243,459	353.88
027-540-033-000	12 MAST CT	82,660	168,086	250,746	353.88
027-540-034-000	20 LUCERO PL	90,000	395,000	485,000	353.88
027-540-035-000	24 LUCERO PL	81,893	156,286	238,179	353.88
027-540-036-000	28 LUCERO PL	80,291	172,258	252,549	353.88
027-540-037-000	32 LUCERO PL	80,291	140,317	220,608	353.88
027-540-038-000	996 DUNCAN CIR	66,232	144,608	210,840	353.88
027-540-039-000	992 DUNCAN CIR	76,500	319,260	395,760	353.88
027-540-040-000	988 DUNCAN CIR	77,663	268,810	346,473	353.88
027-540-041-000	984 DUNCAN CIR	65,984	193,036	259,020	353.88
027-540-042-000	980 DUNCAN CIR	90,000	350,000	440,000	353.88
027-540-043-000	976 DUNCAN CIR	132,750	197,120	329,870	353.88
027-540-044-000	972 DUNCAN CIR	80,291	140,138	220,429	353.88
027-540-045-000	968 DUNCAN CIR	71,428	307,694	379,122	353.88
027-540-046-000	964 DUNCAN CIR	97,619	222,807	320,426	353.88
027-540-047-000	951 DUNCAN CIR	76,500	251,430	327,930	353.88
027-540-048-000	967 DUNCAN CIR	97,369	188,124	285,493	353.88
027-540-049-000	947 DUNCAN CIR	78,718	180,610	259,328	353.88
027-540-050-000	943 DUNCAN CIR	78,718	151,131	229,849	353.88
027-540-051-000	939 DUNCAN CIR	159,314	277,209	436,523	353.88
027-540-052-000	935 DUNCAN CIR	109,925	260,238	370,163	353.88
027-540-053-000	931 DUNCAN CIR	78,718	150,275	228,993	353.88
027-540-054-000	925 DUNCAN CIR	70,029	173,459	243,488	353.88
027-540-055-000	907 DUNCAN CIR	58,366	222,853	281,219	353.88
027-540-056-000	903 DUNCAN CIR	66,300	265,200	331,500	353.88
027-540-057-000	1655 SANTONI LN	78,817	112,596	191,413	353.88
027-540-058-000	1647 SANTONI LN	80,291	214,312	294,603	353.88
027-540-059-000	1643 SANTONI LN	80,291	142,927	223,218	353.88
027-540-060-000	1639 SANTONI LN	83,232	277,172	360,404	353.88
027-540-061-000	1635 SANTONI LN	78,718	164,587	243,305	353.88

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-540-062-000	1631 SANTONI LN	80,291	152,442	232,733	353.88
027-540-063-000	971 DUNCAN CIR	57,852	93,147	150,999	353.88
027-540-064-000	1627 SANTONI LN	73,773	105,248	179,021	353.88
027-540-065-000	1628 SANTONI LN	66,232	121,426	187,658	353.88
027-540-066-000	989 DUNCAN CIR	67,626	239,292	306,918	353.88
027-540-067-000	1632 SANTONI LN	74,284	317,300	391,584	353.88
027-540-068-000	1636 SANTONI LN	168,873	207,107	375,980	353.88
027-540-069-000	1640 SANTONI LN	74,284	328,974	403,258	353.88
027-540-070-000	1644 SANTONI LN	77,491	250,601	328,092	353.88
027-540-071-000	1648 SANTONI LN	83,232	317,842	401,074	353.88
027-540-072-000	1656 SANTONI LN	86,071	140,369	226,440	353.88
027-540-073-000	887 DUNCAN CIR	70,260	97,495	167,755	353.88
027-550-001-000	1112 POWERS CIR	133,068	185,141	318,209	353.88
027-550-002-000	1108 POWERS CIR	65,932	281,319	347,251	353.88
027-550-003-000	1104 POWERS CIR	81,895	193,590	275,485	353.88
027-550-004-000	1100 POWERS CIR	85,000	334,000	419,000	353.88
027-550-005-000	1096 POWERS CIR	81,895	141,929	223,824	353.88
027-550-006-000	1092 POWERS CIR	80,392	163,660	244,052	353.88
027-550-007-000	1088 POWERS CIR	78,718	123,091	201,809	353.88
027-550-008-000	1084 POWERS CIR	74,284	297,138	371,422	353.88
027-550-009-000	1080 POWERS CIR	85,000	355,000	440,000	353.88
027-550-010-000	1076 POWERS CIR	81,895	142,807	224,702	353.88
027-550-011-000	1072 POWERS CIR	159,314	203,924	363,238	353.88
027-550-012-000	1068 POWERS CIR	78,030	353,736	431,766	353.88
027-550-013-000	1064 POWERS CIR	78,030	280,908	358,938	353.88
027-550-014-000	1060 POWERS CIR	146,566	312,133	458,699	353.88
027-550-015-000	1056 POWERS CIR	91,877	151,847	243,724	353.88
027-550-016-000	1052 POWERS CIR	76,500	323,340	399,840	353.88
027-550-017-000	1048 POWERS CIR	91,170	235,707	326,877	353.88
027-550-018-000	1044 POWERS CIR	81,895	149,423	231,318	353.88
027-550-019-000	1040 POWERS CIR	88,347	154,846	243,193	353.88
027-550-020-000	1036 POWERS CIR	90,331	178,631	268,962	353.88
027-550-021-000	1051 BOURN DR	103,893	150,068	253,961	353.88
027-550-022-000	1045 BOURN DR	78,817	137,366	216,183	353.88
027-550-023-000	1039 BOURN DR	92,695	214,532	307,227	353.88
027-550-024-000	1033 BOURN DR	147,182	186,040	333,222	353.88
027-550-025-000	1027 BOURN DR	79,590	323,668	403,258	353.88
027-550-026-000	1021 BOURN DR	91,877	186,054	277,931	353.88
027-550-027-000	1608 AMMONS ST	55,194	129,706	184,900	353.88
027-550-028-000	1015 BOURN DR	81,895	96,557	178,452	353.88
027-550-029-000	1003 BOURN DR	81,895	95,153	177,048	353.88
027-550-030-000	1607 AMMONS ST	59,254	219,787	279,041	353.88
027-550-031-000	997 BOURN DR	98,354	185,141	283,495	353.88
027-550-032-000	991 BOURN DR	70,029	272,040	342,069	353.88
027-550-033-000	1000 DUNCAN CIR	141,293	194,283	335,576	353.88
027-550-034-000	1004 DUNCAN CIR	66,232	262,726	328,958	353.88
027-550-035-000	1008 DUNCAN CIR	80,291	135,476	215,767	353.88
027-550-036-000	1612 AMMONS ST	81,895	85,223	167,118	353.88
027-550-037-000	1016 POWERS CIR	81,895	99,107	181,002	353.88
027-550-038-000	1020 POWERS CIR	65,932	263,738	329,670	353.88
027-550-039-000	1024 POWERS CIR	65,932	263,738	329,670	353.88
027-550-040-000	1028 POWERS CIR	66,232	176,071	242,303	353.88
027-550-041-000	1032 POWERS CIR	84,446	240,958	325,404	353.88
027-550-042-000	1029 POWERS CIR	85,000	330,000	415,000	353.88
027-550-043-000	1025 POWERS CIR	78,030	315,241	393,271	353.88
027-550-044-000	1021 POWERS CIR	147,182	217,832	365,014	353.88
027-550-045-000	1017 POWERS CIR	78,030	322,524	400,554	353.88
027-550-046-000	1013 POWERS CIR	71,428	313,079	384,507	353.88
027-550-047-000	1009 DUNCAN CIR	85,000	330,000	415,000	353.88
027-550-048-000	4 LUCERO PL	84,896	238,771	323,667	353.88
027-550-049-000	8 LUCERO PL	81,895	159,188	241,083	353.88
027-550-050-000	12 LUCERO PL	74,284	311,994	386,278	353.88
027-550-051-000	16 LUCERO PL	85,000	385,000	470,000	353.88
027-550-052-000	16 MAST CT	87,794	207,120	294,914	353.88
027-550-053-000	20 MAST CT	14,468	57,673	72,141	353.88

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027-550-054-000	24 MAST CT	81,600	372,300	453,900	353.88
027-550-055-000	28 MAST CT	93,636	291,312	384,948	353.88
027-550-056-000	1103 POWERS CIR	73,773	205,878	279,651	353.88
027-550-057-000	1099 POWERS CIR	90,076	142,997	233,073	353.88
027-550-058-000	1095 POWERS CIR	83,232	322,524	405,756	353.88
027-550-059-000	1091 POWERS CIR	81,895	146,830	228,725	353.88
027-550-060-000	1087 POWERS CIR	81,895	97,972	179,867	353.88
027-550-061-000	1069 POWERS CIR	103,859	184,358	288,217	353.88
027-550-062-000	4 BAIRD CT	91,800	392,700	484,500	353.88
027-550-063-000	8 BAIRD CT	78,718	131,676	210,394	353.88
027-550-064-000	12 BAIRD CT	84,896	314,117	399,013	353.88
027-550-065-000	16 BAIRD CT	34,989	89,079	124,068	353.88
027-550-066-000	20 BAIRD CT	95,705	176,712	272,417	353.88
027-550-067-000	24 BAIRD CT	102,626	280,617	383,243	353.88
027-550-068-000	28 BAIRD CT	91,800	387,600	479,400	353.88
027-550-069-000	32 BAIRD CT	90,000	340,000	430,000	353.88
027-550-070-000	36 BAIRD CT	82,801	223,892	306,693	353.88
027-550-071-000	40 BAIRD CT	85,000	330,000	415,000	353.88
027-550-072-000	1045 POWERS CIR	81,895	169,464	251,359	353.88
027-550-073-000	1049 POWERS CIR	81,893	151,573	233,466	353.88
027-570-001-000	850 PIONEER AVE	692,501	5,072,245	5,764,746	4,100.44
027-570-002-000	825 LAUGENOUR CT	104,680	319,985	424,665	353.88
027-570-003-000	829 LAUGENOUR CT	95,000	430,000	525,000	353.88
027-570-004-000	833 LAUGENOUR CT	87,591	206,748	294,339	353.88
027-570-005-000	837 LAUGENOUR CT	85,873	238,212	324,085	353.88
027-570-006-000	841 LAUGENOUR CT	100,614	373,270	473,884	353.88
027-570-007-000	845 LAUGENOUR CT	62,575	200,388	262,963	353.88
027-570-008-000	849 LAUGENOUR CT	85,000	430,000	515,000	353.88
027-570-009-000	853 LAUGENOUR CT	132,750	202,017	334,767	353.88
027-570-010-000	857 LAUGENOUR CT	68,094	371,334	439,428	353.88
027-570-011-000	861 LAUGENOUR CT	78,718	161,724	240,442	353.88
027-570-012-000	860 LAUGENOUR CT	97,619	206,729	304,348	353.88
027-570-013-000	856 LAUGENOUR CT	84,446	168,894	253,340	353.88
027-570-014-000	852 LAUGENOUR CT	114,247	255,767	370,014	353.88
027-570-015-000	848 LAUGENOUR CT	79,218	127,438	206,656	353.88
027-570-016-000	840 LAUGENOUR CT	87,591	143,059	230,650	353.88
027-570-017-000	836 LAUGENOUR CT	109,105	178,015	287,120	353.88
027-570-018-000	832 LAUGENOUR CT	80,291	204,380	284,671	353.88
027-570-019-000	828 LAUGENOUR CT	80,291	191,296	271,587	353.88
027-570-020-000	824 LAUGENOUR CT	91,339	213,608	304,947	353.88
027-570-021-000	1632 GILLETTE DR	80,291	167,879	248,170	353.88
027-570-022-000	1628 GILLETTE DR	80,291	131,374	211,665	353.88
027-570-023-000	1624 GILLETTE DR	85,000	420,000	505,000	353.88
027-570-024-000	1620 GILLETTE DR	78,718	121,645	200,363	353.88
027-570-025-000	1621 CRAFT DR	71,428	313,189	384,617	353.88
027-570-026-000	1625 CRAFT DR	78,718	100,187	178,905	353.88
027-570-027-000	1629 CRAFT DR	75,771	193,548	269,319	353.88
027-570-028-000	1633 CRAFT DR	132,750	247,557	380,307	353.88
027-570-029-000	1637 CRAFT DR	153,069	281,416	434,485	353.88
027-570-030-000	1641 CRAFT DR	71,751	223,427	295,178	353.88
027-570-031-000	1645 CRAFT DR	80,802	325,370	406,172	353.88
027-570-032-000	1649 CRAFT DR	71,428	258,244	329,672	353.88
027-570-033-000	1653 CRAFT DR	77,270	267,143	344,413	353.88
027-570-034-000	1657 CRAFT DR	78,718	126,412	205,130	353.88
027-570-035-000	1658 CRAFT DR	77,284	157,392	234,676	353.88
027-570-036-000	1654 CRAFT DR	77,284	178,472	255,756	353.88
027-570-037-000	1650 CRAFT DR	83,232	301,716	384,948	353.88
027-570-038-000	1632 CRAFT DR	80,291	182,478	262,769	353.88
027-570-039-000	1628 CRAFT DR	41,731	118,937	160,668	353.88
027-570-040-000	1624 CRAFT DR	80,291	163,719	244,010	353.88
027-570-041-000	1620 CRAFT DR	80,291	138,679	218,970	353.88
027-570-042-000	871 PRATHER CT	92,695	333,336	426,031	353.88
027-570-043-000	879 PRATHER CT	80,291	197,080	277,371	353.88
027-570-044-000	887 PRATHER CT	81,895	217,363	299,258	353.88
027-570-045-000	888 PRATHER CT	170,733	217,832	388,565	353.88

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027-570-046-000	880 PRATHER CT	70,029	266,652	336,681	353.88
027-570-047-000	872 PRATHER CT	100,614	301,859	402,473	353.88
027-570-048-000	864 PRATHER CT	115,436	109,663	225,099	353.88
027-570-049-000	856 PRATHER CT	80,000	347,000	427,000	353.88
027-570-050-000	848 PRATHER CT	81,895	151,874	233,769	353.88
027-570-051-000	840 PRATHER CT	97,558	191,384	288,942	353.88
027-570-052-000	832 PRATHER CT	81,895	151,035	232,930	353.88
027-570-053-000	824 PRATHER CT	115,436	126,981	242,417	353.88
027-570-054-000	825 BOURN DR	84,671	230,525	315,196	353.88
027-570-055-000	833 BOURN DR	78,718	167,538	246,256	353.88
027-570-056-000	841 BOURN DR	126,981	223,950	350,931	353.88
027-570-057-000	849 BOURN DR	80,392	200,371	280,763	353.88
027-570-058-000	857 BOURN DR	85,000	330,000	415,000	353.88
027-570-059-000	865 BOURN DR	78,718	153,327	232,045	353.88
027-570-060-000	873 BOURN DR	73,773	168,189	241,962	353.88
027-570-061-000	881 BOURN DR	65,932	258,244	324,176	353.88
027-570-062-000	889 BOURN DR	115,436	173,156	288,592	353.88
027-570-063-000	897 BOURN DR	78,718	169,259	247,977	353.88
027-580-001-000	46 DARBY CT	80,291	280,183	360,474	353.88
027-580-002-000	42 DARBY CT	80,291	192,378	272,669	353.88
027-580-003-000	38 DARBY CT	126,981	242,422	369,403	353.88
027-580-004-000	34 DARBY CT	78,718	230,896	309,614	353.88
027-580-005-000	30 DARBY CT	96,963	340,454	437,417	353.88
027-580-006-000	26 DARBY CT	89,341	154,999	244,340	353.88
027-580-007-000	22 DARBY CT	87,591	258,406	345,997	353.88
027-580-008-000	18 DARBY CT	92,695	337,694	430,389	353.88
027-580-009-000	14 DARBY CT	94,122	358,986	453,108	353.88
027-580-010-000	10 DARBY CT	81,895	210,567	292,462	353.88
027-580-011-000	6 DARBY CT	92,695	244,992	337,687	353.88
027-580-012-000	2 DARBY CT	81,041	194,139	275,180	353.88
027-580-014-000	901 CRANSTON DR	74,284	371,422	445,706	353.88
027-580-015-000	905 CRANSTON DR	85,000	340,000	425,000	353.88
027-580-016-000	909 CRANSTON DR	77,284	247,552	324,836	353.88
027-580-017-000	913 CRANSTON DR	78,718	210,336	289,054	353.88
027-580-018-000	917 CRANSTON DR	159,314	232,600	391,914	353.88
027-581-001-000	1884 OLVERA DR	77,284	208,546	285,830	353.88
027-581-002-000	900 CRANSTON DR	84,446	212,245	296,691	353.88
027-581-003-000	902 CRANSTON DR	85,000	390,000	475,000	353.88
027-581-004-000	1880 OLVERA DR	77,284	230,673	307,957	353.88
027-581-005-000	1876 OLVERA DR	144,296	196,245	340,541	353.88
027-581-006-000	908 CRANSTON DR	73,773	176,226	249,999	353.88
027-581-007-000	912 CRANSTON DR	77,284	243,368	320,652	353.88
027-581-008-000	1872 OLVERA DR	77,284	223,360	300,644	353.88
027-581-009-000	1868 OLVERA DR	77,284	210,334	287,618	353.88
027-581-010-000	916 CRANSTON DR	78,718	269,635	348,353	353.88
027-581-011-000	1864 OLVERA DR	78,030	388,069	466,099	353.88
027-581-012-000	920 CRANSTON DR	81,600	441,660	523,260	353.88
027-581-013-000	1860 OLVERA DR	80,291	196,015	276,306	353.88
027-581-014-000	1856 OLVERA DR	80,291	284,196	364,487	353.88
027-581-015-000	1852 OLVERA DR	80,291	158,259	238,550	353.88
027-581-016-000	1848 OLVERA DR	77,270	299,156	376,426	353.88
027-581-017-000	1844 OLVERA DR	80,291	245,056	325,347	353.88
027-581-018-000	1840 OLVERA DR	110,000	440,000	550,000	353.88
027-581-019-000	16 OLVERA CT	87,591	271,686	359,277	353.88
027-581-020-000	12 OLVERA CT	105,000	425,000	530,000	353.88
027-581-021-000	8 OLVERA CT	102,000	448,800	550,800	353.88
027-581-022-000	1832 OLVERA DR	85,000	390,000	475,000	353.88
027-581-023-000	1828 OLVERA DR	80,802	414,794	495,596	353.88
027-581-024-000	1824 OLVERA DR	90,000	435,000	525,000	353.88
027-581-025-000	1812 OLVERA DR	87,591	238,019	325,610	353.88
027-581-026-000	835 WALKER ST	101,301	283,663	384,964	353.88
027-582-001-000	1883 OLVERA DR	121,207	264,355	385,562	353.88
027-582-002-000	1879 OLVERA DR	77,284	226,062	303,346	353.88
027-582-003-000	1875 OLVERA DR	85,000	345,000	430,000	353.88
027-582-004-000	1871 OLVERA DR	104,138	277,712	381,850	353.88

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-582-005-000	1867 OLVERA DR	78,030	335,008	413,038	353.88
027-582-006-000	1863 OLVERA DR	77,284	204,989	282,273	353.88
027-582-007-000	1855 OLVERA DR	87,794	276,907	364,701	353.88
027-582-008-000	1851 OLVERA DR	74,284	360,810	435,094	353.88
027-582-009-000	1843 OLVERA DR	71,428	313,189	384,617	353.88
027-582-010-000	1839 OLVERA DR	147,182	261,283	408,465	353.88
027-582-011-000	1835 OLVERA DR	85,000	420,000	505,000	353.88
027-582-012-000	1831 OLVERA DR	78,718	187,620	266,338	353.88
027-582-013-000	1827 OLVERA DR	83,232	327,726	410,958	353.88
027-582-014-000	1823 OLVERA DR	89,341	159,390	248,731	353.88
027-582-015-000	1819 OLVERA DR	87,794	409,827	497,621	353.88
027-582-016-000	1815 OLVERA DR	127,281	266,140	393,421	353.88
027-582-017-000	1811 OLVERA DR	85,000	420,000	505,000	353.88
027-582-018-000	1807 OLVERA DR	103,859	389,499	493,358	353.88
027-590-001-000	1848 E GUM AVE	77,284	212,275	289,559	353.88
027-590-002-000	1844 E GUM AVE	85,000	330,000	415,000	353.88
027-590-003-000	1840 E GUM AVE	78,030	333,968	411,998	353.88
027-590-004-000	1836 E GUM AVE	73,773	204,331	278,104	353.88
027-590-005-000	1832 E GUM AVE	68,978	304,565	373,543	353.88
027-590-006-000	1828 E GUM AVE	103,364	218,212	321,576	353.88
027-590-007-000	1824 E GUM AVE	66,232	198,700	264,932	353.88
027-590-008-000	1820 E GUM AVE	85,000	390,000	475,000	353.88
027-590-009-000	1816 E GUM AVE	77,284	161,609	238,893	353.88
027-590-010-000	1812 E GUM AVE	159,314	239,611	398,925	353.88
027-590-011-000	1808 E GUM AVE	78,817	202,674	281,491	353.88
027-590-012-000	1804 E GUM AVE	78,718	215,446	294,164	353.88
027-590-013-000	1800 E GUM AVE	87,794	306,863	394,657	353.88
027-590-014-000	50 COLLINS PL	95,000	300,000	395,000	353.88
027-590-015-000	46 COLLINS PL	71,428	368,135	439,563	353.88
027-590-016-000	42 COLLINS PL	85,000	415,000	500,000	353.88
027-590-017-000	38 COLLINS PL	84,446	180,155	264,601	353.88
027-590-018-000	34 COLLINS PL	85,000	390,000	475,000	353.88
027-590-019-000	30 COLLINS PL	89,341	216,841	306,182	353.88
027-590-020-000	22 EATON CT	84,313	170,868	255,181	353.88
027-590-021-000	18 EATON CT	91,576	357,693	449,269	353.88
027-590-022-000	14 EATON CT	81,895	170,356	252,251	353.88
027-590-023-000	10 EATON CT	81,895	186,069	267,964	353.88
027-590-024-000	6 EATON CT	71,560	155,299	226,859	353.88
027-590-025-000	2 EATON CT	91,170	318,608	409,778	353.88
027-590-026-000	46 EATON CT	132,750	242,422	375,172	353.88
027-590-027-000	42 EATON CT	83,232	306,918	390,150	353.88
027-590-028-000	38 EATON CT	82,804	214,785	297,589	353.88
027-590-029-000	34 EATON CT	133,068	217,540	350,608	353.88
027-590-030-000	30 EATON CT	82,804	170,253	253,057	353.88
027-590-031-000	26 EATON CT	90,333	192,046	282,379	353.88
027-590-032-000	26 COLLINS PL	85,873	243,332	329,205	353.88
027-590-033-000	22 COLLINS PL	88,434	358,938	447,372	353.88
027-590-034-000	18 COLLINS PL	74,284	387,340	461,624	353.88
027-590-035-000	14 COLLINS PL	81,895	234,404	316,299	353.88
027-590-036-000	10 COLLINS PL	75,771	174,119	249,890	353.88
027-590-037-000	6 COLLINS PL	76,500	392,700	469,200	353.88
027-590-038-000	2 COLLINS PL	114,847	315,835	430,682	353.88
027-590-039-000	30 CLARK CT	97,619	298,609	396,228	353.88
027-590-040-000	26 CLARK CT	80,291	180,161	260,452	353.88
027-590-041-000	22 CLARK CT	81,895	268,821	350,716	353.88
027-590-042-000	18 CLARK CT	71,751	182,142	253,893	353.88
027-590-043-000	14 CLARK CT	75,771	156,374	232,145	353.88
027-590-044-000	10 CLARK CT	75,415	371,699	447,114	353.88
027-590-045-000	6 CLARK CT	76,921	357,145	434,066	353.88
027-590-046-000	2 CLARK CT	86,700	361,080	447,780	353.88
027-590-047-000	70 CLARK CT	79,218	196,330	275,548	353.88
027-590-048-000	66 CLARK CT	66,232	204,219	270,451	353.88
027-590-049-000	62 CLARK CT	107,107	347,301	454,408	353.88
027-590-050-000	58 CLARK CT	104,138	245,312	349,450	353.88
027-590-051-000	54 CLARK CT	87,794	245,837	333,631	353.88

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027-590-052-000	50 CLARK CT	81,895	173,100	254,995	353.88
027-590-053-000	46 CLARK CT	81,895	170,519	252,414	353.88
027-590-054-000	42 CLARK CT	89,341	235,353	324,694	353.88
027-590-055-000	38 CLARK CT	85,000	405,000	490,000	353.88
027-590-056-000	34 CLARK CT	100,000	425,000	525,000	353.88
027-600-001-000	1096 LEAKE CIR	80,291	139,168	219,459	353.88
027-600-002-000	1092 LEAKE CIR	78,817	135,115	213,932	353.88
027-600-003-000	1088 LEAKE CIR	76,500	260,100	336,600	353.88
027-600-004-000	1084 LEAKE CIR	92,348	131,886	224,234	353.88
027-600-005-000	1080 LEAKE CIR	78,030	326,685	404,715	353.88
027-600-006-000	1076 LEAKE CIR	80,000	275,000	355,000	353.88
027-600-007-000	1072 LEAKE CIR	126,981	147,359	274,340	353.88
027-600-008-000	1068 LEAKE CIR	80,291	117,835	198,126	353.88
027-600-009-000	1064 LEAKE CIR	109,242	308,998	418,240	353.88
027-600-010-000	1060 LEAKE CIR	78,030	265,302	343,332	353.88
027-600-011-000	1056 LEAKE CIR	110,350	213,572	323,922	353.88
027-600-012-000	1052 LEAKE CIR	80,291	106,898	187,189	353.88
027-600-013-000	1048 LEAKE CIR	80,291	103,926	184,217	353.88
027-600-014-000	1044 LEAKE CIR	80,291	97,799	178,090	353.88
027-600-015-000	1040 LEAKE CIR	70,029	232,868	302,897	353.88
027-600-016-000	1036 LEAKE CIR	80,000	275,000	355,000	353.88
027-600-017-000	1032 LEAKE CIR	132,750	160,175	292,925	353.88
027-600-018-000	1028 LEAKE CIR	81,041	160,061	241,102	353.88
027-600-019-000	1024 LEAKE CIR	79,590	270,608	350,198	353.88
027-600-020-000	1020 LEAKE CIR	78,817	157,635	236,452	353.88
027-600-021-000	1016 LEAKE CIR	70,029	217,631	287,660	353.88
027-600-022-000	1012 LEAKE CIR	126,981	182,334	309,315	353.88
027-600-023-000	1008 LEAKE CIR	79,590	261,693	341,283	353.88
027-600-024-000	1004 LEAKE CIR	80,291	119,272	199,563	353.88
027-600-026-000	1001 LEAKE CIR	80,291	104,057	184,348	353.88
027-600-027-000	1005 LEAKE CIR	126,981	156,878	283,859	353.88
027-600-028-000	1009 LEAKE CIR	104,138	144,639	248,777	353.88
027-600-029-000	1011 LEAKE CIR	75,771	141,927	217,698	353.88
027-600-030-000	1015 LEAKE CIR	78,718	115,931	194,649	353.88
027-600-031-000	1019 LEAKE CIR	78,718	134,920	213,638	353.88
027-600-032-000	1023 LEAKE CIR	75,415	251,031	326,446	353.88
027-600-033-000	1024 GUERRERO LN	84,896	307,750	392,646	353.88
027-600-034-000	1020 GUERRERO LN	92,695	182,749	275,444	353.88
027-600-035-000	1016 GUERRERO LN	73,773	142,636	216,409	353.88
027-600-036-000	1012 GUERRERO LN	66,232	174,966	241,198	353.88
027-600-037-000	1008 GUERRERO LN	80,000	265,000	345,000	353.88
027-600-038-000	1004 GUERRERO LN	78,817	112,596	191,413	353.88
027-600-039-000	1000 GUERRERO LN	121,207	147,182	268,389	353.88
027-600-040-000	1001 GUERRERO LN	80,291	139,510	219,801	353.88
027-600-041-000	1005 GUERRERO LN	81,041	146,337	227,378	353.88
027-600-042-000	1009 GUERRERO LN	100,677	182,474	283,151	353.88
027-600-043-000	1013 GUERRERO LN	66,232	153,439	219,671	353.88
027-600-044-000	1017 GUERRERO LN	80,291	140,677	220,968	353.88
027-600-045-000	1021 GUERRERO LN	81,600	265,200	346,800	353.88
027-600-046-000	1025 GUERRERO LN	80,291	135,637	215,928	353.88
027-600-047-000	1071 LEAKE CIR	78,718	170,886	249,604	353.88
027-600-048-000	1075 LEAKE CIR	78,817	168,894	247,711	353.88
027-600-049-000	1079 LEAKE CIR	100,614	222,658	323,272	353.88
027-600-050-000	1083 LEAKE CIR	93,668	135,492	229,160	353.88
027-600-051-000	1087 LEAKE CIR	78,030	317,322	395,352	353.88
027-600-052-000	1091 LEAKE CIR	80,000	275,000	355,000	353.88
027-600-053-000	1095 LEAKE CIR	142,810	207,728	350,538	353.88
027-600-054-000	1000 LEAKE CIR	78,718	132,953	211,671	353.88
027-621-001-000	800 WALKER ST	91,722	174,233	265,955	353.88
027-621-002-000	802 WALKER ST	89,383	180,712	270,095	353.88
027-621-003-000	806 WALKER ST	76,921	208,792	285,713	353.88
027-621-004-000	810 WALKER ST	86,071	198,093	284,164	353.88
027-621-005-000	814 WALKER ST	85,000	375,000	460,000	353.88
027-621-006-000	818 WALKER ST	74,284	270,608	344,892	353.88
027-621-007-000	820 WALKER ST	79,450	154,892	234,342	353.88

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027-621-008-000	824 WALKER ST	80,000	245,000	325,000	353.88
027-621-009-000	828 WALKER ST	153,069	182,507	335,576	353.88
027-621-010-000	830 WALKER ST	82,761	129,462	212,223	353.88
027-621-011-000	834 WALKER ST	115,436	178,928	294,364	353.88
027-621-012-000	838 WALKER ST	109,925	138,854	248,779	353.88
027-621-013-000	803 WALLACE DR	80,291	165,846	246,137	353.88
027-621-014-000	815 WALLACE DR	80,000	310,000	390,000	353.88
027-621-015-000	827 WALLACE DR	68,978	328,974	397,952	353.88
027-621-016-000	839 WALLACE DR	75,771	169,120	244,891	353.88
027-621-017-000	851 WALLACE DR	76,500	289,680	366,180	353.88
027-621-018-000	863 WALLACE DR	60,712	290,325	351,037	353.88
027-621-019-000	875 WALLACE DR	82,761	228,439	311,200	353.88
027-621-020-000	879 WALLACE DR	86,135	144,709	230,844	353.88
027-621-021-000	883 WALLACE DR	74,284	259,995	334,279	353.88
027-621-022-000	887 WALLACE DR	64,642	210,089	274,731	353.88
027-621-023-000	891 WALLACE DR	86,071	131,900	217,971	353.88
027-621-024-000	895 WALLACE DR	74,650	160,787	235,437	353.88
027-621-025-000	899 WALLACE DR	126,981	190,472	317,453	353.88
027-621-026-000	903 WALLACE DR	79,590	264,240	343,830	353.88
027-621-027-000	907 WALLACE DR	86,071	142,051	228,122	353.88
027-621-028-000	911 WALLACE DR	147,182	217,242	364,424	353.88
027-621-029-000	915 WALLACE DR	90,000	300,000	390,000	353.88
027-621-030-000	919 WALLACE DR	64,642	220,863	285,505	353.88
027-621-031-000	923 WALLACE DR	73,186	130,046	203,232	353.88
027-621-032-000	927 WALLACE DR	86,071	161,558	247,629	353.88
027-622-001-000	990 GARCIA DR	80,000	310,000	390,000	353.88
027-622-002-000	898 WALLACE DR	83,232	299,635	382,867	353.88
027-622-003-000	906 WALLACE DR	95,508	319,953	415,461	353.88
027-622-004-000	910 WALLACE DR	89,383	218,592	307,975	353.88
027-622-006-000	980 GARCIA DR	92,695	183,477	276,172	353.88
027-622-007-000	931 LUSK DR	78,817	158,760	237,577	353.88
027-622-008-000	937 LUSK DR	89,383	150,651	240,034	353.88
027-622-009-000	965 LUSK DR	86,071	139,877	225,948	353.88
027-622-010-000	973 LUSK DR	70,029	310,825	380,854	353.88
027-622-011-000	977 LUSK DR	86,071	270,558	356,629	353.88
027-622-012-000	985 LUSK DR	92,695	260,822	353,517	353.88
027-623-001-000	920 WALLACE DR	115,710	150,423	266,133	353.88
027-623-003-000	956 GARCIA DR	74,284	350,198	424,482	353.88
027-623-004-000	952 GARCIA DR	78,718	137,218	215,936	353.88
027-623-005-000	948 GARCIA DR	78,817	209,430	288,247	353.88
027-623-006-000	944 GARCIA DR	109,925	173,568	283,493	353.88
027-623-007-000	940 GARCIA DR	75,771	136,527	212,298	353.88
027-623-008-000	936 GARCIA DR	73,186	147,500	220,686	353.88
027-623-009-000	932 GARCIA DR	85,000	345,000	430,000	353.88
027-623-010-000	928 GARCIA DR	127,281	197,590	324,871	353.88
027-623-011-000	924 GARCIA DR	96,900	357,000	453,900	353.88
027-623-012-000	920 GARCIA DR	83,232	332,928	416,160	353.88
027-623-013-000	916 GARCIA DR	68,130	228,592	296,722	353.88
027-623-014-000	912 GARCIA DR	65,932	302,200	368,132	353.88
027-623-015-000	908 GARCIA DR	65,932	232,968	298,900	353.88
027-623-016-000	904 GARCIA DR	75,000	360,000	435,000	353.88
027-623-017-000	900 GARCIA DR	92,695	244,992	337,687	353.88
027-623-018-000	960 GARCIA DR	72,828	296,514	369,342	353.88
027-623-019-000	966 GARCIA DR	86,071	139,044	225,115	353.88
027-623-020-000	976 GARCIA DR	92,695	240,707	333,402	353.88
027-623-021-000	928 LUSK DR	66,232	149,024	215,256	353.88
027-623-022-000	934 LUSK DR	89,383	179,462	268,845	353.88
027-623-023-000	938 LUSK DR	80,000	295,000	375,000	353.88
027-623-024-000	946 LUSK DR	153,069	211,943	365,012	353.88
027-623-025-000	950 LUSK DR	105,937	343,905	449,842	353.88
027-623-026-000	956 LUSK DR	88,310	259,414	347,724	353.88
027-623-027-000	960 LUSK DR	86,071	148,315	234,386	353.88
027-623-028-000	968 LUSK DR	147,182	247,271	394,453	353.88
027-623-029-000	974 LUSK DR	115,710	170,497	286,207	353.88
027-623-030-000	978 LUSK DR	86,071	164,916	250,987	353.88

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027-623-031-000	986 LUSK DR	71,428	242,858	314,286	353.88
027-624-001-000	901 GARCIA DR	80,291	188,386	268,677	353.88
027-624-002-000	905 GARCIA DR	80,291	118,681	198,972	353.88
027-624-003-000	909 GARCIA DR	170,733	218,151	388,884	353.88
027-624-004-000	913 GARCIA DR	66,232	232,920	299,152	353.88
027-624-005-000	917 GARCIA DR	81,666	173,262	254,928	353.88
027-624-006-000	916 ROSS DR	84,049	217,190	301,239	353.88
027-624-007-000	912 ROSS DR	78,030	301,716	379,746	353.88
027-624-008-000	908 ROSS DR	100,614	243,435	344,049	353.88
027-624-009-000	904 ROSS DR	68,978	279,097	348,075	353.88
027-624-010-000	900 ROSS DR	76,921	276,924	353,845	353.88
027-625-001-000	901 ROSS DR	75,771	134,952	210,723	353.88
027-625-002-000	905 ROSS DR	115,436	241,748	357,184	353.88
027-625-003-000	909 ROSS DR	85,000	375,000	460,000	353.88
027-625-004-000	913 ROSS DR	80,482	154,569	235,051	353.88
027-625-005-000	917 ROSS DR	79,590	265,302	344,892	353.88
027-625-007-000	888 WALLACE DR	89,383	155,719	245,102	353.88
027-625-008-000	876 WALLACE DR	85,000	390,000	475,000	353.88
027-625-009-000	864 WALLACE DR	80,291	114,792	195,083	353.88
027-625-010-000	852 WALLACE DR	80,291	143,329	223,620	353.88
027-625-011-000	840 WALLACE DR	78,718	166,929	245,647	353.88
027-625-012-000	828 WALLACE DR	80,291	156,016	236,307	353.88
027-625-013-000	816 WALLACE DR	80,291	213,549	293,840	353.88
027-625-014-000	1768 E GUM AVE	77,284	109,609	186,893	353.88
027-625-015-000	36 JOYCE CT	80,291	113,324	193,615	353.88
027-625-016-000	32 JOYCE CT	80,291	150,598	230,889	353.88
027-625-017-000	28 JOYCE CT	87,591	160,555	248,146	353.88
027-625-018-000	24 JOYCE CT	102,349	366,198	468,547	353.88
027-625-019-000	20 JOYCE CT	80,802	373,852	454,654	353.88
027-625-020-000	16 JOYCE CT	80,291	152,022	232,313	353.88
027-625-021-000	12 JOYCE CT	87,591	145,978	233,569	353.88
027-625-022-000	8 JOYCE CT	66,232	188,655	254,887	353.88
027-625-023-000	4 JOYCE CT	80,000	310,000	390,000	353.88
027-625-024-000	959 GARCIA DR	89,383	268,294	357,677	353.88
027-625-025-000	963 GARCIA DR	85,000	345,000	430,000	353.88
027-625-026-000	967 GARCIA DR	86,071	215,658	301,729	353.88
027-625-027-000	971 GARCIA DR	85,000	345,000	430,000	353.88
027-625-028-000	975 GARCIA DR	86,071	212,798	298,869	353.88
027-625-029-000	981 GARCIA DR	89,383	209,160	298,543	353.88
027-625-030-000	989 GARCIA DR	89,383	212,690	302,073	353.88
027-631-001-000	1988 FISHER LN	92,695	277,650	370,345	353.88
027-631-002-000	1984 FISHER LN	165,688	284,220	449,908	353.88
027-631-003-000	1980 FISHER LN	80,261	190,002	270,263	353.88
027-631-004-000	1976 FISHER LN	77,284	176,114	253,398	353.88
027-631-005-000	987 NELSON WAY	85,000	385,000	470,000	353.88
027-631-006-000	991 NELSON WAY	94,547	287,715	382,262	353.88
027-631-007-000	995 NELSON WAY	97,619	163,660	261,279	353.88
027-631-008-000	994 HOPPIN CT	84,896	334,067	418,963	353.88
027-631-009-000	990 HOPPIN CT	78,718	169,004	247,722	353.88
027-631-010-000	986 HOPPIN CT	96,002	306,055	402,057	353.88
027-631-011-000	955 WITHAM DR	135,408	241,381	376,789	353.88
027-631-012-000	959 WITHAM DR	84,446	202,674	287,120	353.88
027-631-013-000	963 WITHAM DR	80,291	146,226	226,517	353.88
027-631-014-000	967 WITHAM DR	107,756	337,565	445,321	353.88
027-631-015-000	971 WITHAM DR	71,428	280,221	351,649	353.88
027-631-016-000	975 WITHAM DR	126,981	219,332	346,313	353.88
027-631-017-000	979 WITHAM DR	101,301	247,212	348,513	353.88
027-631-018-000	983 HOPPIN CT	99,315	251,613	350,928	353.88
027-631-019-000	987 HOPPIN CT	78,718	160,708	239,426	353.88
027-631-020-000	991 HOPPIN CT	78,718	196,547	275,265	353.88
027-631-021-000	995 HOPPIN CT	84,896	265,302	350,198	353.88
027-632-001-000	964 NELSON WAY	80,291	153,153	233,444	353.88
027-632-002-000	968 NELSON WAY	80,291	137,217	217,508	353.88
027-632-003-000	972 NELSON WAY	92,569	173,568	266,137	353.88
027-632-004-000	976 NELSON WAY	80,291	134,311	214,602	353.88

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027-632-005-000	980 NELSON WAY	78,030	286,110	364,140	353.88
027-632-006-000	984 NELSON WAY	81,600	351,900	433,500	353.88
027-632-007-000	988 NELSON WAY	78,718	150,081	228,799	353.88
027-632-009-000	992 NELSON WAY	97,619	257,835	355,454	353.88
027-633-001-000	1983 HOWARD DR	109,663	202,017	311,680	353.88
027-633-002-000	1979 HOWARD DR	80,291	149,626	229,917	353.88
027-633-003-000	1975 HOWARD DR	81,600	387,600	469,200	353.88
027-633-004-000	1971 HOWARD DR	80,291	157,205	237,496	353.88
027-633-005-000	1967 HOWARD DR	80,291	156,554	236,845	353.88
027-633-006-000	1963 HOWARD DR	75,415	258,573	333,988	353.88
027-633-007-000	1959 HOWARD DR	80,291	187,589	267,880	353.88
027-633-008-000	1955 HOWARD DR	80,291	160,546	240,837	353.88
027-633-009-000	1951 HOWARD DR	75,771	191,039	266,810	353.88
027-634-001-000	1988 HOWARD DR	97,619	172,272	269,891	353.88
027-634-002-000	1984 HOWARD DR	78,718	152,420	231,138	353.88
027-634-003-000	1980 HOWARD DR	78,945	228,520	307,465	353.88
027-634-004-000	1976 HOWARD DR	121,496	174,148	295,644	353.88
027-634-005-000	1972 HOWARD DR	87,794	193,156	280,950	353.88
027-634-006-000	1968 HOWARD DR	100,614	214,222	314,836	353.88
027-634-007-000	1971 FISHER LN	103,364	206,729	310,093	353.88
027-634-008-000	1975 FISHER LN	80,291	197,808	278,099	353.88
027-634-009-000	1979 FISHER LN	66,232	268,522	334,754	353.88
027-634-010-000	1983 FISHER LN	78,718	177,469	256,187	353.88
027-634-011-000	1987 FISHER LN	80,291	147,327	227,618	353.88
027-640-002-000	1923 MAXWELL AVE	80,000	275,000	355,000	353.88
027-640-003-000	904 BROWNING CIR	71,751	161,168	232,919	353.88
027-640-004-000	900 BROWNING CIR	78,718	147,410	226,128	353.88
027-640-005-000	896 BROWNING CIR	84,446	146,375	230,821	353.88
027-640-006-000	892 BROWNING CIR	132,507	166,800	299,307	353.88
027-640-007-000	888 BROWNING CIR	109,925	156,211	266,136	353.88
027-640-008-000	884 BROWNING CIR	64,642	284,430	349,072	353.88
027-640-009-000	880 BROWNING CIR	121,496	148,111	269,607	353.88
027-640-010-000	876 BROWNING CIR	90,875	215,518	306,393	353.88
027-640-011-000	872 BROWNING CIR	74,284	326,321	400,605	353.88
027-640-012-000	868 BROWNING CIR	103,859	199,941	303,800	353.88
027-640-013-000	864 BROWNING CIR	93,636	322,524	416,160	353.88
027-640-014-000	860 BROWNING CIR	70,029	199,316	269,345	353.88
027-640-015-000	856 BROWNING CIR	75,137	150,988	226,125	353.88
027-640-016-000	852 BROWNING CIR	75,137	128,411	203,548	353.88
027-640-017-000	848 BROWNING CIR	63,672	270,608	334,280	353.88
027-640-018-000	844 BROWNING CIR	81,041	170,193	251,234	353.88
027-640-019-000	840 BROWNING CIR	85,000	360,000	445,000	353.88
027-640-020-000	876 KINCHELOE DR	76,500	344,250	420,750	353.88
027-640-021-000	845 BROWNING CIR	75,137	123,792	198,929	353.88
027-640-022-000	849 BROWNING CIR	89,383	207,250	296,633	353.88
027-640-023-000	853 BROWNING CIR	81,600	298,860	380,460	353.88
027-640-024-000	857 BROWNING CIR	78,718	197,551	276,269	353.88
027-640-025-000	30 MULCAHY CT	92,695	181,422	274,117	353.88
027-640-026-000	26 MULCAHY CT	78,718	148,841	227,559	353.88
027-640-027-000	22 MULCAHY CT	76,921	239,012	315,933	353.88
027-640-028-000	18 MULCAHY CT	82,417	169,189	251,606	353.88
027-640-029-000	14 MULCAHY CT	84,896	334,280	419,176	353.88
027-640-030-000	10 MULCAHY CT	80,291	113,855	194,146	353.88
027-640-031-000	6 MULCAHY CT	126,981	207,789	334,770	353.88
027-640-032-000	2 MULCAHY CT	97,619	143,560	241,179	353.88
027-640-033-000	891 BROWNING CIR	78,718	123,076	201,794	353.88
027-640-034-000	895 BROWNING CIR	83,232	270,504	353,736	353.88
027-640-035-000	899 BROWNING CIR	115,436	188,164	303,600	353.88
027-640-036-000	1951 MAXWELL AVE	91,800	290,700	382,500	353.88
027-640-037-000	888 KINCHELOE DR	75,771	146,987	222,758	353.88
027-640-038-000	884 KINCHELOE DR	65,932	264,837	330,769	353.88
027-640-039-000	880 KINCHELOE DR	71,400	290,700	362,100	353.88
027-640-041-000	829 DINSDALE CIR	98,838	265,302	364,140	353.88
027-640-042-000	833 DINSDALE CIR	90,000	339,900	429,900	353.88
027-640-043-000	837 DINSDALE CIR	73,773	127,158	200,931	353.88

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027-640-044-000	841 DINSDALE CIR	73,773	134,185	207,958	353.88
027-640-045-000	845 DINSDALE CIR	73,773	122,868	196,641	353.88
027-640-046-000	849 DINSDALE CIR	141,293	170,615	311,908	353.88
027-640-047-000	853 DINSDALE CIR	73,773	143,926	217,699	353.88
027-640-048-000	857 DINSDALE CIR	94,122	275,893	370,015	353.88
027-640-049-000	861 DINSDALE CIR	168,778	207,728	376,506	353.88
027-640-050-000	865 DINSDALE CIR	84,313	227,021	311,334	353.88
027-640-051-000	869 DINSDALE CIR	73,773	149,877	223,650	353.88
027-640-052-000	873 DINSDALE CIR	89,383	211,220	300,603	353.88
027-640-053-000	877 DINSDALE CIR	115,436	173,156	288,592	353.88
027-640-054-000	881 DINSDALE CIR	73,773	131,243	205,016	353.88
027-640-055-000	885 DINSDALE CIR	72,828	254,898	327,726	353.88
027-640-056-000	889 DINSDALE CIR	85,000	345,000	430,000	353.88
027-640-057-000	893 DINSDALE CIR	80,000	275,000	355,000	353.88
027-640-058-000	897 DINSDALE CIR	77,284	152,931	230,215	353.88
027-640-059-000	903 FARNHAM AVE	84,313	132,331	216,644	353.88
027-640-060-000	907 FARNHAM AVE	74,301	196,844	271,145	353.88
027-640-061-000	911 FARNHAM AVE	91,877	127,523	219,400	353.88
027-640-062-000	915 FARNHAM AVE	85,000	360,000	445,000	353.88
027-640-063-000	856 DINSDALE CIR	70,029	263,959	333,988	353.88
027-640-064-000	850 DINSDALE CIR	73,773	159,022	232,795	353.88
027-640-065-000	844 DINSDALE CIR	84,313	139,970	224,283	353.88
027-640-066-000	871 FARNHAM AVE	87,794	168,302	256,096	353.88
027-640-067-000	875 FARNHAM AVE	84,896	296,076	380,972	353.88
027-640-068-000	879 FARNHAM AVE	76,500	265,200	341,700	353.88
027-640-069-000	883 FARNHAM AVE	91,170	215,445	306,615	353.88
027-640-070-000	887 FARNHAM AVE	80,000	275,000	355,000	353.88
027-640-071-000	891 FARNHAM AVE	103,859	233,697	337,556	353.88
027-640-072-000	895 FARNHAM AVE	92,695	243,922	336,617	353.88
027-640-073-000	884 DINSDALE CIR	77,284	135,944	213,228	353.88
027-640-074-000	878 DINSDALE CIR	77,284	143,323	220,607	353.88
027-651-001-000	1000 MORRIS CIR	172,059	204,042	376,101	353.88
027-651-002-000	1004 MORRIS CIR	98,354	278,021	376,375	353.88
027-651-003-000	1008 MORRIS CIR	73,773	216,604	290,377	353.88
027-651-004-000	1012 MORRIS CIR	141,293	247,271	388,564	353.88
027-651-005-000	1016 MORRIS CIR	73,773	152,462	226,235	353.88
027-651-006-000	1020 MORRIS CIR	86,135	143,430	229,565	353.88
027-651-007-000	1024 MORRIS CIR	73,773	129,971	203,744	353.88
027-651-008-000	1028 MORRIS CIR	73,773	164,938	238,711	353.88
027-651-009-000	1032 MORRIS CIR	147,182	215,358	362,540	353.88
027-651-010-000	1916 MORRIS CIR	77,284	221,115	298,399	353.88
027-651-011-000	1920 MORRIS CIR	60,712	218,569	279,281	353.88
027-651-012-000	1924 MORRIS CIR	60,712	143,505	204,217	353.88
027-651-013-000	1928 MORRIS CIR	74,284	270,608	344,892	353.88
027-651-014-000	1932 MORRIS CIR	115,436	178,928	294,364	353.88
027-651-015-000	1936 MORRIS CIR	76,500	292,230	368,730	353.88
027-651-016-000	1940 MORRIS CIR	63,672	272,729	336,401	353.88
027-651-017-000	1944 MORRIS CIR	172,059	184,166	356,225	353.88
027-651-018-000	1948 MORRIS CIR	72,327	131,575	203,902	353.88
027-651-019-000	1952 MORRIS CIR	71,400	272,340	343,740	353.88
027-652-001-000	1001 MORRIS CIR	82,100	264,857	346,957	353.88
027-652-002-000	1000 FREDERICKS ST	65,932	208,792	274,724	353.88
027-652-003-000	1004 FREDERICKS ST	141,293	200,169	341,462	353.88
027-652-004-000	1005 MORRIS CIR	71,400	285,600	357,000	353.88
027-652-005-000	1009 MORRIS CIR	80,000	295,000	375,000	353.88
027-652-006-000	1008 FREDERICKS ST	73,773	126,164	199,937	353.88
027-652-007-000	1012 FREDERICKS ST	72,828	269,463	342,291	353.88
027-652-008-000	1013 MORRIS CIR	73,773	116,542	190,315	353.88
027-652-009-000	1017 MORRIS CIR	64,642	226,251	290,893	353.88
027-652-010-000	1016 FREDERICKS ST	79,555	160,011	239,566	353.88
027-652-011-000	1020 FREDERICKS ST	73,773	160,318	234,091	353.88
027-652-012-000	1021 MORRIS CIR	81,041	140,339	221,380	353.88
027-652-013-000	1025 MORRIS CIR	73,773	145,380	219,153	353.88
027-652-014-000	1024 FREDERICKS ST	129,519	156,014	285,533	353.88
027-652-015-000	1028 FREDERICKS ST	80,392	217,063	297,455	353.88

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027-652-016-000	1029 MORRIS CIR	66,232	171,101	237,333	353.88
027-653-001-000	1944 BRANIGAN AVE	68,978	220,837	289,815	353.88
027-653-002-000	1940 BRANIGAN AVE	76,500	382,500	459,000	353.88
027-653-003-000	1936 BRANIGAN AVE	78,030	284,029	362,059	353.88
027-653-004-000	1932 BRANIGAN AVE	83,232	322,524	405,756	353.88
027-653-005-000	1005 FREDERICKS ST	85,000	380,000	465,000	353.88
027-653-006-000	30 FREDERICKS CT	153,069	241,381	394,450	353.88
027-653-007-000	26 FREDERICKS CT	87,827	187,761	275,588	353.88
027-653-008-000	22 FREDERICKS CT	84,313	146,714	231,027	353.88
027-653-009-000	18 FREDERICKS CT	73,186	174,525	247,711	353.88
027-653-010-000	14 FREDERICKS CT	87,827	154,565	242,392	353.88
027-653-011-000	10 FREDERICKS CT	77,284	209,243	286,527	353.88
027-653-012-000	6 FREDERICKS CT	68,978	281,220	350,198	353.88
027-653-013-000	1019 FREDERICKS ST	87,794	168,842	256,636	353.88
027-653-014-000	1023 FREDERICKS ST	68,428	206,737	275,165	353.88
027-653-015-000	1027 FREDERICKS ST	66,232	205,324	271,556	353.88
027-653-016-000	1939 MORRIS CIR	73,773	155,268	229,041	353.88
027-653-017-000	1943 MORRIS CIR	80,000	275,000	355,000	353.88
027-653-018-000	1947 MORRIS CIR	73,186	205,749	278,935	353.88
027-653-019-000	1951 MORRIS CIR	75,137	132,391	207,528	353.88
027-661-001-000	931 ANDERSON CIR	131,956	168,767	300,723	353.88
027-661-002-000	927 ANDERSON CIR	73,186	127,232	200,418	353.88
027-661-003-000	923 ANDERSON CIR	72,828	254,898	327,726	353.88
027-661-004-000	919 ANDERSON CIR	123,333	223,309	346,642	353.88
027-661-005-000	915 ANDERSON CIR	72,327	152,223	224,550	353.88
027-661-006-000	913 ANDERSON CIR	76,500	387,600	464,100	353.88
027-661-007-000	909 ANDERSON CIR	153,069	205,469	358,538	353.88
027-661-008-000	905 ANDERSON CIR	80,000	295,000	375,000	353.88
027-661-009-000	901 ANDERSON CIR	81,600	282,540	364,140	353.88
027-661-010-000	967 ANDERSON CIR	73,773	115,735	189,508	353.88
027-661-011-000	971 ANDERSON CIR	70,000	285,000	355,000	353.88
027-661-012-000	975 ANDERSON CIR	76,500	323,340	399,840	353.88
027-661-013-000	979 ANDERSON CIR	72,327	139,617	211,944	353.88
027-661-014-000	983 ANDERSON CIR	86,135	183,759	269,894	353.88
027-661-015-000	987 ANDERSON CIR	115,436	114,860	230,296	353.88
027-661-016-000	991 ANDERSON CIR	132,750	161,496	294,246	353.88
027-661-017-000	993 ANDERSON CIR	146,566	189,904	336,470	353.88
027-661-018-000	997 ANDERSON CIR	75,771	144,663	220,434	353.88
027-662-001-000	1789 LOSOYA DR	60,712	263,831	324,543	353.88
027-662-002-000	1785 LOSOYA DR	72,327	188,767	261,094	353.88
027-662-003-000	1781 LOSOYA DR	85,000	345,000	430,000	353.88
027-662-004-000	1777 LOSOYA DR	78,718	111,095	189,813	353.88
027-662-005-000	1773 LOSOYA DR	78,718	114,466	193,184	353.88
027-662-006-000	1769 LOSOYA DR	60,712	130,258	190,970	353.88
027-662-007-000	1765 LOSOYA DR	87,794	193,156	280,950	353.88
027-662-008-000	1761 LOSOYA DR	60,712	209,738	270,450	353.88
027-662-009-000	1757 LOSOYA DR	133,068	161,999	295,067	353.88
027-662-010-000	958 LOSOYA DR	133,068	173,568	306,636	353.88
027-662-011-000	962 LOSOYA DR	80,000	310,000	390,000	353.88
027-662-012-000	966 LOSOYA DR	86,071	143,019	229,090	353.88
027-662-013-000	970 LOSOYA DR	78,718	90,191	168,909	353.88
027-662-014-000	974 LOSOYA DR	76,500	346,800	423,300	353.88
027-662-015-000	978 LOSOYA DR	97,619	164,234	261,853	353.88
027-662-016-000	982 LOSOYA DR	57,244	159,766	217,010	353.88
027-662-017-000	986 LOSOYA DR	64,642	258,573	323,215	353.88
027-662-018-000	990 LOSOYA DR	98,354	208,282	306,636	353.88
027-662-019-000	994 LOSOYA DR	60,438	226,005	286,443	353.88
027-662-020-000	998 LOSOYA DR	75,137	122,525	197,662	353.88
027-662-021-000	900 ANDERSON CIR	70,029	228,405	298,434	353.88
027-662-022-000	904 ANDERSON CIR	73,773	116,651	190,424	353.88
027-662-023-000	908 ANDERSON CIR	85,000	345,000	430,000	353.88
027-662-024-000	912 ANDERSON CIR	80,000	275,000	355,000	353.88
027-662-025-000	914 ANDERSON CIR	60,712	182,142	242,854	353.88
027-662-026-000	918 ANDERSON CIR	76,500	301,920	378,420	353.88
027-662-027-000	922 ANDERSON CIR	79,450	238,370	317,820	353.88

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027-662-028-000	926 ANDERSON CIR	61,926	139,619	201,545	353.88
027-662-029-000	930 ANDERSON CIR	73,773	144,086	217,859	353.88
027-662-030-000	932 ANDERSON CIR	73,773	175,989	249,762	353.88
027-662-031-000	936 ANDERSON CIR	90,202	275,914	366,116	353.88
027-662-032-000	940 ANDERSON CIR	77,284	117,646	194,930	353.88
027-662-033-000	942 ANDERSON CIR	73,773	170,852	244,625	353.88
027-662-034-000	946 ANDERSON CIR	80,000	275,000	355,000	353.88
027-662-035-000	950 ANDERSON CIR	159,314	179,706	339,020	353.88
027-662-036-000	954 ANDERSON CIR	73,773	131,738	205,511	353.88
027-662-037-000	958 ANDERSON CIR	77,284	201,447	278,731	353.88
027-662-038-000	960 ANDERSON CIR	84,313	129,994	214,307	353.88
027-662-039-000	964 ANDERSON CIR	77,284	145,995	223,279	353.88
027-662-040-000	968 ANDERSON CIR	109,663	207,789	317,452	353.88
027-662-041-000	972 ANDERSON CIR	73,773	122,575	196,348	353.88
027-662-042-000	976 ANDERSON CIR	76,903	158,058	234,961	353.88
027-662-043-000	980 ANDERSON CIR	86,135	168,319	254,454	353.88
027-662-044-000	984 ANDERSON CIR	72,327	142,626	214,953	353.88
027-662-045-000	988 ANDERSON CIR	72,327	175,359	247,686	353.88
027-662-046-000	992 ANDERSON CIR	72,327	151,740	224,067	353.88
027-662-047-000	994 ANDERSON CIR	85,000	345,000	430,000	353.88
027-662-048-000	998 ANDERSON CIR	84,446	106,965	191,411	353.88
027-663-001-000	966 HUNTER LN	147,182	141,293	288,475	353.88
027-663-002-000	970 HUNTER LN	78,718	174,438	253,156	353.88
027-663-003-000	974 HUNTER LN	78,718	117,363	196,081	353.88
027-663-004-000	978 HUNTER LN	78,718	124,815	203,533	353.88
027-663-005-000	982 HUNTER LN	71,400	295,798	367,198	353.88
027-663-006-000	986 HUNTER LN	72,828	300,675	373,503	353.88
027-663-007-000	990 HUNTER LN	78,718	107,947	186,665	353.88
027-663-008-000	994 HUNTER LN	75,771	130,883	206,654	353.88
027-663-009-000	998 HUNTER LN	87,794	141,690	229,484	353.88
027-663-010-000	965 LOSOYA DR	121,207	109,663	230,870	353.88
027-663-011-000	969 LOSOYA DR	78,718	130,723	209,441	353.88
027-663-012-000	973 LOSOYA DR	141,293	241,381	382,674	353.88
027-663-013-000	977 LOSOYA DR	81,600	285,600	367,200	353.88
027-663-014-000	981 LOSOYA DR	59,361	143,133	202,494	353.88
027-663-015-000	985 LOSOYA DR	64,642	267,192	331,834	353.88
027-663-016-000	989 LOSOYA DR	76,500	290,700	367,200	353.88
027-663-017-000	993 LOSOYA DR	141,293	211,943	353,236	353.88
027-663-018-000	997 LOSOYA DR	123,333	220,710	344,043	353.88
027-664-001-000	965 HUNTER LN	78,817	123,855	202,672	353.88
027-664-002-000	969 HUNTER LN	81,041	176,946	257,987	353.88
027-664-003-000	973 HUNTER LN	74,284	259,995	334,279	353.88
027-664-004-000	977 HUNTER LN	78,718	144,496	223,214	353.88
027-664-005-000	981 HUNTER LN	78,718	101,606	180,324	353.88
027-664-006-000	985 HUNTER LN	86,135	173,421	259,556	353.88
027-664-007-000	989 HUNTER LN	72,828	239,292	312,120	353.88
027-664-008-000	993 HUNTER LN	174,371	214,318	388,689	353.88
027-664-009-000	997 HUNTER LN	146,566	189,775	336,341	353.88
027-670-001-000	1793 LOSOYA DR	75,415	307,054	382,469	353.88
027-670-002-000	974 WALLACE DR	81,600	362,100	443,700	353.88
027-670-003-000	978 WALLACE DR	75,771	215,358	291,129	353.88
027-670-004-000	982 WALLACE DR	121,496	174,724	296,220	353.88
027-670-005-000	986 WALLACE DR	79,218	276,666	355,884	353.88
027-670-006-000	990 WALLACE DR	84,446	177,902	262,348	353.88
027-670-007-000	994 WALLACE DR	79,218	221,001	300,219	353.88
027-670-008-000	998 WALLACE DR	84,896	330,035	414,931	353.88
027-670-009-000	997 WALLACE DR	182,507	276,118	458,625	353.88
027-670-010-000	995 WALLACE DR	87,794	234,222	322,016	353.88
027-670-011-000	991 WALLACE DR	85,000	340,000	425,000	353.88
027-670-012-000	987 WALLACE DR	75,771	261,091	336,862	353.88
027-670-013-000	983 WALLACE DR	66,232	187,661	253,893	353.88
027-670-014-000	979 WALLACE DR	78,817	185,784	264,601	353.88
027-670-015-000	1802 LOSOYA DR	71,751	248,376	320,127	353.88
027-670-016-000	1801 LOSOYA DR	100,000	415,000	515,000	353.88
027-670-017-000	1805 LOSOYA DR	109,925	208,282	318,207	353.88

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-670-018-000	1809 LOSOYA DR	71,428	269,233	340,661	353.88
027-670-019-000	1815 LOSOYA DR	77,284	210,134	287,418	353.88
027-670-020-000	1821 LOSOYA DR	97,186	199,873	297,059	353.88
027-670-021-000	1827 LOSOYA DR	77,284	194,279	271,563	353.88
027-670-022-000	1830 LOSOYA DR	71,751	280,389	352,140	353.88
027-670-023-000	1826 LOSOYA DR	77,284	173,380	250,664	353.88
027-670-024-000	1822 LOSOYA DR	85,000	375,000	460,000	353.88
027-670-025-000	1818 LOSOYA DR	97,619	180,886	278,505	353.88
027-670-026-000	1814 LOSOYA DR	149,304	298,615	447,919	353.88
027-670-027-000	1810 LOSOYA DR	74,284	302,444	376,728	353.88
027-670-028-000	1806 LOSOYA DR	81,600	382,500	464,100	353.88
027-670-029-000	26 HILLER CT	82,660	256,652	339,312	353.88
027-670-030-000	30 HILLER CT	75,771	209,955	285,726	353.88
027-670-031-000	34 HILLER CT	75,415	293,587	369,002	353.88
027-670-032-000	38 HILLER CT	115,436	230,431	345,867	353.88
027-670-033-000	42 HILLER CT	82,660	233,886	316,546	353.88
027-670-034-000	22 HILLER CT	80,802	350,151	430,953	353.88
027-670-035-000	18 HILLER CT	95,000	385,000	480,000	353.88
027-670-036-000	14 HILLER CT	83,232	348,534	431,766	353.88
027-670-037-000	10 HILLER CT	71,751	198,700	270,451	353.88
027-670-038-000	6 HILLER CT	85,000	385,000	470,000	353.88
027-670-039-000	2 HILLER CT	164,844	235,494	400,338	353.88
027-670-040-000	54 EPPERSON CT	71,751	225,195	296,946	353.88
027-670-041-000	50 EPPERSON CT	86,135	258,295	344,430	353.88
027-670-042-000	46 EPPERSON CT	106,455	340,031	446,486	353.88
027-670-043-000	42 EPPERSON CT	85,000	340,000	425,000	353.88
027-670-044-000	38 EPPERSON CT	71,751	296,813	368,564	353.88
027-670-045-000	34 EPPERSON CT	105,937	328,381	434,318	353.88
027-670-046-000	30 EPPERSON CT	84,313	233,901	318,214	353.88
027-670-047-000	26 EPPERSON CT	84,313	208,171	292,484	353.88
027-670-048-000	22 EPPERSON CT	93,406	340,661	434,067	353.88
027-670-049-000	18 EPPERSON CT	77,284	151,034	228,318	353.88
027-670-050-000	14 EPPERSON CT	85,000	385,000	470,000	353.88
027-670-051-000	10 EPPERSON CT	70,029	285,507	355,536	353.88
027-670-052-000	6 EPPERSON CT	132,750	248,194	380,944	353.88
027-670-053-000	2 EPPERSON CT	91,170	224,223	315,393	353.88
027-681-001-000	840 WALKER ST	85,000	340,000	425,000	353.88
027-681-002-000	844 WALKER ST	98,838	344,372	443,210	353.88
027-681-003-000	2 TADLOCK PL	80,839	221,433	302,272	353.88
027-681-004-000	6 TADLOCK PL	95,000	400,000	495,000	353.88
027-681-005-000	10 TADLOCK PL	130,000	435,000	565,000	353.88
027-681-006-000	14 TADLOCK PL	101,301	330,629	431,930	353.88
027-681-007-000	18 TADLOCK PL	84,313	160,457	244,770	353.88
027-681-008-000	1831 LOSOYA DR	90,000	385,000	475,000	353.88
027-682-001-000	839 WALKER ST	79,218	184,621	263,839	353.88
027-682-002-000	843 WALKER ST	102,000	423,300	525,300	353.88
027-682-003-000	847 WALKER ST	82,417	307,694	390,111	353.88
027-682-004-000	851 WALKER ST	85,000	375,000	460,000	353.88
027-682-005-000	855 WALKER ST	77,270	195,389	272,659	353.88
027-682-006-000	859 WALKER ST	133,068	231,425	364,493	353.88
027-682-007-000	14 REIFF PL	96,439	279,229	375,668	353.88
027-682-008-000	10 REIFF PL	89,550	254,066	343,616	353.88
027-682-009-000	14 HILDEBRAND CT	102,349	353,384	455,733	353.88
027-682-010-000	10 HILDEBRAND CT	89,550	166,691	256,241	353.88
027-682-011-000	6 HILDEBRAND CT	82,660	216,406	299,066	353.88
027-682-012-000	924 CRANSTON DR	90,076	229,698	319,774	353.88
027-682-013-000	928 CRANSTON DR	74,284	302,444	376,728	353.88
027-682-014-000	932 CRANSTON DR	81,600	341,700	423,300	353.88
027-682-015-000	940 CRANSTON DR	75,771	190,824	266,595	353.88
027-682-016-000	944 CRANSTON DR	85,000	375,000	460,000	353.88
027-682-017-000	883 WALKER ST	85,000	385,000	470,000	353.88
027-682-018-000	879 WALKER ST	89,550	214,873	304,423	353.88
027-682-019-000	875 WALKER ST	102,000	407,998	509,998	353.88
027-682-020-000	871 WALKER ST	86,105	217,188	303,293	353.88
027-682-021-000	2 REIFF PL	89,550	173,402	262,952	353.88

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027-682-022-000	6 REIFF PL	90,000	400,000	490,000	353.88
027-682-023-000	18 HILDEBRAND CT	95,000	390,000	485,000	353.88
027-682-024-000	22 HILDEBRAND CT	89,550	271,093	360,643	353.88
027-682-025-000	26 HILDEBRAND CT	109,925	188,803	298,728	353.88
027-683-001-000	927 CRANSTON DR	159,314	312,259	471,573	353.88
027-683-002-000	931 CRANSTON DR	75,771	230,971	306,742	353.88
027-683-003-000	935 CRANSTON DR	103,364	212,471	315,835	353.88
027-683-004-000	939 CRANSTON DR	86,135	267,599	353,734	353.88
027-683-005-000	943 CRANSTON DR	85,000	375,000	460,000	353.88
027-683-006-000	891 WALKER PL	115,710	238,370	354,080	353.88
027-683-007-000	895 WALKER PL	82,660	339,693	422,353	353.88
027-683-008-000	899 WALKER PL	89,550	380,206	469,756	353.88
027-683-009-000	903 WALKER PL	110,000	385,000	495,000	353.88
027-683-010-000	907 WALKER PL	96,963	430,956	527,919	353.88
027-684-001-000	1834 LOSOYA DR	101,335	152,005	253,340	353.88
027-684-002-000	868 WALKER ST	82,790	251,689	334,479	353.88
027-684-003-000	872 WALKER ST	105,937	283,678	389,615	353.88
027-684-004-000	876 WALKER ST	91,339	202,653	293,992	353.88
027-684-005-000	6 BARTH CT	127,977	239,375	367,352	353.88
027-684-006-000	10 BARTH CT	146,566	327,555	474,121	353.88
027-684-007-000	14 BARTH CT	141,293	210,767	352,060	353.88
027-684-008-000	18 BARTH CT	85,000	385,000	470,000	353.88
027-684-009-000	22 BARTH CT	81,600	331,500	413,100	353.88
027-684-010-000	26 BARTH CT	81,600	358,530	440,130	353.88
027-684-011-000	30 BARTH CT	77,284	198,483	275,767	353.88
027-684-012-000	34 BARTH CT	88,434	281,948	370,382	353.88
027-684-013-000	33 BARTH CT	87,827	156,543	244,370	353.88
027-684-014-000	29 BARTH CT	77,284	189,814	267,098	353.88
027-684-015-000	25 BARTH CT	77,284	163,514	240,798	353.88
027-684-016-000	21 BARTH CT	85,000	375,000	460,000	353.88
027-684-017-000	17 BARTH CT	72,327	181,264	253,591	353.88
027-684-018-000	13 BARTH CT	77,284	258,446	335,730	353.88
027-684-019-000	9 BARTH CT	91,877	233,142	325,019	353.88
027-684-020-000	5 BARTH CT	84,896	314,011	398,907	353.88
027-684-021-000	1 BARTH CT	82,660	193,626	276,286	353.88
027-690-001-000	776 LAUGENOUR DR	64,642	188,541	253,183	353.88
027-690-002-000	1628 SILBERSTEIN PL	75,000	250,000	325,000	353.88
027-690-003-000	1622 SILBERSTEIN PL	99,315	278,331	377,646	353.88
027-690-004-000	1616 SILBERSTEIN PL	84,896	368,238	453,134	353.88
027-690-005-000	1612 SILBERSTEIN PL	116,844	268,621	385,465	353.88
027-690-006-000	1608 SILBERSTEIN PL	86,700	336,600	423,300	353.88
027-690-007-000	1604 SILBERSTEIN PL	112,558	333,566	446,124	353.88
027-690-008-000	1600 SILBERSTEIN PL	113,596	355,872	469,468	353.88
027-690-009-000	1603 SILBERSTEIN PL	112,558	280,617	393,175	353.88
027-690-010-000	1607 SILBERSTEIN PL	84,896	344,892	429,788	353.88
027-690-011-000	1611 SILBERSTEIN PL	102,626	257,416	360,042	353.88
027-690-012-000	1617 SILBERSTEIN PL	90,202	344,892	435,094	353.88
027-690-013-000	1623 SILBERSTEIN PL	96,002	282,980	378,982	353.88
027-690-014-000	1629 SILBERSTEIN PL	54,381	127,772	182,153	353.88
027-690-015-000	1633 SILBERSTEIN PL	121,207	143,928	265,135	353.88
027-690-016-000	780 LAUGENOUR DR	67,556	103,589	171,145	353.88
027-690-017-000	1635 GILLETTE DR	144,296	207,789	352,085	353.88
027-690-018-000	1631 GILLETTE DR	88,294	224,980	313,274	353.88
027-690-019-000	1625 GILLETTE DR	114,896	268,298	383,194	353.88
027-690-020-000	1619 GILLETTE DR	71,428	247,254	318,682	353.88
027-690-021-000	1615 GILLETTE DR	105,937	213,739	319,676	353.88
027-690-022-000	1609 GILLETTE DR	78,817	139,619	218,436	353.88
027-690-023-000	1605 GILLETTE DR	92,695	263,400	356,095	353.88
027-690-024-000	1601 GILLETTE DR	74,284	307,750	382,034	353.88
027-690-026-000	777 LAUGENOUR DR	71,428	247,143	318,571	353.88
027-690-027-000	781 LAUGENOUR DR	93,884	271,478	365,362	353.88
027-690-028-000	785 LAUGENOUR DR	75,415	258,303	333,718	353.88
027-690-029-000	789 LAUGENOUR DR	71,428	309,893	381,321	353.88
027-690-030-000	793 LAUGENOUR DR	96,002	304,436	400,438	353.88
027-690-031-000	797 LAUGENOUR DR	85,000	400,000	485,000	353.88

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027-690-032-000	771 BOURN DR	103,730	246,679	350,409	353.88
027-690-033-000	767 BOURN DR	86,700	367,200	453,900	353.88
027-690-034-000	763 BOURN DR	135,408	217,832	353,240	353.88
027-690-035-000	759 BOURN DR	79,590	355,504	435,094	353.88
027-690-036-000	755 BOURN DR	107,107	247,195	354,302	353.88
027-690-037-000	751 BOURN DR	85,000	415,000	500,000	353.88
027-690-038-000	747 BOURN DR	115,710	141,354	257,064	353.88
027-690-039-000	743 BOURN DR	84,446	153,131	237,577	353.88
027-690-040-000	739 BOURN DR	90,000	385,000	475,000	353.88
027-690-042-000	1614 FARNHAM AVE	111,426	389,525	500,951	353.88
027-690-043-000	1618 FARNHAM AVE	120,739	263,429	384,168	353.88
027-690-044-000	1622 FARNHAM AVE	90,000	605,000	695,000	353.88
027-690-045-000	1626 FARNHAM AVE	153,069	288,482	441,551	353.88
027-690-046-000	1630 FARNHAM AVE	110,350	335,202	445,552	353.88
027-690-047-000	1634 FARNHAM AVE	69,260	98,118	167,378	353.88
027-690-048-000	768 LAUGENOUR DR	56,296	174,525	230,821	353.88
027-690-049-000	772 LAUGENOUR DR	71,751	203,117	274,868	353.88
027-690-050-000	773 LAUGENOUR DR	81,600	397,800	479,400	353.88
027-690-051-000	769 LAUGENOUR DR	85,000	385,000	470,000	353.88
027-690-052-000	765 LAUGENOUR DR	76,921	294,507	371,428	353.88
027-701-001-000	1601 LAUGENOUR DR	91,877	160,787	252,664	353.88
027-701-002-000	1605 LAUGENOUR DR	73,186	185,784	258,970	353.88
027-701-003-000	1609 LAUGENOUR DR	113,596	324,385	437,981	353.88
027-701-004-000	1613 LAUGENOUR DR	97,369	265,955	363,324	353.88
027-701-005-000	1619 LAUGENOUR DR	97,369	210,229	307,598	353.88
027-701-006-000	605 LAUGENOUR DR	123,333	255,870	379,203	353.88
027-701-007-000	611 LAUGENOUR DR	60,438	296,704	357,142	353.88
027-701-008-000	617 LAUGENOUR DR	164,844	247,271	412,115	353.88
027-701-009-000	623 LAUGENOUR DR	83,232	327,726	410,958	353.88
027-701-010-000	629 LAUGENOUR DR	101,453	272,648	374,101	353.88
027-701-011-000	635 LAUGENOUR DR	72,828	317,217	390,045	353.88
027-701-012-000	641 LAUGENOUR DR	107,369	331,791	439,160	353.88
027-701-013-000	647 LAUGENOUR DR	121,496	196,713	318,209	353.88
027-701-014-000	653 LAUGENOUR DR	113,889	222,011	335,900	353.88
027-701-015-000	659 LAUGENOUR DR	103,859	267,752	371,611	353.88
027-701-016-000	665 LAUGENOUR DR	110,350	265,480	375,830	353.88
027-701-017-000	671 LAUGENOUR DR	78,817	168,782	247,599	353.88
027-701-018-000	677 LAUGENOUR DR	113,686	328,987	442,673	353.88
027-701-019-000	1643 FARNHAM AVE	80,000	245,000	325,000	353.88
027-701-020-000	1647 FARNHAM AVE	109,972	299,241	409,213	353.88
027-701-021-000	1651 FARNHAM AVE	121,075	292,753	413,828	353.88
027-701-022-000	1655 FARNHAM AVE	146,566	205,200	351,766	353.88
027-702-001-000	601 BOURN DR	103,364	183,642	287,006	353.88
027-702-002-000	613 BOURN DR	90,875	223,769	314,644	353.88
027-702-003-000	625 BOURN DR	90,875	214,400	305,275	353.88
027-702-004-000	637 BOURN DR	90,875	242,954	333,829	353.88
027-702-005-000	649 BOURN DR	90,875	203,034	293,909	353.88
027-702-006-000	661 BOURN DR	90,875	231,664	322,539	353.88
027-702-007-000	673 BOURN DR	66,232	187,661	253,893	353.88
027-702-008-000	685 BOURN DR	78,030	213,282	291,312	353.88
027-702-009-000	697 BOURN DR	94,577	249,276	343,853	353.88
027-702-010-000	709 BOURN DR	74,284	288,966	363,250	353.88
027-702-011-000	721 BOURN DR	97,369	239,665	337,034	353.88
027-702-013-000	684 WOODARD DR	65,932	181,319	247,251	353.88
027-702-014-000	676 WOODARD DR	74,284	297,138	371,422	353.88
027-702-015-000	668 WOODARD DR	114,704	266,090	380,794	353.88
027-702-016-000	660 WOODARD DR	64,642	274,732	339,374	353.88
027-702-017-000	652 WOODARD DR	80,000	310,000	390,000	353.88
027-702-018-000	644 WOODARD DR	121,075	245,238	366,313	353.88
027-702-019-000	636 WOODARD DR	85,000	350,000	435,000	353.88
027-702-020-000	628 WOODARD DR	115,436	219,332	334,768	353.88
027-702-021-000	620 WOODARD DR	115,710	173,568	289,278	353.88
027-702-022-000	1610 LAUGENOUR DR	84,446	197,044	281,490	353.88
027-702-023-000	1618 LAUGENOUR DR	146,566	209,517	356,083	353.88
027-703-001-000	672 LAUGENOUR DR	90,202	249,383	339,585	353.88

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027-703-002-000	680 LAUGENOUR DR	123,943	266,376	390,319	353.88
027-703-003-000	688 LAUGENOUR DR	104,138	167,725	271,863	353.88
027-703-004-000	1631 FARNHAM AVE	90,319	333,411	423,730	353.88
027-703-005-000	1627 FARNHAM AVE	80,000	405,500	485,500	353.88
027-703-006-000	1623 FARNHAM AVE	65,932	324,178	390,110	353.88
027-703-007-000	1619 FARNHAM AVE	76,500	374,340	450,840	353.88
027-703-008-000	1615 FARNHAM AVE	159,314	153,845	313,159	353.88
027-703-009-000	667 WOODARD DR	85,000	420,000	505,000	353.88
027-703-010-000	659 WOODARD DR	60,438	178,022	238,460	353.88
027-703-011-000	651 WOODARD DR	170,733	247,271	418,004	353.88
027-703-012-000	643 WOODARD DR	153,069	229,608	382,677	353.88
027-703-013-000	635 WOODARD DR	115,341	265,959	381,300	353.88
027-703-014-000	622 LAUGENOUR DR	75,415	242,411	317,826	353.88
027-703-015-000	626 LAUGENOUR DR	121,657	323,731	445,388	353.88
027-703-016-000	632 LAUGENOUR DR	117,890	268,531	386,421	353.88
027-703-017-000	638 LAUGENOUR DR	79,590	233,465	313,055	353.88
027-703-018-000	8 GWINN CT	78,030	333,968	411,998	353.88
027-703-019-000	6 GWINN CT	73,186	202,674	275,860	353.88
027-703-020-000	4 GWINN CT	77,270	262,590	339,860	353.88
027-703-021-000	2 GWINN CT	120,279	275,247	395,526	353.88
027-711-001-000	761 HATCHER DR	90,000	310,000	400,000	353.88
027-711-002-000	765 HATCHER DR	121,207	224,991	346,198	353.88
027-711-003-000	769 HATCHER DR	153,540	279,119	432,659	353.88
027-711-004-000	773 HATCHER DR	159,314	273,582	432,896	353.88
027-711-005-000	777 HATCHER DR	159,314	154,554	313,868	353.88
027-711-006-000	3 HAZEMAN CT	90,000	290,000	380,000	353.88
027-711-007-000	5 HAZEMAN CT	91,800	338,640	430,440	353.88
027-711-008-000	7 HAZEMAN CT	85,000	375,000	460,000	353.88
027-711-010-000	10 HAZEMAN CT	90,000	360,000	450,000	353.88
027-711-011-000	8 HAZEMAN CT	85,000	350,000	435,000	353.88
027-711-012-000	6 HAZEMAN CT	188,394	251,686	440,080	353.88
027-711-013-000	4 HAZEMAN CT	85,000	403,100	488,100	353.88
027-711-014-000	2 HAZEMAN CT	146,566	284,931	431,497	353.88
027-711-015-000	781 HATCHER DR	165,688	210,533	376,221	353.88
027-711-016-000	785 HATCHER DR	146,566	287,880	434,446	353.88
027-711-017-000	789 HATCHER DR	83,781	140,149	223,930	353.88
027-711-018-000	1649 HATCHER DR	90,000	345,000	435,000	353.88
027-711-019-000	1653 HATCHER DR	109,925	208,282	318,207	353.88
027-711-020-000	1657 HATCHER DR	86,135	91,877	178,012	353.88
027-711-021-000	1661 HATCHER DR	85,000	345,000	430,000	353.88
027-711-022-000	1665 HATCHER DR	85,000	375,000	460,000	353.88
027-711-023-000	1671 HATCHER DR	80,000	310,000	390,000	353.88
027-712-001-000	762 HATCHER DR	86,700	306,000	392,700	353.88
027-712-002-000	766 HATCHER DR	76,500	382,500	459,000	353.88
027-712-003-000	770 HATCHER DR	71,400	361,080	432,480	353.88
027-712-004-000	774 HATCHER DR	126,981	240,113	367,094	353.88
027-712-005-000	778 HATCHER DR	73,186	196,931	270,117	353.88
027-712-006-000	782 HATCHER DR	140,197	275,673	415,870	353.88
027-712-007-000	786 HATCHER DR	159,314	229,517	388,831	353.88
027-712-008-000	790 HATCHER DR	146,566	153,943	300,509	353.88
027-712-009-000	794 HATCHER DR	146,566	245,244	391,810	353.88
027-712-010-000	1636 HATCHER DR	144,296	207,789	352,085	353.88
027-712-011-000	1640 HATCHER DR	76,500	326,400	402,900	353.88
027-712-012-000	1644 HATCHER DR	72,828	331,887	404,715	353.88
027-712-013-000	1648 HATCHER DR	85,000	350,000	435,000	353.88
027-712-014-000	1652 HATCHER DR	85,000	345,000	430,000	353.88
027-712-015-000	1656 HATCHER DR	74,284	297,138	371,422	353.88
027-712-016-000	1660 HATCHER DR	85,000	350,000	435,000	353.88
027-712-017-000	1664 HATCHER DR	60,712	288,117	348,829	353.88
027-712-018-000	1668 HATCHER DR	97,619	189,500	287,119	353.88
027-712-019-000	1672 HATCHER DR	80,000	310,000	390,000	353.88
027-721-001-000	852 ATWELL CIR	90,076	161,014	251,090	353.88
027-721-002-000	850 ATWELL CIR	97,369	237,461	334,830	353.88
027-721-003-000	848 ATWELL CIR	78,817	198,734	277,551	353.88
027-721-004-000	846 ATWELL CIR	74,650	155,045	229,695	353.88

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-721-005-000	844 ATWELL CIR	84,385	195,164	279,549	353.88
027-721-006-000	842 ATWELL CIR	90,875	292,584	383,459	353.88
027-721-007-000	840 ATWELL CIR	84,385	220,283	304,668	353.88
027-721-008-000	838 ATWELL CIR	84,385	257,452	341,837	353.88
027-721-009-000	836 ATWELL CIR	75,415	290,893	366,308	353.88
027-721-010-000	834 ATWELL CIR	120,589	367,519	488,108	353.88
027-721-011-000	832 ATWELL CIR	84,385	246,548	330,933	353.88
027-721-012-000	830 ATWELL CIR	97,369	277,841	375,210	353.88
027-721-013-000	828 ATWELL CIR	84,385	316,947	401,332	353.88
027-721-014-000	826 ATWELL CIR	84,385	186,556	270,941	353.88
027-721-015-000	824 ATWELL CIR	91,877	197,882	289,759	353.88
027-721-016-000	822 ATWELL CIR	86,190	307,054	393,244	353.88
027-721-017-000	820 ATWELL CIR	88,310	135,777	224,087	353.88
027-721-018-000	818 ATWELL CIR	83,232	249,696	332,928	353.88
027-721-019-000	816 ATWELL CIR	84,385	178,873	263,258	353.88
027-721-020-000	814 ATWELL CIR	72,828	291,312	364,140	353.88
027-721-021-000	812 ATWELL CIR	87,632	166,981	254,613	353.88
027-721-022-000	810 ATWELL CIR	115,436	166,228	281,664	353.88
027-721-023-000	808 ATWELL CIR	72,828	299,635	372,463	353.88
027-721-024-000	806 ATWELL CIR	97,369	227,075	324,444	353.88
027-721-025-000	804 ATWELL CIR	126,981	178,928	305,909	353.88
027-721-026-000	802 ATWELL CIR	87,632	149,426	237,058	353.88
027-721-027-000	800 ATWELL CIR	90,875	179,036	269,911	353.88
027-722-001-000	801 ATWELL CIR	126,981	178,928	305,909	353.88
027-722-002-000	803 ATWELL CIR	60,438	224,176	284,614	353.88
027-722-003-000	805 ATWELL CIR	84,385	346,322	430,707	353.88
027-722-004-000	807 ATWELL CIR	78,030	213,282	291,312	353.88
027-722-005-000	809 ATWELL CIR	87,632	178,163	265,795	353.88
027-722-006-000	811 ATWELL CIR	98,354	197,867	296,221	353.88
027-722-007-000	813 ATWELL CIR	84,385	168,126	252,511	353.88
027-722-008-000	815 ATWELL CIR	126,981	198,554	325,535	353.88
027-722-009-000	817 ATWELL CIR	73,186	158,198	231,384	353.88
027-722-010-000	837 ATWELL CIR	76,921	247,254	324,175	353.88
027-722-011-000	839 ATWELL CIR	94,122	277,191	371,313	353.88
027-722-012-000	841 ATWELL CIR	73,186	126,107	199,293	353.88
027-722-013-000	843 ATWELL CIR	108,271	189,933	298,204	353.88
027-722-014-000	845 ATWELL CIR	71,400	285,600	357,000	353.88
027-722-015-000	847 ATWELL CIR	76,500	387,600	464,100	353.88
027-722-016-000	849 ATWELL CIR	86,135	165,380	251,515	353.88
027-722-017-000	851 ATWELL CIR	87,632	168,778	256,410	353.88
027-722-018-000	853 ATWELL CIR	80,000	295,000	375,000	353.88
027-731-001-000	1802 ELSTON CIR	97,369	216,146	313,515	353.88
027-731-002-000	1806 ELSTON CIR	97,369	268,232	365,601	353.88
027-731-003-000	1810 ELSTON CIR	103,364	227,649	331,013	353.88
027-731-004-000	1814 ELSTON CIR	84,896	307,750	392,646	353.88
027-731-005-000	1818 ELSTON CIR	67,532	264,823	332,355	353.88
027-731-006-000	1822 ELSTON CIR	107,107	302,349	409,456	353.88
027-731-007-000	1826 ELSTON CIR	112,948	216,439	329,387	353.88
027-731-008-000	1813 GABLE DR	123,333	262,910	386,243	353.88
027-731-009-000	1809 GABLE DR	97,369	333,672	431,041	353.88
027-731-010-000	1805 GABLE DR	132,750	230,877	363,627	353.88
027-731-011-000	1801 GABLE DR	107,107	198,082	305,189	353.88
027-731-012-000	1817 HOMESTEAD WAY	107,600	259,663	367,263	353.88
027-731-013-000	1813 HOMESTEAD WAY	102,333	201,236	303,569	353.88
027-731-014-000	1809 HOMESTEAD WAY	100,982	241,488	342,470	353.88
027-731-015-000	1805 HOMESTEAD WAY	97,369	294,393	391,762	353.88
027-731-016-000	1801 HOMESTEAD WAY	153,069	206,057	359,126	353.88
027-732-001-000	1734 ELSTON CIR	85,000	305,000	390,000	353.88
027-732-002-000	1738 ELSTON CIR	159,314	293,429	452,743	353.88
027-732-003-000	1742 ELSTON CIR	172,059	287,747	459,806	353.88
027-732-004-000	1746 ELSTON CIR	85,000	405,000	490,000	353.88
027-732-005-000	1750 ELSTON CIR	158,957	193,105	352,062	353.88
027-732-006-000	1754 ELSTON CIR	75,415	316,529	391,944	353.88
027-732-007-000	1758 ELSTON CIR	91,877	209,024	300,901	353.88
027-732-008-000	1762 ELSTON CIR	121,075	328,581	449,656	353.88

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027-732-009-000	1766 ELSTON CIR	63,672	267,635	331,307	353.88
027-732-010-000	1770 ELSTON CIR	109,925	173,568	283,493	353.88
027-732-011-000	1774 ELSTON CIR	81,600	328,440	410,040	353.88
027-732-012-000	1775 HOMESTEAD WAY	121,207	177,545	298,752	353.88
027-732-013-000	1771 HOMESTEAD WAY	146,566	289,163	435,729	353.88
027-732-014-000	1767 HOMESTEAD WAY	100,000	300,000	400,000	353.88
027-732-015-000	1763 HOMESTEAD WAY	97,619	163,084	260,703	353.88
027-732-016-000	1759 HOMESTEAD WAY	128,568	286,768	415,336	353.88
027-732-017-000	1755 HOMESTEAD WAY	153,069	253,157	406,226	353.88
027-732-018-000	1751 HOMESTEAD WAY	74,284	317,300	391,584	353.88
027-732-019-000	1747 HOMESTEAD WAY	146,566	245,100	391,666	353.88
027-732-020-000	759 MERRITT CIR	146,566	309,685	456,251	353.88
027-733-001-000	754 MERRITT CIR	36,045	111,882	147,927	353.88
027-733-002-000	758 MERRITT CIR	152,940	294,514	447,454	353.88
027-733-003-000	762 MERRITT CIR	86,135	206,197	292,332	353.88
027-733-004-000	766 MERRITT CIR	115,436	178,928	294,364	353.88
027-733-005-000	770 MERRITT CIR	100,614	259,515	360,129	353.88
027-733-006-000	774 MERRITT CIR	121,496	202,496	323,992	353.88
027-733-007-000	778 MERRITT CIR	98,354	196,713	295,067	353.88
027-733-008-000	782 MERRITT CIR	100,614	258,367	358,981	353.88
027-733-009-000	786 MERRITT CIR	60,712	173,311	234,023	353.88
027-733-010-000	790 MERRITT CIR	132,750	236,650	369,400	353.88
027-733-011-000	794 MERRITT CIR	121,496	196,713	318,209	353.88
027-733-012-000	798 MERRITT CIR	76,921	208,792	285,713	353.88
027-733-013-000	799 ELSTON CIR	80,000	310,000	390,000	353.88
027-733-014-000	795 ELSTON CIR	181,183	251,444	432,627	353.88
027-733-015-000	791 ELSTON CIR	73,186	233,639	306,825	353.88
027-733-016-000	787 ELSTON CIR	60,712	218,569	279,281	353.88
027-733-017-000	783 ELSTON CIR	80,000	310,000	390,000	353.88
027-733-018-000	779 ELSTON CIR	159,314	294,996	454,310	353.88
027-733-019-000	775 ELSTON CIR	86,135	218,212	304,347	353.88
027-733-020-000	771 ELSTON CIR	164,844	241,381	406,225	353.88
027-733-021-000	767 ELSTON CIR	71,400	358,530	429,930	353.88
027-733-022-000	763 ELSTON CIR	74,284	338,524	412,808	353.88
027-733-023-000	759 ELSTON CIR	159,314	241,720	401,034	353.88
027-734-001-000	796 ELSTON CIR	85,000	305,000	390,000	353.88
027-734-002-000	792 ELSTON CIR	80,000	402,500	482,500	353.88
027-734-003-000	788 ELSTON CIR	181,183	220,456	401,639	353.88
027-734-004-000	784 ELSTON CIR	91,877	157,342	249,219	353.88
027-734-005-000	780 ELSTON CIR	84,797	240,040	324,837	353.88
027-734-006-000	776 ELSTON CIR	78,030	301,716	379,746	353.88
027-734-007-000	772 ELSTON CIR	80,000	385,000	465,000	353.88
027-734-008-000	768 ELSTON CIR	104,138	260,353	364,491	353.88
027-734-009-000	764 ELSTON CIR	159,314	230,159	389,473	353.88
027-735-001-000	1726 MERRITT CIR	187,431	286,587	474,018	353.88
027-735-002-000	1722 MERRITT CIR	65,932	285,716	351,648	353.88
027-735-003-000	1718 MERRITT CIR	115,710	219,854	335,564	353.88
027-735-004-000	1714 MERRITT CIR	164,844	241,381	406,225	353.88
027-735-005-000	1710 MERRITT CIR	85,000	345,000	430,000	353.88
027-735-006-000	1706 MERRITT CIR	80,000	310,000	390,000	353.88
027-735-007-000	1702 MERRITT CIR	78,817	150,879	229,696	353.88
027-741-001-000	1799 FARNHAM AVE	123,999	273,943	397,942	353.88
027-741-002-000	1801 FARNHAM AVE	146,566	198,824	345,390	353.88
027-741-003-000	1805 FARNHAM AVE	78,817	240,143	318,960	353.88
027-741-004-000	1809 FARNHAM AVE	64,642	226,251	290,893	353.88
027-741-005-000	1813 FARNHAM AVE	74,284	285,464	359,748	353.88
027-741-006-000	1817 FARNHAM AVE	115,436	184,699	300,135	353.88
027-741-007-000	1821 FARNHAM AVE	78,817	146,375	225,192	353.88
027-741-008-000	1825 FARNHAM AVE	107,107	309,925	417,032	353.88
027-741-011-000	1829 FARNHAM AVE	120,483	348,500	468,983	353.88
027-742-001-000	1796 FARNHAM AVE	126,981	190,472	317,453	353.88
027-742-002-000	1785 ELSTON CIR	70,029	247,798	317,827	353.88
027-743-001-000	1800 FARNHAM AVE	115,710	167,782	283,492	353.88
027-743-002-000	1804 FARNHAM AVE	110,999	298,615	409,614	353.88
027-743-003-000	1808 FARNHAM AVE	104,138	230,269	334,407	353.88

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027-743-004-000	1812 FARNHAM AVE	146,566	263,209	409,775	353.88
027-743-005-000	1816 FARNHAM AVE	80,392	252,668	333,060	353.88
027-743-006-000	1820 FARNHAM AVE	115,710	166,626	282,336	353.88
027-743-007-000	1824 FARNHAM AVE	78,030	322,524	400,554	353.88
027-743-008-000	1828 FARNHAM AVE	78,030	312,120	390,150	353.88
027-743-009-000	1832 FARNHAM AVE	113,596	281,735	395,331	353.88
027-743-010-000	1836 FARNHAM AVE	79,590	293,953	373,543	353.88
027-743-011-000	1840 FARNHAM AVE	79,590	265,302	344,892	353.88
027-743-012-000	1844 FARNHAM AVE	126,981	190,472	317,453	353.88
027-743-013-000	1837 ELSTON CIR	120,088	227,203	347,291	353.88
027-743-014-000	1833 ELSTON CIR	116,844	293,281	410,125	353.88
027-743-015-000	1829 ELSTON CIR	84,446	176,465	260,911	353.88
027-743-016-000	1825 ELSTON CIR	107,107	293,274	400,381	353.88
027-743-017-000	1821 ELSTON CIR	84,446	213,933	298,379	353.88
027-743-018-000	1817 ELSTON CIR	110,350	250,940	361,290	353.88
027-743-019-000	1813 ELSTON CIR	83,232	301,716	384,948	353.88
027-743-020-000	1809 ELSTON CIR	102,559	287,613	390,172	353.88
027-743-021-000	1805 ELSTON CIR	102,559	260,544	363,103	353.88
027-743-022-000	1801 ELSTON CIR	71,428	230,770	302,198	353.88
027-744-001-000	1802 GABLE DR	101,913	193,189	295,102	353.88
027-744-002-000	1806 GABLE DR	121,207	214,716	335,923	353.88
027-744-003-000	1810 GABLE DR	100,614	269,765	370,379	353.88
027-744-004-000	1814 GABLE DR	100,614	251,094	351,708	353.88
027-744-005-000	1818 GABLE DR	78,030	374,544	452,574	353.88
027-744-006-000	1822 GABLE DR	100,614	291,670	392,284	353.88
027-744-007-000	1826 GABLE DR	85,000	320,000	405,000	353.88
027-744-008-000	1830 GABLE DR	100,614	285,718	386,332	353.88
027-744-009-000	1834 GABLE DR	85,000	305,000	390,000	353.88
027-751-001-000	1747 LEE DR	165,688	298,314	464,002	353.88
027-751-002-000	1749 LEE DR	100,000	350,000	450,000	353.88
027-751-003-000	1751 LEE DR	85,000	355,000	440,000	353.88
027-751-004-000	1753 LEE DR	172,059	257,121	429,180	353.88
027-751-005-000	1755 LEE DR	109,075	204,395	313,470	353.88
027-751-006-000	1757 LEE DR	76,921	318,684	395,605	353.88
027-751-007-000	1759 LEE DR	83,145	155,363	238,508	353.88
027-751-008-000	1761 FARNHAM AVE	86,190	312,442	398,632	353.88
027-751-009-000	1765 FARNHAM AVE	178,432	270,674	449,106	353.88
027-751-010-000	1769 FARNHAM AVE	165,688	258,020	423,708	353.88
027-751-011-000	1773 FARNHAM AVE	162,919	237,062	399,981	353.88
027-751-012-000	1777 FARNHAM AVE	159,314	302,625	461,939	353.88
027-751-013-000	1781 FARNHAM AVE	159,314	282,139	441,453	353.88
027-751-014-000	1785 FARNHAM AVE	70,029	242,303	312,332	353.88
027-751-015-000	1789 FARNHAM AVE	159,314	284,220	443,534	353.88
027-751-016-000	1793 FARNHAM AVE	159,314	230,053	389,367	353.88
027-751-017-000	1797 FARNHAM AVE	78,817	191,415	270,232	353.88
027-752-001-000	1740 FARNHAM AVE	80,000	310,000	390,000	353.88
027-752-002-000	1744 FARNHAM AVE	72,828	299,115	371,943	353.88
027-752-003-000	1748 FARNHAM AVE	60,438	275,568	336,006	353.88
027-752-004-000	1752 FARNHAM AVE	83,232	322,524	405,756	353.88
027-752-005-000	1756 FARNHAM AVE	83,232	327,726	410,958	353.88
027-752-006-000	1760 FARNHAM AVE	172,059	228,362	400,421	353.88
027-752-007-000	1764 FARNHAM AVE	172,059	291,592	463,651	353.88
027-752-008-000	1768 FARNHAM AVE	98,354	190,926	289,280	353.88
027-752-009-000	1772 FARNHAM AVE	159,314	300,288	459,602	353.88
027-752-010-000	1776 FARNHAM AVE	159,314	278,875	438,189	353.88
027-752-011-000	1780 FARNHAM AVE	86,135	186,054	272,189	353.88
027-752-012-000	1784 FARNHAM AVE	72,828	291,207	364,035	353.88
027-752-013-000	1788 FARNHAM AVE	144,296	190,472	334,768	353.88
027-752-014-000	1792 FARNHAM AVE	141,293	247,271	388,564	353.88
027-752-015-000	1781 ELSTON CIR	121,075	294,585	415,660	353.88
027-752-016-000	1777 ELSTON CIR	97,619	238,887	336,506	353.88
027-752-017-000	1773 ELSTON CIR	71,400	334,050	405,450	353.88
027-752-018-000	1769 ELSTON CIR	140,196	305,499	445,695	353.88
027-752-019-000	1765 ELSTON CIR	127,451	293,670	421,121	353.88
027-752-020-000	1761 ELSTON CIR	170,733	206,057	376,790	353.88

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-752-021-000	1757 ELSTON CIR	86,135	183,759	269,894	353.88
027-752-022-000	1753 ELSTON CIR	146,566	323,515	470,081	353.88
027-752-023-000	1749 ELSTON CIR	121,075	324,370	445,445	353.88
027-752-024-000	1745 ELSTON CIR	80,000	310,000	390,000	353.88
027-752-025-000	1741 ELSTON CIR	97,619	200,984	298,603	353.88
027-752-026-000	1737 ELSTON CIR	60,712	231,817	292,529	353.88
027-761-001-000	1745 LEE DR	172,059	276,254	448,313	353.88
027-761-002-000	1741 LEE DR	67,556	202,674	270,230	353.88
027-761-003-000	1737 LEE DR	172,059	217,341	389,400	353.88
027-761-004-000	1733 LEE DR	86,135	189,500	275,635	353.88
027-761-005-000	1729 LEE DR	115,436	220,486	335,922	353.88
027-761-006-000	1725 LEE DR	97,619	155,045	252,664	353.88
027-761-007-000	1721 LEE DR	97,619	241,183	338,802	353.88
027-761-008-000	1717 LEE DR	72,828	218,379	291,207	353.88
027-761-009-000	1713 LEE CT	85,000	350,000	435,000	353.88
027-761-010-000	1709 LEE CT	63,672	328,974	392,646	353.88
027-761-011-000	1705 LEE CT	181,183	196,600	377,783	353.88
027-761-012-000	1703 LEE CT	91,877	212,471	304,348	353.88
027-761-013-000	1701 LEE CT	82,417	315,344	397,761	353.88
027-761-015-000	1706 LEE CT	76,921	332,420	409,341	353.88
027-761-016-000	1710 LEE CT	64,642	312,442	377,084	353.88
027-761-017-000	1714 LEE CT	97,619	183,759	281,378	353.88
027-761-018-000	603 EAKLE LN	132,176	210,872	343,048	353.88
027-761-019-000	607 EAKLE LN	85,000	350,000	435,000	353.88
027-761-020-000	1715 FARNHAM AVE	80,000	310,000	390,000	353.88
027-761-021-000	1711 FARNHAM AVE	85,000	350,000	435,000	353.88
027-761-022-000	1707 FARNHAM AVE	71,428	307,694	379,122	353.88
027-761-023-000	1703 FARNHAM AVE	199,927	204,331	404,258	353.88
027-762-001-000	1726 LEE DR	78,030	280,908	358,938	353.88
027-762-002-000	1730 LEE DR	71,400	349,350	420,750	353.88
027-762-003-000	1734 LEE DR	85,000	375,000	460,000	353.88
027-762-004-000	1738 LEE DR	63,672	212,241	275,913	353.88
027-762-005-000	1742 LEE DR	73,186	199,296	272,482	353.88
027-762-006-000	1746 LEE DR	97,619	218,212	315,831	353.88
027-762-007-000	1748 LEE DR	84,446	165,516	249,962	353.88
027-762-008-000	1752 LEE DR	85,000	385,000	470,000	353.88
027-762-009-000	1751 FARNHAM AVE	178,866	230,690	409,556	353.88
027-762-010-000	1747 FARNHAM AVE	71,400	321,300	392,700	353.88
027-762-011-000	1743 FARNHAM AVE	175,245	301,436	476,681	353.88
027-762-012-000	1739 FARNHAM AVE	76,500	397,800	474,300	353.88
027-762-013-000	1735 FARNHAM AVE	65,932	219,781	285,713	353.88
027-762-014-000	1731 FARNHAM AVE	66,232	205,324	271,556	353.88
027-762-015-000	1727 FARNHAM AVE	85,000	350,000	435,000	353.88
027-762-016-000	1723 FARNHAM AVE	81,600	300,900	382,500	353.88
027-763-001-000	1704 FARNHAM AVE	104,138	164,889	269,027	353.88
027-763-002-000	1708 FARNHAM AVE	85,000	350,000	435,000	353.88
027-763-003-000	1712 FARNHAM AVE	63,672	334,280	397,952	353.88
027-763-004-000	1716 FARNHAM AVE	85,000	350,000	435,000	353.88
027-763-005-000	1720 FARNHAM AVE	126,981	228,567	355,548	353.88
027-763-006-000	1724 FARNHAM AVE	121,207	190,472	311,679	353.88
027-763-007-000	1728 FARNHAM AVE	85,000	350,000	435,000	353.88
027-763-008-000	1732 FARNHAM AVE	187,431	127,953	315,384	353.88
027-763-009-000	1736 FARNHAM AVE	85,000	350,000	435,000	353.88
027-763-010-000	1733 ELSTON CIR	73,186	219,565	292,751	353.88
027-763-011-000	1729 ELSTON CIR	64,642	215,478	280,120	353.88
027-763-012-000	1725 ELSTON CIR	65,932	296,704	362,636	353.88
027-763-013-000	1721 ELSTON CIR	79,590	328,974	408,564	353.88
027-763-014-000	1717 ELSTON CIR	102,000	371,280	473,280	353.88
027-763-015-000	1713 ELSTON CIR	121,207	190,472	311,679	353.88
027-763-016-000	1709 ELSTON CIR	90,000	385,000	475,000	353.88
027-763-017-000	1705 ELSTON CIR	156,190	303,552	459,742	353.88
027-763-018-000	760 ELSTON CIR	159,314	290,283	449,597	353.88
027-771-001-000	1953 HECKE DR	104,138	167,782	271,920	353.88
027-771-002-000	1957 HECKE DR	74,650	161,935	236,585	353.88
027-771-003-000	1961 HECKE DR	129,519	188,394	317,913	353.88

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027-771-004-000	1965 HECKE DR	126,981	155,840	282,821	353.88
027-771-005-000	1969 HECKE DR	108,331	193,597	301,928	353.88
027-771-006-000	1973 HECKE DR	81,600	251,940	333,540	353.88
027-771-007-000	1977 HECKE DR	14,468	47,923	62,391	353.88
027-771-008-000	1981 HECKE DR	133,068	167,667	300,735	353.88
027-771-010-000	1985 HECKE DR	83,232	145,656	228,888	353.88
027-771-011-000	1989 HECKE DR	67,556	158,760	226,316	353.88
027-771-012-000	1993 HECKE DR	107,107	191,370	298,477	353.88
027-771-013-000	1997 HECKE DR	107,107	212,273	319,380	353.88
027-772-001-000	1954 HECKE DR	110,350	188,124	298,474	353.88
027-772-002-000	1958 HECKE DR	98,354	121,496	219,850	353.88
027-772-003-000	1962 HECKE DR	97,097	276,325	373,422	353.88
027-772-004-000	1966 HECKE DR	73,186	140,744	213,930	353.88
027-772-005-000	1970 HECKE DR	114,247	195,479	309,726	353.88
027-772-006-000	1972 HECKE DR	141,293	164,725	306,018	353.88
027-772-007-000	1971 HERSHEY DR	78,817	112,596	191,413	353.88
027-772-008-000	1967 HERSHEY DR	60,712	165,583	226,295	353.88
027-772-009-000	1963 HERSHEY DR	106,455	196,951	303,406	353.88
027-772-010-000	1959 HERSHEY DR	74,284	272,199	346,483	353.88
027-772-011-000	1955 HERSHEY DR	109,925	121,496	231,421	353.88
027-772-012-000	1951 HERSHEY DR	111,520	209,026	320,546	353.88
027-773-001-000	1952 HERSHEY DR	75,415	247,798	323,213	353.88
027-773-002-000	1956 HERSHEY DR	121,496	150,423	271,919	353.88
027-773-003-000	1960 HERSHEY DR	140,214	225,907	366,121	353.88
027-773-004-000	1964 HERSHEY DR	91,877	126,332	218,209	353.88
027-773-005-000	1968 HERSHEY DR	115,436	155,840	271,276	353.88
027-773-006-000	1972 HERSHEY DR	70,029	252,108	322,137	353.88
027-773-007-000	1976 HERSHEY DR	88,293	195,032	283,325	353.88
027-773-008-000	1980 HERSHEY DR	103,859	211,492	315,351	353.88
027-773-009-000	1984 HERSHEY DR	80,000	310,000	390,000	353.88
027-773-010-000	1988 HERSHEY DR	107,107	164,881	271,988	353.88
027-781-001-000	1801 HARDY DR	172,059	264,237	436,296	353.88
027-781-002-000	1805 HARDY DR	91,877	166,530	258,407	353.88
027-781-003-000	1809 HARDY DR	70,029	307,054	377,083	353.88
027-781-004-000	1813 HARDY DR	68,978	344,892	413,870	353.88
027-781-005-000	1817 HARDY DR	70,029	299,512	369,541	353.88
027-781-006-000	1821 HARDY DR	68,978	249,383	318,361	353.88
027-781-007-000	1825 HARDY DR	91,877	217,063	308,940	353.88
027-781-008-000	1829 HARDY DR	66,232	273,765	339,997	353.88
027-781-009-000	1833 HARDY DR	97,619	109,105	206,724	353.88
027-782-001-000	1802 HARDY DR	132,750	150,068	282,818	353.88
027-782-002-000	1806 HARDY DR	159,314	311,907	471,221	353.88
027-782-003-000	1810 HARDY DR	172,059	240,873	412,932	353.88
027-782-004-000	1814 HARDY DR	172,059	275,284	447,343	353.88
027-782-005-000	1818 HARDY DR	66,232	198,700	264,932	353.88
027-782-006-000	1822 HARDY DR	66,232	204,219	270,451	353.88
027-782-007-000	1826 HARDY DR	172,059	309,698	481,757	353.88
027-782-008-000	1830 HARDY DR	166,950	251,082	418,032	353.88
027-782-009-000	1834 HARDY DR	85,000	285,000	370,000	353.88
027-782-010-000	1833 LOWE DR	115,710	167,782	283,492	353.88
027-782-011-000	1829 LOWE DR	159,314	303,471	462,785	353.88
027-782-012-000	1825 LOWE DR	66,232	181,037	247,269	353.88
027-782-013-000	1821 LOWE DR	78,030	322,524	400,554	353.88
027-782-014-000	1817 LOWE DR	172,059	329,375	501,434	353.88
027-782-015-000	1813 LOWE DR	76,500	277,440	353,940	353.88
027-782-016-000	1809 LOWE DR	184,805	306,039	490,844	353.88
027-782-017-000	1805 LOWE DR	78,030	370,018	448,048	353.88
027-782-018-000	1801 LOWE DR	83,232	291,312	374,544	353.88
027-783-001-000	1802 LOWE DR	153,069	229,608	382,677	353.88
027-783-002-000	1806 LOWE DR	83,232	436,968	520,200	353.88
027-783-003-000	1810 LOWE DR	115,710	252,713	368,423	353.88
027-783-004-000	1814 LOWE DR	181,183	281,528	462,711	353.88
027-783-005-000	1818 LOWE DR	91,877	163,084	254,961	353.88
027-783-006-000	1822 LOWE DR	176,621	323,807	500,428	353.88
027-783-007-000	1826 LOWE DR	81,600	392,190	473,790	353.88

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027-783-008-000	1830 LOWE DR	85,000	405,000	490,000	353.88
027-783-009-000	1834 LOWE DR	181,183	156,176	337,359	353.88
027-783-010-000	1833 E GUM AVE	115,436	163,922	279,358	353.88
027-783-011-000	1829 E GUM AVE	76,500	422,280	498,780	353.88
027-783-012-000	1825 E GUM AVE	85,000	305,000	390,000	353.88
027-783-013-000	1821 E GUM AVE	85,000	375,000	460,000	353.88
027-783-014-000	1817 E GUM AVE	66,232	287,013	353,245	353.88
027-783-015-000	1813 E GUM AVE	115,710	192,081	307,791	353.88
027-783-016-000	1809 E GUM AVE	121,207	178,928	300,135	353.88
027-783-017-000	1805 E GUM AVE	78,030	327,726	405,756	353.88
027-783-018-000	1801 E GUM AVE	132,750	193,360	326,110	353.88
027-784-001-000	1948 HERSHEY DR	70,029	265,036	335,065	353.88
027-784-002-000	1944 HERSHEY DR	76,500	372,300	448,800	353.88
027-784-003-000	1940 HERSHEY DR	146,567	293,404	439,971	353.88
027-784-004-000	1936 HERSHEY DR	78,030	343,332	421,362	353.88
027-784-005-000	1932 HERSHEY DR	84,896	265,302	350,198	353.88
027-784-006-000	1928 HERSHEY DR	111,553	362,553	474,106	353.88
027-784-007-000	1924 HERSHEY DR	120,000	440,000	560,000	353.88
027-784-008-000	1920 HERSHEY DR	152,940	317,557	470,497	353.88
027-784-009-000	1916 HERSHEY DR	152,940	290,808	443,748	353.88
027-784-010-000	1912 HERSHEY DR	68,978	287,586	356,564	353.88
027-784-011-000	1908 HERSHEY DR	146,567	285,755	432,322	353.88
027-784-012-000	1904 HERSHEY DR	78,030	311,183	389,213	353.88
027-784-013-000	1900 HERSHEY DR	146,567	287,747	434,314	353.88
027-784-014-000	1896 HERSHEY DR	159,314	274,650	433,964	353.88
027-784-015-000	1892 HERSHEY DR	159,314	345,643	504,957	353.88
027-784-016-000	1888 HERSHEY DR	85,000	405,000	490,000	353.88
027-784-017-000	1884 HERSHEY DR	159,314	238,757	398,071	353.88
027-784-018-000	725 FARNHAM AVE	104,040	286,110	390,150	353.88
027-784-019-000	729 FARNHAM AVE	187,431	312,626	500,057	353.88
027-784-020-000	733 FARNHAM AVE	184,805	269,423	454,228	353.88
027-784-021-000	737 FARNHAM AVE	97,619	176,658	274,277	353.88
027-784-022-000	741 FARNHAM AVE	100,000	409,000	509,000	353.88
027-784-023-000	745 FARNHAM AVE	187,431	293,494	480,925	353.88
027-784-024-000	749 FARNHAM AVE	85,000	340,000	425,000	353.88
027-784-025-000	753 FARNHAM AVE	174,934	295,242	470,176	353.88
027-784-026-000	757 FARNHAM AVE	81,600	341,700	423,300	353.88
027-784-027-000	761 FARNHAM AVE	206,174	286,146	492,320	353.88
027-785-001-000	1950 HECKE DR	133,824	256,324	390,148	353.88
027-785-002-000	1946 HECKE DR	118,002	289,318	407,320	353.88
027-785-003-000	1942 HECKE DR	136,710	333,928	470,638	353.88
027-785-004-000	1938 HECKE DR	139,806	226,224	366,030	353.88
027-785-005-000	1934 HECKE DR	114,704	294,421	409,125	353.88
027-785-006-000	1930 HECKE DR	78,030	374,544	452,574	353.88
027-785-007-000	1919 HERSHEY DR	146,566	216,655	363,221	353.88
027-785-008-000	1923 HERSHEY DR	90,000	340,000	430,000	353.88
027-785-009-000	1927 HERSHEY DR	114,831	291,867	406,698	353.88
027-785-010-000	1931 HERSHEY DR	85,000	405,000	490,000	353.88
027-785-011-000	1935 HERSHEY DR	146,566	289,955	436,521	353.88
027-785-012-000	1939 HERSHEY DR	70,029	291,970	361,999	353.88
027-785-013-000	1943 HERSHEY DR	78,030	343,332	421,362	353.88
027-785-014-000	1947 HERSHEY DR	146,566	161,226	307,792	353.88
027-791-001-000	645 BLOWERS DR	146,566	226,403	372,969	353.88
027-791-002-000	643 BLOWERS DR	187,429	173,481	360,910	353.88
027-791-003-000	641 BLOWERS DR	85,000	405,000	490,000	353.88
027-791-004-000	637 BLOWERS DR	187,431	293,631	481,062	353.88
027-791-005-000	633 BLOWERS DR	193,679	244,297	437,976	353.88
027-791-006-000	629 BLOWERS DR	187,431	325,731	513,162	353.88
027-791-007-000	625 BLOWERS DR	115,710	208,282	323,992	353.88
027-791-008-000	621 BLOWERS DR	115,710	167,782	283,492	353.88
027-791-009-000	617 BLOWERS DR	85,000	420,000	505,000	353.88
027-791-010-000	613 BLOWERS DR	193,679	243,230	436,909	353.88
027-791-011-000	609 BLOWERS DR	121,496	208,282	329,778	353.88
027-791-012-000	605 BLOWERS DR	187,431	264,192	451,623	353.88
027-791-013-000	601 BLOWERS DR	114,305	273,817	388,122	353.88

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027-791-014-000	1899 BLOWERS DR	93,406	296,704	390,110	353.88
027-791-015-000	1895 BLOWERS DR	121,207	217,023	338,230	353.88
027-791-016-000	1891 BLOWERS DR	127,281	186,876	314,157	353.88
027-791-017-000	1887 BLOWERS DR	85,000	420,000	505,000	353.88
027-791-018-000	1883 BLOWERS DR	71,428	265,936	337,364	353.88
027-791-019-000	1879 BLOWERS DR	66,232	165,583	231,815	353.88
027-791-020-000	1875 BLOWERS DR	104,138	202,496	306,634	353.88
027-791-021-000	1871 BLOWERS DR	85,000	375,000	460,000	353.88
027-791-022-000	1867 BLOWERS DR	66,232	220,780	287,012	353.88
027-791-023-000	1863 BLOWERS DR	66,232	143,505	209,737	353.88
027-791-024-000	1859 BLOWERS DR	66,232	264,934	331,166	353.88
027-791-025-000	1855 BLOWERS DR	85,000	375,000	460,000	353.88
027-791-026-000	1851 BLOWERS DR	91,877	172,272	264,149	353.88
027-791-027-000	1847 BLOWERS DR	115,710	208,282	323,992	353.88
027-791-028-000	1843 BLOWERS DR	66,232	298,052	364,284	353.88
027-791-029-000	1839 BLOWERS DR	115,710	196,713	312,423	353.88
027-791-030-000	1835 BLOWERS DR	78,817	208,304	287,121	353.88
027-791-031-000	1831 BLOWERS DR	78,817	180,155	258,972	353.88
027-791-032-000	1827 BLOWERS DR	85,000	340,000	425,000	353.88
027-791-033-000	1823 BLOWERS DR	85,000	375,000	460,000	353.88
027-791-034-000	1819 BLOWERS DR	103,364	218,097	321,461	353.88
027-792-001-000	1870 HARDY DR	79,590	222,853	302,443	353.88
027-792-002-000	1917 HECKE DR	172,059	244,535	416,594	353.88
027-792-003-000	1921 HECKE DR	152,942	330,104	483,046	353.88
027-792-004-000	1925 HECKE DR	83,232	320,443	403,675	353.88
027-792-005-000	1929 HECKE DR	133,824	313,302	447,126	353.88
027-792-006-000	1933 HECKE DR	85,000	420,000	505,000	353.88
027-792-007-000	1937 HECKE DR	144,734	245,367	390,101	353.88
027-792-008-000	1894 HARDY DR	97,619	165,380	262,999	353.88
027-792-009-000	1890 HARDY DR	194,283	241,381	435,664	353.88
027-792-010-000	1886 HARDY DR	76,921	351,651	428,572	353.88
027-792-011-000	1882 HARDY DR	85,000	340,000	425,000	353.88
027-792-012-000	1878 HARDY DR	83,232	327,726	410,958	353.88
027-792-013-000	1874 HARDY DR	181,183	323,255	504,438	353.88
027-793-003-000	1841 HARDY DR	176,621	259,045	435,666	353.88
027-793-004-000	1845 HARDY DR	187,431	352,303	539,734	353.88
027-793-005-000	1849 HARDY DR	174,046	310,624	484,670	353.88
027-793-006-000	1853 HARDY DR	70,029	339,376	409,405	353.88
027-793-007-000	1857 HARDY DR	66,232	132,466	198,698	353.88
027-793-008-000	1861 HARDY DR	76,500	298,860	375,360	353.88
027-793-009-000	1865 HARDY DR	181,183	269,744	450,927	353.88
027-793-010-000	1869 HARDY DR	187,431	292,962	480,393	353.88
027-793-011-000	1873 HARDY DR	187,431	258,705	446,136	353.88
027-793-012-000	1877 HARDY DR	91,877	160,787	252,664	353.88
027-793-013-000	1881 HARDY DR	181,183	271,138	452,321	353.88
027-793-014-000	1885 HARDY DR	81,600	377,400	459,000	353.88
027-793-015-000	1889 HARDY DR	187,431	274,444	461,875	353.88
027-793-016-000	1893 HARDY DR	187,431	234,322	421,753	353.88
027-793-017-000	1896 GABLE DR	83,232	296,514	379,746	353.88
027-793-018-000	1892 GABLE DR	70,029	353,530	423,559	353.88
027-793-019-000	1888 GABLE DR	187,431	283,509	470,940	353.88
027-793-020-000	1884 GABLE DR	187,431	329,869	517,300	353.88
027-793-021-000	1880 GABLE DR	70,029	237,025	307,054	353.88
027-793-022-000	1876 GABLE DR	200,169	241,381	441,550	353.88
027-793-023-000	1872 GABLE DR	187,431	336,805	524,236	353.88
027-793-024-000	1868 GABLE DR	78,817	235,327	314,144	353.88
027-793-025-000	1864 GABLE DR	187,431	253,646	441,077	353.88
027-793-026-000	1860 GABLE DR	65,932	358,244	424,176	353.88
027-793-027-000	1856 GABLE DR	66,232	275,975	342,207	353.88
027-793-028-000	1852 GABLE DR	85,000	375,000	460,000	353.88
027-793-029-000	1848 GABLE DR	193,679	305,503	499,182	353.88
027-793-030-000	1844 GABLE DR	193,679	269,920	463,599	353.88
027-793-031-000	1840 GABLE DR	88,434	297,554	385,988	353.88
027-794-001-000	1828 BLOWERS DR	85,000	260,000	345,000	353.88
027-794-002-000	1832 BLOWERS DR	85,000	375,000	460,000	353.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2020/21 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-794-003-000	1836 BLOWERS DR	121,207	219,332	340,539	353.88
027-794-004-000	1840 BLOWERS DR	85,000	405,000	490,000	353.88
027-794-005-000	1844 BLOWERS DR	84,446	165,516	249,962	353.88
027-794-006-000	1848 BLOWERS DR	119,893	282,328	402,221	353.88
027-794-007-000	1852 BLOWERS DR	158,957	194,283	353,240	353.88
027-794-008-000	1856 BLOWERS DR	115,436	178,928	294,364	353.88
027-794-009-000	1860 BLOWERS DR	121,496	227,955	349,451	353.88
027-794-010-000	1864 BLOWERS DR	104,138	241,011	345,149	353.88
027-794-011-000	1868 BLOWERS DR	85,000	340,000	425,000	353.88
027-794-012-000	1872 BLOWERS DR	79,590	343,830	423,420	353.88
027-794-013-000	1876 BLOWERS DR	78,817	162,138	240,955	353.88
027-794-014-000	1880 BLOWERS DR	96,870	313,106	409,976	353.88
027-794-015-000	1884 BLOWERS DR	66,232	112,596	178,828	353.88
027-794-016-000	1888 BLOWERS DR	81,600	418,200	499,800	353.88
027-794-017-000	1892 BLOWERS DR	153,069	335,583	488,652	353.88
027-794-018-000	1896 BLOWERS DR	71,751	182,142	253,893	353.88
027-794-019-000	1899 GABLE DR	85,000	340,000	425,000	353.88
027-794-020-000	1895 GABLE DR	85,000	420,000	505,000	353.88
027-794-021-000	1891 GABLE DR	81,041	101,977	183,018	353.88
027-794-022-000	1887 GABLE DR	147,182	223,718	370,900	353.88
027-794-023-000	1883 GABLE DR	193,679	312,998	506,677	353.88
027-794-024-000	1879 GABLE DR	85,000	350,000	435,000	353.88
027-794-025-000	1875 GABLE DR	193,679	277,900	471,579	353.88
027-794-026-000	1871 GABLE DR	181,794	337,380	519,174	353.88
027-794-027-000	1867 GABLE DR	79,590	222,853	302,443	353.88
027-794-028-000	1863 GABLE DR	85,000	345,000	430,000	353.88
027-794-029-000	1859 GABLE DR	85,000	405,000	490,000	353.88
027-794-030-000	1855 GABLE DR	66,232	261,622	327,854	353.88
027-794-031-000	1851 GABLE DR	85,000	305,000	390,000	353.88
027-794-032-000	1847 GABLE DR	85,000	405,000	490,000	353.88
027-794-033-000	1843 GABLE DR	85,000	420,000	505,000	353.88
027-794-034-000	1843 FARNHAM AVE	121,496	240,022	361,518	353.88
027-794-035-000	1837 FARNHAM AVE	90,000	420,000	510,000	353.88
027-800-001-000	1849 E GIBSON RD	464,000	1,000,000	1,464,000	414.26
027-800-002-000	1837 E GIBSON RD	1,560,600	3,849,480	5,410,080	2,172.80
027-800-003-000	1813 E GIBSON RD	1,030,888	1,076,692	2,107,580	803.16
027-800-004-000	1801 E GIBSON RD	1,100,000	1,194,000	2,294,000	946.90
027-800-005-000	1897 E GIBSON RD	700,000	918,000	1,618,000	617.18
027-800-006-000	1885 E GIBSON RD	3,200,000	6,300,000	9,500,000	4,751.44
027-800-007-000	1861 E GIBSON RD	1,054,000	1,100,000	2,154,000	929.98
027-810-001-000	1950 VALLEJO CT	53,868	261,804	315,672	353.88
027-810-002-000	1954 VALLEJO CT	49,674	154,543	204,217	353.88
027-810-003-000	1968 MILLER CT	153,069	188,394	341,463	353.88
027-810-004-000	1972 MILLER CT	54,944	243,957	298,901	353.88
027-810-005-000	1971 GREGORY CT	153,069	255,013	408,082	353.88
027-810-006-000	1967 GREGORY CT	62,424	289,231	351,655	353.88
027-810-007-000	1963 GREGORY CT	153,069	217,832	370,901	353.88
027-810-008-000	1953 GREGORY CT	49,674	140,193	189,867	353.88
027-810-009-000	1949 GREGORY CT	70,000	255,000	325,000	353.88
027-810-010-000	1950 GREGORY CT	86,135	172,272	258,407	353.88
027-810-011-000	1954 GREGORY CT	80,000	295,000	375,000	353.88
027-810-012-000	1964 GREGORY CT	61,926	129,485	191,411	353.88
027-810-013-000	1968 GREGORY CT	53,868	231,636	285,504	353.88
027-810-014-000	1972 GREGORY CT	53,868	276,888	330,756	353.88
027-810-015-000	1971 OCHOA CT	54,944	247,254	302,198	353.88
027-810-016-000	1967 OCHOA CT	70,000	277,000	347,000	353.88
027-810-017-000	1963 OCHOA CT	63,672	302,444	366,116	353.88
027-810-018-000	1953 OCHOA CT	109,663	161,611	271,274	353.88
027-810-019-000	1949 OCHOA CT	61,926	163,264	225,190	353.88
027-810-020-000	1950 OCHOA CT	135,408	194,283	329,691	353.88
027-810-021-000	1954 OCHOA CT	153,069	200,169	353,238	353.88
027-810-022-000	1964 OCHOA CT	61,926	135,115	197,041	353.88
027-810-023-000	1968 OCHOA CT	58,146	262,553	320,699	353.88
027-810-024-000	1972 OCHOA CT	63,165	166,530	229,695	353.88
027-820-002-000	1950 HAWKINS CT	115,436	167,385	282,821	353.88

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2020/21 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-820-003-000	1954 HAWKINS CT	53,060	264,240	317,300	353.88
027-820-004-000	1958 HAWKINS CT	115,436	181,180	296,616	353.88
027-820-005-000	1968 HAWKINS CT	115,436	156,984	272,420	353.88
027-820-006-000	1974 HAWKINS CT	115,436	194,100	309,536	353.88
027-820-007-000	1978 HAWKINS CT	115,436	225,342	340,778	353.88
027-820-008-000	648 AZEVEDO CT	63,672	286,526	350,198	353.88
027-820-009-000	647 AZEVEDO CT	49,674	229,058	278,732	353.88
027-820-010-000	642 RICO CT	115,436	161,611	277,047	353.88
027-820-011-000	1992 STONEHAVEN LP	49,448	231,869	281,317	353.88
027-820-012-000	1996 STONEHAVEN LP	68,978	284,403	353,381	353.88
027-820-013-000	738 STONEHAVEN LP	62,424	278,307	340,731	353.88
027-820-014-000	742 STONEHAVEN LP	105,969	201,342	307,311	353.88
027-820-015-000	746 STONEHAVEN LP	117,745	156,851	274,596	353.88
027-820-017-000	755 STONEHAVEN LP	53,060	257,767	310,827	353.88
027-820-018-000	751 STONEHAVEN LP	117,745	235,494	353,239	353.88
027-820-019-000	747 STONEHAVEN LP	62,424	291,312	353,736	353.88
027-820-020-000	748 STONEHAVEN LP	62,424	290,063	352,487	353.88
027-820-021-000	752 STONEHAVEN LP	54,944	230,770	285,714	353.88
027-820-022-000	756 STONEHAVEN LP	60,438	252,748	313,186	353.88
027-820-023-000	755 BREEN CT	54,944	254,945	309,889	353.88
027-820-024-000	751 BREEN CT	117,745	208,848	326,593	353.88
027-820-025-000	747 BREEN CT	117,745	165,320	283,065	353.88
027-820-026-000	748 BREEN CT	61,200	296,820	358,020	353.88
027-820-027-000	752 BREEN CT	117,745	203,702	321,447	353.88
027-820-028-000	756 BREEN CT	104,773	259,761	364,534	353.88
027-820-029-000	1971 MILLER CT	105,969	237,880	343,849	353.88
027-820-030-000	1967 MILLER CT	135,408	178,916	314,324	353.88
027-820-031-000	758 HALL CT	129,519	211,357	340,876	353.88
027-820-032-000	754 HALL CT	68,978	281,220	350,198	353.88
027-820-033-000	1957 VALLEJO CT	53,060	241,955	295,015	353.88
027-820-034-000	1953 VALLEJO CT	49,448	252,859	302,307	353.88
027-820-035-000	1949 VALLEJO CT	53,868	266,544	320,412	353.88
027-820-036-000	1950 VACA CT	49,448	274,727	324,175	353.88
027-820-037-000	1954 VACA CT	147,182	195,279	342,461	353.88
027-820-038-000	1958 VACA CT	53,868	240,902	294,770	353.88
027-820-039-000	1957 VACA CT	65,000	285,000	350,000	353.88
027-820-040-000	1953 VACA CT	61,926	152,005	213,931	353.88
027-820-041-000	1949 VACA CT	153,069	242,303	395,372	353.88
027-830-001-000	1948 COOK CT	121,207	200,501	321,708	353.88
027-830-002-000	1952 COOK CT	115,436	212,405	327,841	353.88
027-830-003-000	1956 COOK CT	115,436	169,753	285,189	353.88
027-830-004-000	1957 SAVALA CT	115,436	154,686	270,122	353.88
027-830-005-000	1953 SAVALA CT	115,436	194,749	310,185	353.88
027-830-006-000	1949 SAVALA CT	115,436	206,168	321,604	353.88
027-830-007-000	1948 SAVALA CT	62,424	301,716	364,140	353.88
027-830-008-000	1952 SAVALA CT	54,944	250,551	305,495	353.88
027-830-009-000	1956 SAVALA CT	53,868	252,108	305,976	353.88
027-830-010-000	1945 DAY CT	49,674	162,271	211,945	353.88
027-830-011-000	1949 HAWKINS CT	115,436	232,036	347,472	353.88
027-830-012-000	1953 HAWKINS CT	115,436	198,138	313,574	353.88
027-830-013-000	1957 HAWKINS CT	115,436	169,614	285,050	353.88
027-830-014-000	1967 HAWKINS CT	62,424	296,514	358,938	353.88
027-830-015-000	1971 HAWKINS CT	62,424	280,908	343,332	353.88
027-830-016-000	623 WATERMAN LN	59,254	258,573	317,827	353.88
027-830-017-000	1966 COOK CT	115,436	159,991	275,427	353.88
027-830-018-000	1970 COOK CT	115,436	213,632	329,068	353.88
027-830-019-000	1974 COOK CT	115,436	195,667	311,103	353.88
027-830-020-000	640 AZEVEDO CT	61,200	341,700	402,900	353.88
027-830-021-000	644 AZEVEDO CT	115,436	217,023	332,459	353.88
027-830-022-000	643 AZEVEDO CT	115,436	208,887	324,323	353.88
027-830-023-000	638 RICO CT	115,436	223,133	338,569	353.88
027-860-024-000	463 PIONEER AVE	105,730	946,067	1,051,797	659.44
027-860-025-000	475 PIONEER AVE	1,020,000	3,998,400	5,018,400	1,014.54
027-860-026-000	PIONEER AVE	185,716	144,639	330,355	1,158.26
027-860-027-000	521 PIONEER AVE	1,292,869	11,416,037	12,708,906	24,134.44

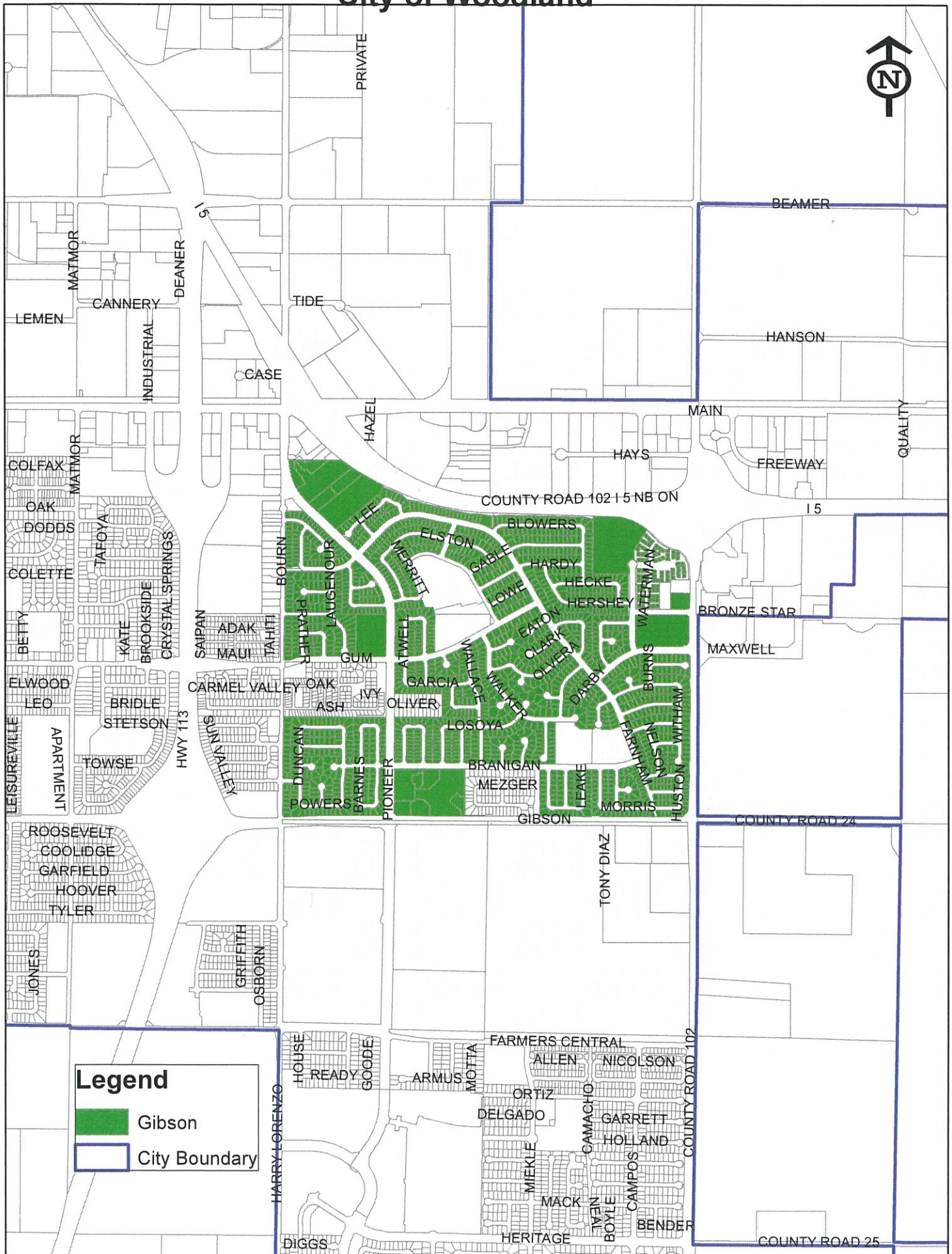
City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2020/21 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-860-031-000	700 KINCHELOE CT	1,077,391	16,714,109	17,791,500	30,700.44
027-860-035-000	18440 CR 102	884,059	909,518	1,793,577	1,022.98
027-860-039-000	451 PIONEER AVE	610,050	3,803,100	4,413,150	3,804.52
027-871-001-000	1814 MEZGER DR	66,232	273,370	339,602	353.88
027-871-002-000	1818 MEZGER DR	60,438	242,177	302,615	353.88
027-871-003-000	1822 MEZGER DR	60,712	259,757	320,469	353.88
027-871-004-000	1826 MEZGER DR	60,712	303,097	363,809	353.88
027-871-005-000	1830 MEZGER DR	60,712	301,329	362,041	353.88
027-871-006-000	1834 MEZGER DR	60,712	236,190	296,902	353.88
027-871-007-000	1836 MEZGER DR	60,438	301,189	361,627	353.88
027-871-008-000	1840 MEZGER DR	78,030	326,685	404,715	353.88
027-871-009-000	1811 ROMINGER CT	78,817	261,417	340,234	353.88
027-871-010-000	1815 ROMINGER CT	73,186	222,390	295,576	353.88
027-871-011-000	1819 ROMINGER CT	61,926	289,363	351,289	353.88
027-871-012-000	1823 ROMINGER CT	74,650	252,013	326,663	353.88
027-871-013-000	1827 ROMINGER CT	73,186	272,909	346,095	353.88
027-871-014-000	1831 ROMINGER CT	84,446	285,939	370,385	353.88
027-871-015-000	1835 ROMINGER CT	95,508	382,034	477,542	353.88
027-871-017-000	1838 ROMINGER CT	84,446	200,055	284,501	353.88
027-871-018-000	1834 ROMINGER CT	90,076	242,083	332,159	353.88
027-871-019-000	1828 ROMINGER CT	78,030	410,958	488,988	353.88
027-871-020-000	1824 ROMINGER CT	78,817	204,351	283,168	353.88
027-871-021-000	1820 ROMINGER CT	65,932	262,638	328,570	353.88
027-871-022-000	1816 ROMINGER CT	78,817	314,754	393,571	353.88
027-871-023-000	1812 ROMINGER CT	78,817	233,365	312,182	353.88
027-871-024-000	1808 ROMINGER CT	78,030	326,685	404,715	353.88
027-871-025-000	1804 ROMINGER ST	66,232	290,612	356,844	353.88
027-871-026-000	1800 ROMINGER ST	66,232	238,452	304,684	353.88
027-871-028-000	1796 ROMINGER ST	60,712	272,272	332,984	353.88
027-871-029-000	1792 ROMINGER ST	60,712	218,559	279,271	353.88
027-871-030-000	1788 ROMINGER ST	66,232	278,332	344,564	353.88
027-871-031-000	1784 ROMINGER ST	66,232	224,288	290,520	353.88
027-871-032-000	1780 ROMINGER ST	82,790	306,144	388,934	353.88
027-871-033-000	1776 ROMINGER ST	99,349	347,237	446,586	353.88
027-871-034-000	1020 MEZGER DR	77,270	251,323	328,593	353.88
027-871-035-000	1016 MEZGER DR	60,712	290,170	350,882	353.88
027-871-036-000	1012 MEZGER DR	80,000	405,900	485,900	353.88
027-871-037-000	1008 MEZGER DR	60,712	258,167	318,879	353.88
027-871-038-000	1004 MEZGER DR	71,751	260,795	332,546	353.88
027-871-039-000	1000 MEZGER DR	88,310	354,606	442,916	353.88
027-871-040-000	1787 MEZGER DR	95,000	410,000	505,000	353.88
027-871-041-000	1791 MEZGER DR	65,932	322,101	388,033	353.88
027-871-042-000	1795 MEZGER DR	60,712	225,448	286,160	353.88
027-871-043-000	1799 MEZGER DR	60,712	278,501	339,213	353.88
027-871-044-000	1803 MEZGER DR	60,712	304,355	365,067	353.88
027-871-045-000	1807 MEZGER DR	66,232	224,046	290,278	353.88
027-871-046-000	1811 MEZGER DR	66,232	289,330	355,562	353.88
027-871-047-000	1796 BRANIGAN AVE	60,712	236,265	296,977	353.88
027-871-048-000	1792 BRANIGAN AVE	68,978	354,973	423,951	353.88
027-871-049-000	1788 BRANIGAN AVE	78,030	338,130	416,160	353.88
027-871-050-000	1784 BRANIGAN AVE	80,000	351,500	431,500	353.88
027-871-051-000	1780 BRANIGAN AVE	66,232	258,641	324,873	353.88
027-871-052-000	1776 BRANIGAN AVE	66,232	282,851	349,083	353.88
027-871-053-000	1772 BRANIGAN AVE	80,000	395,000	475,000	353.88
027-871-054-000	1768 BRANIGAN AVE	71,751	224,830	296,581	353.88
027-872-001-000	1816 BRANIGAN AVE	66,232	272,562	338,794	353.88
027-872-002-000	1820 BRANIGAN AVE	66,232	218,706	284,938	353.88
027-872-003-000	1824 BRANIGAN AVE	66,232	276,394	342,626	353.88
027-872-004-000	1828 BRANIGAN AVE	78,030	308,998	387,028	353.88
027-872-005-000	1832 BRANIGAN AVE	65,932	274,233	340,165	353.88
027-872-006-000	1836 BRANIGAN AVE	72,828	353,736	426,564	353.88
027-872-007-000	1842 BRANIGAN AVE	65,932	294,507	360,439	353.88
027-872-008-000	1841 MEZGER DR	60,438	275,309	335,747	353.88
027-872-009-000	1837 MEZGER DR	71,400	353,430	424,830	353.88
027-872-010-000	1833 MEZGER DR	60,438	350,551	410,989	353.88

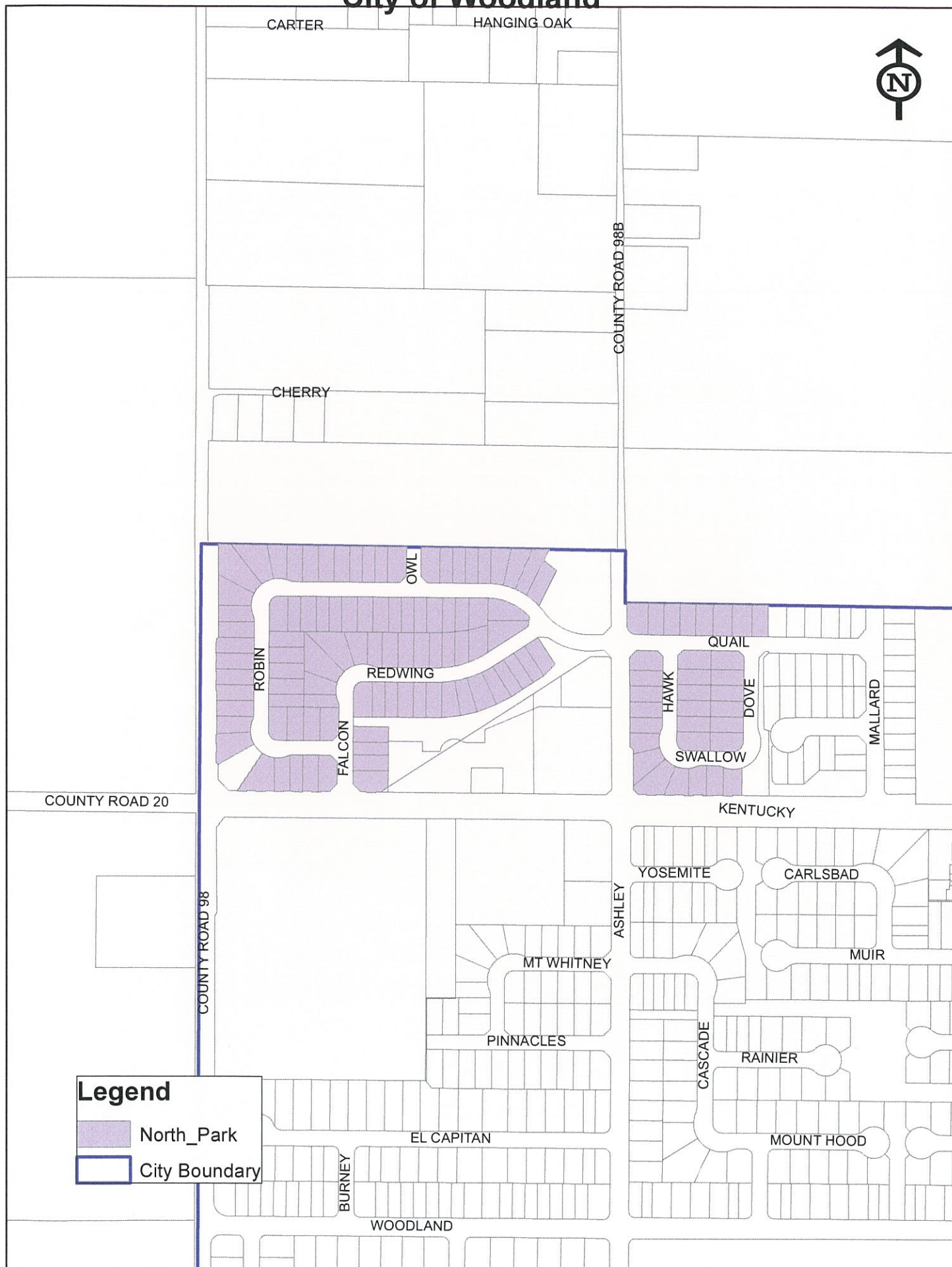
City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2020/21 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-872-011-000	1831 MEZGER DR	64,642	382,472	447,114	353.88
027-872-012-000	1827 MEZGER DR	60,438	292,354	352,792	353.88
027-872-013-000	1823 MEZGER DR	60,712	235,494	296,206	353.88
027-872-014-000	1819 MEZGER DR	72,828	373,503	446,331	353.88
027-872-015-000	1815 MEZGER DR	66,232	290,457	356,689	353.88
027-873-009-000	1810 MEZGER DR	66,232	315,560	381,792	353.88
027-873-010-000	1806 MEZGER DR	71,400	393,720	465,120	353.88
027-873-011-000	1802 MEZGER DR	60,712	224,134	284,846	353.88
027-873-012-000	1798 MEZGER DR	60,712	290,601	351,313	353.88
027-873-013-000	1794 MEZGER DR	60,712	226,464	287,176	353.88
027-873-014-000	1790 MEZGER DR	66,232	261,038	327,270	353.88
027-873-015-000	1787 ROMINGER ST	66,232	271,935	338,167	353.88
027-873-016-000	1791 ROMINGER ST	71,400	400,860	472,260	353.88
027-873-017-000	1795 ROMINGER ST	63,672	327,912	391,584	353.88
027-873-018-000	1799 ROMINGER ST	60,712	218,594	279,306	353.88
027-873-019-000	1803 ROMINGER ST	60,712	270,443	331,155	353.88
027-873-020-000	1807 ROMINGER ST	65,932	297,870	363,802	353.88
Total:					\$788,413.38
Parcel Count:					1,967

City of Woodland



City of Woodland





City of Woodland

North Park Lighting and Landscaping District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2020/2021

Intent Meeting: May 19, 2020
Public Hearing: June 16, 2020

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ENGINEER'S REPORT AFFIDAVIT

North Park Lighting and Landscaping District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/2021, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2020.

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

By: _____

Chonney Gano
Project Manager, District Administration Services

By: _____

Richard Kopecky
R. C. E. # 16742

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I. OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2020/2021. The proposed assessments are based on the historical and estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include the expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established method of apportionment.

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

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer’s Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2020/2021 pursuant to the Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for Fiscal Year 2020/2021.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

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

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

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

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

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

D. SPECIFIC IMPROVEMENTS

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

SPECIFIC AREAS OF IMPROVEMENT

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

///. METHOD OF APPORTIONMENT

A. LEGISLATIVE AUTHORITY AND PROVISIONS

1972 Act

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

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

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

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

California Constitution

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

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

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

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

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

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

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

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

California Constitution Article XIID Assessment Exemption

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

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits

Landscaping Special Benefits

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

Park Special Benefits

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

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

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

Street Lighting Special Benefits

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

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

Total Balance to Levy / Total EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

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

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

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2020/2021

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	\$20,856.00
Utilities	18,739.00
Equipment & Supplies	992.00
Repairs/Miscellaneous Expenses	1,112.00
Direct Costs (Subtotal)	\$41,699.00
ADMINISTRATION COSTS	
District Administration	\$1,500.00
County Administration Fee	124.00
Administration Costs (Subtotal)	\$1,624.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$43,323.00
Reserve Collection/(Contribution)	(16,613.40)
General Fund Replenishment/(Contribution)	0.00
Balance to Levy	\$26,709.60
DISTRICT STATISTICS	
Total Number of Parcels	124
Total Parcels Levied	124
Total Equivalent Dwelling Units	124.00
Levy Per EDU	\$215.40
Maximum Assessment Per EDU	\$215.40
Prior Year Maximum Assessment Per EDU	\$215.40
RESERVE INFORMATION	
Operating Reserve Balance	\$17,438.72
Reserve Fund Collection/(Contribution)	(16,613.40)
Estimated Ending Reserve Balance	\$825.32

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

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

APPENDIX B - 2020/2021 ASSESSMENT ROLL

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

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

A listing of parcels assessed within the District, along with the assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2020/2021 Assessment Roll".

City of Woodland
North Park Landscaping and Lighting District
FY 2020/21 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-470-002-000	320 QUAIL DR	\$71,428	\$170,329	\$241,757	\$215.40
027-470-003-000	324 QUAIL DR	\$77,284	\$125,066	\$202,350	215.40
027-470-004-000	328 QUAIL DR	\$99,315	\$186,721	\$286,036	215.40
027-470-005-000	332 QUAIL DR	\$78,174	\$100,596	\$178,770	215.40
027-470-007-000	331 QUAIL DR	\$109,105	\$120,015	\$229,120	215.40
027-470-008-000	332 REDWING DR	\$127,281	\$127,281	\$254,562	215.40
027-470-009-000	336 REDWING DR	\$82,801	\$148,298	\$231,099	215.40
027-470-010-000	340 REDWING DR	\$86,939	\$153,991	\$240,930	215.40
027-470-011-000	344 REDWING DR	\$80,000	\$260,000	\$340,000	215.40
027-470-012-000	348 REDWING DR	\$103,859	\$198,640	\$302,499	215.40
027-470-013-000	352 REDWING DR	\$116,844	\$227,203	\$344,047	215.40
027-470-014-000	356 REDWING DR	\$80,000	\$270,000	\$350,000	215.40
027-470-015-000	360 REDWING DR	\$80,000	\$305,000	\$385,000	215.40
027-470-016-000	364 REDWING DR	\$83,781	\$106,555	\$190,336	215.40
027-470-017-000	368 REDWING DR	\$83,781	\$150,047	\$233,828	215.40
027-470-018-000	372 REDWING DR	\$132,750	\$161,611	\$294,361	215.40
027-470-019-000	429 FALCON DR	\$106,965	\$123,855	\$230,820	215.40
027-470-020-000	425 FALCON DR	\$83,781	\$147,762	\$231,543	215.40
027-470-021-000	421 FALCON DR	\$80,291	\$102,482	\$182,773	215.40
027-470-022-000	367 REDWING DR	\$71,751	\$132,466	\$204,217	215.40
027-470-023-000	363 REDWING DR	\$83,781	\$108,078	\$191,859	215.40
027-470-024-000	359 REDWING DR	\$74,284	\$259,995	\$334,279	215.40
027-470-025-000	355 REDWING DR	\$87,794	\$168,842	\$256,636	215.40
027-470-026-000	351 REDWING DR	\$86,135	\$120,589	\$206,724	215.40
027-470-027-000	347 REDWING DR	\$78,030	\$286,110	\$364,140	215.40
027-470-028-000	343 REDWING DR	\$78,030	\$265,302	\$343,332	215.40
027-470-029-000	339 REDWING DR	\$80,000	\$275,000	\$355,000	215.40
027-470-030-000	335 REDWING DR	\$84,446	\$156,508	\$240,954	215.40
027-470-031-000	331 REDWING DR	\$78,817	\$123,855	\$202,672	215.40
027-470-032-000	327 REDWING DR	\$80,000	\$270,000	\$350,000	215.40
027-470-033-000	323 REDWING DR	\$75,000	\$255,000	\$330,000	215.40
027-470-034-000	319 REDWING DR	\$75,771	\$126,749	\$202,520	215.40
027-470-035-000	315 REDWING DR	\$81,893	\$156,356	\$238,249	215.40
027-470-037-000	416 FALCON DR	\$83,781	\$112,649	\$196,430	215.40
027-470-038-000	412 FALCON DR	\$83,781	\$122,003	\$205,784	215.40
027-470-039-000	408 FALCON DR	\$67,556	\$140,744	\$208,300	215.40
027-470-040-000	404 FALCON DR	\$88,434	\$218,484	\$306,918	215.40
027-470-041-000	381 CARDINAL DR	\$82,660	\$132,124	\$214,784	215.40
027-470-042-000	385 CARDINAL DR	\$83,781	\$125,671	\$209,452	215.40
027-470-043-000	389 CARDINAL DR	\$115,436	\$151,224	\$266,660	215.40
027-470-044-000	390 CARDINAL DR	\$83,781	\$153,097	\$236,878	215.40
027-470-045-000	386 CARDINAL DR	\$83,781	\$153,097	\$236,878	215.40
027-470-046-000	382 CARDINAL DR	\$92,695	\$162,220	\$254,915	215.40
027-480-001-000	336 QUAIL DR	\$82,801	\$124,774	\$207,575	215.40
027-480-002-000	340 QUAIL DR	\$82,801	\$109,075	\$191,876	215.40
027-480-003-000	344 QUAIL DR	\$82,801	\$124,209	\$207,010	215.40
027-480-004-000	348 QUAIL DR	\$82,801	\$109,075	\$191,876	215.40
027-480-005-000	352 QUAIL DR	\$99,315	\$192,017	\$291,332	215.40
027-480-006-000	360 QUAIL DR	\$82,801	\$118,939	\$201,740	215.40
027-480-007-000	364 QUAIL DR	\$82,801	\$124,209	\$207,010	215.40
027-480-008-000	368 QUAIL DR	\$63,672	\$222,853	\$286,525	215.40

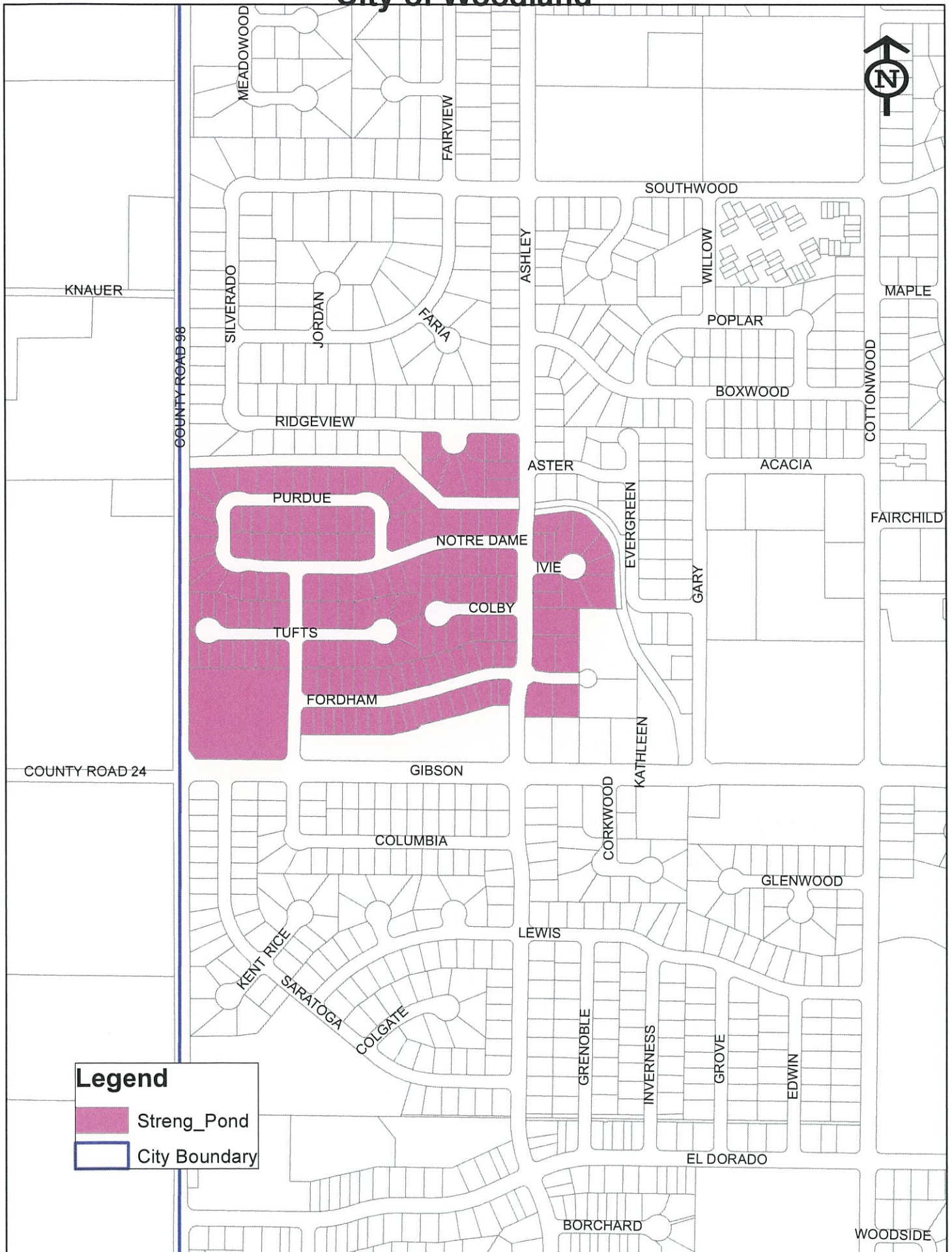
City of Woodland
North Park Landscaping and Lighting District
FY 2020/21 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-480-009-000	372 QUAIL DR	\$159,314	\$200,736	\$360,050	215.40
027-480-010-000	376 QUAIL DR	\$78,817	\$135,115	\$213,932	215.40
027-480-011-000	380 QUAIL DR	\$92,569	\$132,951	\$225,520	215.40
027-480-012-000	384 QUAIL DR	\$66,232	\$209,738	\$275,970	215.40
027-480-013-000	388 QUAIL DR	\$69,250	\$174,651	\$243,901	215.40
027-480-014-000	392 QUAIL DR	\$80,291	\$109,490	\$189,781	215.40
027-480-015-000	396 QUAIL DR	\$121,496	\$185,141	\$306,637	215.40
027-480-016-000	451 ROBIN DR	\$85,873	\$119,511	\$205,384	215.40
027-480-017-000	447 ROBIN DR	\$90,000	\$190,000	\$280,000	215.40
027-480-018-000	443 ROBIN DR	\$91,877	\$106,807	\$198,684	215.40
027-480-019-000	439 ROBIN DR	\$81,893	\$96,714	\$178,607	215.40
027-480-020-000	435 ROBIN DR	\$67,556	\$158,760	\$226,316	215.40
027-480-021-000	431 ROBIN DR	\$80,000	\$240,000	\$320,000	215.40
027-480-022-000	427 ROBIN DR	\$78,817	\$129,485	\$208,302	215.40
027-480-023-000	423 ROBIN DR	\$86,135	\$132,075	\$218,210	215.40
027-480-024-000	419 ROBIN DR	\$123,333	\$199,941	\$323,274	215.40
027-480-025-000	415 ROBIN DR	\$100,000	\$326,500	\$426,500	215.40
027-480-026-000	411 ROBIN DR	\$79,590	\$249,383	\$328,973	215.40
027-480-028-000	397 CARDINAL DR	\$86,190	\$215,478	\$301,668	215.40
027-480-029-000	393 CARDINAL DR	\$75,771	\$143,973	\$219,744	215.40
027-480-030-000	394 CARDINAL DR	\$82,801	\$118,939	\$201,740	215.40
027-480-031-000	420 ROBIN DR	\$82,801	\$128,114	\$210,915	215.40
027-480-032-000	424 ROBIN DR	\$76,500	\$319,260	\$395,760	215.40
027-480-033-000	428 ROBIN DR	\$75,771	\$103,546	\$179,317	215.40
027-480-034-000	432 ROBIN DR	\$82,801	\$111,140	\$193,941	215.40
027-480-035-000	436 ROBIN DR	\$91,877	\$137,817	\$229,694	215.40
027-480-036-000	391 QUAIL DR	\$75,415	\$215,478	\$290,893	215.40
027-480-037-000	387 QUAIL DR	\$82,801	\$109,075	\$191,876	215.40
027-480-038-000	383 QUAIL DR	\$82,801	\$134,748	\$217,549	215.40
027-480-039-000	379 QUAIL DR	\$82,801	\$112,861	\$195,662	215.40
027-480-040-000	375 QUAIL DR	\$165,688	\$189,904	\$355,592	215.40
027-480-041-000	371 QUAIL DR	\$82,801	\$130,231	\$213,032	215.40
027-480-042-000	367 QUAIL DR	\$80,000	\$275,000	\$355,000	215.40
027-480-043-000	363 QUAIL DR	\$107,107	\$213,572	\$320,679	215.40
027-480-044-000	359 QUAIL DR	\$92,695	\$198,640	\$291,335	215.40
027-480-045-000	355 QUAIL DR	\$73,773	\$128,670	\$202,443	215.40
027-480-046-000	351 QUAIL DR	\$86,071	\$179,768	\$265,839	215.40
027-480-047-000	347 QUAIL DR	\$82,801	\$139,478	\$222,279	215.40
027-480-048-000	343 QUAIL DR	\$80,000	\$260,000	\$340,000	215.40
027-480-049-000	339 QUAIL DR	\$80,000	\$295,000	\$375,000	215.40
027-480-050-000	335 QUAIL DR	\$91,877	\$160,787	\$252,664	215.40
027-560-001-000	426 HAWK DR	\$91,041	\$130,768	\$221,809	215.40
027-560-002-000	422 HAWK DR	\$80,291	\$115,470	\$195,761	215.40
027-560-003-000	418 HAWK DR	\$162,286	\$173,973	\$336,259	215.40
027-560-004-000	414 HAWK DR	\$78,030	\$265,302	\$343,332	215.40
027-560-005-000	410 HAWK DR	\$71,428	\$214,287	\$285,715	215.40
027-560-006-000	406 HAWK DR	\$95,705	\$117,100	\$212,805	215.40
027-560-007-000	405 DOVE DR	\$83,232	\$320,443	\$403,675	215.40
027-560-008-000	409 DOVE DR	\$80,000	\$260,000	\$340,000	215.40
027-560-009-000	413 DOVE DR	\$81,893	\$137,402	\$219,295	215.40
027-560-010-000	417 DOVE DR	\$80,000	\$260,000	\$340,000	215.40

City of Woodland
North Park Landscaping and Lighting District
FY 2020/21 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-560-011-000	421 DOVE DR	\$81,893	\$117,629	\$199,522	215.40
027-560-012-000	425 DOVE DR	\$129,519	\$235,494	\$365,013	215.40
027-560-018-000	284 QUAIL DR	\$78,030	\$291,832	\$369,862	215.40
027-560-019-000	288 QUAIL DR	\$71,428	\$192,308	\$263,736	215.40
027-560-020-000	292 QUAIL DR	\$65,932	\$219,781	\$285,713	215.40
027-560-021-000	296 QUAIL DR	\$97,619	\$123,460	\$221,079	215.40
027-560-022-000	425 HAWK DR	\$129,519	\$235,494	\$365,013	215.40
027-560-023-000	421 HAWK DR	\$78,030	\$286,110	\$364,140	215.40
027-560-024-000	417 HAWK DR	\$110,350	\$200,393	\$310,743	215.40
027-560-025-000	413 HAWK DR	\$96,002	\$174,802	\$270,804	215.40
027-560-026-000	409 HAWK DR	\$81,893	\$96,714	\$178,607	215.40
027-560-027-000	405 HAWK DR	\$159,314	\$178,304	\$337,618	215.40
027-560-028-000	401 HAWK DR	\$85,000	\$285,000	\$370,000	215.40
027-560-029-000	285 SWALLOW DR	\$77,270	\$209,738	\$287,008	215.40
027-560-030-000	281 SWALLOW DR	\$80,291	\$107,299	\$187,590	215.40
027-560-031-000	277 SWALLOW DR	\$80,291	\$107,299	\$187,590	215.40
027-560-032-000	273 SWALLOW DR	\$91,877	\$147,004	\$238,881	215.40
027-560-033-000	269 SWALLOW DR	\$81,600	\$268,260	\$349,860	215.40
027-560-039-000	280 QUAIL DR	\$78,030	\$252,817	\$330,847	215.40
027-560-040-000	276 QUAIL DR	\$73,186	\$148,628	\$221,814	215.40
027-560-041-000	272 QUAIL DR	\$80,291	\$131,395	\$211,686	215.40
027-560-042-000	268 QUAIL DR	\$81,893	\$117,118	\$199,011	215.40
Total:					\$26,709.60
Count:					124

City of Woodland



City of Woodland
Streng Pond Landscaping and Lighting District
FY 2020/21 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-270-029-000	1221 ASHLEY AVE	\$77,270	\$281,494	\$358,764	\$79.10
065-270-030-000	1231 ASHLEY AVE	41,215	136,878	178,093	79.10
065-270-031-000	786 IVIE PL	34,617	103,893	138,510	79.10
065-270-032-000	782 IVIE PL	80,313	269,685	349,998	79.10
065-270-033-000	778 IVIE PL	162,286	292,121	454,407	79.10
065-270-034-000	774 IVIE PL	100,000	386,300	486,300	79.10
065-270-035-000	770 IVIE PL	106,120	412,809	518,929	79.10
065-270-036-000	773 IVIE PL	162,286	261,352	423,638	79.10
065-270-037-000	779 IVIE PL	100,000	390,000	490,000	79.10
065-270-038-000	1245 ASHLEY AVE	102,000	331,500	433,500	79.10
065-270-039-000	787 IVIE PL	91,800	386,580	478,380	79.10
065-270-043-000	1301 ASHLEY AVE	143,133	294,707	437,840	79.10
065-270-044-000	774 FORDHAM PL	93,636	348,844	442,480	79.10
065-270-045-000	764 FORDHAM PL	110,000	415,000	525,000	79.10
065-270-047-000	771 FORDHAM PL	129,340	328,475	457,815	79.10
065-270-048-000	781 FORDHAM PL	78,817	371,571	450,388	79.10
065-310-002-000	849 NOTRE DAME DR	82,801	180,674	263,475	79.10
065-310-003-000	857 NOTRE DAME DR	104,040	374,544	478,584	79.10
065-310-004-000	865 NOTRE DAME DR	104,040	322,524	426,564	79.10
065-310-005-000	873 NOTRE DAME DR	58,704	142,538	201,242	79.10
065-310-006-000	881 NOTRE DAME DR	100,000	390,000	490,000	79.10
065-310-007-000	1231 COLUMBIA DR	93,214	183,338	276,552	79.10
065-310-011-000	915 NOTRE DAME DR	88,735	171,760	260,495	79.10
065-310-012-000	923 NOTRE DAME DR	70,335	178,441	248,776	79.10
065-310-013-000	927 NOTRE DAME DR	112,596	253,343	365,939	79.10
065-310-014-000	944 PURDUE DR	103,893	236,650	340,543	79.10
065-310-015-000	940 PURDUE DR	104,040	343,332	447,372	79.10
065-310-018-000	910 NOTRE DAME DR	93,032	167,175	260,207	79.10
065-310-019-000	904 NOTRE DAME DR	100,000	330,000	430,000	79.10
065-310-020-000	900 NOTRE DAME DR	68,907	241,291	310,198	79.10
065-310-021-000	888 NOTRE DAME DR	93,032	161,023	254,055	79.10
065-310-022-000	880 NOTRE DAME DR	90,000	396,000	486,000	79.10
065-310-023-000	872 NOTRE DAME DR	118,511	234,330	352,841	79.10
065-310-024-000	845 PURDUE DR	132,651	286,526	419,177	79.10
065-310-025-000	844 PURDUE DR	18,605	119,058	137,663	79.10
065-310-026-000	840 NOTRE DAME DR	115,710	276,555	392,265	79.10
065-310-031-000	901 NOTRE DAME DR	100,000	200,000	300,000	79.10
065-310-032-000	905 NOTRE DAME DR	68,978	210,404	279,382	79.10
065-310-033-000	909 NOTRE DAME DR	46,312	108,086	154,398	79.10
065-310-035-000	841 NOTRE DAME DR	95,508	345,953	441,461	79.10
065-310-036-000	936 PURDUE DR	107,738	276,888	384,626	79.10
065-310-037-000	932 PURDUE DR	88,921	225,482	314,403	79.10
065-310-038-000	928 PURDUE DR	119,448	257,597	377,045	79.10
065-310-039-000	924 PURDUE DR	77,200	176,301	253,501	79.10
065-310-040-000	918 PURDUE DR	143,560	310,095	453,655	79.10
065-310-041-000	912 PURDUE DR	3,979	63,305	67,284	79.10
065-310-042-000	902 PURDUE DR	235,494	288,482	523,976	79.10
065-310-043-000	890 PURDUE DR	88,434	395,352	483,786	79.10
065-310-044-000	882 PURDUE DR	102,000	357,000	459,000	79.10
065-310-045-000	874 PURDUE DR	102,000	400,860	502,860	79.10
065-310-046-000	870 PURDUE DR	100,000	375,000	475,000	79.10
065-310-047-000	862 PURDUE DR	114,248	243,743	357,991	79.10
065-310-048-000	858 PURDUE DR	109,890	274,727	384,617	79.10
065-310-049-000	854 PURDUE DR	116,550	209,791	326,341	79.10
065-310-050-000	861 PURDUE DR	55,322	154,362	209,684	79.10
065-310-051-000	869 PURDUE DR	79,252	146,623	225,875	79.10
065-310-052-000	873 PURDUE DR	87,591	188,335	275,926	79.10
065-310-053-000	879 PURDUE DR	104,040	312,120	416,160	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-310-054-000	887 PURDUE DR	100,000	405,000	505,000	79.10
065-310-055-000	901 PURDUE DR	109,890	285,716	395,606	79.10
065-310-056-000	907 PURDUE DR	70,335	197,316	267,651	79.10
065-310-057-000	913 PURDUE DR	96,963	254,262	351,225	79.10
065-310-058-000	919 PURDUE DR	63,165	137,817	200,982	79.10
065-310-059-000	923 PURDUE DR	66,232	182,142	248,374	79.10
065-310-061-000	829 RIDGEVIEW DR	130,050	254,377	384,427	79.10
065-310-062-000	4 RIDGEVIEW PL	77,200	270,014	347,214	79.10
065-310-063-000	3 RIDGEVIEW PL	83,891	247,379	331,270	79.10
065-310-064-000	2 RIDGEVIEW PL	148,913	279,966	428,879	79.10
065-310-065-000	811 RIDGEVIEW DR	143,560	281,381	424,941	79.10
065-310-066-000	805 RIDGEVIEW DR	84,896	334,280	419,176	79.10
065-310-067-000	801 RIDGEVIEW DR	56,296	197,044	253,340	79.10
065-310-068-000	1206 ASHLEY AVE	75,687	187,130	262,817	79.10
065-310-069-000	1210 ASHLEY AVE	101,301	278,258	379,559	79.10
065-310-071-000	830 NOTRE DAME DR	40,234	210,184	250,418	79.10
065-310-072-000	820 NOTRE DAME DR	14,923	68,321	83,244	79.10
065-310-073-000	814 NOTRE DAME DR	83,232	312,120	395,352	79.10
065-310-074-000	808 NOTRE DAME DR	104,040	329,919	433,959	79.10
065-310-075-000	802 NOTRE DAME DR	98,900	220,879	319,779	79.10
065-310-076-000	801 NOTRE DAME DR	134,672	231,636	366,308	79.10
065-310-077-000	807 NOTRE DAME DR	149,304	305,105	454,409	79.10
065-310-078-000	813 NOTRE DAME DR	104,040	355,296	459,336	79.10
065-310-079-000	819 NOTRE DAME DR	107,738	253,185	360,923	79.10
065-310-080-000	829 NOTRE DAME DR	100,000	390,000	490,000	79.10
065-310-081-000	916-922 NOTRE DAME DR	103,364	165,380	268,744	158.20
065-321-001-000	1324 COLUMBIA DR	580,191	1,563,808	2,143,999	1,305.14
065-321-023-000	901 TUFTS PL	80,000	285,000	365,000	79.10
065-321-024-000	905 TUFTS PL	92,695	145,666	238,361	79.10
065-321-025-000	909 TUFTS PL	109,925	164,889	274,814	79.10
065-321-026-000	913 TUFTS PL	74,449	128,063	202,512	79.10
065-321-027-000	917 TUFTS PL	71,751	176,623	248,374	79.10
065-321-028-000	921 TUFTS PL	95,000	325,000	420,000	79.10
065-321-029-000	925 TUFTS PL	132,651	185,604	318,255	79.10
065-321-030-000	929 TUFTS PL	162,501	182,891	345,392	79.10
065-321-031-000	933 TUFTS PL	98,900	170,329	269,229	79.10
065-321-032-000	932 TUFTS PL	88,310	176,623	264,933	79.10
065-321-033-000	928 TUFTS PL	41,987	120,400	162,387	79.10
065-321-034-000	924 TUFTS PL	130,000	285,000	415,000	79.10
065-321-035-000	920 TUFTS PL	51,086	115,144	166,230	79.10
065-321-036-000	914 TUFTS PL	78,719	134,542	213,261	79.10
065-321-037-000	910 TUFTS PL	95,000	250,000	345,000	79.10
065-321-038-000	906 TUFTS PL	78,718	135,900	214,618	79.10
065-321-039-000	900 TUFTS PL	88,912	217,350	306,262	79.10
065-322-013-000	1301 COLUMBIA DR	106,120	307,750	413,870	79.10
065-322-014-000	875 TUFTS CT	103,326	234,222	337,548	79.10
065-322-015-000	871 TUFTS CT	102,000	462,054	564,054	79.10
065-322-016-000	867 TUFTS CT	104,040	332,928	436,968	79.10
065-322-017-000	863 TUFTS CT	103,032	225,182	328,214	79.10
065-322-021-000	864 TUFTS CT	114,812	175,597	290,409	79.10
065-322-022-000	868 TUFTS CT	7,811	121,314	129,125	79.10
065-322-023-000	872 TUFTS CT	98,838	332,928	431,766	79.10
065-322-024-000	876 TUFTS CT	105,091	208,569	313,660	79.10
065-322-025-000	880 TUFTS CT	179,166	230,949	410,115	79.10
065-322-027-000	840 FORDHAM DR	51,464	126,117	177,581	79.10
065-322-028-000	844 FORDHAM DR	92,569	181,669	274,238	79.10
065-322-029-000	850 FORDHAM DR	89,550	130,194	219,744	79.10
065-322-030-000	856 FORDHAM DR	93,316	132,851	226,167	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-322-031-000	860 FORDHAM DR	132,651	195,261	327,912	79.10
065-322-032-000	864 FORDHAM DR	75,771	146,041	221,812	79.10
065-322-033-000	868 FORDHAM DR	71,751	165,583	237,334	79.10
065-322-034-000	874 FORDHAM DR	80,291	126,284	206,575	79.10
065-322-035-000	878 FORDHAM DR	51,464	119,241	170,705	79.10
065-322-036-000	859 TUFTS CT	68,588	188,098	256,686	79.10
065-322-038-000	856 TUFTS CT	104,040	306,918	410,958	79.10
065-322-040-000	860 TUFTS CT	73,492	311,267	384,759	79.10
065-322-045-000	830 COLBY CT	84,896	255,750	340,646	79.10
065-322-046-000	826 COLBY CT	58,324	146,406	204,730	79.10
065-322-047-000	822 COLBY CT	98,838	291,312	390,150	79.10
065-322-048-000	818 COLBY CT	80,000	275,000	355,000	79.10
065-322-049-000	814 COLBY CT	58,324	152,737	211,061	79.10
065-322-050-000	810 COLBY CT	69,508	221,491	290,999	79.10
065-322-051-000	806 COLBY CT	80,000	210,000	290,000	79.10
065-322-052-000	802 COLBY CT	80,000	210,000	290,000	79.10
065-322-053-000	801 COLBY CT	80,997	133,068	214,065	79.10
065-322-054-000	805 COLBY CT	81,041	135,072	216,113	79.10
065-322-055-000	809 COLBY CT	55,498	129,349	184,847	79.10
065-322-056-000	813 COLBY CT	58,865	147,858	206,723	79.10
065-322-057-000	817 COLBY CT	57,181	142,470	199,651	79.10
065-322-058-000	821 COLBY CT	80,000	360,000	440,000	79.10
065-322-059-000	825 COLBY CT	127,281	266,140	393,421	79.10
065-322-060-000	829 COLBY CT	114,847	206,729	321,576	79.10
065-322-061-000	832 FORDHAM DR	81,600	315,180	396,780	79.10
065-322-062-000	826 FORDHAM DR	98,838	279,347	378,185	79.10
065-322-063-000	822 FORDHAM DR	70,909	184,703	255,612	79.10
065-322-064-000	818 FORDHAM DR	81,893	131,041	212,934	79.10
065-322-065-000	814 FORDHAM DR	101,301	222,876	324,177	79.10
065-322-066-000	810 FORDHAM DR	81,893	165,294	247,187	79.10
065-322-067-000	806 FORDHAM DR	98,838	218,484	317,322	79.10
065-322-068-000	802 FORDHAM DR	98,838	213,282	312,120	79.10
065-323-015-000	879 FORDHAM DR	103,364	137,817	241,181	79.10
065-323-016-000	875 FORDHAM DR	75,415	199,577	274,992	79.10
065-323-017-000	871 FORDHAM DR	95,000	250,000	345,000	79.10
065-323-018-000	867 FORDHAM DR	65,725	148,326	214,051	79.10
065-323-019-000	863 FORDHAM DR	77,270	187,661	264,931	79.10
065-323-020-000	859 FORDHAM DR	123,333	227,203	350,536	79.10
065-323-021-000	855 FORDHAM DR	95,000	250,000	345,000	79.10
065-323-022-000	851 FORDHAM DR	71,560	143,133	214,693	79.10
065-323-023-000	847 FORDHAM DR	89,383	163,545	252,928	79.10
065-323-024-000	843 FORDHAM DR	88,912	151,969	240,881	79.10
065-323-027-000	837 FORDHAM DR	74,284	249,383	323,667	79.10
065-323-028-000	833 FORDHAM DR	70,909	192,950	263,859	79.10
065-323-029-000	827 FORDHAM DR	77,270	203,117	280,387	79.10
065-323-030-000	821 FORDHAM DR	80,000	275,000	355,000	79.10
065-323-031-000	817 FORDHAM DR	105,937	193,711	299,648	79.10
065-323-032-000	811 FORDHAM DR	80,000	275,000	355,000	79.10
065-323-033-000	805 FORDHAM DR	80,000	210,000	290,000	79.10
065-323-034-000	801 FORDHAM DR	80,000	210,000	290,000	79.10
Total:					\$14,435.74
Parcel Count:					166



City of Woodland

Streng Pond Landscaping Maintenance District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2020/2021

Intent Meeting: May 19, 2020
Public Hearing: June 16, 2020

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Suite 200
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ENGINEER'S REPORT AFFIDAVIT
Streng Pond Landscaping Maintenance District

City of Woodland
Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/2021, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2020.

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

By: _____
Chonney Gano
Project Manager, District Administration Services

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

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I. OVERVIEW

A. INTRODUCTION

The City of Woodland (“City”) annually levies and collects special assessments in order to maintain the improvements within the Streng Pond Landscaping Maintenance District (“District”). The District was formed in 1985 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the “1972 Act”).

This Engineer’s Annual Levy Report (“Report”) describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2020/2021. The proposed assessments are based on the historic and estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established method of apportionment.

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

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer’s Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for fiscal year 2020/2021 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for fiscal year 2020/2021.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

The provisions of the California Constitutional Article XIID do not alter the non-conflicting provisions of the Landscaping and Lighting Act of 1972. As such, the Method of Apportionment described in this Report utilizes commonly accepted assessment engineering practices consistent with the 1972 Act and the provisions of the California Constitution Article XIID. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate of \$79.10 previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of the California Constitution Article XIID, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIID Section 4.

In 1998, the City conducted a property owner protest ballot proceeding for an increase in assessments, to cover rising costs within the District. Tabulation of the ballots revealed that over 50% of the returned weighted ballots opposed the increase in assessment, and therefore no increase was implemented.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

- North of West Gibson Road; and,
- West of Cottonwood Street; and,
- East of County Road 98.

The District consists of all parcels located in the subdivisions known as Streng Park Unit No. 4, Tracts 3000, 3431, and 3457; and Streng Park Unit No. 5, Tract 3355.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscape improvements and associated appurtenances located within the park and 1.60 acre pond located on the north side of Gibson Road between Ashley Avenue and Columbia Drive.

The assessable parcels receive special benefit from the landscaping, irrigation and drainage systems of the park and 1.60 acre pond. Specific improvements include all ground cover, turf, shrubs, trees, and associated appurtenances. The services provided include all necessary operations, administration, and maintenance required to keep the above-mentioned improvements in a healthy, vigorous, and satisfactory condition.

The District through annual assessments budgeted and reviewed each fiscal year, funds the continued maintenance of these improvements. All assessable parcels identified as being within the District, share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread among all benefiting parcels within the District in proportion to the estimated benefit received. The funds collected are dispersed and used only for the operation and servicing of the District improvements.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

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

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

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

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

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

- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

D. DISTRICT BUDGET CHANGES

No new improvements have been added to the District and the cost to maintain the existing improvements are substantially the same as the previous fiscal year.

III. METHOD OF APPORTIONMENT

A. LEGISLATIVE AUTHORITY AND PROVISIONS

1972 Act

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

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

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

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

California Constitution

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

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

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

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

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

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

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

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

California Constitution Article XIID Assessment Exemption

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

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits

Landscaping Special Benefits

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

The annual assessments outlined in this Report are based on the estimated costs to provide all necessary service, operation, administration, and maintenance required each year to keep these improvements in a healthy, vigorous, and satisfactory condition.

The special benefits associated with the local landscaping improvements are specifically:

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

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

C. ASSESSMENT METHODOLOGY

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

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

The EDU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for calculating benefit in

districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land-use type, size and development. The following outlines the EDU applied to the various parcels and properties within this District.

- One hundred sixty-four (164) single-family residential parcels, each receiving full and equal special benefit from the improvements. These parcels are assigned an Equivalent Dwelling Unit of 1.0 EDU to reflect their special benefits.
- One (1) parcel, APN 065-310-081-000, within the District is identified as a duplex that consists of two residential units. This parcel is assigned an Equivalent Dwelling Unit of 2.0 EDU (one EDU for each unit), which reflects the parcel's proportionate special benefits as compared to the single-family residential parcel.
- One (1) parcel, APN 065-321-001-000, within the District is identified as a local church situated on a three-acre (3.0) lot. This parcel has been assigned an Equivalent Dwelling Unit of 5.5 EDU per acre for a total of 16.5 EDU.

The Total Equivalent Dwelling Unit (EDU) for the District in Fiscal Year 2020/2021 is 182.50 EDU.

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

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

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU}$$

$$\text{Parcel EDU} \times \text{Levy per EDU} = \text{Parcel Levy Amount}$$

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

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

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

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2020/2021

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	\$17,472.00
Utilities	23,895.00
Equipment & Supplies	405.00
Repairs/Miscellaneous Expenses	999.00
<i>Direct Costs (Subtotal)</i>	\$42,771.00
ADMINISTRATION COSTS	
District Administration	\$3,000.00
County Administration Fee	166.00
<i>Administration Costs (Subtotal)</i>	\$3,166.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$45,937.00
Reserve Collection/(Contribution)	(3,815.83)
General Fund Repayments/(Contribution)	(27,685.43)
Balance to Levy	\$14,435.74
DISTRICT STATISTICS	
Total Number of Parcels	166
Total Parcels Levied	166
Total Equivalent Dwelling Units	182.50
Levy Per EDU	\$79.10
Maximum Assessment Per EDU	\$79.10
Prior Year Maximum Assessment Per EDU	\$79.10
OPERATING RESERVE INFORMATION	
Previous Operating Reserve Balance	\$3,815.83
Reserve Fund Collection/(Contribution)	(3,815.83)
Estimated Ending Operating Reserve Balance	\$0.00

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

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

APPENDIX B - 2020/2021 ASSESSMENT ROLL

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

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

A listing of parcels assessed within the District, along with the proposed assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2020/2021 Preliminary Assessment Roll".

City of Woodland



City of Woodland
West Wood Landscaping and Lighting District
FY 2020/2021 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
027-560-046-000	248 QUAIL DR	\$69,260	\$109,663	\$178,923	\$684.44
027-560-047-000	252 QUAIL DR	80,000	320,000	400,000	684.44
027-560-048-000	256 QUAIL DR	70,029	258,573	328,602	684.44
027-560-049-000	260 QUAIL DR	80,000	320,000	400,000	684.44
027-560-050-000	264 QUAIL DR	80,000	295,000	375,000	684.44
027-560-051-000	269 QUAIL DR	158,957	240,204	399,161	684.44
027-560-052-000	265 QUAIL DR	141,293	208,295	349,588	684.44
027-560-053-000	261 QUAIL DR	104,138	144,639	248,777	684.44
027-560-054-000	257 QUAIL DR	129,519	244,915	374,434	684.44
027-560-055-000	253 QUAIL DR	115,436	219,236	334,672	684.44
027-560-056-000	249 QUAIL DR	190,134	203,673	393,807	684.44
027-560-057-000	245 QUAIL DR	55,194	149,024	204,218	684.44
027-560-058-000	244 PHEASANT CT	80,392	111,975	192,367	684.44
027-560-059-000	248 PHEASANT CT	70,000	279,000	349,000	684.44
027-560-060-000	252 PHEASANT CT	126,981	190,472	317,453	684.44
027-560-061-000	256 PHEASANT CT	80,000	320,000	400,000	684.44
027-560-062-000	260 PHEASANT CT	115,436	173,156	288,592	684.44
027-560-063-000	264 PHEASANT CT	78,030	301,716	379,746	684.44
027-560-064-000	268 PHEASANT CT	83,232	331,887	415,119	684.44
027-560-065-000	269 PHEASANT CT	66,232	205,324	271,556	684.44
027-560-066-000	265 PHEASANT CT	80,000	295,000	375,000	684.44
027-560-067-000	261 PHEASANT CT	73,186	189,163	262,349	684.44
027-560-068-000	257 PHEASANT CT	126,981	188,741	315,722	684.44
027-560-069-000	399 MALLARD DR	121,207	223,950	345,157	684.44
027-560-070-000	395 MALLARD DR	80,000	295,000	375,000	684.44
027-560-072-000	390 MALLARD DR	74,650	92,451	167,101	684.44
027-560-073-000	394 MALLARD DR	68,907	97,619	166,526	684.44
027-560-074-000	398 MALLARD DR	80,000	295,000	375,000	684.44
027-560-075-000	402 MALLARD DR	70,029	281,197	351,226	684.44
027-560-076-000	406 MALLARD DR	66,232	284,805	351,037	684.44
027-560-077-000	410 MALLARD DR	80,000	295,000	375,000	684.44
027-560-078-000	414 MALLARD DR	96,457	211,864	308,321	684.44
027-560-079-000	418 MALLARD DR	80,000	320,000	400,000	684.44
027-560-080-000	420 MALLARD DR	66,232	222,987	289,219	684.44
027-560-081-000	424 MALLARD DR	68,978	256,811	325,789	684.44
027-560-082-000	428 MALLARD DR	65,932	291,211	357,143	684.44
027-560-083-000	432 MALLARD DR	76,500	307,020	383,520	684.44
027-560-085-000	244 QUAIL DR	75,000	185,000	260,000	684.44
Total:					\$26,008.72
Parcel Count:					38



City of Woodland

West Wood Unit No. 1 Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2020/2021

Intent Meeting: May 19, 2020
Public Hearing: June 16, 2020

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ENGINEER'S REPORT AFFIDAVIT

West Wood Unit No. 1 Landscaping and Lighting District

City of Woodland
Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/2021, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2020.

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

By: _____
Chonney Gano
Project Manager, District Administration Services

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

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I. OVERVIEW

A. INTRODUCTION

The City of Woodland (“City”) annually levies and collects special assessments in order to maintain the improvements within the West Wood Unit No. 1 Landscaping and Lighting District (“District”). The District was formed in 2004 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”).

This Engineer’s Annual Levy Report (“Report”) describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2020/2021. The proposed assessments are based on the estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include the expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established method of apportionment.

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

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer’s Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for fiscal year 2020/2021 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for fiscal year 2020/2021.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

In conjunction with the formation of the District, the City Council initiated and conducted property owner protest ballot proceedings for the District assessments in compliance with the substantive and procedural requirements of Article XIID. At the conclusion of the Public Hearing on October 5, 2004 the property owner ballots returned were tabulated to determine if majority protest existed. The tabulation of the ballots indicated that majority protest did not exist and the property owners approved the special benefit assessment for maintaining the improvements within the District and assessment range formula connected therewith. The Assessment Range Formula is described in more detail within Section III (D) of this Report. Any increase to the assessment greater than the maximum assessment rate approved will require the City Council to once again conduct property owner protest ballot proceedings for the increase. The proposed assessment rate for fiscal year 2020/2021 is within the previously authorized maximum assessment rate adjusted annually by the Consumer Price Index ("CPI") (February to February) for All Urban Consumers, for the San Francisco-Oakland-San Hayward California factor and a property owner ballot proceeding is not required for the levy of the proposed assessments.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

- The maintenance, operation, and servicing of landscape improvements located within the District.

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;

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

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

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

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

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

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

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

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

SPECIAL BENEFIT

The special benefits associated with the landscaping improvements are specifically:

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

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

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and streets;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;

- Reduced vandalism and other criminal act and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

GENERAL BENEFIT

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

Equivalent Dwelling Units:

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

EDU Application by Land Use:

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

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

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

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

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

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

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

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

Developed Nonresidential — This land use is defined as property developed for either commercial or industrial use. This land use type is assessed at 4.0 EDU per

gross acre. Parcels less than 0.25 acres are assigned a minimum of 1.0 EDU and there is no maximum acreage cap, as is the case with Vacant Nonresidential Property.

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

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

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

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

$$\text{Parcel Type EDU} \times \text{Acreage/Dwelling Units/Parcel/Lot} = \text{Parcel EDU}$$

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

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU}$$

$$\text{Levy per EDU} \times \text{Parcel EDU} = \text{Parcel Levy Amount}$$

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIII C and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range

of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

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

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

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

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

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

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advance funds to the District as a temporary loan to meet the proposed expenditures. Generally, the available Reserve Funds must be exhausted before a temporary loan is

advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

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

DISTRICT STATISTICS:

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

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

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

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

Maximum Assessment per EDU — This amount represents the maximum rate to each parcel's individual EDU. The Maximum Assessment per Equivalent Dwelling Unit, is the result of multiplying prior year's maximum rate by CPI for February of each year as determined by the United States Department of Labor, Bureau of Labor Statistics.

OPERATING RESERVE INFORMATION:

Reserve Balance — The Reserve Balance eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. The Reserve Balance allows the District to retain sufficient funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through January or February (when the County provides the City with the first installment of assessments collected from the property tax bills). Additional funds may be collected each

year to ensure adequate operating funds are available or the funds may be used to reduce the Balance to Levy. Using reserve amounts in this way allows the Levy rate to remain fairly constant, although District costs may fluctuate. The Previous Reserve Balance reflects the projected funds available at the beginning of the current fiscal year (based on the projected revenues and expenses from the prior fiscal year). The Estimated Ending Reserve Balance reflects the projected funds that are anticipated at the end of the current fiscal year (assuming the revenues and expenditures occur as budgeted).

B. DISTRICT BUDGET FISCAL YEAR 2020/2021

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	\$13,015.00
Utilities	12,144.00
Equipment & Supplies	3,000.00
Repairs/Miscellaneous Expenses	925.00
Direct Costs (Subtotal)	\$29,084.00
ADMINISTRATION COSTS	
District Administration	\$1,300.00
County Administration Fee	38.00
Administration Costs (Subtotal)	\$1,338.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$30,422.00
Reserve Fund Collection (Contribution)	(4,413.30)
General Fund Repayment/(Contribution)	0.00
Total Charge	\$26,008.70
Balance to Levy	\$26,008.82
Difference (due rounding)	\$0.12
DISTRICT STATISTICS	
Total Number of Parcels	38
Total Parcels Levied	38
Total Equivalent Dwelling Units	38
Levy Per EDU	\$684.44
Maximum Assessment Per EDU	\$684.44
Prior Year Maximum Assessment Per EDU	\$665.15
OPERATING RESERVE INFORMATION	
Operating Reserve Balance	\$104,994.94
Reserve Fund Collection/(Contribution)	(4,413.30)
Ending Operating Reserve Balance	\$100,581.64

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

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

APPENDIX B - 2020/2021 ASSESSMENT ROLL

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

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

A listing of parcels assessed within the District, along with the proposed assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2020/2021 Assessment Roll".



**CITY OF WOODLAND
SPRING LAKE LANDSCAPING AND LIGHTING
DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2020/2021**

MAY 19, 2020

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 2020/2021 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, 2020 and ending June 30, 2021 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for 2020/2021 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 2020/2021 assessment rates.

B. CONTENTS OF ENGINEER'S REPORT

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

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

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

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

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

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

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

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

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

Following the conclusion of the Public Hearing scheduled for June 16, 2020, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for Fiscal Year 2020/2021.

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 three final subdivision maps were approved in 2005 through early 2019 covering portions of the Spring Lake Area representing 2,542 single family lots, 20 multi-family residential units and 330 apartment units. The assessments for all of the parcels within the District will be calculated based on 2020/2021 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 2020/2021.

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 2020/2021.

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 2020/2021 Estimated Costs

	ZONE DENSITY TYPE COSTS¹	PRODUCT/FRONT FOOTAGE TYPE COSTS²	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	\$278,387	\$629,995	\$908,381
Greenbelts & Parks	0	793,285	793,285
Tree Maintenance	152,759	71,559	224,318
Street Lights	135,838	34,779	170,617
Traffic Signals	10,525	94,721	105,245
Graffiti & Wall/Fence Repairs	963	1,787	2,750
Capital Items	0	0	0
DIRECT COSTS SUBTOTAL	\$578,471	\$1,626,125	\$2,204,596
INCIDENTAL COSTS/EXPENSES			
City Administration	\$0	\$134,151	\$134,151
Consultant/County Administration	0	12,000	12,000
Reserve Fund/Contingency	0	0	0
OTHER COSTS SUBTOTAL	\$0	\$146,151	\$146,151
ESTIMATED MAXIMUM ASSESSMENT	\$578,471	\$1,772,276	\$2,350,747
Total Assessor Parcels FY 2020/2021			2,592
		Maximum Levy Amount Per EBU³	Fiscal Year 2020/2021 Levy Amount
Estimated Single Family Developed Residential R3 Per EBU		\$1,545.12	\$878.69
Estimated Single Family Developed Residential R4 Per EBU		\$1,328.87	\$792.44
Estimated Single Family Developed Residential R5 Per EBU		\$1,199.12	\$740.69
Estimated Single Family Developed Residential R8 Per EBU		\$1,004.50	\$663.06
Estimated Multi Family Developed Residential R15 Per EBU		\$656.94	\$446.37
Estimated Multi Family Developed Residential R20 Per EBU ⁴		\$613.69	n/a
Estimated Multi Family Developed Residential R25 Per EBU		\$587.74	\$418.77
Estimated Neighborhood Commercial Per Acre		\$15,929.41	\$6,075.69

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 2020/2021 there are not any developed lots with this zoning. These parcels will be subject to the Developed/Undeveloped Rate of \$129.97 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 XIID 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 XIID 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 XIID, 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.

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

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

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		*** PRODUCT TYPE ***		*** PRODUCT TYPE ***		*** PRODUCT TYPE ***		Traffic (1)	Drainage (2)	(3)	(1)+(2)+(3)=(4) Base Costs Allocated To Developed & Undeveloped Property	Traffic (5)	Drainage (6)	Parks (7)	(5)+(6)+(7) = (8)	(4) + (8) = (9) Product Type Total	
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Product Type (Traffic)	Total EBUs or Front Footage (Traffic)	EBU Per Product Type (Drainage)	Total EBUs or Front Footage (Drainage)	EBU Per Product Type (Parks)	Total EBUs or Front Footage (Parks)	Arterial Roads (Pioneer, Parkway, Rd 102, E. Gibson, Rd 25A)	Mixed Use Channel	Other Administration Costs	Developed Parcels Only (Highway 113 Buffer, Gateway Entries)	Developed Parcels Only (Offsite Channels, Offsite Ponds)	Developed Parcels Only (Subdivision Trail Corridor, Greenbelts, Parks)	Developed Parcel Costs Only	Developed & Undeveloped Parcels	
Main Project (East of Highway 113)																	
R-3	Single Family Residential	173	1.00	173.00	1.00	173.00	1.00	173.00	\$25,168	\$715	6,554	\$32,437	\$0	13,522	38,060	\$51,582	\$84,019
R-4	Single Family Residential	670	1.00	670.00	1.00	670.00	1.00	670.00	97,472	2,771	25,381	125,624	0	60,622	170,630	231,252	356,876
R-5	Single Family Residential	1,323	1.00	1,323.00	1.00	1,323.00	1.00	1,323.00	192,471	5,472	50,118	248,061	0	87,938	247,515	335,453	583,514
R-8	Single Family Residential	857	1.00	857.00	1.00	857.00	1.00	857.00	124,677	3,544	32,465	160,687	0	66,793	187,999	254,792	415,479
R-15	Multi-Family Residential	198	0.70	138.60	0.39	77.22	0.83	164.34	20,164	319	5,250	25,734	0	4,920	29,469	34,389	60,123
R-20	Multi-Family Residential	116	0.70	81.20	0.39	45.24	0.83	96.28	11,813	187	3,076	15,076	0	0	0	0	15,076
R-25	Multi-Family Residential	369	0.70	258.30	0.39	143.91	0.83	306.27	37,578	595	9,785	47,958	0	13,060	78,232	91,292	139,250
NC	Neighborhood Commercial	4.00	32.71	130.83	18.97	75.88	3.05	12.21	19,033	314	4,956	24,303	0	0	0	0	24,303
	Sub Total			3,631.93		3,365.25		3,602.10	\$528,376	\$13,918	\$137,586	\$679,880	\$0	\$246,853	\$751,906	\$998,759	\$1,678,639
Project West of Highway 113																	
R-5A	Single Family Residential	162	1.00	162.00	1.00	162.00	1.00	162.00	\$0	670.01	6,136.93	\$6,807	\$0	14,701.65	41,380.30	\$56,082	\$62,889
R-8A	Single Family Residential	34	1.00	34.00	1.00	34.00	1.00	34.00	0	141	1,288	\$1,429	0	0	0	0	1,429
R-15A	Multi-Family Residential	43	0.70	30.10	0.39	16.77	0.83	35.69	0	69	1,140	\$1,210	0	0	0	0	1,210
	Sub Total	239		226.10		212.77		231.69	\$0	\$880	\$8,565	\$9,445	\$0	\$14,702	\$41,380	\$56,082	\$65,527
School & County Sites (Front Footage)																	
FF	High School	50.00	n/a	4,830.00	n/a	0	n/a	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0
FF	Woodland Community College	120.50	n/a	4,106.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0
FF	Yolo County	31.00	n/a	3,627.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0
	Sub Total	201.50		12,563.00		0		0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total									\$528,376	\$14,798	\$146,151	\$689,325	\$0	\$261,555	\$793,286	\$1,054,841	\$1,744,166

TABLE 4
SUMMARY OF EBUS AND ALLOCATION OF COSTS
PART 2 OF 2

Allocation Method		(X)	*** ZONING TYPE ***	Zone Type	Front Footage	(A)+(B)=(C)	(8)	(C) + (8) = (D)	(9)	(C) + (9) = (D)	(D) / (X) = (10)	(D) / (X) = (11)	(10)+(11)=(12)		
				(A)	(B)			(From Above Table) Product	(From Above Table) Product	(D) / (X) = (10)	(D) / (X) = (11)	(10)+(11)=(12)			
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Zone Type	Total EBUs or Front Footage (Zone Type)	Developed Parcels Only (Farmers Central, Rd 24C, Rd 101, Matmor, Collector and Local Streets, Ag channels)	Developed Parcels Only School and Public Owned Sites	Zoning & Front Footage Total Costs (Developed Property)	Type Total Developed Parcels Only	Total for All Developed Property	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	149	1.67	248.33	51,406.44	\$0	\$51,406	345	\$51,582	\$102,988	\$84,019	\$135,425	\$187.50	\$691.19	\$878.69
R-4	Single Family Residential	668	1.25	835.00	172,850	0	172,850		231,252	404,101	356,876	529,726	187.50	604.94	792.44
R-5	Single Family Residential	969	1.00	969.00	200,589	0	200,589	207	335,453	536,042	583,514	784,103	187.50	553.19	740.69
R-8	Single Family Residential	736	0.63	460.00	95,223	0	95,223	129	254,792	350,015	415,479	510,701	187.50	475.56	663.06
R-15	Multi-Family Residential	139	0.33	46.33	9,591	0	9,591	69	34,389	43,980	60,123	69,714	129.97	316.40	446.37
R-20	Multi-Family Residential	0	0.25	-	0	0	0		0	0	15,076	15,076	129.97	0.00	129.97
R-25	Multi-Family Residential	369	0.20	73.80	15,277	0	15,277		91,292	106,569	139,250	154,527	129.97	288.80	418.77
NC	Neighborhood Commercial	0.00	5.00	-	0	0	0		0	0	24,303	24,303	6,075.69	0.00	6,075.69
	Sub Total	3,030		2,632.47	\$544,936	\$0	\$544,936	\$998,759	\$1,543,695	\$1,678,639	\$2,223,575				
Project West of Highway 113															
R-5A	Single Family Residential	162	1.00	162.00	33,534.94	\$0	\$33,535		\$56,082	\$89,617	\$62,889	\$96,424	\$42.02	\$553.19	\$595.21
R-8A	Single Family Residential	0	0.63	0.00	0	0	0		0	0	1,429	1,429	42.02	0.00	42.02
R-15A	Multi-Family Residential	0	0.33	0.00	0	0	0		0	0	1,210	1,210	28.13	0.00	28.13
	Sub Total	162		162.00	\$33,535	\$0	\$33,535	\$56,082	\$89,617	\$65,527	\$99,062				
School & County Sites (Front Footage)															
FF	High School	50.00	n/a	4,830.00	\$0	\$9,815	\$9,815	\$0	\$9,815	\$0	\$9,815	\$0.00	\$196.30	\$196.30	
FF	Woodland Community College	120.50	n/a	4,106.00	0	9,116	9,116	0	9,116	0	9,116	0.00	75.65	75.65	
FF	Yolo County	31.00	n/a	3,627.00	0	9,180	9,180	0	9,180	0	9,180	0.00	296.12	296.12	
	Sub Total	201.50		12,563.00	\$0	\$28,111	\$28,111	\$0	\$28,111	\$0	\$28,111				
Total					\$578,471	\$28,111	\$606,582	\$1,054,841	\$1,661,423	\$1,744,166	\$2,350,748				

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 2019 to January 2020 is 1.0164%.

V. ASSESSMENT ROLL

The assessment roll is a listing of the proposed Assessment for Fiscal Year 2020/2021 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 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
PARCELS NOT ON THE TAX ROLL - Government Owned		
042-580-020-000	Miscellaneous - Govt Owned	9,815.03
042-580-023-000	Miscellaneous - Govt Owned	1,233.85
042-580-024-000	Miscellaneous - Govt Owned	1,233.85
042-580-025-000	Miscellaneous - Govt Owned	1,776.74
042-580-026-000	Miscellaneous - Govt Owned	4,935.40
<u>042-580-027-000</u>	<u>Miscellaneous - Govt Owned</u>	<u>9,115.99</u>
6	Sub Total	28,110.86

PARCELS SUBMITTED ON THE COUNTY TAX ROLL (Sorted by APN)

041-231-002-000	Single Family Resid/R5	595.21
041-231-003-000	Single Family Resid/R5	595.21
041-231-004-000	Single Family Resid/R5	595.21
041-231-005-000	Single Family Resid/R5	595.21
041-231-006-000	Single Family Resid/R5	595.21
041-231-007-000	Single Family Resid/R5	595.21
041-231-008-000	Single Family Resid/R5	595.21
041-231-009-000	Single Family Resid/R5	595.21
041-231-010-000	Single Family Resid/R5	595.21
041-231-011-000	Single Family Resid/R5	595.21
041-231-012-000	Single Family Resid/R5	595.21
041-231-013-000	Single Family Resid/R5	595.21
041-231-014-000	Single Family Resid/R5	595.21
041-231-015-000	Single Family Resid/R5	595.21
041-231-016-000	Single Family Resid/R5	595.21
041-231-017-000	Single Family Resid/R5	595.21
041-231-018-000	Single Family Resid/R5	595.21
041-231-019-000	Single Family Resid/R5	595.21
041-231-020-000	Single Family Resid/R5	595.21
041-231-021-000	Single Family Resid/R5	595.21
041-231-022-000	Single Family Resid/R5	595.21
041-231-023-000	Single Family Resid/R5	595.21
041-231-024-000	Single Family Resid/R5	595.21
041-231-025-000	Single Family Resid/R5	595.21
041-231-026-000	Single Family Resid/R5	595.21
041-231-028-000	Vacant	1,428.62
041-231-029-000	Single Family Resid/R5	595.21
041-231-030-000	Single Family Resid/R5	595.21
041-231-031-000	Single Family Resid/R5	595.21
041-231-032-000	Single Family Resid/R5	595.21
041-231-033-000	Single Family Resid/R5	595.21
041-231-034-000	Single Family Resid/R5	595.21
041-231-035-000	Single Family Resid/R5	595.21
041-231-036-000	Single Family Resid/R5	595.21
041-231-037-000	Single Family Resid/R5	595.21
041-231-038-000	Single Family Resid/R5	595.21
041-232-001-000	Single Family Resid/R5	595.21
041-232-002-000	Single Family Resid/R5	595.21
041-232-003-000	Single Family Resid/R5	595.21
041-232-004-000	Single Family Resid/R5	595.21
041-232-005-000	Single Family Resid/R5	595.21

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
041-232-006-000	Single Family Resid/R5	595.21
041-232-007-000	Single Family Resid/R5	595.21
041-232-008-000	Single Family Resid/R5	595.21
041-232-009-000	Single Family Resid/R5	595.21
041-232-010-000	Single Family Resid/R5	595.21
041-232-011-000	Single Family Resid/R5	595.21
041-232-012-000	Single Family Resid/R5	595.21
041-232-013-000	Single Family Resid/R5	595.21
041-232-014-000	Single Family Resid/R5	595.21
041-232-015-000	Single Family Resid/R5	595.21
041-232-016-000	Single Family Resid/R5	595.21
041-232-017-000	Single Family Resid/R5	595.21
041-232-019-000	Single Family Resid/R5	595.21
041-232-020-000	Single Family Resid/R5	595.21
041-232-021-000	Single Family Resid/R5	595.21
041-232-022-000	Single Family Resid/R5	595.21
041-232-023-000	Single Family Resid/R5	595.21
041-232-024-000	Single Family Resid/R5	595.21
041-232-025-000	Single Family Resid/R5	595.21
041-232-026-000	Single Family Resid/R5	595.21
041-232-027-000	Single Family Resid/R5	595.21
041-233-002-000	Single Family Resid/R5	595.21
041-233-003-000	Single Family Resid/R5	595.21
041-233-004-000	Single Family Resid/R5	595.21
041-233-005-000	Single Family Resid/R5	595.21
041-233-006-000	Single Family Resid/R5	595.21
041-233-007-000	Single Family Resid/R5	595.21
041-233-008-000	Single Family Resid/R5	595.21
041-233-009-000	Single Family Resid/R5	595.21
041-233-010-000	Single Family Resid/R5	595.21
041-233-011-000	Single Family Resid/R5	595.21
041-233-012-000	Single Family Resid/R5	595.21
041-233-013-000	Single Family Resid/R5	595.21
041-233-014-000	Single Family Resid/R5	595.21
041-233-015-000	Single Family Resid/R5	595.21
041-233-016-000	Single Family Resid/R5	595.21
041-233-017-000	Single Family Resid/R5	595.21
041-233-018-000	Single Family Resid/R5	595.21
041-233-019-000	Single Family Resid/R5	595.21
041-233-020-000	Single Family Resid/R5	595.21
041-233-021-000	Single Family Resid/R5	595.21
041-233-022-000	Single Family Resid/R5	595.21
041-233-023-000	Single Family Resid/R5	595.21
041-233-024-000	Single Family Resid/R5	595.21
041-233-025-000	Single Family Resid/R5	595.21
041-233-026-000	Single Family Resid/R5	595.21
041-233-027-000	Single Family Resid/R5	595.21
041-241-003-000	Single Family Resid/R5	595.21
041-241-004-000	Single Family Resid/R5	595.21
041-241-005-000	Single Family Resid/R5	595.21
041-241-006-000	Single Family Resid/R5	595.21

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
041-241-007-000	Single Family Resid/R5	595.21
041-241-008-000	Single Family Resid/R5	595.21
041-241-009-000	Single Family Resid/R5	595.21
041-241-010-000	Single Family Resid/R5	595.21
041-241-011-000	Single Family Resid/R5	595.21
041-241-012-000	Single Family Resid/R5	595.21
041-241-013-000	Single Family Resid/R5	595.21
041-241-014-000	Single Family Resid/R5	595.21
041-241-015-000	Single Family Resid/R5	595.21
041-241-016-000	Single Family Resid/R5	595.21
041-241-017-000	Single Family Resid/R5	595.21
041-241-018-000	Single Family Resid/R5	595.21
041-242-002-000	Single Family Resid/R5	595.21
041-242-003-000	Single Family Resid/R5	595.21
041-242-004-000	Single Family Resid/R5	595.21
041-242-005-000	Single Family Resid/R5	595.21
041-242-006-000	Single Family Resid/R5	595.21
041-242-007-000	Single Family Resid/R5	595.21
041-242-008-000	Single Family Resid/R5	595.21
041-242-009-000	Single Family Resid/R5	595.21
041-242-010-000	Single Family Resid/R5	595.21
041-242-011-000	Single Family Resid/R5	595.21
041-242-012-000	Single Family Resid/R5	595.21
041-242-013-000	Single Family Resid/R5	595.21
041-242-014-000	Single Family Resid/R5	595.21
041-242-015-000	Single Family Resid/R5	595.21
041-242-016-000	Single Family Resid/R5	595.21
041-242-017-000	Single Family Resid/R5	595.21
041-242-018-000	Single Family Resid/R5	595.21
041-242-019-000	Single Family Resid/R5	595.21
041-242-020-000	Single Family Resid/R5	595.21
041-242-021-000	Single Family Resid/R5	595.21
041-242-022-000	Single Family Resid/R5	595.21
041-242-023-000	Single Family Resid/R5	595.21
041-242-024-000	Single Family Resid/R5	595.21
041-242-025-000	Single Family Resid/R5	595.21
041-242-026-000	Single Family Resid/R5	595.21
041-242-027-000	Single Family Resid/R5	595.21
041-242-028-000	Single Family Resid/R5	595.21
041-242-029-000	Single Family Resid/R5	595.21
041-242-030-000	Single Family Resid/R5	595.21
041-242-031-000	Single Family Resid/R5	595.21
041-242-032-000	Single Family Resid/R5	595.21
041-242-033-000	Single Family Resid/R5	595.21
041-242-034-000	Single Family Resid/R5	595.21
041-242-035-000	Single Family Resid/R5	595.21
041-242-036-000	Single Family Resid/R5	595.21
041-242-037-000	Single Family Resid/R5	595.21
041-242-038-000	Single Family Resid/R5	595.21
041-242-039-000	Single Family Resid/R5	595.21
041-242-040-000	Single Family Resid/R5	595.21

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
041-242-041-000	Single Family Resid/R5	595.21
041-242-042-000	Single Family Resid/R5	595.21
041-242-043-000	Single Family Resid/R5	595.21
041-242-044-000	Single Family Resid/R5	595.21
041-242-045-000	Single Family Resid/R5	595.21
041-243-002-000	Vacant	1,209.62
041-243-003-000	Single Family Resid/R5	595.21
041-243-004-000	Single Family Resid/R5	595.21
041-243-005-000	Single Family Resid/R5	595.21
041-243-006-000	Single Family Resid/R5	595.21
041-243-007-000	Single Family Resid/R5	595.21
041-243-008-000	Single Family Resid/R5	595.21
041-243-009-000	Single Family Resid/R5	595.21
041-243-010-000	Single Family Resid/R5	595.21
041-243-011-000	Single Family Resid/R5	595.21
041-243-012-000	Single Family Resid/R5	595.21
041-243-013-000	Single Family Resid/R5	595.21
041-243-014-000	Single Family Resid/R5	595.21
041-243-015-000	Single Family Resid/R5	595.21
041-243-016-000	Single Family Resid/R5	595.21
041-243-017-000	Single Family Resid/R5	595.21
041-251-002-000	Single Family Resid/R8	663.06
041-251-004-000	Single Family Resid/R8	663.06
041-251-006-000	Single Family Resid/R8	663.06
041-251-008-000	Single Family Resid/R8	663.06
041-251-010-000	Single Family Resid/R8	663.06
041-251-012-000	Single Family Resid/R8	663.06
041-251-014-000	Single Family Resid/R8	663.06
041-251-016-000	Single Family Resid/R8	663.06
041-251-018-000	Single Family Resid/R8	663.06
041-251-020-000	Single Family Resid/R8	663.06
041-251-022-000	Single Family Resid/R8	663.06
041-251-025-000	Single Family Resid/R8	663.06
041-251-027-000	Single Family Resid/R8	663.06
041-251-029-000	Single Family Resid/R8	663.06
041-251-031-000	Single Family Resid/R8	663.06
041-251-032-000	Single Family Resid/R8	663.06
041-251-033-000	Single Family Resid/R8	663.06
041-251-034-000	Single Family Resid/R8	663.06
041-251-035-000	Single Family Resid/R8	663.06
041-251-036-000	Single Family Resid/R8	663.06
041-251-037-000	Single Family Resid/R8	663.06
041-251-038-000	Single Family Resid/R8	663.06
041-251-039-000	Single Family Resid/R8	663.06
041-251-040-000	Single Family Resid/R8	663.06
041-251-041-000	Single Family Resid/R8	663.06
041-251-042-000	Single Family Resid/R8	663.06
041-251-044-000	Single Family Resid/R8	663.06
041-251-045-000	Single Family Resid/R8	663.06
041-251-046-000	Single Family Resid/R8	663.06
041-251-047-000	Single Family Resid/R8	663.06

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
041-252-001-000	Single Family Resid/R8	663.06
041-252-002-000	Single Family Resid/R8	663.06
041-252-003-000	Single Family Resid/R8	663.06
041-252-004-000	Single Family Resid/R8	663.06
041-252-005-000	Single Family Resid/R8	663.06
041-252-006-000	Single Family Resid/R8	663.06
041-252-007-000	Single Family Resid/R8	663.06
041-252-008-000	Single Family Resid/R8	663.06
041-252-009-000	Single Family Resid/R8	663.06
041-252-010-000	Single Family Resid/R8	663.06
041-252-011-000	Single Family Resid/R8	663.06
041-252-012-000	Single Family Resid/R8	663.06
041-252-013-000	Single Family Resid/R8	663.06
041-252-014-000	Single Family Resid/R8	663.06
041-252-015-000	Single Family Resid/R8	663.06
041-252-016-000	Single Family Resid/R8	663.06
041-252-017-000	Single Family Resid/R8	663.06
041-252-018-000	Single Family Resid/R8	663.06
041-252-019-000	Single Family Resid/R8	663.06
041-252-020-000	Single Family Resid/R8	663.06
041-252-021-000	Single Family Resid/R8	663.06
041-252-022-000	Single Family Resid/R8	663.06
041-252-024-000	Single Family Resid/R8	663.06
041-252-025-000	Single Family Resid/R8	663.06
041-252-026-000	Single Family Resid/R8	663.06
041-252-027-000	Single Family Resid/R8	663.06
041-252-028-000	Single Family Resid/R8	663.06
041-252-029-000	Single Family Resid/R8	663.06
041-252-030-000	Single Family Resid/R8	663.06
041-252-031-000	Single Family Resid/R8	663.06
041-253-001-000	Single Family Resid/R8	663.06
041-253-002-000	Single Family Resid/R8	663.06
041-253-003-000	Single Family Resid/R8	663.06
041-253-004-000	Single Family Resid/R8	663.06
041-253-005-000	Single Family Resid/R8	663.06
041-253-006-000	Single Family Resid/R8	663.06
041-253-007-000	Single Family Resid/R8	663.06
041-253-008-000	Single Family Resid/R8	663.06
041-253-009-000	Single Family Resid/R8	663.06
041-253-010-000	Single Family Resid/R8	663.06
041-253-011-000	Single Family Resid/R8	663.06
041-253-012-000	Single Family Resid/R8	663.06
041-253-013-000	Single Family Resid/R8	663.06
041-253-014-000	Single Family Resid/R8	663.06
041-260-001-000	Single Family Resid/R8	663.06
041-260-002-000	Single Family Resid/R8	663.06
041-260-003-000	Single Family Resid/R8	663.06
041-260-004-000	Single Family Resid/R8	663.06
041-260-005-000	Single Family Resid/R8	663.06
041-260-006-000	Single Family Resid/R8	663.06
041-260-007-000	Single Family Resid/R8	663.06

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
041-260-008-000	Single Family Resid/R8	663.06
041-260-010-000	Single Family Resid/R8	663.06
041-260-011-000	Single Family Resid/R8	663.06
041-260-012-000	Single Family Resid/R8	663.06
041-260-013-000	Single Family Resid/R8	663.06
041-260-014-000	Single Family Resid/R8	663.06
041-260-015-000	Single Family Resid/R8	663.06
041-260-016-000	Single Family Resid/R8	663.06
041-260-017-000	Single Family Resid/R8	663.06
041-260-018-000	Single Family Resid/R8	663.06
041-260-019-000	Single Family Resid/R8	663.06
041-260-020-000	Single Family Resid/R8	663.06
041-260-021-000	Single Family Resid/R8	663.06
041-260-022-000	Single Family Resid/R8	663.06
041-260-023-000	Single Family Resid/R8	663.06
041-260-024-000	Single Family Resid/R8	663.06
041-260-025-000	Single Family Resid/R8	663.06
041-260-026-000	Single Family Resid/R8	663.06
041-260-027-000	Single Family Resid/R8	663.06
041-260-028-000	Single Family Resid/R8	663.06
041-260-029-000	Single Family Resid/R8	663.06
041-261-001-000	Single Family Resid/R8	663.06
041-261-002-000	Single Family Resid/R8	663.06
041-261-003-000	Single Family Resid/R8	663.06
041-261-004-000	Single Family Resid/R8	663.06
041-261-005-000	Single Family Resid/R8	663.06
041-261-006-000	Single Family Resid/R8	663.06
041-261-007-000	Single Family Resid/R8	663.06
041-261-008-000	Single Family Resid/R8	663.06
041-261-009-000	Single Family Resid/R8	663.06
041-261-010-000	Single Family Resid/R8	663.06
041-261-011-000	Single Family Resid/R8	663.06
041-261-012-000	Single Family Resid/R8	663.06
041-261-013-000	Single Family Resid/R8	663.06
041-261-014-000	Single Family Resid/R8	663.06
041-261-015-000	Single Family Resid/R8	663.06
041-261-016-000	Single Family Resid/R8	663.06
041-261-017-000	Single Family Resid/R8	663.06
041-261-018-000	Single Family Resid/R8	663.06
041-261-019-000	Single Family Resid/R8	663.06
041-261-020-000	Single Family Resid/R8	663.06
041-262-001-000	Single Family Resid/R8	663.06
041-262-002-000	Single Family Resid/R8	663.06
041-262-003-000	Single Family Resid/R8	663.06
041-262-004-000	Single Family Resid/R8	663.06
041-262-005-000	Single Family Resid/R8	663.06
041-262-006-000	Single Family Resid/R8	663.06
041-262-007-000	Single Family Resid/R8	663.06
041-262-008-000	Single Family Resid/R8	663.06
041-262-009-000	Single Family Resid/R8	663.06
041-262-010-000	Single Family Resid/R8	663.06

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
041-262-011-000	Single Family Resid/R8	663.06
041-262-012-000	Single Family Resid/R8	663.06
041-262-013-000	Single Family Resid/R8	663.06
041-262-014-000	Single Family Resid/R8	663.06
041-262-015-000	Single Family Resid/R8	663.06
041-262-016-000	Single Family Resid/R8	663.06
041-262-017-000	Single Family Resid/R8	663.06
041-262-018-000	Single Family Resid/R8	663.06
041-262-019-000	Single Family Resid/R8	663.06
041-262-020-000	Single Family Resid/R8	663.06
041-270-001-000	Single Family Resid/R8	663.06
041-270-002-000	Single Family Resid/R8	663.06
041-270-003-000	Single Family Resid/R8	663.06
041-270-004-000	Single Family Resid/R8	663.06
041-270-005-000	Single Family Resid/R8	663.06
041-270-006-000	Single Family Resid/R8	663.06
041-270-007-000	Single Family Resid/R8	663.06
041-270-008-000	Single Family Resid/R8	663.06
041-270-010-000	Single Family Resid/R8	663.06
041-270-011-000	Single Family Resid/R8	663.06
041-270-012-000	Single Family Resid/R8	663.06
041-270-013-000	Single Family Resid/R8	663.06
041-270-014-000	Single Family Resid/R8	663.06
041-270-015-000	Single Family Resid/R8	663.06
041-270-016-000	Single Family Resid/R8	663.06
041-270-017-000	Single Family Resid/R8	663.06
041-270-018-000	Single Family Resid/R8	663.06
041-270-019-000	Single Family Resid/R8	663.06
041-270-020-000	Single Family Resid/R8	663.06
041-270-021-000	Single Family Resid/R8	663.06
041-270-022-000	Single Family Resid/R8	663.06
041-270-023-000	Single Family Resid/R8	663.06
041-270-024-000	Single Family Resid/R8	663.06
041-270-025-000	Single Family Resid/R8	663.06
041-270-026-000	Single Family Resid/R8	663.06
041-270-027-000	Single Family Resid/R8	663.06
041-270-028-000	Single Family Resid/R8	663.06
041-270-029-000	Single Family Resid/R8	663.06
041-270-030-000	Single Family Resid/R8	663.06
041-270-031-000	Single Family Resid/R8	663.06
041-270-032-000	Single Family Resid/R8	663.06
041-270-033-000	Single Family Resid/R8	663.06
041-281-001-000	Single Family Resid/R8	663.06
041-281-002-000	Single Family Resid/R8	663.06
041-281-003-000	Single Family Resid/R8	663.06
041-281-004-000	Single Family Resid/R8	663.06
041-281-005-000	Single Family Resid/R8	663.06
041-281-006-000	Single Family Resid/R8	663.06
041-281-007-000	Single Family Resid/R8	663.06
041-281-009-000	Single Family Resid/R8	663.06
041-281-010-000	Single Family Resid/R8	663.06

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
041-281-011-000	Single Family Resid/R8	663.06
041-281-012-000	Single Family Resid/R8	663.06
041-281-013-000	Single Family Resid/R8	663.06
041-281-014-000	Single Family Resid/R8	663.06
041-281-015-000	Single Family Resid/R8	663.06
041-281-016-000	Single Family Resid/R8	663.06
041-281-017-000	Single Family Resid/R8	663.06
041-281-018-000	Single Family Resid/R8	663.06
041-281-019-000	Single Family Resid/R8	663.06
041-281-020-000	Single Family Resid/R8	663.06
041-281-021-000	Single Family Resid/R8	663.06
041-281-022-000	Single Family Resid/R8	663.06
041-281-023-000	Single Family Resid/R8	663.06
041-281-024-000	Single Family Resid/R8	663.06
041-281-025-000	Single Family Resid/R8	663.06
041-282-001-000	Single Family Resid/R8	663.06
041-282-002-000	Single Family Resid/R8	663.06
041-282-003-000	Single Family Resid/R8	663.06
041-282-004-000	Single Family Resid/R8	663.06
041-282-005-000	Single Family Resid/R8	663.06
041-282-007-000	Single Family Resid/R8	663.06
041-282-008-000	Single Family Resid/R8	663.06
041-282-009-000	Single Family Resid/R8	663.06
041-282-010-000	Single Family Resid/R8	663.06
041-282-011-000	Single Family Resid/R8	663.06
041-283-001-000	Single Family Resid/R8	663.06
041-283-002-000	Single Family Resid/R8	663.06
041-283-003-000	Single Family Resid/R8	663.06
041-283-004-000	Single Family Resid/R8	663.06
041-283-005-000	Single Family Resid/R8	663.06
041-283-006-000	Single Family Resid/R8	663.06
041-283-007-000	Single Family Resid/R8	663.06
041-284-001-000	Single Family Resid/R8	663.06
041-284-002-000	Single Family Resid/R8	663.06
041-284-003-000	Single Family Resid/R8	663.06
041-284-004-000	Single Family Resid/R8	663.06
041-284-005-000	Single Family Resid/R8	663.06
041-284-006-000	Single Family Resid/R8	663.06
041-284-007-000	Single Family Resid/R8	663.06
041-284-008-000	Single Family Resid/R8	663.06
041-284-009-000	Single Family Resid/R8	663.06
041-284-010-000	Single Family Resid/R8	663.06
041-291-001-000	Single Family Resid/R5	740.69
041-291-002-000	Single Family Resid/R5	740.69
041-291-004-000	Single Family Resid/R5	740.69
041-291-005-000	Single Family Resid/R5	740.69
041-291-006-000	Single Family Resid/R5	740.69
041-291-008-000	Single Family Resid/R5	740.69
041-291-009-000	Single Family Resid/R5	740.69
041-291-010-000	Single Family Resid/R5	740.69
041-291-011-000	Single Family Resid/R5	740.69

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
041-291-013-000	Single Family Resid/R5	740.69
041-291-014-000	Single Family Resid/R5	740.69
041-291-015-000	Single Family Resid/R5	740.69
041-291-016-000	Single Family Resid/R5	740.69
041-291-017-000	Single Family Resid/R5	740.69
041-291-018-000	Single Family Resid/R5	740.69
041-291-019-000	Single Family Resid/R5	740.69
041-291-020-000	Single Family Resid/R8	663.06
041-291-021-000	Single Family Resid/R8	663.06
041-291-022-000	Single Family Resid/R8	663.06
041-291-023-000	Single Family Resid/R8	663.06
041-291-024-000	Single Family Resid/R8	663.06
041-291-025-000	Single Family Resid/R8	663.06
041-291-026-000	Single Family Resid/R8	663.06
041-291-027-000	Single Family Resid/R8	663.06
041-291-029-000	Single Family Resid/R8	663.06
041-291-030-000	Single Family Resid/R8	663.06
041-291-031-000	Single Family Resid/R8	663.06
041-291-032-000	Single Family Resid/R8	663.06
041-291-033-000	Single Family Resid/R8	663.06
041-292-001-000	Single Family Resid/R5	740.69
041-292-002-000	Single Family Resid/R5	740.69
041-292-003-000	Single Family Resid/R5	740.69
041-292-004-000	Single Family Resid/R5	740.69
041-292-005-000	Single Family Resid/R5	740.69
041-292-006-000	Single Family Resid/R5	740.69
041-292-007-000	Single Family Resid/R5	740.69
041-292-008-000	Single Family Resid/R5	740.69
041-292-009-000	Single Family Resid/R5	740.69
041-292-010-000	Single Family Resid/R5	740.69
041-292-011-000	Single Family Resid/R5	740.69
041-292-012-000	Single Family Resid/R5	740.69
041-292-013-000	Single Family Resid/R5	740.69
041-293-001-000	Single Family Resid/R5	740.69
041-293-002-000	Single Family Resid/R8	663.06
041-293-003-000	Single Family Resid/R8	663.06
041-293-004-000	Single Family Resid/R8	663.06
041-293-005-000	Single Family Resid/R8	663.06
041-293-006-000	Single Family Resid/R8	663.06
041-293-007-000	Single Family Resid/R5	740.69
041-293-008-000	Single Family Resid/R5	740.69
041-293-009-000	Single Family Resid/R5	740.69
041-294-001-000	Single Family Resid/R8	663.06
041-294-002-000	Single Family Resid/R8	663.06
041-294-003-000	Single Family Resid/R8	663.06
041-294-004-000	Single Family Resid/R8	663.06
041-294-005-000	Single Family Resid/R8	663.06
041-294-006-000	Single Family Resid/R8	663.06
041-294-007-000	Single Family Resid/R8	663.06
041-294-008-000	Single Family Resid/R8	663.06
041-294-009-000	Single Family Resid/R8	663.06

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
041-294-010-000	Single Family Resid/R8	663.06
041-295-001-000	Single Family Resid/R5	740.69
041-295-002-000	Single Family Resid/R5	740.69
041-295-003-000	Single Family Resid/R5	740.69
041-295-004-000	Single Family Resid/R5	740.69
041-295-005-000	Single Family Resid/R5	740.69
041-295-007-000	Single Family Resid/R8	663.06
041-295-008-000	Single Family Resid/R8	663.06
041-295-009-000	Single Family Resid/R8	663.06
041-295-010-000	Single Family Resid/R8	663.06
041-295-011-000	Single Family Resid/R8	663.06
041-295-012-000	Single Family Resid/R8	663.06
041-301-001-000	Single Family Resid/R5	740.69
041-301-002-000	Single Family Resid/R5	740.69
041-301-003-000	Single Family Resid/R5	740.69
041-301-004-000	Single Family Resid/R5	740.69
041-301-005-000	Single Family Resid/R5	740.69
041-301-006-000	Single Family Resid/R5	740.69
041-301-007-000	Multi-Family R-25	46,902.41
041-302-001-000	Single Family Resid/R5	740.69
041-302-002-000	Single Family Resid/R5	740.69
041-302-003-000	Single Family Resid/R5	740.69
041-302-004-000	Single Family Resid/R5	740.69
041-302-005-000	Single Family Resid/R5	740.69
041-302-006-000	Single Family Resid/R5	740.69
041-302-007-000	Single Family Resid/R5	740.69
041-302-008-000	Single Family Resid/R5	740.69
041-302-009-000	Single Family Resid/R5	740.69
041-302-010-000	Single Family Resid/R5	740.69
041-302-011-000	Single Family Resid/R5	740.69
041-303-001-000	Single Family Resid/R5	740.69
041-303-002-000	Single Family Resid/R8	663.06
041-303-003-000	Single Family Resid/R8	663.06
041-303-004-000	Single Family Resid/R8	663.06
041-303-005-000	Single Family Resid/R8	663.06
041-303-006-000	Single Family Resid/R8	663.06
041-303-007-000	Single Family Resid/R8	663.06
041-303-010-000	Single Family Resid/R5	740.69
041-303-011-000	Single Family Resid/R5	740.69
041-303-012-000	Single Family Resid/R5	740.69
041-303-013-000	Single Family Resid/R5	740.69
041-304-001-000	Single Family Resid/R8	663.06
041-304-002-000	Single Family Resid/R8	663.06
041-304-003-000	Single Family Resid/R8	663.06
041-304-004-000	Single Family Resid/R8	663.06
041-304-005-000	Single Family Resid/R8	663.06
041-304-006-000	Single Family Resid/R8	663.06
041-304-007-000	Single Family Resid/R8	663.06
041-304-008-000	Single Family Resid/R8	663.06
041-304-009-000	Single Family Resid/R8	663.06
041-304-010-000	Single Family Resid/R8	663.06

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
041-304-011-000	Single Family Resid/R8	663.06
041-304-012-000	Single Family Resid/R8	663.06
042-030-054-000	Vacant	11,600.50
042-351-002-000	Single Family Resid/R3	878.69
042-351-003-000	Single Family Resid/R3	878.69
042-351-004-000	Single Family Resid/R3	878.69
042-351-005-000	Single Family Resid/R3	878.69
042-351-006-000	Single Family Resid/R3	878.69
042-351-007-000	Single Family Resid/R3	878.69
042-351-008-000	Single Family Resid/R3	878.69
042-351-009-000	Single Family Resid/R3	878.69
042-351-010-000	Single Family Resid/R3	878.69
042-351-011-000	Single Family Resid/R3	878.69
042-351-012-000	Single Family Resid/R3	878.69
042-351-013-000	Single Family Resid/R3	878.69
042-351-014-000	Single Family Resid/R3	878.69
042-351-015-000	Single Family Resid/R3	878.69
042-352-002-000	Single Family Resid/R3	878.69
042-352-003-000	Single Family Resid/R3	878.69
042-352-004-000	Single Family Resid/R3	878.69
042-352-005-000	Single Family Resid/R3	878.69
042-352-006-000	Single Family Resid/R3	878.69
042-352-007-000	Single Family Resid/R3	878.69
042-352-008-000	Single Family Resid/R3	878.69
042-352-009-000	Single Family Resid/R3	878.69
042-353-003-000	Single Family Resid/R3	878.69
042-353-004-000	Single Family Resid/R3	878.69
042-353-005-000	Single Family Resid/R3	878.69
042-353-006-000	Single Family Resid/R3	878.69
042-353-007-000	Single Family Resid/R3	878.69
042-361-001-000	Single Family Resid/R3	878.69
042-361-002-000	Single Family Resid/R3	878.69
042-361-003-000	Single Family Resid/R3	878.69
042-361-004-000	Single Family Resid/R3	878.69
042-361-005-000	Single Family Resid/R3	878.69
042-361-006-000	Single Family Resid/R3	878.69
042-361-007-000	Single Family Resid/R3	878.69
042-361-008-000	Single Family Resid/R3	878.69
042-361-009-000	Single Family Resid/R3	878.69
042-361-010-000	Single Family Resid/R3	878.69
042-362-001-000	Single Family Resid/R3	878.69
042-362-002-000	Single Family Resid/R3	878.69
042-362-003-000	Single Family Resid/R3	878.69
042-362-004-000	Single Family Resid/R3	878.69
042-362-005-000	Single Family Resid/R3	878.69
042-362-006-000	Single Family Resid/R3	878.69
042-362-007-000	Single Family Resid/R3	878.69
042-362-009-000	Single Family Resid/R3	878.69
042-362-010-000	Single Family Resid/R3	878.69
042-363-001-000	Single Family Resid/R3	878.69
042-363-002-000	Single Family Resid/R3	878.69

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-363-003-000	Single Family Resid/R3	878.69
042-363-004-000	Single Family Resid/R3	878.69
042-363-005-000	Single Family Resid/R3	878.69
042-371-001-000	Single Family Resid/R4	792.44
042-371-002-000	Single Family Resid/R4	792.44
042-371-003-000	Single Family Resid/R4	792.44
042-371-004-000	Single Family Resid/R4	792.44
042-371-005-000	Single Family Resid/R4	792.44
042-371-006-000	Single Family Resid/R4	792.44
042-371-007-000	Single Family Resid/R4	792.44
042-371-008-000	Single Family Resid/R4	792.44
042-371-009-000	Single Family Resid/R4	792.44
042-371-010-000	Single Family Resid/R4	792.44
042-371-011-000	Single Family Resid/R4	792.44
042-371-012-000	Single Family Resid/R4	792.44
042-371-013-000	Single Family Resid/R4	792.44
042-371-014-000	Single Family Resid/R4	792.44
042-371-015-000	Single Family Resid/R4	792.44
042-372-001-000	Single Family Resid/R4	792.44
042-372-002-000	Single Family Resid/R4	792.44
042-372-003-000	Single Family Resid/R4	792.44
042-372-004-000	Single Family Resid/R4	792.44
042-372-005-000	Single Family Resid/R4	792.44
042-372-006-000	Single Family Resid/R4	792.44
042-372-007-000	Single Family Resid/R4	792.44
042-372-008-000	Single Family Resid/R4	792.44
042-372-009-000	Single Family Resid/R4	792.44
042-372-010-000	Single Family Resid/R4	792.44
042-372-011-000	Single Family Resid/R4	792.44
042-372-012-000	Single Family Resid/R4	792.44
042-373-001-000	Single Family Resid/R4	792.44
042-373-002-000	Single Family Resid/R4	792.44
042-373-004-000	Single Family Resid/R4	792.44
042-373-005-000	Single Family Resid/R4	792.44
042-373-006-000	Single Family Resid/R4	792.44
042-373-007-000	Single Family Resid/R4	792.44
042-373-008-000	Single Family Resid/R4	792.44
042-373-011-000	Single Family Resid/R4	792.44
042-373-012-000	Single Family Resid/R4	792.44
042-373-013-000	Single Family Resid/R4	792.44
042-373-014-000	Single Family Resid/R4	792.44
042-373-015-000	Single Family Resid/R4	792.44
042-373-016-000	Single Family Resid/R4	792.44
042-373-018-000	Single Family Resid/R4	792.44
042-380-001-000	Multi-Family Resident R-25	446.37
042-380-002-000	Multi-Family Resident R-25	446.37
042-380-003-000	Multi-Family Resident R-25	446.37
042-380-005-000	Multi-Family Resident R-25	446.37
042-380-006-000	Multi-Family Resident R-25	446.37
042-380-007-000	Multi-Family Resident R-25	446.37
042-380-008-000	Multi-Family Resident R-25	446.37

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042-380-009-000	Multi-Family Resident R-25	446.37
042-380-010-000	Multi-Family Resident R-25	446.37
042-380-011-000	Multi-Family Resident R-25	446.37
042-391-001-000	Single Family Resid/R3	878.69
042-391-002-000	Single Family Resid/R3	878.69
042-391-003-000	Single Family Resid/R3	878.69
042-391-004-000	Single Family Resid/R3	878.69
042-391-005-000	Single Family Resid/R3	878.69
042-391-006-000	Single Family Resid/R3	878.69
042-391-007-000	Single Family Resid/R3	878.69
042-391-008-000	Single Family Resid/R3	878.69
042-392-001-000	Single Family Resid/R3	878.69
042-392-002-000	Single Family Resid/R3	878.69
042-392-003-000	Single Family Resid/R3	878.69
042-392-004-000	Single Family Resid/R3	878.69
042-392-005-000	Single Family Resid/R3	878.69
042-392-006-000	Single Family Resid/R3	878.69
042-392-007-000	Single Family Resid/R3	878.69
042-392-008-000	Single Family Resid/R3	878.69
042-400-001-000	Multi-Family Resident R-25	446.37
042-400-002-000	Multi-Family Resident R-25	446.37
042-400-003-000	Multi-Family Resident R-25	446.37
042-400-004-000	Multi-Family Resident R-25	446.37
042-400-005-000	Multi-Family Resident R-25	446.37
042-400-006-000	Multi-Family Resident R-25	446.37
042-400-007-000	Multi-Family Resident R-25	446.37
042-400-008-000	Multi-Family Resident R-25	446.37
042-400-010-000	Multi-Family Resident R-25	446.37
042-400-011-000	Multi-Family Resident R-25	446.37
042-410-003-000	Single Family Resid/R5	740.69
042-410-004-000	Single Family Resid/R5	740.69
042-410-005-000	Single Family Resid/R5	740.69
042-410-006-000	Single Family Resid/R5	740.69
042-410-007-000	Single Family Resid/R5	740.69
042-410-008-000	Single Family Resid/R5	740.69
042-410-009-000	Single Family Resid/R5	740.69
042-410-010-000	Single Family Resid/R5	740.69
042-410-011-000	Single Family Resid/R5	740.69
042-410-012-000	Single Family Resid/R5	740.69
042-410-013-000	Single Family Resid/R5	740.69
042-410-014-000	Single Family Resid/R5	740.69
042-410-015-000	Single Family Resid/R5	740.69
042-410-016-000	Single Family Resid/R5	740.69
042-410-017-000	Single Family Resid/R5	740.69
042-410-018-000	Single Family Resid/R5	740.69
042-410-019-000	Single Family Resid/R5	740.69
042-410-020-000	Single Family Resid/R5	740.69
042-410-023-000	Single Family Resid/R5	740.69
042-410-024-000	Single Family Resid/R5	740.69
042-410-025-000	Single Family Resid/R5	740.69
042-410-026-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-410-027-000	Single Family Resid/R5	740.69
042-410-028-000	Single Family Resid/R5	740.69
042-410-029-000	Single Family Resid/R5	740.69
042-410-030-000	Single Family Resid/R5	740.69
042-410-031-000	Single Family Resid/R5	740.69
042-410-032-000	Single Family Resid/R5	740.69
042-410-033-000	Single Family Resid/R5	740.69
042-410-034-000	Single Family Resid/R5	740.69
042-410-035-000	Single Family Resid/R5	740.69
042-410-036-000	Single Family Resid/R5	740.69
042-410-037-000	Single Family Resid/R5	740.69
042-410-038-000	Single Family Resid/R5	740.69
042-410-039-000	Single Family Resid/R5	740.69
042-410-040-000	Single Family Resid/R5	740.69
042-410-041-000	Single Family Resid/R5	740.69
042-410-042-000	Single Family Resid/R5	740.69
042-410-043-000	Single Family Resid/R5	740.69
042-410-044-000	Single Family Resid/R5	740.69
042-410-045-000	Single Family Resid/R5	740.69
042-410-046-000	Single Family Resid/R5	740.69
042-410-047-000	Single Family Resid/R5	740.69
042-410-048-000	Single Family Resid/R5	740.69
042-410-049-000	Single Family Resid/R5	740.69
042-410-050-000	Single Family Resid/R5	740.69
042-410-051-000	Single Family Resid/R5	740.69
042-410-052-000	Single Family Resid/R5	740.69
042-410-053-000	Single Family Resid/R5	740.69
042-410-054-000	Single Family Resid/R5	740.69
042-410-055-000	Single Family Resid/R5	740.69
042-410-056-000	Single Family Resid/R5	740.69
042-410-058-000	Single Family Resid/R5	740.69
042-410-059-000	Single Family Resid/R5	740.69
042-410-061-000	Single Family Resid/R5	740.69
042-420-001-000	Single Family Resid/R5	740.69
042-420-002-000	Single Family Resid/R5	740.69
042-420-005-000	Single Family Resid/R5	740.69
042-420-006-000	Single Family Resid/R5	740.69
042-420-007-000	Single Family Resid/R5	740.69
042-420-008-000	Single Family Resid/R5	740.69
042-420-009-000	Single Family Resid/R5	740.69
042-420-010-000	Single Family Resid/R5	740.69
042-420-011-000	Single Family Resid/R5	740.69
042-420-012-000	Single Family Resid/R5	740.69
042-420-013-000	Single Family Resid/R5	740.69
042-420-014-000	Single Family Resid/R5	740.69
042-420-015-000	Single Family Resid/R5	740.69
042-420-016-000	Single Family Resid/R5	740.69
042-420-017-000	Single Family Resid/R5	740.69
042-420-018-000	Single Family Resid/R5	740.69
042-420-019-000	Single Family Resid/R5	740.69
042-420-020-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-420-021-000	Single Family Resid/R5	740.69
042-420-024-000	Single Family Resid/R5	740.69
042-420-025-000	Single Family Resid/R5	740.69
042-420-026-000	Single Family Resid/R5	740.69
042-420-027-000	Single Family Resid/R5	740.69
042-420-028-000	Single Family Resid/R5	740.69
042-420-029-000	Single Family Resid/R5	740.69
042-420-030-000	Single Family Resid/R5	740.69
042-420-031-000	Single Family Resid/R5	740.69
042-420-032-000	Single Family Resid/R5	740.69
042-420-033-000	Single Family Resid/R5	740.69
042-420-034-000	Single Family Resid/R5	740.69
042-420-035-000	Single Family Resid/R5	740.69
042-420-036-000	Single Family Resid/R5	740.69
042-420-037-000	Single Family Resid/R5	740.69
042-420-038-000	Single Family Resid/R5	740.69
042-420-039-000	Single Family Resid/R5	740.69
042-420-040-000	Single Family Resid/R5	740.69
042-420-041-000	Single Family Resid/R5	740.69
042-420-042-000	Single Family Resid/R5	740.69
042-420-044-000	Single Family Resid/R5	740.69
042-420-045-000	Single Family Resid/R5	740.69
042-420-047-000	Single Family Resid/R5	740.69
042-430-001-000	Single Family Resid/R5	740.69
042-430-002-000	Single Family Resid/R5	740.69
042-430-003-000	Single Family Resid/R5	740.69
042-430-004-000	Single Family Resid/R5	740.69
042-430-005-000	Single Family Resid/R5	740.69
042-430-006-000	Single Family Resid/R5	740.69
042-430-007-000	Single Family Resid/R5	740.69
042-430-008-000	Single Family Resid/R5	740.69
042-430-009-000	Single Family Resid/R5	740.69
042-430-010-000	Single Family Resid/R5	740.69
042-430-011-000	Single Family Resid/R5	740.69
042-430-012-000	Single Family Resid/R5	740.69
042-430-013-000	Single Family Resid/R5	740.69
042-430-014-000	Single Family Resid/R5	740.69
042-430-015-000	Single Family Resid/R5	740.69
042-430-016-000	Single Family Resid/R5	740.69
042-430-017-000	Single Family Resid/R5	740.69
042-430-018-000	Single Family Resid/R5	740.69
042-430-019-000	Single Family Resid/R5	740.69
042-430-020-000	Single Family Resid/R5	740.69
042-430-021-000	Single Family Resid/R5	740.69
042-430-022-000	Single Family Resid/R5	740.69
042-430-023-000	Single Family Resid/R5	740.69
042-430-024-000	Single Family Resid/R5	740.69
042-430-025-000	Single Family Resid/R5	740.69
042-430-026-000	Single Family Resid/R5	740.69
042-430-027-000	Single Family Resid/R5	740.69
042-430-028-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-430-029-000	Single Family Resid/R5	740.69
042-430-030-000	Single Family Resid/R5	740.69
042-430-031-000	Single Family Resid/R5	740.69
042-430-032-000	Single Family Resid/R5	740.69
042-430-033-000	Single Family Resid/R5	740.69
042-430-034-000	Single Family Resid/R5	740.69
042-430-035-000	Single Family Resid/R5	740.69
042-430-036-000	Single Family Resid/R5	740.69
042-430-037-000	Single Family Resid/R5	740.69
042-430-038-000	Single Family Resid/R5	740.69
042-430-039-000	Single Family Resid/R5	740.69
042-430-040-000	Single Family Resid/R5	740.69
042-430-041-000	Single Family Resid/R5	740.69
042-430-042-000	Single Family Resid/R5	740.69
042-430-043-000	Single Family Resid/R5	740.69
042-430-044-000	Single Family Resid/R5	740.69
042-430-045-000	Single Family Resid/R5	740.69
042-430-046-000	Single Family Resid/R5	740.69
042-430-047-000	Single Family Resid/R5	740.69
042-430-048-000	Single Family Resid/R5	740.69
042-430-049-000	Single Family Resid/R5	740.69
042-441-001-000	Single Family Resid/R8	663.06
042-441-002-000	Single Family Resid/R8	663.06
042-441-003-000	Single Family Resid/R8	663.06
042-441-004-000	Single Family Resid/R8	663.06
042-441-005-000	Single Family Resid/R8	663.06
042-441-006-000	Single Family Resid/R8	663.06
042-441-007-000	Single Family Resid/R8	663.06
042-441-008-000	Single Family Resid/R8	663.06
042-441-009-000	Single Family Resid/R8	663.06
042-441-010-000	Single Family Resid/R8	663.06
042-441-011-000	Single Family Resid/R8	663.06
042-441-012-000	Single Family Resid/R8	663.06
042-441-013-000	Single Family Resid/R8	663.06
042-441-014-000	Single Family Resid/R8	663.06
042-441-016-000	Single Family Resid/R8	663.06
042-441-017-000	Single Family Resid/R8	663.06
042-441-018-000	Single Family Resid/R8	663.06
042-441-019-000	Single Family Resid/R8	663.06
042-441-020-000	Single Family Resid/R8	663.06
042-441-021-000	Single Family Resid/R8	663.06
042-441-022-000	Single Family Resid/R8	663.06
042-441-023-000	Single Family Resid/R8	663.06
042-441-024-000	Single Family Resid/R8	663.06
042-441-025-000	Single Family Resid/R8	663.06
042-441-026-000	Single Family Resid/R8	663.06
042-442-001-000	Single Family Resid/R8	663.06
042-442-002-000	Single Family Resid/R8	663.06
042-442-003-000	Single Family Resid/R8	663.06
042-442-004-000	Single Family Resid/R8	663.06
042-442-005-000	Single Family Resid/R8	663.06

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-442-006-000	Single Family Resid/R8	663.06
042-442-007-000	Single Family Resid/R8	663.06
042-442-008-000	Single Family Resid/R8	663.06
042-442-009-000	Single Family Resid/R8	663.06
042-443-001-000	Single Family Resid/R8	663.06
042-443-002-000	Single Family Resid/R8	663.06
042-443-003-000	Single Family Resid/R8	663.06
042-443-004-000	Single Family Resid/R8	663.06
042-443-005-000	Single Family Resid/R8	663.06
042-443-006-000	Single Family Resid/R8	663.06
042-443-007-000	Single Family Resid/R8	663.06
042-443-008-000	Single Family Resid/R8	663.06
042-443-009-000	Single Family Resid/R8	663.06
042-443-012-000	Single Family Resid/R8	663.06
042-443-013-000	Single Family Resid/R8	663.06
042-443-014-000	Single Family Resid/R8	663.06
042-443-015-000	Single Family Resid/R8	663.06
042-443-016-000	Single Family Resid/R8	663.06
042-443-017-000	Single Family Resid/R8	663.06
042-443-018-000	Single Family Resid/R8	663.06
042-443-019-000	Single Family Resid/R8	663.06
042-443-020-000	Single Family Resid/R8	663.06
042-443-021-000	Single Family Resid/R8	663.06
042-443-022-000	Single Family Resid/R8	663.06
042-443-024-000	Single Family Resid/R8	663.06
042-443-025-000	Single Family Resid/R8	663.06
042-451-001-000	Single Family Resid/R8	663.06
042-451-002-000	Single Family Resid/R8	663.06
042-451-003-000	Single Family Resid/R8	663.06
042-451-004-000	Single Family Resid/R8	663.06
042-451-005-000	Single Family Resid/R8	663.06
042-451-006-000	Single Family Resid/R8	663.06
042-451-007-000	Single Family Resid/R8	663.06
042-451-008-000	Single Family Resid/R8	663.06
042-451-009-000	Single Family Resid/R8	663.06
042-451-010-000	Single Family Resid/R8	663.06
042-451-011-000	Single Family Resid/R8	663.06
042-451-012-000	Single Family Resid/R8	663.06
042-451-013-000	Single Family Resid/R8	663.06
042-451-014-000	Single Family Resid/R8	663.06
042-451-016-000	Single Family Resid/R8	663.06
042-451-017-000	Single Family Resid/R8	663.06
042-451-018-000	Single Family Resid/R8	663.06
042-451-019-000	Single Family Resid/R8	663.06
042-451-020-000	Single Family Resid/R8	663.06
042-451-021-000	Single Family Resid/R8	663.06
042-451-022-000	Single Family Resid/R8	663.06
042-451-023-000	Single Family Resid/R8	663.06
042-451-024-000	Single Family Resid/R8	663.06
042-451-025-000	Single Family Resid/R8	663.06
042-451-026-000	Single Family Resid/R8	663.06

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042-452-001-000	Single Family Resid/R8	663.06
042-452-002-000	Single Family Resid/R8	663.06
042-452-003-000	Single Family Resid/R8	663.06
042-452-004-000	Single Family Resid/R8	663.06
042-452-005-000	Single Family Resid/R8	663.06
042-452-006-000	Single Family Resid/R8	663.06
042-452-007-000	Single Family Resid/R8	663.06
042-452-008-000	Single Family Resid/R8	663.06
042-452-009-000	Single Family Resid/R8	663.06
042-453-001-000	Single Family Resid/R8	663.06
042-453-002-000	Single Family Resid/R8	663.06
042-453-003-000	Single Family Resid/R8	663.06
042-453-004-000	Single Family Resid/R8	663.06
042-453-005-000	Single Family Resid/R8	663.06
042-453-006-000	Single Family Resid/R8	663.06
042-453-007-000	Single Family Resid/R8	663.06
042-453-008-000	Single Family Resid/R8	663.06
042-453-009-000	Single Family Resid/R8	663.06
042-453-010-000	Single Family Resid/R8	663.06
042-453-011-000	Single Family Resid/R8	663.06
042-453-014-000	Single Family Resid/R8	663.06
042-453-015-000	Single Family Resid/R8	663.06
042-453-016-000	Single Family Resid/R8	663.06
042-453-017-000	Single Family Resid/R8	663.06
042-453-018-000	Single Family Resid/R8	663.06
042-453-019-000	Single Family Resid/R8	663.06
042-453-020-000	Single Family Resid/R8	663.06
042-453-021-000	Single Family Resid/R8	663.06
042-453-022-000	Single Family Resid/R8	663.06
042-453-024-000	Single Family Resid/R8	663.06
042-453-025-000	Single Family Resid/R8	663.06
042-461-001-000	Single Family Resid/R5	740.69
042-461-002-000	Single Family Resid/R5	740.69
042-461-003-000	Single Family Resid/R5	740.69
042-461-004-000	Single Family Resid/R5	740.69
042-461-005-000	Single Family Resid/R5	740.69
042-461-006-000	Single Family Resid/R5	740.69
042-461-007-000	Single Family Resid/R5	740.69
042-461-008-000	Single Family Resid/R5	740.69
042-461-009-000	Single Family Resid/R5	740.69
042-461-010-000	Single Family Resid/R5	740.69
042-462-002-000	Single Family Resid/R5	740.69
042-462-003-000	Single Family Resid/R5	740.69
042-462-004-000	Single Family Resid/R5	740.69
042-462-005-000	Single Family Resid/R5	740.69
042-462-006-000	Single Family Resid/R5	740.69
042-462-007-000	Single Family Resid/R5	740.69
042-462-008-000	Single Family Resid/R5	740.69
042-462-009-000	Single Family Resid/R5	740.69
042-462-010-000	Single Family Resid/R5	740.69
042-462-011-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-462-012-000	Single Family Resid/R5	740.69
042-462-015-000	Single Family Resid/R5	740.69
042-462-016-000	Single Family Resid/R5	740.69
042-462-017-000	Single Family Resid/R5	740.69
042-462-018-000	Single Family Resid/R5	740.69
042-462-019-000	Single Family Resid/R5	740.69
042-462-020-000	Single Family Resid/R5	740.69
042-462-021-000	Single Family Resid/R5	740.69
042-462-022-000	Single Family Resid/R5	740.69
042-462-023-000	Single Family Resid/R5	740.69
042-462-024-000	Single Family Resid/R5	740.69
042-462-025-000	Single Family Resid/R5	740.69
042-462-026-000	Single Family Resid/R5	740.69
042-462-027-000	Single Family Resid/R5	740.69
042-462-028-000	Single Family Resid/R5	740.69
042-462-029-000	Single Family Resid/R5	740.69
042-462-030-000	Single Family Resid/R5	740.69
042-462-031-000	Single Family Resid/R5	740.69
042-462-032-000	Single Family Resid/R5	740.69
042-462-035-000	Single Family Resid/R5	740.69
042-462-036-000	Single Family Resid/R5	740.69
042-462-037-000	Single Family Resid/R5	740.69
042-462-038-000	Single Family Resid/R5	740.69
042-462-039-000	Single Family Resid/R5	740.69
042-462-040-000	Single Family Resid/R5	740.69
042-462-041-000	Single Family Resid/R5	740.69
042-462-042-000	Single Family Resid/R5	740.69
042-462-059-000	Single Family Resid/R5	740.69
042-462-060-000	Single Family Resid/R5	740.69
042-462-061-000	Single Family Resid/R5	740.69
042-462-063-000	Single Family Resid/R5	740.69
042-470-002-000	Single Family Resid/R5	740.69
042-470-003-000	Single Family Resid/R5	740.69
042-470-004-000	Single Family Resid/R5	740.69
042-470-005-000	Single Family Resid/R5	740.69
042-470-006-000	Single Family Resid/R5	740.69
042-470-007-000	Single Family Resid/R5	740.69
042-470-008-000	Single Family Resid/R5	740.69
042-470-009-000	Single Family Resid/R5	740.69
042-470-012-000	Single Family Resid/R5	740.69
042-470-013-000	Single Family Resid/R5	740.69
042-470-014-000	Single Family Resid/R5	740.69
042-470-015-000	Single Family Resid/R5	740.69
042-470-016-000	Single Family Resid/R5	740.69
042-470-017-000	Single Family Resid/R5	740.69
042-470-018-000	Single Family Resid/R5	740.69
042-470-019-000	Single Family Resid/R5	740.69
042-470-020-000	Single Family Resid/R5	740.69
042-470-021-000	Single Family Resid/R5	740.69
042-470-022-000	Single Family Resid/R5	740.69
042-470-023-000	Single Family Resid/R5	740.69

CITY OF WOODLAND
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-470-024-000	Single Family Resid/R5	740.69
042-470-025-000	Single Family Resid/R5	740.69
042-470-026-000	Single Family Resid/R5	740.69
042-470-027-000	Single Family Resid/R5	740.69
042-470-028-000	Single Family Resid/R5	740.69
042-470-029-000	Single Family Resid/R5	740.69
042-470-030-000	Single Family Resid/R5	740.69
042-470-031-000	Single Family Resid/R5	740.69
042-470-034-000	Single Family Resid/R5	740.69
042-470-035-000	Single Family Resid/R5	740.69
042-470-036-000	Single Family Resid/R5	740.69
042-470-037-000	Single Family Resid/R5	740.69
042-470-038-000	Single Family Resid/R5	740.69
042-470-039-000	Single Family Resid/R5	740.69
042-470-040-000	Single Family Resid/R5	740.69
042-470-041-000	Single Family Resid/R5	740.69
042-470-043-000	Single Family Resid/R5	740.69
042-470-044-000	Single Family Resid/R5	740.69
042-470-049-000	Single Family Resid/R5	740.69
042-470-050-000	Single Family Resid/R5	740.69
042-481-001-000	Single Family Resid/R5	740.69
042-481-002-000	Single Family Resid/R5	740.69
042-481-003-000	Single Family Resid/R5	740.69
042-481-004-000	Single Family Resid/R5	740.69
042-481-005-000	Single Family Resid/R5	740.69
042-481-007-000	Single Family Resid/R5	740.69
042-481-008-000	Single Family Resid/R5	740.69
042-481-009-000	Single Family Resid/R5	740.69
042-481-010-000	Single Family Resid/R5	740.69
042-481-011-000	Single Family Resid/R5	740.69
042-481-012-000	Single Family Resid/R5	740.69
042-481-013-000	Single Family Resid/R5	740.69
042-481-014-000	Single Family Resid/R5	740.69
042-481-015-000	Single Family Resid/R5	740.69
042-481-016-000	Single Family Resid/R5	740.69
042-481-017-000	Single Family Resid/R5	740.69
042-481-018-000	Single Family Resid/R5	740.69
042-481-019-000	Single Family Resid/R5	740.69
042-481-020-000	Single Family Resid/R5	740.69
042-481-021-000	Single Family Resid/R5	740.69
042-481-022-000	Single Family Resid/R5	740.69
042-481-023-000	Single Family Resid/R5	740.69
042-481-024-000	Single Family Resid/R5	740.69
042-481-027-000	Single Family Resid/R5	740.69
042-481-028-000	Single Family Resid/R5	740.69
042-481-029-000	Single Family Resid/R5	740.69
042-481-030-000	Single Family Resid/R5	740.69
042-481-031-000	Single Family Resid/R5	740.69
042-481-032-000	Single Family Resid/R5	740.69
042-481-033-000	Single Family Resid/R5	740.69
042-481-034-000	Single Family Resid/R5	740.69

CITY OF WOODLAND
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-481-035-000	Single Family Resid/R5	740.69
042-481-036-000	Single Family Resid/R5	740.69
042-481-038-000	Single Family Resid/R5	740.69
042-481-039-000	Single Family Resid/R5	740.69
042-482-001-000	Single Family Resid/R5	740.69
042-482-002-000	Single Family Resid/R5	740.69
042-482-003-000	Single Family Resid/R5	740.69
042-482-004-000	Single Family Resid/R5	740.69
042-482-005-000	Single Family Resid/R5	740.69
042-482-010-000	Single Family Resid/R5	740.69
042-482-011-000	Single Family Resid/R5	740.69
042-482-012-000	Single Family Resid/R5	740.69
042-482-013-000	Single Family Resid/R5	740.69
042-482-014-000	Single Family Resid/R5	740.69
042-482-016-000	Single Family Resid/R5	740.69
042-482-017-000	Single Family Resid/R5	740.69
042-482-019-000	Single Family Resid/R5	740.69
042-482-020-000	Single Family Resid/R5	740.69
042-491-001-000	Single Family Resid/R8	663.06
042-491-002-000	Single Family Resid/R8	663.06
042-491-003-000	Single Family Resid/R8	663.06
042-491-004-000	Single Family Resid/R8	663.06
042-491-005-000	Single Family Resid/R8	663.06
042-491-006-000	Single Family Resid/R8	663.06
042-491-007-000	Single Family Resid/R8	663.06
042-491-008-000	Single Family Resid/R8	663.06
042-491-009-000	Single Family Resid/R8	663.06
042-491-011-000	Single Family Resid/R8	663.06
042-491-012-000	Single Family Resid/R8	663.06
042-491-013-000	Single Family Resid/R8	663.06
042-491-014-000	Single Family Resid/R8	663.06
042-491-015-000	Single Family Resid/R8	663.06
042-491-016-000	Single Family Resid/R8	663.06
042-491-017-000	Single Family Resid/R8	663.06
042-491-018-000	Single Family Resid/R8	663.06
042-491-019-000	Single Family Resid/R8	663.06
042-492-001-000	Single Family Resid/R8	663.06
042-492-002-000	Single Family Resid/R8	663.06
042-492-003-000	Single Family Resid/R8	663.06
042-492-004-000	Single Family Resid/R8	663.06
042-492-005-000	Single Family Resid/R8	663.06
042-492-006-000	Single Family Resid/R8	663.06
042-492-008-000	Single Family Resid/R8	663.06
042-492-009-000	Single Family Resid/R8	663.06
042-492-010-000	Single Family Resid/R8	663.06
042-492-011-000	Single Family Resid/R8	663.06
042-492-012-000	Single Family Resid/R8	663.06
042-492-013-000	Single Family Resid/R8	663.06
042-493-003-000	Single Family Resid/R8	663.06
042-493-004-000	Single Family Resid/R8	663.06
042-493-005-000	Single Family Resid/R8	663.06

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-493-006-000	Single Family Resid/R8	663.06
042-493-007-000	Single Family Resid/R8	663.06
042-493-008-000	Single Family Resid/R8	663.06
042-493-010-000	Single Family Resid/R8	663.06
042-493-011-000	Single Family Resid/R8	663.06
042-493-012-000	Single Family Resid/R8	663.06
042-493-013-000	Single Family Resid/R8	663.06
042-493-014-000	Single Family Resid/R8	663.06
042-493-015-000	Single Family Resid/R8	663.06
042-493-016-000	Single Family Resid/R8	663.06
042-493-019-000	Single Family Resid/R8	663.06
042-493-020-000	Single Family Resid/R8	663.06
042-493-021-000	Single Family Resid/R8	663.06
042-493-022-000	Single Family Resid/R8	663.06
042-493-023-000	Single Family Resid/R8	663.06
042-493-024-000	Single Family Resid/R8	663.06
042-493-025-000	Single Family Resid/R8	663.06
042-493-026-000	Single Family Resid/R8	663.06
042-493-027-000	Single Family Resid/R8	663.06
042-493-028-000	Single Family Resid/R8	663.06
042-493-029-000	Single Family Resid/R8	663.06
042-493-030-000	Single Family Resid/R8	663.06
042-493-031-000	Single Family Resid/R8	663.06
042-493-033-000	Single Family Resid/R8	663.06
042-493-034-000	Single Family Resid/R8	663.06
042-493-036-000	Single Family Resid/R8	663.06
042-493-037-000	Single Family Resid/R8	663.06
042-494-001-000	Single Family Resid/R8	663.06
042-494-002-000	Single Family Resid/R8	663.06
042-494-003-000	Single Family Resid/R8	663.06
042-494-004-000	Single Family Resid/R8	663.06
042-494-005-000	Single Family Resid/R8	663.06
042-494-006-000	Single Family Resid/R8	663.06
042-494-007-000	Single Family Resid/R8	663.06
042-494-009-000	Single Family Resid/R8	663.06
042-494-010-000	Single Family Resid/R8	663.06
042-494-011-000	Single Family Resid/R8	663.06
042-494-012-000	Single Family Resid/R8	663.06
042-494-013-000	Single Family Resid/R8	663.06
042-494-014-000	Single Family Resid/R8	663.06
042-494-015-000	Single Family Resid/R8	663.06
042-494-016-000	Single Family Resid/R8	663.06
042-494-017-000	Single Family Resid/R8	663.06
042-494-018-000	Single Family Resid/R8	663.06
042-494-019-000	Single Family Resid/R8	663.06
042-494-020-000	Single Family Resid/R8	663.06
042-494-021-000	Single Family Resid/R8	663.06
042-494-022-000	Single Family Resid/R8	663.06
042-494-023-000	Single Family Resid/R8	663.06
042-494-024-000	Single Family Resid/R8	663.06
042-494-025-000	Single Family Resid/R8	663.06

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Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-494-026-000	Single Family Resid/R8	663.06
042-494-027-000	Single Family Resid/R8	663.06
042-494-028-000	Single Family Resid/R8	663.06
042-501-002-000	Single Family Resid/R5	740.69
042-501-003-000	Single Family Resid/R5	740.69
042-501-004-000	Single Family Resid/R5	740.69
042-501-005-000	Single Family Resid/R5	740.69
042-501-006-000	Single Family Resid/R5	740.69
042-501-007-000	Single Family Resid/R5	740.69
042-501-008-000	Single Family Resid/R5	740.69
042-501-009-000	Single Family Resid/R5	740.69
042-501-010-000	Single Family Resid/R5	740.69
042-501-011-000	Single Family Resid/R5	740.69
042-501-012-000	Single Family Resid/R5	740.69
042-502-001-000	Single Family Resid/R5	740.69
042-502-002-000	Single Family Resid/R5	740.69
042-502-003-000	Single Family Resid/R5	740.69
042-502-004-000	Single Family Resid/R5	740.69
042-502-005-000	Single Family Resid/R5	740.69
042-502-006-000	Single Family Resid/R5	740.69
042-502-007-000	Single Family Resid/R5	740.69
042-502-008-000	Single Family Resid/R5	740.69
042-502-009-000	Single Family Resid/R5	740.69
042-502-010-000	Single Family Resid/R5	740.69
042-502-011-000	Single Family Resid/R5	740.69
042-502-012-000	Single Family Resid/R5	740.69
042-502-013-000	Single Family Resid/R5	740.69
042-502-014-000	Single Family Resid/R5	740.69
042-502-015-000	Single Family Resid/R5	740.69
042-502-016-000	Single Family Resid/R5	740.69
042-502-017-000	Single Family Resid/R5	740.69
042-502-018-000	Single Family Resid/R5	740.69
042-502-019-000	Single Family Resid/R5	740.69
042-502-020-000	Single Family Resid/R5	740.69
042-504-001-000	Single Family Resid/R5	740.69
042-504-002-000	Single Family Resid/R5	740.69
042-504-003-000	Single Family Resid/R5	740.69
042-504-004-000	Single Family Resid/R5	740.69
042-504-005-000	Single Family Resid/R5	740.69
042-504-006-000	Single Family Resid/R5	740.69
042-504-007-000	Single Family Resid/R5	740.69
042-504-008-000	Single Family Resid/R5	740.69
042-504-009-000	Single Family Resid/R5	740.69
042-504-010-000	Single Family Resid/R5	740.69
042-504-011-000	Single Family Resid/R5	740.69
042-504-012-000	Single Family Resid/R5	740.69
042-504-013-000	Single Family Resid/R5	740.69
042-504-014-000	Single Family Resid/R5	740.69
042-504-015-000	Single Family Resid/R5	740.69
042-504-016-000	Single Family Resid/R5	740.69
042-504-017-000	Single Family Resid/R5	740.69

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Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-504-018-000	Single Family Resid/R5	740.69
042-504-019-000	Single Family Resid/R5	740.69
042-504-020-000	Single Family Resid/R5	740.69
042-510-001-000	Single Family Resid/R5	740.69
042-510-002-000	Single Family Resid/R5	740.69
042-510-003-000	Single Family Resid/R5	740.69
042-510-004-000	Single Family Resid/R5	740.69
042-510-005-000	Single Family Resid/R5	740.69
042-510-006-000	Single Family Resid/R5	740.69
042-510-007-000	Single Family Resid/R5	740.69
042-510-008-000	Single Family Resid/R5	740.69
042-510-009-000	Single Family Resid/R5	740.69
042-510-010-000	Single Family Resid/R5	740.69
042-510-011-000	Single Family Resid/R5	740.69
042-510-012-000	Single Family Resid/R5	740.69
042-510-013-000	Single Family Resid/R5	740.69
042-510-014-000	Single Family Resid/R5	740.69
042-510-015-000	Single Family Resid/R5	740.69
042-510-016-000	Single Family Resid/R5	740.69
042-510-017-000	Single Family Resid/R5	740.69
042-510-018-000	Single Family Resid/R5	740.69
042-510-019-000	Single Family Resid/R5	740.69
042-510-021-000	Single Family Resid/R5	740.69
042-510-022-000	Single Family Resid/R5	740.69
042-510-023-000	Single Family Resid/R5	740.69
042-510-024-000	Single Family Resid/R5	740.69
042-510-025-000	Single Family Resid/R5	740.69
042-510-026-000	Single Family Resid/R5	740.69
042-510-027-000	Single Family Resid/R5	740.69
042-510-028-000	Single Family Resid/R5	740.69
042-510-029-000	Single Family Resid/R5	740.69
042-510-030-000	Single Family Resid/R5	740.69
042-510-031-000	Single Family Resid/R5	740.69
042-510-032-000	Single Family Resid/R5	740.69
042-510-033-000	Single Family Resid/R5	740.69
042-510-034-000	Single Family Resid/R5	740.69
042-510-035-000	Single Family Resid/R5	740.69
042-510-036-000	Single Family Resid/R5	740.69
042-510-037-000	Single Family Resid/R5	740.69
042-510-038-000	Single Family Resid/R5	740.69
042-510-039-000	Single Family Resid/R5	740.69
042-510-040-000	Single Family Resid/R5	740.69
042-510-041-000	Single Family Resid/R5	740.69
042-510-042-000	Single Family Resid/R5	740.69
042-510-043-000	Single Family Resid/R5	740.69
042-510-044-000	Single Family Resid/R5	740.69
042-510-045-000	Single Family Resid/R5	740.69
042-510-046-000	Single Family Resid/R5	740.69
042-510-047-000	Single Family Resid/R5	740.69
042-520-001-000	Single Family Resid/R5	740.69
042-520-002-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-520-003-000	Single Family Resid/R5	740.69
042-520-004-000	Single Family Resid/R5	740.69
042-520-005-000	Single Family Resid/R5	740.69
042-520-006-000	Single Family Resid/R5	740.69
042-520-007-000	Single Family Resid/R5	740.69
042-520-008-000	Single Family Resid/R5	740.69
042-520-009-000	Single Family Resid/R5	740.69
042-520-010-000	Single Family Resid/R5	740.69
042-520-011-000	Single Family Resid/R5	740.69
042-520-012-000	Single Family Resid/R5	740.69
042-520-013-000	Single Family Resid/R5	740.69
042-520-014-000	Single Family Resid/R5	740.69
042-520-015-000	Single Family Resid/R5	740.69
042-520-016-000	Single Family Resid/R5	740.69
042-520-017-000	Single Family Resid/R5	740.69
042-520-018-000	Single Family Resid/R5	740.69
042-520-019-000	Single Family Resid/R5	740.69
042-520-020-000	Single Family Resid/R5	740.69
042-520-021-000	Single Family Resid/R5	740.69
042-520-022-000	Single Family Resid/R5	740.69
042-520-023-000	Single Family Resid/R5	740.69
042-520-024-000	Single Family Resid/R5	740.69
042-520-025-000	Single Family Resid/R5	740.69
042-520-026-000	Single Family Resid/R5	740.69
042-520-027-000	Single Family Resid/R5	740.69
042-520-029-000	Single Family Resid/R5	740.69
042-520-030-000	Single Family Resid/R5	740.69
042-520-031-000	Single Family Resid/R5	740.69
042-520-032-000	Single Family Resid/R5	740.69
042-520-033-000	Single Family Resid/R5	740.69
042-520-034-000	Single Family Resid/R5	740.69
042-520-035-000	Single Family Resid/R5	740.69
042-520-036-000	Single Family Resid/R5	740.69
042-520-037-000	Single Family Resid/R5	740.69
042-520-038-000	Single Family Resid/R5	740.69
042-532-001-000	Single Family Resid/R5	740.69
042-532-002-000	Single Family Resid/R5	740.69
042-532-003-000	Single Family Resid/R5	740.69
042-532-004-000	Single Family Resid/R5	740.69
042-532-005-000	Single Family Resid/R5	740.69
042-532-006-000	Single Family Resid/R5	740.69
042-532-007-000	Single Family Resid/R5	740.69
042-532-008-000	Single Family Resid/R5	740.69
042-532-009-000	Single Family Resid/R5	740.69
042-532-010-000	Single Family Resid/R5	740.69
042-532-011-000	Single Family Resid/R5	740.69
042-532-012-000	Single Family Resid/R5	740.69
042-532-013-000	Single Family Resid/R5	740.69
042-532-014-000	Single Family Resid/R5	740.69
042-532-015-000	Single Family Resid/R5	740.69
042-532-016-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-533-002-000	Single Family Resid/R5	740.69
042-533-003-000	Single Family Resid/R5	740.69
042-533-004-000	Single Family Resid/R5	740.69
042-533-005-000	Single Family Resid/R5	740.69
042-533-006-000	Single Family Resid/R5	740.69
042-533-007-000	Single Family Resid/R5	740.69
042-533-008-000	Single Family Resid/R5	740.69
042-533-009-000	Single Family Resid/R5	740.69
042-533-010-000	Single Family Resid/R5	740.69
042-533-011-000	Multi-Family R-25	25,963.83
042-533-012-000	Multi-Family R-25	16,332.09
042-534-001-000	Single Family Resid/R5	740.69
042-534-002-000	Single Family Resid/R5	740.69
042-534-003-000	Single Family Resid/R5	740.69
042-534-004-000	Single Family Resid/R5	740.69
042-534-005-000	Single Family Resid/R5	740.69
042-534-006-000	Single Family Resid/R5	740.69
042-534-007-000	Single Family Resid/R5	740.69
042-534-008-000	Single Family Resid/R5	740.69
042-534-009-000	Single Family Resid/R5	740.69
042-535-001-000	Single Family Resid/R5	740.69
042-535-002-000	Single Family Resid/R5	740.69
042-535-003-000	Single Family Resid/R5	740.69
042-535-004-000	Single Family Resid/R5	740.69
042-535-005-000	Single Family Resid/R5	740.69
042-535-006-000	Single Family Resid/R5	740.69
042-535-007-000	Single Family Resid/R5	740.69
042-535-008-000	Single Family Resid/R5	740.69
042-535-009-000	Single Family Resid/R5	740.69
042-535-010-000	Single Family Resid/R5	740.69
042-535-011-000	Single Family Resid/R5	740.69
042-535-012-000	Single Family Resid/R5	740.69
042-535-013-000	Single Family Resid/R5	740.69
042-535-014-000	Single Family Resid/R5	740.69
042-536-004-000	Single Family Resid/R5	740.69
042-536-005-000	Single Family Resid/R5	740.69
042-536-006-000	Single Family Resid/R5	740.69
042-536-007-000	Single Family Resid/R5	740.69
042-536-008-000	Single Family Resid/R5	740.69
042-536-009-000	Single Family Resid/R5	740.69
042-536-010-000	Single Family Resid/R5	740.69
042-536-011-000	Single Family Resid/R5	740.69
042-536-014-000	Single Family Resid/R5	740.69
042-536-016-000	Single Family Resid/R5	740.69
042-536-017-000	Single Family Resid/R5	740.69
042-541-001-000	Single Family Resid/R5	740.69
042-541-002-000	Single Family Resid/R5	740.69
042-541-003-000	Single Family Resid/R5	740.69
042-541-004-000	Single Family Resid/R5	740.69
042-541-005-000	Single Family Resid/R5	740.69
042-541-006-000	Single Family Resid/R5	740.69

CITY OF WOODLAND
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-541-007-000	Single Family Resid/R5	740.69
042-541-008-000	Single Family Resid/R5	740.69
042-541-009-000	Single Family Resid/R5	740.69
042-541-010-000	Single Family Resid/R4	792.44
042-541-011-000	Single Family Resid/R4	792.44
042-541-012-000	Single Family Resid/R4	792.44
042-541-013-000	Single Family Resid/R4	792.44
042-541-014-000	Single Family Resid/R4	792.44
042-541-015-000	Single Family Resid/R4	792.44
042-541-016-000	Single Family Resid/R4	792.44
042-541-017-000	Single Family Resid/R5	740.69
042-541-018-000	Single Family Resid/R5	740.69
042-541-019-000	Single Family Resid/R5	740.69
042-541-020-000	Single Family Resid/R5	740.69
042-541-021-000	Single Family Resid/R5	740.69
042-541-022-000	Single Family Resid/R5	740.69
042-541-023-000	Single Family Resid/R5	740.69
042-541-024-000	Single Family Resid/R5	740.69
042-541-025-000	Single Family Resid/R5	740.69
042-541-026-000	Single Family Resid/R5	740.69
042-541-027-000	Single Family Resid/R5	740.69
042-541-028-000	Single Family Resid/R5	740.69
042-541-029-000	Single Family Resid/R5	740.69
042-541-030-000	Single Family Resid/R5	740.69
042-541-031-000	Single Family Resid/R5	740.69
042-541-032-000	Single Family Resid/R5	740.69
042-541-033-000	Single Family Resid/R5	740.69
042-541-034-000	Single Family Resid/R5	740.69
042-541-035-000	Single Family Resid/R5	740.69
042-542-001-000	Single Family Resid/R4	792.44
042-542-002-000	Single Family Resid/R4	792.44
042-542-003-000	Single Family Resid/R4	792.44
042-542-004-000	Single Family Resid/R4	792.44
042-542-005-000	Single Family Resid/R4	792.44
042-542-006-000	Single Family Resid/R4	792.44
042-542-007-000	Single Family Resid/R4	792.44
042-542-008-000	Single Family Resid/R4	792.44
042-542-009-000	Single Family Resid/R4	792.44
042-542-010-000	Single Family Resid/R4	792.44
042-542-011-000	Single Family Resid/R4	792.44
042-542-012-000	Single Family Resid/R4	792.44
042-542-013-000	Single Family Resid/R4	792.44
042-542-014-000	Single Family Resid/R4	792.44
042-542-015-000	Single Family Resid/R4	792.44
042-542-017-000	Single Family Resid/R4	792.44
042-542-018-000	Single Family Resid/R4	792.44
042-542-019-000	Single Family Resid/R4	792.44
042-542-020-000	Single Family Resid/R4	792.44
042-542-021-000	Single Family Resid/R4	792.44
042-542-022-000	Single Family Resid/R4	792.44
042-542-023-000	Single Family Resid/R4	792.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-542-024-000	Single Family Resid/R4	792.44
042-542-025-000	Single Family Resid/R4	792.44
042-542-026-000	Single Family Resid/R4	792.44
042-542-027-000	Single Family Resid/R4	792.44
042-542-028-000	Single Family Resid/R4	792.44
042-542-029-000	Single Family Resid/R4	792.44
042-542-030-000	Single Family Resid/R4	792.44
042-542-031-000	Single Family Resid/R4	792.44
042-551-001-000	Single Family Resid/R5	740.69
042-551-002-000	Single Family Resid/R5	740.69
042-551-003-000	Single Family Resid/R5	740.69
042-551-004-000	Single Family Resid/R5	740.69
042-551-005-000	Single Family Resid/R5	740.69
042-551-006-000	Single Family Resid/R5	740.69
042-551-007-000	Single Family Resid/R5	740.69
042-551-008-000	Single Family Resid/R5	740.69
042-551-009-000	Single Family Resid/R4	792.44
042-551-010-000	Single Family Resid/R4	792.44
042-551-011-000	Single Family Resid/R4	792.44
042-551-012-000	Single Family Resid/R4	792.44
042-551-013-000	Single Family Resid/R4	792.44
042-552-001-000	Single Family Resid/R5	740.69
042-552-002-000	Single Family Resid/R5	740.69
042-552-003-000	Single Family Resid/R5	740.69
042-552-004-000	Single Family Resid/R5	740.69
042-552-005-000	Single Family Resid/R5	740.69
042-552-006-000	Single Family Resid/R5	740.69
042-552-007-000	Single Family Resid/R5	740.69
042-552-008-000	Single Family Resid/R4	792.44
042-552-009-000	Single Family Resid/R4	792.44
042-552-010-000	Single Family Resid/R4	792.44
042-552-011-000	Single Family Resid/R5	740.69
042-552-012-000	Single Family Resid/R5	740.69
042-552-013-000	Single Family Resid/R5	740.69
042-552-014-000	Single Family Resid/R5	740.69
042-552-015-000	Single Family Resid/R5	740.69
042-552-016-000	Single Family Resid/R5	740.69
042-552-017-000	Single Family Resid/R5	740.69
042-553-001-000	Single Family Resid/R4	792.44
042-553-002-000	Single Family Resid/R4	792.44
042-553-003-000	Single Family Resid/R4	792.44
042-553-004-000	Single Family Resid/R4	792.44
042-553-005-000	Single Family Resid/R4	792.44
042-553-006-000	Single Family Resid/R4	792.44
042-553-007-000	Single Family Resid/R4	792.44
042-553-008-000	Single Family Resid/R4	792.44
042-553-009-000	Single Family Resid/R4	792.44
042-553-010-000	Single Family Resid/R4	792.44
042-553-011-000	Single Family Resid/R4	792.44
042-553-012-000	Single Family Resid/R4	792.44
042-553-013-000	Single Family Resid/R4	792.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-553-014-000	Single Family Resid/R4	792.44
042-554-001-000	Single Family Resid/R4	792.44
042-554-002-000	Single Family Resid/R4	792.44
042-554-003-000	Single Family Resid/R4	792.44
042-554-004-000	Single Family Resid/R4	792.44
042-554-005-000	Single Family Resid/R4	792.44
042-554-006-000	Single Family Resid/R4	792.44
042-554-007-000	Single Family Resid/R4	792.44
042-554-009-000	Single Family Resid/R4	792.44
042-554-010-000	Single Family Resid/R4	792.44
042-554-011-000	Single Family Resid/R4	792.44
042-554-012-000	Single Family Resid/R4	792.44
042-554-013-000	Single Family Resid/R4	792.44
042-554-014-000	Single Family Resid/R4	792.44
042-554-015-000	Single Family Resid/R4	792.44
042-554-016-000	Single Family Resid/R4	792.44
042-554-017-000	Single Family Resid/R4	792.44
042-554-018-000	Single Family Resid/R4	792.44
042-554-019-000	Single Family Resid/R4	792.44
042-554-020-000	Single Family Resid/R4	792.44
042-554-021-000	Single Family Resid/R4	792.44
042-554-022-000	Single Family Resid/R4	792.44
042-554-023-000	Single Family Resid/R4	792.44
042-561-001-000	Single Family Resid/R5	740.69
042-561-002-000	Single Family Resid/R5	740.69
042-561-003-000	Single Family Resid/R5	740.69
042-561-005-000	Single Family Resid/R5	740.69
042-561-006-000	Single Family Resid/R5	740.69
042-561-007-000	Single Family Resid/R5	740.69
042-561-008-000	Single Family Resid/R5	740.69
042-561-009-000	Single Family Resid/R5	740.69
042-561-010-000	Single Family Resid/R5	740.69
042-561-011-000	Single Family Resid/R5	740.69
042-561-012-000	Single Family Resid/R5	740.69
042-561-013-000	Single Family Resid/R5	740.69
042-561-014-000	Single Family Resid/R5	740.69
042-562-001-000	Single Family Resid/R5	740.69
042-562-002-000	Single Family Resid/R5	740.69
042-562-003-000	Single Family Resid/R5	740.69
042-562-004-000	Single Family Resid/R5	740.69
042-562-005-000	Single Family Resid/R5	740.69
042-562-006-000	Single Family Resid/R5	740.69
042-562-007-000	Single Family Resid/R5	740.69
042-562-008-000	Single Family Resid/R5	740.69
042-562-009-000	Single Family Resid/R5	740.69
042-562-010-000	Single Family Resid/R5	740.69
042-562-011-000	Single Family Resid/R5	740.69
042-562-012-000	Single Family Resid/R5	740.69
042-562-013-000	Single Family Resid/R5	740.69
042-562-014-000	Single Family Resid/R5	740.69
042-562-015-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-562-016-000	Single Family Resid/R5	740.69
042-562-017-000	Single Family Resid/R5	740.69
042-562-018-000	Single Family Resid/R5	740.69
042-562-019-000	Single Family Resid/R5	740.69
042-562-020-000	Single Family Resid/R5	740.69
042-562-021-000	Single Family Resid/R5	740.69
042-563-001-000	Single Family Resid/R5	740.69
042-563-002-000	Single Family Resid/R5	740.69
042-563-003-000	Single Family Resid/R5	740.69
042-563-004-000	Single Family Resid/R5	740.69
042-563-005-000	Single Family Resid/R5	740.69
042-563-006-000	Single Family Resid/R5	740.69
042-563-007-000	Single Family Resid/R5	740.69
042-563-008-000	Single Family Resid/R5	740.69
042-563-009-000	Single Family Resid/R5	740.69
042-571-001-000	Single Family Resid/R5	740.69
042-571-002-000	Single Family Resid/R5	740.69
042-571-003-000	Single Family Resid/R5	740.69
042-571-004-000	Single Family Resid/R5	740.69
042-571-005-000	Single Family Resid/R5	740.69
042-571-006-000	Single Family Resid/R5	740.69
042-571-007-000	Single Family Resid/R5	740.69
042-571-008-000	Single Family Resid/R5	740.69
042-571-009-000	Single Family Resid/R5	740.69
042-572-001-000	Single Family Resid/R5	740.69
042-572-002-000	Single Family Resid/R5	740.69
042-572-003-000	Single Family Resid/R5	740.69
042-572-004-000	Single Family Resid/R5	740.69
042-572-005-000	Single Family Resid/R5	740.69
042-572-006-000	Single Family Resid/R5	740.69
042-572-007-000	Single Family Resid/R5	740.69
042-572-008-000	Single Family Resid/R5	740.69
042-572-009-000	Single Family Resid/R5	740.69
042-572-010-000	Single Family Resid/R5	740.69
042-572-011-000	Single Family Resid/R5	740.69
042-572-012-000	Single Family Resid/R5	740.69
042-572-013-000	Single Family Resid/R5	740.69
042-572-014-000	Single Family Resid/R5	740.69
042-572-015-000	Single Family Resid/R5	740.69
042-572-016-000	Single Family Resid/R5	740.69
042-572-017-000	Single Family Resid/R5	740.69
042-572-018-000	Single Family Resid/R5	740.69
042-573-001-000	Single Family Resid/R5	740.69
042-573-002-000	Single Family Resid/R5	740.69
042-573-003-000	Single Family Resid/R5	740.69
042-573-004-000	Single Family Resid/R5	740.69
042-573-005-000	Single Family Resid/R5	740.69
042-573-006-000	Single Family Resid/R5	740.69
042-573-007-000	Single Family Resid/R5	740.69
042-573-008-000	Single Family Resid/R5	740.69
042-573-009-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-573-010-000	Single Family Resid/R5	740.69
042-573-011-000	Single Family Resid/R5	740.69
042-573-012-000	Single Family Resid/R5	740.69
042-573-013-000	Single Family Resid/R5	740.69
042-573-014-000	Single Family Resid/R5	740.69
042-573-015-000	Single Family Resid/R5	740.69
042-573-016-000	Single Family Resid/R5	740.69
042-573-017-000	Single Family Resid/R5	740.69
042-573-018-000	Single Family Resid/R5	740.69
042-574-001-000	Vacant	36,793.23
042-580-001-000	Agricultural	8,999.96
042-580-009-000	Agricultural	19,640.38
042-580-017-000	Vacant	12,151.37
042-580-018-000	Multi-Family R-25	65,328.35
042-580-068-000	Vacant	53,377.31
042-580-073-000	Vacant	21,586.83
042-580-083-000	Vacant	33,268.11
042-591-002-000	Single Family Resid/R4	792.44
042-591-003-000	Single Family Resid/R4	792.44
042-591-005-000	Single Family Resid/R4	792.44
042-591-008-000	Single Family Resid/R4	792.44
042-591-011-000	Single Family Resid/R4	792.44
042-591-013-000	Single Family Resid/R4	792.44
042-591-014-000	Single Family Resid/R4	792.44
042-591-015-000	Single Family Resid/R4	792.44
042-591-016-000	Single Family Resid/R4	792.44
042-591-017-000	Single Family Resid/R4	792.44
042-591-018-000	Single Family Resid/R4	792.44
042-591-019-000	Single Family Resid/R4	792.44
042-591-020-000	Single Family Resid/R4	792.44
042-591-021-000	Single Family Resid/R4	792.44
042-591-022-000	Single Family Resid/R4	792.44
042-592-002-000	Single Family Resid/R4	792.44
042-592-003-000	Single Family Resid/R4	792.44
042-592-004-000	Single Family Resid/R4	792.44
042-592-005-000	Single Family Resid/R4	792.44
042-592-006-000	Single Family Resid/R4	792.44
042-592-007-000	Single Family Resid/R4	792.44
042-592-008-000	Single Family Resid/R4	792.44
042-592-009-000	Single Family Resid/R4	792.44
042-592-013-000	Single Family Resid/R4	792.44
042-592-014-000	Single Family Resid/R4	792.44
042-592-015-000	Single Family Resid/R4	792.44
042-592-016-000	Single Family Resid/R4	792.44
042-592-017-000	Single Family Resid/R4	792.44
042-592-018-000	Single Family Resid/R4	792.44
042-592-019-000	Single Family Resid/R4	792.44
042-592-020-000	Single Family Resid/R4	792.44
042-592-021-000	Single Family Resid/R4	792.44
042-592-022-000	Single Family Resid/R4	792.44
042-592-026-000	Single Family Resid/R4	792.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-592-027-000	Single Family Resid/R4	792.44
042-592-028-000	Single Family Resid/R4	792.44
042-592-029-000	Single Family Resid/R4	792.44
042-592-030-000	Single Family Resid/R4	792.44
042-593-002-000	Single Family Resid/R4	792.44
042-593-003-000	Single Family Resid/R4	792.44
042-593-004-000	Single Family Resid/R4	792.44
042-593-005-000	Single Family Resid/R4	792.44
042-593-006-000	Single Family Resid/R4	792.44
042-593-007-000	Single Family Resid/R4	792.44
042-593-008-000	Single Family Resid/R4	792.44
042-593-009-000	Single Family Resid/R4	792.44
042-593-010-000	Single Family Resid/R4	792.44
042-593-012-000	Single Family Resid/R4	792.44
042-593-013-000	Single Family Resid/R4	792.44
042-593-014-000	Single Family Resid/R4	792.44
042-593-015-000	Single Family Resid/R4	792.44
042-593-016-000	Single Family Resid/R4	792.44
042-593-017-000	Single Family Resid/R4	792.44
042-593-018-000	Single Family Resid/R4	792.44
042-593-019-000	Single Family Resid/R4	792.44
042-593-020-000	Single Family Resid/R4	792.44
042-594-001-000	Single Family Resid/R4	792.44
042-594-002-000	Single Family Resid/R4	792.44
042-594-003-000	Single Family Resid/R4	792.44
042-594-004-000	Single Family Resid/R4	792.44
042-594-005-000	Single Family Resid/R4	792.44
042-594-006-000	Single Family Resid/R4	792.44
042-594-007-000	Single Family Resid/R4	792.44
042-594-008-000	Single Family Resid/R4	792.44
042-594-009-000	Single Family Resid/R4	792.44
042-594-010-000	Single Family Resid/R4	792.44
042-600-001-000	Single Family Resid/R8	663.06
042-600-002-000	Single Family Resid/R8	663.06
042-600-003-000	Single Family Resid/R8	663.06
042-600-004-000	Single Family Resid/R8	663.06
042-600-005-000	Single Family Resid/R8	663.06
042-600-006-000	Single Family Resid/R8	663.06
042-600-007-000	Single Family Resid/R8	663.06
042-600-008-000	Single Family Resid/R8	663.06
042-600-010-000	Single Family Resid/R8	663.06
042-600-011-000	Single Family Resid/R8	663.06
042-600-012-000	Single Family Resid/R8	663.06
042-600-013-000	Single Family Resid/R8	663.06
042-600-014-000	Single Family Resid/R8	663.06
042-600-015-000	Single Family Resid/R8	663.06
042-600-016-000	Single Family Resid/R8	663.06
042-600-017-000	Single Family Resid/R8	663.06
042-600-019-000	Single Family Resid/R8	663.06
042-600-020-000	Single Family Resid/R8	663.06
042-600-022-000	Single Family Resid/R8	663.06

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-600-023-000	Single Family Resid/R8	663.06
042-600-024-000	Single Family Resid/R8	663.06
042-600-025-000	Single Family Resid/R8	663.06
042-600-026-000	Single Family Resid/R8	663.06
042-600-027-000	Single Family Resid/R8	663.06
042-600-028-000	Single Family Resid/R8	663.06
042-600-029-000	Single Family Resid/R8	663.06
042-600-030-000	Single Family Resid/R8	663.06
042-600-031-000	Single Family Resid/R8	663.06
042-600-032-000	Single Family Resid/R8	663.06
042-600-033-000	Single Family Resid/R8	663.06
042-600-034-000	Single Family Resid/R8	663.06
042-600-035-000	Single Family Resid/R8	663.06
042-600-036-000	Single Family Resid/R8	663.06
042-600-037-000	Single Family Resid/R8	663.06
042-600-038-000	Single Family Resid/R8	663.06
042-600-039-000	Single Family Resid/R8	663.06
042-600-040-000	Single Family Resid/R8	663.06
042-600-041-000	Single Family Resid/R8	663.06
042-600-042-000	Single Family Resid/R8	663.06
042-600-043-000	Single Family Resid/R8	663.06
042-600-044-000	Single Family Resid/R8	663.06
042-600-045-000	Single Family Resid/R8	663.06
042-600-046-000	Single Family Resid/R8	663.06
042-600-048-000	Single Family Resid/R8	663.06
042-600-049-000	Single Family Resid/R8	663.06
042-600-050-000	Single Family Resid/R8	663.06
042-600-051-000	Single Family Resid/R8	663.06
042-600-052-000	Single Family Resid/R8	663.06
042-600-053-000	Single Family Resid/R8	663.06
042-600-054-000	Single Family Resid/R8	663.06
042-600-055-000	Single Family Resid/R8	663.06
042-600-056-000	Single Family Resid/R8	663.06
042-600-057-000	Single Family Resid/R8	663.06
042-600-058-000	Single Family Resid/R8	663.06
042-600-059-000	Single Family Resid/R8	663.06
042-600-060-000	Single Family Resid/R8	663.06
042-600-061-000	Single Family Resid/R8	663.06
042-600-062-000	Single Family Resid/R8	663.06
042-600-063-000	Single Family Resid/R8	663.06
042-600-064-000	Single Family Resid/R8	663.06
042-600-065-000	Single Family Resid/R8	663.06
042-600-066-000	Single Family Resid/R8	663.06
042-600-067-000	Single Family Resid/R8	663.06
042-600-068-000	Single Family Resid/R8	663.06
042-600-069-000	Single Family Resid/R8	663.06
042-600-070-000	Single Family Resid/R8	663.06
042-600-071-000	Single Family Resid/R8	663.06
042-610-001-000	Single Family Resid/R8	663.06
042-610-002-000	Single Family Resid/R8	663.06
042-610-003-000	Single Family Resid/R8	663.06

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042-610-004-000	Single Family Resid/R8	663.06
042-610-005-000	Single Family Resid/R8	663.06
042-610-006-000	Single Family Resid/R8	663.06
042-610-007-000	Single Family Resid/R8	663.06
042-610-008-000	Single Family Resid/R8	663.06
042-610-010-000	Single Family Resid/R8	663.06
042-610-011-000	Single Family Resid/R8	663.06
042-610-012-000	Single Family Resid/R8	663.06
042-610-013-000	Single Family Resid/R8	663.06
042-610-014-000	Single Family Resid/R8	663.06
042-610-015-000	Single Family Resid/R8	663.06
042-610-016-000	Single Family Resid/R8	663.06
042-610-017-000	Single Family Resid/R8	663.06
042-610-018-000	Single Family Resid/R8	663.06
042-610-019-000	Single Family Resid/R8	663.06
042-610-020-000	Single Family Resid/R8	663.06
042-610-021-000	Single Family Resid/R8	663.06
042-610-022-000	Single Family Resid/R8	663.06
042-610-023-000	Single Family Resid/R8	663.06
042-610-024-000	Single Family Resid/R8	663.06
042-610-025-000	Single Family Resid/R8	663.06
042-610-026-000	Single Family Resid/R8	663.06
042-610-027-000	Single Family Resid/R8	663.06
042-610-028-000	Single Family Resid/R8	663.06
042-610-029-000	Single Family Resid/R8	663.06
042-610-030-000	Single Family Resid/R8	663.06
042-610-031-000	Single Family Resid/R8	663.06
042-610-032-000	Single Family Resid/R8	663.06
042-610-033-000	Single Family Resid/R8	663.06
042-610-034-000	Single Family Resid/R8	663.06
042-610-035-000	Single Family Resid/R8	663.06
042-610-036-000	Single Family Resid/R8	663.06
042-610-037-000	Single Family Resid/R8	663.06
042-610-038-000	Single Family Resid/R8	663.06
042-610-039-000	Single Family Resid/R8	663.06
042-610-040-000	Single Family Resid/R8	663.06
042-610-041-000	Single Family Resid/R8	663.06
042-610-042-000	Single Family Resid/R8	663.06
042-621-001-000	Single Family Resid/R4	792.44
042-621-002-000	Single Family Resid/R4	792.44
042-621-003-000	Single Family Resid/R4	792.44
042-621-004-000	Single Family Resid/R4	792.44
042-621-005-000	Single Family Resid/R4	792.44
042-621-006-000	Single Family Resid/R4	792.44
042-621-007-000	Single Family Resid/R4	792.44
042-621-008-000	Single Family Resid/R4	792.44
042-621-009-000	Single Family Resid/R4	792.44
042-621-011-000	Single Family Resid/R4	792.44
042-621-012-000	Single Family Resid/R4	792.44
042-621-013-000	Single Family Resid/R4	792.44
042-621-014-000	Single Family Resid/R4	792.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-621-015-000	Single Family Resid/R4	792.44
042-621-016-000	Single Family Resid/R4	792.44
042-621-017-000	Single Family Resid/R4	792.44
042-621-018-000	Single Family Resid/R4	792.44
042-621-019-000	Single Family Resid/R4	792.44
042-621-020-000	Single Family Resid/R4	792.44
042-621-021-000	Single Family Resid/R4	792.44
042-621-022-000	Single Family Resid/R4	792.44
042-621-023-000	Single Family Resid/R4	792.44
042-621-024-000	Single Family Resid/R4	792.44
042-621-025-000	Single Family Resid/R4	792.44
042-621-026-000	Single Family Resid/R4	792.44
042-621-027-000	Single Family Resid/R4	792.44
042-621-028-000	Single Family Resid/R4	792.44
042-621-029-000	Single Family Resid/R4	792.44
042-621-030-000	Single Family Resid/R4	792.44
042-621-031-000	Single Family Resid/R4	792.44
042-621-032-000	Single Family Resid/R4	792.44
042-621-033-000	Single Family Resid/R4	792.44
042-631-001-000	Single Family Resid/R5	740.69
042-631-002-000	Single Family Resid/R5	740.69
042-631-003-000	Single Family Resid/R5	740.69
042-631-004-000	Single Family Resid/R5	740.69
042-632-001-000	Single Family Resid/R5	740.69
042-632-002-000	Single Family Resid/R5	740.69
042-632-003-000	Single Family Resid/R5	740.69
042-632-004-000	Single Family Resid/R5	740.69
042-632-005-000	Single Family Resid/R5	740.69
042-632-006-000	Single Family Resid/R5	740.69
042-632-007-000	Single Family Resid/R5	740.69
042-632-008-000	Single Family Resid/R5	740.69
042-632-009-000	Single Family Resid/R5	740.69
042-632-011-000	Single Family Resid/R5	740.69
042-632-012-000	Single Family Resid/R5	740.69
042-632-013-000	Single Family Resid/R5	740.69
042-632-014-000	Single Family Resid/R5	740.69
042-632-015-000	Single Family Resid/R5	740.69
042-632-016-000	Single Family Resid/R5	740.69
042-632-017-000	Single Family Resid/R5	740.69
042-632-018-000	Single Family Resid/R5	740.69
042-632-019-000	Single Family Resid/R5	740.69
042-632-020-000	Single Family Resid/R5	740.69
042-632-021-000	Single Family Resid/R5	740.69
042-632-022-000	Single Family Resid/R5	740.69
042-632-023-000	Single Family Resid/R5	740.69
042-632-024-000	Single Family Resid/R5	740.69
042-632-025-000	Single Family Resid/R5	740.69
042-632-026-000	Single Family Resid/R5	740.69
042-632-027-000	Single Family Resid/R5	740.69
042-632-028-000	Single Family Resid/R5	740.69
042-632-029-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-632-030-000	Single Family Resid/R5	740.69
042-632-031-000	Single Family Resid/R5	740.69
042-632-032-000	Single Family Resid/R5	740.69
042-632-033-000	Single Family Resid/R5	740.69
042-632-034-000	Single Family Resid/R5	740.69
042-632-035-000	Single Family Resid/R5	740.69
042-632-036-000	Single Family Resid/R5	740.69
042-632-037-000	Single Family Resid/R5	740.69
042-632-038-000	Single Family Resid/R5	740.69
042-632-039-000	Single Family Resid/R5	740.69
042-632-040-000	Single Family Resid/R5	740.69
042-632-041-000	Single Family Resid/R5	740.69
042-634-001-000	Single Family Resid/R5	740.69
042-634-002-000	Single Family Resid/R5	740.69
042-634-003-000	Single Family Resid/R5	740.69
042-634-004-000	Single Family Resid/R5	740.69
042-634-005-000	Single Family Resid/R5	740.69
042-634-006-000	Single Family Resid/R5	740.69
042-634-007-000	Single Family Resid/R5	740.69
042-634-008-000	Single Family Resid/R5	740.69
042-634-009-000	Single Family Resid/R5	740.69
042-634-010-000	Single Family Resid/R5	740.69
042-634-011-000	Single Family Resid/R5	740.69
042-634-012-000	Single Family Resid/R5	740.69
042-634-013-000	Single Family Resid/R5	740.69
042-634-014-000	Single Family Resid/R5	740.69
042-634-015-000	Single Family Resid/R5	740.69
042-634-016-000	Single Family Resid/R5	740.69
042-634-017-000	Single Family Resid/R5	740.69
042-634-018-000	Single Family Resid/R5	740.69
042-634-019-000	Single Family Resid/R5	740.69
042-634-020-000	Single Family Resid/R5	740.69
042-634-021-000	Single Family Resid/R5	740.69
042-634-022-000	Single Family Resid/R5	740.69
042-634-023-000	Single Family Resid/R5	740.69
042-634-024-000	Single Family Resid/R5	740.69
042-634-025-000	Single Family Resid/R5	740.69
042-634-026-000	Single Family Resid/R5	740.69
042-634-027-000	Single Family Resid/R5	740.69
042-634-028-000	Single Family Resid/R5	740.69
042-634-029-000	Single Family Resid/R5	740.69
042-634-030-000	Single Family Resid/R5	740.69
042-634-031-000	Single Family Resid/R5	740.69
042-634-032-000	Single Family Resid/R5	740.69
042-634-033-000	Single Family Resid/R5	740.69
042-634-034-000	Single Family Resid/R5	740.69
042-634-035-000	Single Family Resid/R5	740.69
042-634-036-000	Single Family Resid/R5	740.69
042-634-037-000	Single Family Resid/R5	740.69
042-634-038-000	Single Family Resid/R5	740.69
042-634-039-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-634-040-000	Single Family Resid/R5	740.69
042-634-041-000	Single Family Resid/R5	740.69
042-635-001-000	Single Family Resid/R5	740.69
042-635-002-000	Single Family Resid/R5	740.69
042-635-003-000	Single Family Resid/R5	740.69
042-635-004-000	Single Family Resid/R5	740.69
042-635-005-000	Single Family Resid/R5	740.69
042-635-006-000	Single Family Resid/R5	740.69
042-635-007-000	Single Family Resid/R5	740.69
042-635-008-000	Single Family Resid/R5	740.69
042-635-009-000	Single Family Resid/R5	740.69
042-641-001-000	Single Family Resid/R4	792.44
042-641-002-000	Single Family Resid/R4	792.44
042-641-003-000	Single Family Resid/R4	792.44
042-641-004-000	Single Family Resid/R4	792.44
042-641-005-000	Single Family Resid/R4	792.44
042-641-006-000	Single Family Resid/R4	792.44
042-641-007-000	Single Family Resid/R4	792.44
042-641-008-000	Single Family Resid/R4	792.44
042-641-009-000	Single Family Resid/R4	792.44
042-641-010-000	Single Family Resid/R4	792.44
042-641-011-000	Single Family Resid/R4	792.44
042-641-012-000	Single Family Resid/R4	792.44
042-642-001-000	Single Family Resid/R4	792.44
042-642-002-000	Single Family Resid/R4	792.44
042-642-003-000	Single Family Resid/R4	792.44
042-642-004-000	Single Family Resid/R4	792.44
042-642-005-000	Single Family Resid/R4	792.44
042-642-006-000	Single Family Resid/R4	792.44
042-642-007-000	Single Family Resid/R4	792.44
042-642-008-000	Single Family Resid/R4	792.44
042-642-009-000	Single Family Resid/R4	792.44
042-642-010-000	Single Family Resid/R4	792.44
042-642-011-000	Single Family Resid/R4	792.44
042-642-012-000	Single Family Resid/R4	792.44
042-642-013-000	Single Family Resid/R4	792.44
042-643-001-000	Single Family Resid/R4	792.44
042-643-002-000	Single Family Resid/R4	792.44
042-643-003-000	Single Family Resid/R4	792.44
042-643-004-000	Single Family Resid/R4	792.44
042-643-005-000	Single Family Resid/R4	792.44
042-643-006-000	Single Family Resid/R4	792.44
042-643-007-000	Single Family Resid/R4	792.44
042-643-008-000	Single Family Resid/R4	792.44
042-643-009-000	Single Family Resid/R4	792.44
042-643-010-000	Single Family Resid/R4	792.44
042-643-011-000	Single Family Resid/R4	792.44
042-643-012-000	Single Family Resid/R4	792.44
042-643-013-000	Single Family Resid/R4	792.44
042-643-014-000	Single Family Resid/R4	792.44
042-643-015-000	Single Family Resid/R4	792.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-643-016-000	Single Family Resid/R4	792.44
042-644-001-000	Single Family Resid/R4	792.44
042-644-002-000	Single Family Resid/R4	792.44
042-644-003-000	Single Family Resid/R4	792.44
042-644-004-000	Single Family Resid/R4	792.44
042-644-005-000	Single Family Resid/R4	792.44
042-644-006-000	Single Family Resid/R4	792.44
042-644-007-000	Single Family Resid/R4	792.44
042-644-008-000	Single Family Resid/R4	792.44
042-644-009-000	Single Family Resid/R4	792.44
042-645-001-000	Single Family Resid/R4	792.44
042-645-002-000	Single Family Resid/R4	792.44
042-645-003-000	Single Family Resid/R4	792.44
042-645-004-000	Single Family Resid/R4	792.44
042-645-005-000	Single Family Resid/R4	792.44
042-645-006-000	Single Family Resid/R4	792.44
042-645-007-000	Single Family Resid/R4	792.44
042-645-008-000	Single Family Resid/R4	792.44
042-645-009-000	Single Family Resid/R4	792.44
042-645-010-000	Single Family Resid/R4	792.44
042-645-011-000	Single Family Resid/R4	792.44
042-645-012-000	Single Family Resid/R4	792.44
042-645-013-000	Single Family Resid/R4	792.44
042-651-001-000	Single Family Resid/R4	792.44
042-651-002-000	Single Family Resid/R4	792.44
042-651-003-000	Single Family Resid/R4	792.44
042-651-004-000	Single Family Resid/R4	792.44
042-651-005-000	Single Family Resid/R4	792.44
042-651-006-000	Single Family Resid/R4	792.44
042-651-007-000	Single Family Resid/R4	792.44
042-651-008-000	Single Family Resid/R4	792.44
042-652-001-000	Single Family Resid/R4	792.44
042-652-002-000	Single Family Resid/R4	792.44
042-652-003-000	Single Family Resid/R4	792.44
042-652-004-000	Single Family Resid/R4	792.44
042-652-005-000	Single Family Resid/R4	792.44
042-652-006-000	Single Family Resid/R4	792.44
042-652-007-000	Single Family Resid/R4	792.44
042-652-008-000	Single Family Resid/R4	792.44
042-653-001-000	Single Family Resid/R4	792.44
042-653-002-000	Single Family Resid/R4	792.44
042-653-003-000	Single Family Resid/R4	792.44
042-653-004-000	Single Family Resid/R4	792.44
042-653-005-000	Single Family Resid/R4	792.44
042-653-006-000	Single Family Resid/R4	792.44
042-653-007-000	Single Family Resid/R4	792.44
042-653-008-000	Single Family Resid/R4	792.44
042-653-009-000	Single Family Resid/R4	792.44
042-653-011-000	Single Family Resid/R4	792.44
042-653-012-000	Single Family Resid/R4	792.44
042-653-013-000	Single Family Resid/R4	792.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-653-014-000	Single Family Resid/R4	792.44
042-653-015-000	Single Family Resid/R4	792.44
042-653-016-000	Single Family Resid/R4	792.44
042-653-017-000	Single Family Resid/R4	792.44
042-653-018-000	Single Family Resid/R4	792.44
042-653-019-000	Single Family Resid/R4	792.44
042-653-020-000	Single Family Resid/R4	792.44
042-654-001-000	Single Family Resid/R4	792.44
042-654-002-000	Single Family Resid/R4	792.44
042-654-003-000	Single Family Resid/R4	792.44
042-654-004-000	Single Family Resid/R4	792.44
042-654-005-000	Single Family Resid/R4	792.44
042-654-006-000	Single Family Resid/R4	792.44
042-654-007-000	Single Family Resid/R4	792.44
042-654-008-000	Single Family Resid/R4	792.44
042-654-009-000	Single Family Resid/R4	792.44
042-654-010-000	Single Family Resid/R4	792.44
042-654-011-000	Single Family Resid/R4	792.44
042-661-001-000	Single Family Resid/R4	792.44
042-661-002-000	Single Family Resid/R4	792.44
042-661-003-000	Single Family Resid/R4	792.44
042-661-004-000	Single Family Resid/R4	792.44
042-661-005-000	Single Family Resid/R4	792.44
042-661-006-000	Single Family Resid/R4	792.44
042-661-007-000	Single Family Resid/R4	792.44
042-661-008-000	Single Family Resid/R4	792.44
042-661-009-000	Single Family Resid/R4	792.44
042-661-010-000	Single Family Resid/R4	792.44
042-661-011-000	Single Family Resid/R4	792.44
042-661-012-000	Single Family Resid/R4	792.44
042-662-001-000	Single Family Resid/R4	792.44
042-662-002-000	Single Family Resid/R4	792.44
042-662-003-000	Single Family Resid/R4	792.44
042-662-004-000	Single Family Resid/R4	792.44
042-662-005-000	Single Family Resid/R4	792.44
042-662-006-000	Single Family Resid/R4	792.44
042-662-007-000	Single Family Resid/R4	792.44
042-662-008-000	Single Family Resid/R4	792.44
042-662-009-000	Single Family Resid/R4	792.44
042-662-010-000	Single Family Resid/R4	792.44
042-662-011-000	Single Family Resid/R4	792.44
042-662-012-000	Single Family Resid/R4	792.44
042-671-001-000	Single Family Resid/R5	740.69
042-671-002-000	Single Family Resid/R5	740.69
042-671-003-000	Single Family Resid/R5	740.69
042-671-004-000	Single Family Resid/R5	740.69
042-671-005-000	Single Family Resid/R5	740.69
042-671-006-000	Single Family Resid/R5	740.69
042-671-007-000	Single Family Resid/R5	740.69
042-671-008-000	Single Family Resid/R5	740.69
042-671-009-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-671-010-000	Single Family Resid/R5	740.69
042-671-011-000	Single Family Resid/R5	740.69
042-671-012-000	Single Family Resid/R5	740.69
042-671-013-000	Single Family Resid/R5	740.69
042-671-014-000	Single Family Resid/R5	740.69
042-671-015-000	Single Family Resid/R5	740.69
042-671-016-000	Single Family Resid/R5	740.69
042-671-017-000	Single Family Resid/R5	740.69
042-671-019-000	Single Family Resid/R5	740.69
042-671-020-000	Single Family Resid/R5	740.69
042-671-021-000	Single Family Resid/R5	740.69
042-671-022-000	Single Family Resid/R5	740.69
042-671-023-000	Single Family Resid/R5	740.69
042-671-024-000	Single Family Resid/R5	740.69
042-671-025-000	Single Family Resid/R5	740.69
042-671-026-000	Single Family Resid/R5	740.69
042-671-027-000	Single Family Resid/R5	740.69
042-671-028-000	Single Family Resid/R5	740.69
042-671-029-000	Single Family Resid/R5	740.69
042-671-030-000	Single Family Resid/R5	740.69
042-672-001-000	Single Family Resid/R5	740.69
042-672-002-000	Single Family Resid/R5	740.69
042-672-003-000	Single Family Resid/R5	740.69
042-672-004-000	Single Family Resid/R5	740.69
042-673-001-000	Single Family Resid/R5	740.69
042-673-002-000	Single Family Resid/R5	740.69
042-673-003-000	Single Family Resid/R5	740.69
042-673-004-000	Single Family Resid/R5	740.69
042-673-005-000	Single Family Resid/R5	740.69
042-673-006-000	Single Family Resid/R5	740.69
042-673-007-000	Single Family Resid/R5	740.69
042-673-008-000	Single Family Resid/R5	740.69
042-673-009-000	Single Family Resid/R5	740.69
042-673-010-000	Single Family Resid/R5	740.69
042-673-011-000	Single Family Resid/R5	740.69
042-673-012-000	Single Family Resid/R5	740.69
042-674-001-000	Single Family Resid/R5	740.69
042-674-002-000	Single Family Resid/R5	740.69
042-674-003-000	Single Family Resid/R5	740.69
042-674-004-000	Single Family Resid/R5	740.69
042-674-005-000	Single Family Resid/R5	740.69
042-674-006-000	Single Family Resid/R5	740.69
042-674-007-000	Single Family Resid/R5	740.69
042-674-008-000	Single Family Resid/R5	740.69
042-674-009-000	Single Family Resid/R5	740.69
042-674-010-000	Single Family Resid/R5	740.69
042-674-011-000	Single Family Resid/R5	740.69
042-674-012-000	Single Family Resid/R5	740.69
042-675-001-000	Single Family Resid/R5	740.69
042-675-002-000	Single Family Resid/R5	740.69
042-675-003-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-675-004-000	Single Family Resid/R5	740.69
042-675-005-000	Single Family Resid/R5	740.69
042-675-006-000	Single Family Resid/R5	740.69
042-681-001-000	Single Family Resid/R5	740.69
042-681-002-000	Single Family Resid/R5	740.69
042-681-003-000	Single Family Resid/R5	740.69
042-681-004-000	Single Family Resid/R5	740.69
042-681-005-000	Single Family Resid/R5	740.69
042-681-006-000	Single Family Resid/R5	740.69
042-681-007-000	Single Family Resid/R5	740.69
042-681-008-000	Single Family Resid/R5	740.69
042-682-001-000	Single Family Resid/R5	740.69
042-682-002-000	Single Family Resid/R5	740.69
042-682-003-000	Single Family Resid/R5	740.69
042-682-004-000	Single Family Resid/R5	740.69
042-682-005-000	Single Family Resid/R5	740.69
042-682-006-000	Single Family Resid/R5	740.69
042-682-007-000	Single Family Resid/R5	740.69
042-682-008-000	Single Family Resid/R5	740.69
042-683-001-000	Single Family Resid/R5	740.69
042-683-002-000	Single Family Resid/R5	740.69
042-683-003-000	Single Family Resid/R5	740.69
042-683-004-000	Single Family Resid/R5	740.69
042-684-001-000	Single Family Resid/R5	740.69
042-684-002-000	Single Family Resid/R5	740.69
042-684-003-000	Single Family Resid/R5	740.69
042-684-004-000	Single Family Resid/R5	740.69
042-684-005-000	Single Family Resid/R5	740.69
042-684-006-000	Single Family Resid/R5	740.69
042-684-007-000	Single Family Resid/R5	740.69
042-684-008-000	Single Family Resid/R5	740.69
042-684-009-000	Single Family Resid/R5	740.69
042-684-010-000	Single Family Resid/R5	740.69
042-684-011-000	Single Family Resid/R5	740.69
042-684-012-000	Single Family Resid/R5	740.69
042-684-013-000	Single Family Resid/R5	740.69
042-684-014-000	Single Family Resid/R5	740.69
042-684-015-000	Single Family Resid/R5	740.69
042-684-016-000	Single Family Resid/R5	740.69
042-691-001-000	Single Family Resid/R4	792.44
042-691-002-000	Single Family Resid/R4	792.44
042-691-003-000	Single Family Resid/R4	792.44
042-691-004-000	Single Family Resid/R4	792.44
042-691-005-000	Single Family Resid/R4	792.44
042-691-006-000	Single Family Resid/R4	792.44
042-691-007-000	Single Family Resid/R4	792.44
042-691-008-000	Single Family Resid/R4	792.44
042-692-001-000	Single Family Resid/R4	792.44
042-692-002-000	Single Family Resid/R4	792.44
042-692-003-000	Single Family Resid/R4	792.44
042-692-004-000	Single Family Resid/R4	792.44

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042-692-005-000	Single Family Resid/R4	792.44
042-692-006-000	Single Family Resid/R4	792.44
042-692-007-000	Single Family Resid/R4	792.44
042-692-008-000	Single Family Resid/R4	792.44
042-692-010-000	Single Family Resid/R4	792.44
042-692-011-000	Single Family Resid/R4	792.44
042-692-012-000	Single Family Resid/R4	792.44
042-692-013-000	Single Family Resid/R4	792.44
042-692-014-000	Single Family Resid/R4	792.44
042-692-015-000	Single Family Resid/R4	792.44
042-692-016-000	Single Family Resid/R4	792.44
042-692-017-000	Single Family Resid/R4	792.44
042-693-001-000	Single Family Resid/R4	792.44
042-693-002-000	Single Family Resid/R4	792.44
042-693-003-000	Single Family Resid/R4	792.44
042-693-004-000	Single Family Resid/R4	792.44
042-693-005-000	Single Family Resid/R4	792.44
042-693-006-000	Single Family Resid/R4	792.44
042-693-007-000	Single Family Resid/R4	792.44
042-693-008-000	Single Family Resid/R4	792.44
042-694-001-000	Single Family Resid/R4	792.44
042-694-002-000	Single Family Resid/R4	792.44
042-694-003-000	Single Family Resid/R4	792.44
042-694-004-000	Single Family Resid/R4	792.44
042-694-005-000	Single Family Resid/R4	792.44
042-695-001-000	Single Family Resid/R4	792.44
042-695-002-000	Single Family Resid/R4	792.44
042-695-003-000	Single Family Resid/R4	792.44
042-695-004-000	Single Family Resid/R4	792.44
042-695-005-000	Single Family Resid/R4	792.44
042-695-006-000	Single Family Resid/R4	792.44
042-695-007-000	Single Family Resid/R4	792.44
042-695-008-000	Single Family Resid/R4	792.44
042-695-009-000	Single Family Resid/R4	792.44
042-695-010-000	Single Family Resid/R4	792.44
042-696-001-000	Single Family Resid/R4	792.44
042-696-002-000	Single Family Resid/R4	792.44
042-696-003-000	Single Family Resid/R4	792.44
042-696-004-000	Single Family Resid/R4	792.44
042-696-005-000	Single Family Resid/R4	792.44
042-701-001-000	Single Family Resid/R4	792.44
042-701-002-000	Single Family Resid/R4	792.44
042-701-003-000	Single Family Resid/R4	792.44
042-701-004-000	Single Family Resid/R4	792.44
042-702-001-000	Single Family Resid/R4	792.44
042-702-002-000	Single Family Resid/R4	792.44
042-702-003-000	Single Family Resid/R4	792.44
042-702-004-000	Single Family Resid/R4	792.44
042-702-005-000	Single Family Resid/R4	792.44
042-702-006-000	Single Family Resid/R4	792.44
042-702-007-000	Single Family Resid/R4	792.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-702-008-000	Single Family Resid/R4	792.44
042-703-001-000	Single Family Resid/R4	792.44
042-703-002-000	Single Family Resid/R4	792.44
042-703-003-000	Single Family Resid/R4	792.44
042-703-004-000	Single Family Resid/R4	792.44
042-704-001-000	Single Family Resid/R4	792.44
042-704-002-000	Single Family Resid/R4	792.44
042-704-003-000	Single Family Resid/R4	792.44
042-704-004-000	Single Family Resid/R4	792.44
042-704-005-000	Single Family Resid/R4	792.44
042-704-006-000	Single Family Resid/R4	792.44
042-704-007-000	Single Family Resid/R4	792.44
042-704-008-000	Single Family Resid/R4	792.44
042-704-009-000	Single Family Resid/R4	792.44
042-704-010-000	Single Family Resid/R4	792.44
042-704-011-000	Single Family Resid/R4	792.44
042-704-012-000	Single Family Resid/R4	792.44
042-704-013-000	Single Family Resid/R4	792.44
042-704-014-000	Single Family Resid/R4	792.44
042-704-015-000	Single Family Resid/R4	792.44
042-704-016-000	Single Family Resid/R4	792.44
042-704-017-000	Single Family Resid/R4	792.44
042-704-018-000	Single Family Resid/R4	792.44
042-704-019-000	Single Family Resid/R4	792.44
042-704-020-000	Single Family Resid/R4	792.44
042-704-021-000	Single Family Resid/R4	792.44
042-705-001-000	Single Family Resid/R4	792.44
042-705-002-000	Single Family Resid/R4	792.44
042-705-003-000	Single Family Resid/R4	792.44
042-705-004-000	Single Family Resid/R4	792.44
042-705-005-000	Single Family Resid/R4	792.44
042-705-006-000	Single Family Resid/R4	792.44
042-705-007-000	Single Family Resid/R4	792.44
042-705-008-000	Single Family Resid/R4	792.44
042-705-009-000	Single Family Resid/R4	792.44
042-705-010-000	Single Family Resid/R4	792.44
042-705-011-000	Single Family Resid/R4	792.44
042-705-012-000	Single Family Resid/R4	792.44
042-705-013-000	Single Family Resid/R4	792.44
042-705-014-000	Single Family Resid/R4	792.44
042-710-001-000	Single Family Resid/R5	740.69
042-710-002-000	Single Family Resid/R5	740.69
042-710-003-000	Single Family Resid/R5	740.69
042-710-004-000	Single Family Resid/R5	740.69
042-710-005-000	Single Family Resid/R5	740.69
042-710-006-000	Single Family Resid/R5	740.69
042-710-007-000	Single Family Resid/R5	740.69
042-710-008-000	Single Family Resid/R5	740.69
042-710-009-000	Single Family Resid/R5	740.69
042-710-010-000	Single Family Resid/R5	740.69
042-710-011-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-710-012-000	Single Family Resid/R5	740.69
042-710-013-000	Single Family Resid/R5	740.69
042-710-014-000	Single Family Resid/R5	740.69
042-710-015-000	Single Family Resid/R5	740.69
042-710-016-000	Single Family Resid/R5	740.69
042-710-017-000	Single Family Resid/R5	740.69
042-710-018-000	Single Family Resid/R5	740.69
042-710-019-000	Single Family Resid/R5	740.69
042-710-020-000	Single Family Resid/R5	740.69
042-710-021-000	Single Family Resid/R5	740.69
042-710-022-000	Single Family Resid/R5	740.69
042-710-023-000	Single Family Resid/R5	740.69
042-710-024-000	Single Family Resid/R5	740.69
042-710-025-000	Single Family Resid/R5	740.69
042-710-026-000	Single Family Resid/R5	740.69
042-710-027-000	Single Family Resid/R5	740.69
042-710-028-000	Single Family Resid/R5	740.69
042-710-029-000	Single Family Resid/R5	740.69
042-710-030-000	Single Family Resid/R5	740.69
042-710-031-000	Single Family Resid/R5	740.69
042-710-032-000	Single Family Resid/R5	740.69
042-710-033-000	Single Family Resid/R5	740.69
042-710-034-000	Single Family Resid/R5	740.69
042-710-035-000	Single Family Resid/R5	740.69
042-710-036-000	Single Family Resid/R5	740.69
042-710-037-000	Single Family Resid/R5	740.69
042-710-038-000	Single Family Resid/R5	740.69
042-710-039-000	Single Family Resid/R5	740.69
042-710-040-000	Single Family Resid/R5	740.69
042-710-041-000	Single Family Resid/R5	740.69
042-710-042-000	Single Family Resid/R5	740.69
042-710-043-000	Single Family Resid/R5	740.69
042-710-044-000	Single Family Resid/R5	740.69
042-710-045-000	Single Family Resid/R5	740.69
042-710-046-000	Single Family Resid/R5	740.69
042-710-047-000	Single Family Resid/R5	740.69
042-710-048-000	Single Family Resid/R5	740.69
042-710-049-000	Single Family Resid/R5	740.69
042-710-050-000	Single Family Resid/R5	740.69
042-710-051-000	Single Family Resid/R5	740.69
042-710-052-000	Single Family Resid/R5	740.69
042-710-053-000	Single Family Resid/R5	740.69
042-710-054-000	Single Family Resid/R5	740.69
042-710-055-000	Single Family Resid/R5	740.69
042-720-001-000	Single Family Resid/R5	740.69
042-720-002-000	Single Family Resid/R5	740.69
042-720-003-000	Single Family Resid/R5	740.69
042-720-004-000	Single Family Resid/R5	740.69
042-720-005-000	Single Family Resid/R5	740.69
042-720-006-000	Single Family Resid/R5	740.69
042-720-007-000	Single Family Resid/R5	740.69

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-720-008-000	Single Family Resid/R5	740.69
042-720-009-000	Single Family Resid/R5	740.69
042-720-010-000	Single Family Resid/R5	740.69
042-720-011-000	Single Family Resid/R5	740.69
042-720-012-000	Single Family Resid/R5	740.69
042-720-013-000	Single Family Resid/R5	740.69
042-720-014-000	Single Family Resid/R5	740.69
042-720-015-000	Single Family Resid/R5	740.69
042-720-016-000	Single Family Resid/R5	740.69
042-720-017-000	Single Family Resid/R5	740.69
042-720-018-000	Single Family Resid/R5	740.69
042-720-019-000	Single Family Resid/R5	740.69
042-720-020-000	Single Family Resid/R5	740.69
042-720-021-000	Single Family Resid/R5	740.69
042-720-022-000	Single Family Resid/R5	740.69
042-720-023-000	Single Family Resid/R5	740.69
042-720-024-000	Single Family Resid/R5	740.69
042-720-025-000	Single Family Resid/R5	740.69
042-720-026-000	Single Family Resid/R5	740.69
042-720-027-000	Single Family Resid/R5	740.69
042-720-028-000	Single Family Resid/R5	740.69
042-720-029-000	Single Family Resid/R5	740.69
042-720-030-000	Single Family Resid/R5	740.69
042-720-031-000	Single Family Resid/R5	740.69
042-720-032-000	Single Family Resid/R5	740.69
042-720-033-000	Single Family Resid/R5	740.69
042-720-034-000	Single Family Resid/R5	740.69
042-720-035-000	Single Family Resid/R5	740.69
042-720-036-000	Single Family Resid/R5	740.69
042-720-037-000	Single Family Resid/R5	740.69
042-720-038-000	Single Family Resid/R5	740.69
042-720-039-000	Single Family Resid/R5	740.69
042-720-040-000	Single Family Resid/R5	740.69
042-720-041-000	Single Family Resid/R5	740.69
042-720-042-000	Single Family Resid/R5	740.69
042-720-043-000	Single Family Resid/R5	740.69
042-720-044-000	Single Family Resid/R5	740.69
042-720-045-000	Single Family Resid/R5	740.69
042-730-001-000	Single Family Resid/R4	792.44
042-730-002-000	Single Family Resid/R4	792.44
042-730-003-000	Single Family Resid/R4	792.44
042-730-004-000	Single Family Resid/R4	792.44
042-730-005-000	Single Family Resid/R4	792.44
042-730-006-000	Single Family Resid/R4	792.44
042-730-007-000	Single Family Resid/R4	792.44
042-730-008-000	Single Family Resid/R4	792.44
042-730-009-000	Single Family Resid/R4	792.44
042-730-010-000	Single Family Resid/R4	792.44
042-730-011-000	Single Family Resid/R4	792.44
042-730-012-000	Single Family Resid/R4	792.44
042-730-013-000	Single Family Resid/R4	792.44

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-730-014-000	Single Family Resid/R4	792.44
042-730-015-000	Single Family Resid/R4	792.44
042-730-016-000	Single Family Resid/R4	792.44
042-730-017-000	Single Family Resid/R4	792.44
042-731-001-000	Single Family Resid/R4	792.44
042-731-002-000	Single Family Resid/R4	792.44
042-731-003-000	Single Family Resid/R4	792.44
042-731-004-000	Single Family Resid/R4	792.44
042-731-005-000	Single Family Resid/R4	792.44
042-731-006-000	Single Family Resid/R4	792.44
042-731-007-000	Single Family Resid/R4	792.44
042-731-008-000	Single Family Resid/R4	792.44
042-731-009-000	Single Family Resid/R4	792.44
042-731-010-000	Single Family Resid/R4	792.44
042-731-011-000	Single Family Resid/R4	792.44
042-731-012-000	Single Family Resid/R4	792.44
042-731-013-000	Single Family Resid/R4	792.44
042-731-014-000	Single Family Resid/R4	792.44
042-732-001-000	Single Family Resid/R4	792.44
042-732-002-000	Single Family Resid/R4	792.44
042-732-003-000	Single Family Resid/R4	792.44
042-732-005-000	Single Family Resid/R4	792.44
042-732-006-000	Single Family Resid/R4	792.44
042-732-007-000	Single Family Resid/R4	792.44
042-732-008-000	Single Family Resid/R4	792.44
042-732-009-000	Single Family Resid/R4	792.44
042-732-010-000	Single Family Resid/R4	792.44
042-732-011-000	Single Family Resid/R4	792.44
042-732-012-000	Single Family Resid/R4	792.44
042-732-013-000	Single Family Resid/R4	792.44
042-732-014-000	Single Family Resid/R4	792.44
042-741-001-000	Single Family Resid/R8	663.06
042-741-002-000	Single Family Resid/R8	663.06
042-741-003-000	Single Family Resid/R8	663.06
042-741-004-000	Single Family Resid/R8	663.06
042-741-005-000	Single Family Resid/R8	663.06
042-742-001-000	Single Family Resid/R8	663.06
042-742-002-000	Single Family Resid/R8	663.06
042-742-003-000	Single Family Resid/R8	663.06
042-742-004-000	Single Family Resid/R8	663.06
042-742-005-000	Single Family Resid/R8	663.06
042-742-006-000	Single Family Resid/R8	663.06
042-742-007-000	Single Family Resid/R8	663.06
042-742-008-000	Single Family Resid/R8	663.06
042-742-009-000	Single Family Resid/R8	663.06
042-742-010-000	Single Family Resid/R8	663.06
042-742-011-000	Single Family Resid/R8	663.06
042-742-012-000	Single Family Resid/R8	663.06
042-742-013-000	Single Family Resid/R8	663.06
042-742-014-000	Single Family Resid/R8	663.06
042-743-001-000	Single Family Resid/R8	663.06

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-743-002-000	Single Family Resid/R8	663.06
042-743-003-000	Single Family Resid/R8	663.06
042-743-004-000	Single Family Resid/R8	663.06
042-743-005-000	Single Family Resid/R8	663.06
042-743-006-000	Single Family Resid/R8	663.06
042-743-007-000	Single Family Resid/R8	663.06
042-743-008-000	Single Family Resid/R8	663.06
042-743-009-000	Single Family Resid/R8	663.06
042-743-010-000	Single Family Resid/R8	663.06
042-744-001-000	Single Family Resid/R8	663.06
042-744-002-000	Single Family Resid/R8	663.06
042-744-003-000	Single Family Resid/R8	663.06
042-744-004-000	Single Family Resid/R8	663.06
042-744-005-000	Single Family Resid/R8	663.06
042-744-006-000	Single Family Resid/R8	663.06
042-744-007-000	Single Family Resid/R8	663.06
042-744-008-000	Single Family Resid/R8	663.06
042-744-009-000	Single Family Resid/R8	663.06
042-744-010-000	Single Family Resid/R8	663.06
042-744-011-000	Single Family Resid/R8	663.06
042-751-001-000	Single Family Resid/R8	663.06
042-751-002-000	Single Family Resid/R8	663.06
042-751-003-000	Single Family Resid/R8	663.06
042-751-004-000	Single Family Resid/R8	663.06
042-751-005-000	Single Family Resid/R8	663.06
042-751-006-000	Single Family Resid/R8	663.06
042-751-007-000	Single Family Resid/R8	663.06
042-751-008-000	Single Family Resid/R8	663.06
042-751-009-000	Single Family Resid/R8	663.06
042-751-010-000	Single Family Resid/R8	663.06
042-751-011-000	Single Family Resid/R8	663.06
042-751-012-000	Single Family Resid/R8	663.06
042-751-013-000	Single Family Resid/R8	663.06
042-751-014-000	Single Family Resid/R8	663.06
042-751-015-000	Single Family Resid/R8	663.06
042-751-016-000	Single Family Resid/R8	663.06
042-752-001-000	Single Family Resid/R8	663.06
042-752-002-000	Single Family Resid/R8	663.06
042-752-003-000	Single Family Resid/R8	663.06
042-752-004-000	Single Family Resid/R8	663.06
042-752-005-000	Single Family Resid/R8	663.06
042-752-006-000	Single Family Resid/R8	663.06
042-752-007-000	Single Family Resid/R8	663.06
042-752-008-000	Single Family Resid/R8	663.06
042-752-009-000	Single Family Resid/R8	663.06
042-752-010-000	Single Family Resid/R8	663.06
042-753-001-000	Single Family Resid/R8	663.06
042-753-002-000	Single Family Resid/R8	663.06
042-753-003-000	Single Family Resid/R8	663.06
042-753-004-000	Single Family Resid/R8	663.06
042-753-005-000	Single Family Resid/R8	663.06

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-753-006-000	Single Family Resid/R8	663.06
042-753-007-000	Single Family Resid/R8	663.06
042-753-008-000	Single Family Resid/R8	663.06
042-753-009-000	Single Family Resid/R8	663.06
042-753-010-000	Single Family Resid/R8	663.06
042-753-011-000	Single Family Resid/R8	663.06
042-761-001-000	Single Family Resid/R8	663.06
042-761-002-000	Single Family Resid/R8	663.06
042-761-003-000	Single Family Resid/R8	663.06
042-761-004-000	Single Family Resid/R8	663.06
042-761-005-000	Single Family Resid/R8	663.06
042-761-006-000	Single Family Resid/R8	663.06
042-761-007-000	Single Family Resid/R8	663.06
042-762-001-000	Single Family Resid/R8	663.06
042-762-002-000	Single Family Resid/R8	663.06
042-762-003-000	Single Family Resid/R8	663.06
042-762-004-000	Single Family Resid/R8	663.06
042-762-005-000	Single Family Resid/R8	663.06
042-762-006-000	Single Family Resid/R8	663.06
042-762-007-000	Single Family Resid/R8	663.06
042-762-008-000	Single Family Resid/R8	663.06
042-762-009-000	Single Family Resid/R8	663.06
042-762-010-000	Single Family Resid/R8	663.06
042-763-001-000	Single Family Resid/R8	663.06
042-763-002-000	Single Family Resid/R8	663.06
042-763-003-000	Single Family Resid/R8	663.06
042-763-004-000	Single Family Resid/R8	663.06
042-763-005-000	Single Family Resid/R8	663.06
042-763-006-000	Single Family Resid/R8	663.06
042-763-007-000	Single Family Resid/R8	663.06
042-763-008-000	Single Family Resid/R8	663.06
042-763-009-000	Single Family Resid/R8	663.06
042-763-010-000	Single Family Resid/R8	663.06
042-763-011-000	Single Family Resid/R8	663.06
042-763-012-000	Single Family Resid/R8	663.06
042-763-013-000	Single Family Resid/R8	663.06
042-764-001-000	Single Family Resid/R8	663.06
042-764-002-000	Single Family Resid/R8	663.06
042-764-003-000	Single Family Resid/R8	663.06
042-764-004-000	Single Family Resid/R8	663.06
042-764-005-000	Single Family Resid/R8	663.06
042-764-006-000	Single Family Resid/R8	663.06
042-764-007-000	Single Family Resid/R8	663.06
042-764-008-000	Single Family Resid/R8	663.06
042-764-009-000	Single Family Resid/R8	663.06
042-764-010-000	Single Family Resid/R8	663.06
042-764-011-000	Single Family Resid/R8	663.06
042-764-012-000	Single Family Resid/R8	663.06
042-764-013-000	Single Family Resid/R8	663.06
042-764-014-000	Single Family Resid/R8	663.06
042-764-015-000	Single Family Resid/R8	663.06

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-764-016-000	Single Family Resid/R8	663.06
042-764-017-000	Single Family Resid/R8	663.06
042-764-018-000	Single Family Resid/R8	663.06
042-764-019-000	Single Family Resid/R8	663.06
042-764-020-000	Single Family Resid/R8	663.06
042-765-001-000	Single Family Resid/R8	663.06
042-765-002-000	Single Family Resid/R8	663.06
042-765-003-000	Single Family Resid/R8	663.06
042-765-004-000	Single Family Resid/R8	663.06
042-765-005-000	Single Family Resid/R8	663.06
042-765-006-000	Single Family Resid/R8	663.06
042-765-007-000	Single Family Resid/R8	663.06
042-765-008-000	Single Family Resid/R8	663.06
042-765-009-000	Single Family Resid/R8	663.06
042-765-010-000	Single Family Resid/R8	663.06
042-765-011-000	Single Family Resid/R8	663.06
042-765-012-000	Single Family Resid/R8	663.06
042-765-013-000	Single Family Resid/R8	663.06
042-765-014-000	Single Family Resid/R8	663.06
042-765-015-000	Single Family Resid/R8	663.06
042-765-016-000	Single Family Resid/R8	663.06
042-765-017-000	Single Family Resid/R8	663.06
042-765-018-000	Single Family Resid/R8	663.06
042-765-019-000	Single Family Resid/R8	663.06
042-765-020-000	Single Family Resid/R8	663.06
042-771-001-000	Single Family Resid/R4	792.44
042-771-002-000	Single Family Resid/R4	792.44
042-771-003-000	Single Family Resid/R4	792.44
042-772-001-000	Single Family Resid/R4	792.44
042-772-002-000	Single Family Resid/R4	792.44
042-772-003-000	Single Family Resid/R4	792.44
042-772-004-000	Single Family Resid/R4	792.44
042-772-005-000	Single Family Resid/R4	792.44
042-772-006-000	Single Family Resid/R4	792.44
042-772-007-000	Single Family Resid/R4	792.44
042-772-008-000	Single Family Resid/R4	792.44
042-772-009-000	Single Family Resid/R4	792.44
042-772-010-000	Single Family Resid/R4	792.44
042-772-011-000	Single Family Resid/R4	792.44
042-773-001-000	Single Family Resid/R4	792.44
042-773-002-000	Single Family Resid/R4	792.44
042-773-003-000	Single Family Resid/R4	792.44
042-773-004-000	Single Family Resid/R4	792.44
042-773-005-000	Single Family Resid/R4	792.44
042-773-006-000	Single Family Resid/R4	792.44
042-773-007-000	Single Family Resid/R4	792.44
042-773-008-000	Single Family Resid/R4	792.44
042-773-009-000	Single Family Resid/R4	792.44
042-773-010-000	Single Family Resid/R4	792.44
042-774-001-000	Single Family Resid/R4	792.44
042-774-002-000	Single Family Resid/R4	792.44

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-774-003-000	Single Family Resid/R4	792.44
042-774-004-000	Single Family Resid/R4	792.44
042-774-005-000	Single Family Resid/R4	792.44
042-774-006-000	Single Family Resid/R4	792.44
042-774-007-000	Single Family Resid/R4	792.44
042-774-008-000	Single Family Resid/R4	792.44
042-775-001-000	Single Family Resid/R4	792.44
042-775-002-000	Single Family Resid/R4	792.44
042-775-003-000	Single Family Resid/R4	792.44
042-775-004-000	Single Family Resid/R4	792.44
042-775-005-000	Single Family Resid/R4	792.44
042-776-001-000	Single Family Resid/R4	792.44
042-776-002-000	Single Family Resid/R4	792.44
042-776-003-000	Single Family Resid/R4	792.44
042-776-004-000	Single Family Resid/R4	792.44
042-776-005-000	Single Family Resid/R4	792.44
042-776-006-000	Single Family Resid/R4	792.44
042-776-007-000	Single Family Resid/R4	792.44
042-776-008-000	Single Family Resid/R4	792.44
042-776-009-000	Single Family Resid/R4	792.44
042-776-010-000	Single Family Resid/R4	792.44
042-776-011-000	Single Family Resid/R4	792.44
042-776-012-000	Single Family Resid/R4	792.44
042-776-013-000	Single Family Resid/R4	792.44
042-776-014-000	Single Family Resid/R4	792.44
042-776-015-000	Single Family Resid/R4	792.44
042-776-016-000	Single Family Resid/R4	792.44
042-776-017-000	Single Family Resid/R4	792.44
042-776-018-000	Single Family Resid/R4	792.44
042-776-019-000	Single Family Resid/R4	792.44
042-777-001-000	Single Family Resid/R4	792.44
042-778-001-000	Single Family Resid/R4	792.44
042-778-002-000	Single Family Resid/R4	792.44
042-778-003-000	Single Family Resid/R4	792.44
042-778-004-000	Single Family Resid/R4	792.44
042-781-001-000	Single Family Resid/R4	792.44
042-781-002-000	Single Family Resid/R4	792.44
042-781-003-000	Single Family Resid/R4	792.44
042-781-004-000	Single Family Resid/R4	792.44
042-781-005-000	Single Family Resid/R4	792.44
042-781-006-000	Single Family Resid/R4	792.44
042-781-007-000	Single Family Resid/R4	792.44
042-781-008-000	Single Family Resid/R4	792.44
042-781-009-000	Single Family Resid/R3	878.69
042-781-010-000	Single Family Resid/R3	878.69
042-781-011-000	Single Family Resid/R3	878.69
042-781-012-000	Single Family Resid/R3	878.69
042-781-013-000	Single Family Resid/R3	878.69
042-781-014-000	Single Family Resid/R3	878.69
042-781-015-000	Single Family Resid/R3	878.69
042-781-016-000	Single Family Resid/R3	878.69

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-781-017-000	Single Family Resid/R3	878.69
042-781-018-000	Single Family Resid/R3	878.69
042-781-019-000	Single Family Resid/R3	878.69
042-781-020-000	Single Family Resid/R3	878.69
042-781-021-000	Single Family Resid/R3	878.69
042-781-022-000	Single Family Resid/R3	878.69
042-781-023-000	Single Family Resid/R3	878.69
042-781-024-000	Single Family Resid/R3	878.69
042-781-025-000	Single Family Resid/R3	878.69
042-781-026-000	Single Family Resid/R3	878.69
042-781-027-000	Single Family Resid/R3	878.69
042-781-028-000	Single Family Resid/R3	878.69
042-781-029-000	Single Family Resid/R3	878.69
042-781-030-000	Single Family Resid/R3	878.69
042-781-031-000	Single Family Resid/R3	878.69
042-781-032-000	Single Family Resid/R3	878.69
042-781-033-000	Single Family Resid/R3	878.69
042-781-034-000	Single Family Resid/R3	878.69
042-781-035-000	Single Family Resid/R3	878.69
042-781-036-000	Single Family Resid/R3	878.69
042-781-037-000	Single Family Resid/R3	878.69
042-781-038-000	Single Family Resid/R3	878.69
042-781-039-000	Single Family Resid/R3	878.69
042-781-040-000	Single Family Resid/R3	878.69
042-781-041-000	Single Family Resid/R3	878.69
042-781-042-000	Single Family Resid/R3	878.69
042-781-043-000	Single Family Resid/R3	878.69
042-781-044-000	Single Family Resid/R3	878.69
042-781-045-000	Single Family Resid/R3	878.69
042-782-001-000	Single Family Resid/R4	792.44
042-782-002-000	Single Family Resid/R4	792.44
042-782-003-000	Single Family Resid/R4	792.44
042-782-004-000	Single Family Resid/R4	792.44
042-782-005-000	Single Family Resid/R4	792.44
042-782-006-000	Single Family Resid/R4	792.44
042-783-001-000	Single Family Resid/R3	878.69
042-783-002-000	Single Family Resid/R3	878.69
042-783-003-000	Single Family Resid/R3	878.69
042-783-004-000	Single Family Resid/R3	878.69
042-783-005-000	Single Family Resid/R3	878.69
042-783-006-000	Single Family Resid/R3	878.69
042-783-007-000	Single Family Resid/R3	878.69
042-783-008-000	Single Family Resid/R3	878.69
042-791-001-000	Single Family Resid/R4	792.44
042-791-002-000	Single Family Resid/R4	792.44
042-791-003-000	Single Family Resid/R4	792.44
042-791-004-000	Single Family Resid/R4	792.44
042-791-005-000	Single Family Resid/R4	792.44
042-791-006-000	Single Family Resid/R4	792.44
042-791-007-000	Single Family Resid/R4	792.44
042-791-008-000	Single Family Resid/R4	792.44

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-791-009-000	Single Family Resid/R4	792.44
042-791-010-000	Single Family Resid/R4	792.44
042-791-011-000	Single Family Resid/R4	792.44
042-791-012-000	Single Family Resid/R4	792.44
042-791-014-000	Single Family Resid/R4	792.44
042-791-015-000	Single Family Resid/R4	792.44
042-791-016-000	Single Family Resid/R4	792.44
042-791-017-000	Single Family Resid/R4	792.44
042-791-018-000	Single Family Resid/R4	792.44
042-791-020-000	Single Family Resid/R4	792.44
042-791-021-000	Single Family Resid/R4	792.44
042-791-022-000	Single Family Resid/R4	792.44
042-791-023-000	Single Family Resid/R4	792.44
042-791-024-000	Single Family Resid/R4	792.44
042-791-025-000	Single Family Resid/R4	792.44
042-791-026-000	Single Family Resid/R4	792.44
042-791-027-000	Single Family Resid/R4	792.44
042-791-028-000	Single Family Resid/R4	792.44
042-791-029-000	Single Family Resid/R4	792.44
042-791-030-000	Single Family Resid/R4	792.44
042-791-031-000	Single Family Resid/R4	792.44
042-791-032-000	Single Family Resid/R4	792.44
042-791-033-000	Single Family Resid/R4	792.44
042-791-034-000	Single Family Resid/R4	792.44
042-792-001-000	Single Family Resid/R4	792.44
042-792-002-000	Single Family Resid/R4	792.44
042-792-003-000	Single Family Resid/R4	792.44
042-792-004-000	Single Family Resid/R4	792.44
042-792-005-000	Single Family Resid/R4	792.44
042-792-006-000	Single Family Resid/R4	792.44
042-792-007-000	Single Family Resid/R4	792.44
042-792-008-000	Single Family Resid/R4	792.44
042-792-009-000	Single Family Resid/R4	792.44
042-792-010-000	Single Family Resid/R4	792.44
042-792-011-000	Single Family Resid/R4	792.44
042-792-012-000	Single Family Resid/R4	792.44
042-792-013-000	Single Family Resid/R4	792.44
042-792-014-000	Single Family Resid/R4	792.44
042-801-001-000	Single Family Resid/R4	792.44
042-801-002-000	Single Family Resid/R4	792.44
042-801-003-000	Single Family Resid/R4	792.44
042-801-004-000	Single Family Resid/R4	792.44
042-801-005-000	Single Family Resid/R4	792.44
042-801-006-000	Single Family Resid/R4	792.44
042-801-007-000	Single Family Resid/R4	792.44
042-801-008-000	Single Family Resid/R4	792.44
042-801-009-000	Single Family Resid/R4	792.44
042-801-011-000	Single Family Resid/R4	792.44
042-801-012-000	Single Family Resid/R4	792.44
042-801-013-000	Single Family Resid/R4	792.44
042-801-014-000	Single Family Resid/R4	792.44

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-801-015-000	Single Family Resid/R4	792.44
042-801-016-000	Single Family Resid/R4	792.44
042-801-017-000	Single Family Resid/R4	792.44
042-801-018-000	Single Family Resid/R4	792.44
042-801-020-000	Single Family Resid/R3	878.69
042-801-021-000	Single Family Resid/R3	878.69
042-801-022-000	Single Family Resid/R3	878.69
042-801-023-000	Single Family Resid/R3	878.69
042-801-024-000	Single Family Resid/R3	878.69
042-801-025-000	Single Family Resid/R3	878.69
042-801-026-000	Single Family Resid/R3	878.69
042-801-027-000	Single Family Resid/R3	878.69
042-801-028-000	Single Family Resid/R3	878.69
042-801-029-000	Single Family Resid/R3	878.69
042-802-001-000	Single Family Resid/R4	792.44
042-802-002-000	Single Family Resid/R4	792.44
042-802-003-000	Single Family Resid/R4	792.44
042-802-004-000	Single Family Resid/R4	792.44
042-802-005-000	Single Family Resid/R4	792.44
042-802-006-000	Single Family Resid/R4	792.44
042-802-007-000	Single Family Resid/R4	792.44
042-802-008-000	Single Family Resid/R4	792.44
042-802-009-000	Single Family Resid/R4	792.44
042-802-010-000	Single Family Resid/R4	792.44
042-802-011-000	Single Family Resid/R3	792.44
042-802-012-000	Single Family Resid/R4	792.44
042-802-013-000	Single Family Resid/R4	792.44
042-802-014-000	Single Family Resid/R4	792.44
042-802-015-000	Single Family Resid/R4	792.44
042-802-016-000	Single Family Resid/R4	792.44
042-802-017-000	Single Family Resid/R4	792.44
042-802-018-000	Single Family Resid/R4	792.44
042-802-019-000	Single Family Resid/R4	792.44
042-802-020-000	Single Family Resid/R4	792.44
042-803-001-000	Single Family Resid/R4	792.44
042-803-002-000	Single Family Resid/R4	792.44
042-803-003-000	Single Family Resid/R4	792.44
042-803-004-000	Single Family Resid/R4	792.44
042-803-005-000	Single Family Resid/R4	792.44
042-803-006-000	Single Family Resid/R4	792.44
042-803-007-000	Single Family Resid/R4	792.44
042-803-008-000	Single Family Resid/R4	792.44
042-803-009-000	Single Family Resid/R4	792.44
042-803-010-000	Single Family Resid/R4	792.44
042-804-001-000	Single Family Resid/R3	878.69
042-804-002-000	Single Family Resid/R3	878.69
042-804-003-000	Single Family Resid/R3	878.69
042-804-004-000	Single Family Resid/R3	878.69
042-804-005-000	Single Family Resid/R3	878.69
042-804-006-000	Single Family Resid/R3	878.69
042-804-007-000	Single Family Resid/R3	878.69

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2020/2021 Assessment Roll

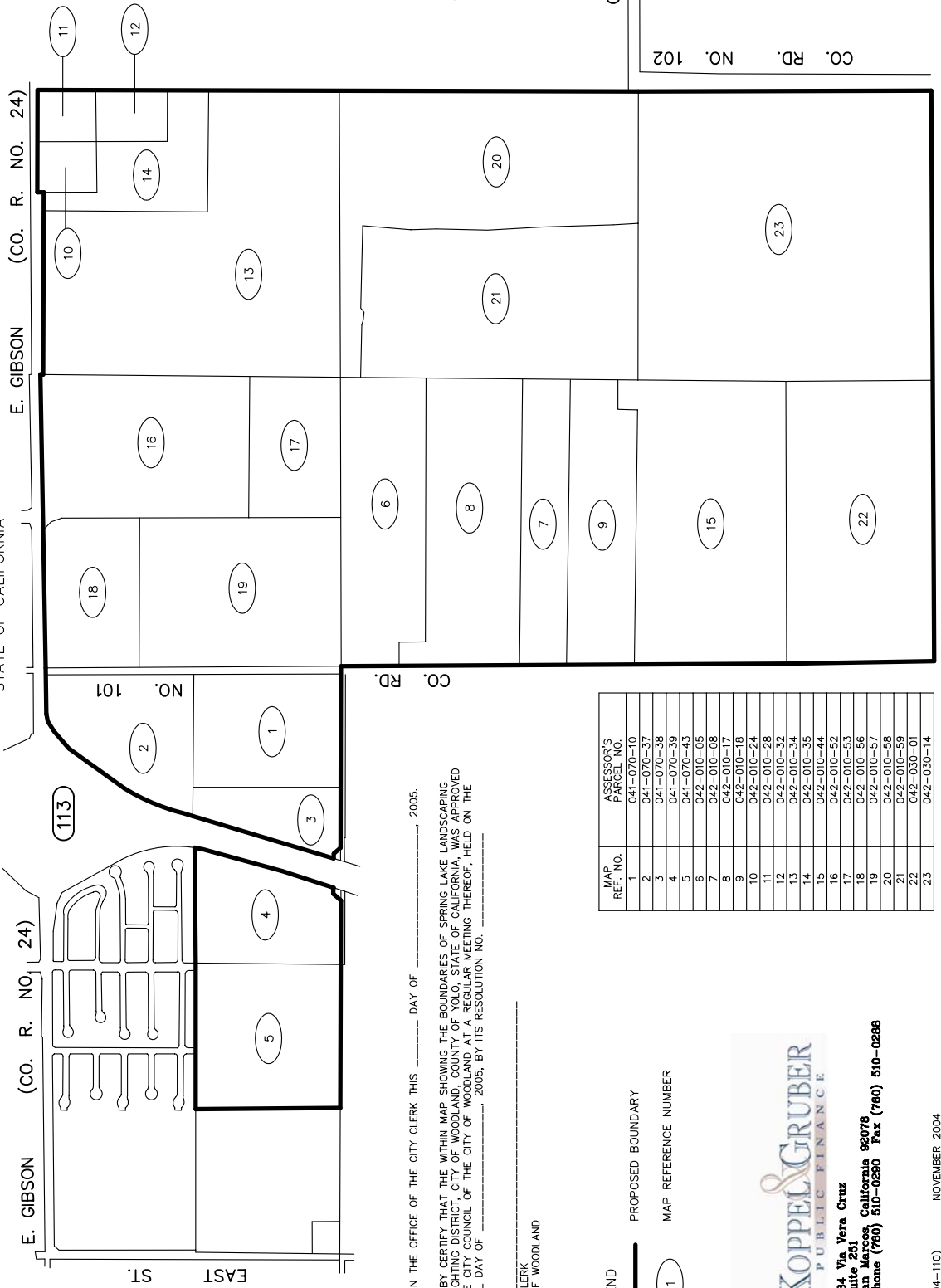
Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2020/2021 Levy Amount
042-804-008-000	Single Family Resid/R3	878.69
042-804-009-000	Single Family Resid/R3	878.69
042-805-001-000	Single Family Resid/R3	878.69
042-805-002-000	Single Family Resid/R3	878.69
042-805-003-000	Single Family Resid/R3	878.69
042-805-004-000	Single Family Resid/R3	878.69
042-805-005-000	Single Family Resid/R3	878.69
042-805-006-000	Single Family Resid/R3	878.69
042-805-007-000	Single Family Resid/R3	878.69
042-805-008-000	Single Family Resid/R3	878.69
042-805-009-000	Single Family Resid/R3	878.69
042-805-010-000	Single Family Resid/R3	878.69
042-805-011-000	Single Family Resid/R3	878.69
042-805-012-000	Single Family Resid/R3	878.69
042-805-013-000	Single Family Resid/R3	878.69
042-805-014-000	Single Family Resid/R3	878.69
042-805-015-000	Single Family Resid/R3	878.69
042-805-016-000	Single Family Resid/R3	878.69
042-805-017-000	Single Family Resid/R3	878.69
042-805-018-000	Single Family Resid/R3	878.69
2,713	Sub Total	2,322,637.19
 2,719	 GRAND TOTAL	 2,350,748.05

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

LEGEND

PROPOSED BOUNDARY

MAP REFERENCE NUMBER

1

MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	041-070-10
2	041-070-37
3	041-070-38
4	041-070-39
5	041-070-43
6	042-010-05
7	042-010-08
8	042-010-17
9	042-010-18
10	042-010-24
11	042-010-28
12	042-010-32
13	042-010-34
14	042-010-35
15	042-010-44
16	042-010-52
17	042-010-53
18	042-010-56
19	042-010-57
20	042-010-58
21	042-010-59
22	042-030-01
23	042-030-14

KOPPEL & GRUBER
PUBLIC FINANCE

334 Via Vera Cruz
Suite 251
San Marcos, California 92078
Phone (760) 510-0290 Fax (760) 510-0288

(04-110) NOVEMBER 2004

CITY OF WOODLAND

SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report Fiscal Year 2020/2021

Report Submitted by:

Scott Koppel
Koppel & Gruber Public Finance

Registered Engineer

APPENDIX

SEGMENT	AREA	ALLOCATION METHOD	APPR. LENGTH (ft)	APPR. WIDTH (sf)	PARKS (costs in 2006 dollars)					PUBLIC WORKS (costs in 2006 dollars)					LINE ITEM TOTAL	PUBLIC AGENCY COST¹					
					LANDSCAPING (\$0.18/sq.ft.)		GREENBELTS & PARKS (\$15,000/ac.)		WALLS & FENCING (\$1.00/ln. ft.)		CAPITAL	LANDSCAPING		TREES (\$60/ea @ maturity)			SIGNALIZED INTERSECTIONS (\$1,480/each)				
					Quantity	Cost	Quantity	Cost	Level of effort (%)	Cost		Quantity	Lump Sum	Quantity			Cost	Quantity	Cost	Quantity	Cost
A1	Pioneer Avenue	PRODUCT TYPE - Dev/Under (Base)	7825	Varies (41-53)	159,597	\$61,180			2,847	\$433			303	\$10,739	75	\$8,783	3	\$31,574	\$112,709	Landscaping Trees Area Cost	
A2	Pioneer Avenue (Fronting High School Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1815	16	56,378	\$21,612													\$46,630	\$5,251.64	
B	Parkey Drive	PRODUCT TYPE - Dev/Under (Base)	5181	53	320,543	\$122,877	107	\$38	4,739	\$776			595	\$21,089	39	\$4,567	0	\$0	\$146,346		
C1	Road 102	PRODUCT TYPE - Dev/Under (Base)	5300	37	202,994	\$77,816			3,527	\$577			320	\$11,342	45	\$5,270	1	\$10,525	\$105,529		
C2	Road 102 (Fronting College Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1186	37	47,959	\$18,385			0	\$0			76	\$2,694	12	\$1,405	0	\$0	\$22,484	\$4,677.44	
C3	Road 102 (Fronting Yolo County Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1433	37	58,259	\$22,333			0	\$0			87	\$3,084	13	\$1,522	0	\$0	\$26,939	\$4,682.33	
D1	East Gibson Road (Includes total 1/2 median at = 2556ft)	PRODUCT TYPE - Dev/Under (Base)	1400	24.5	0	\$0			0	\$0			0	\$0	10	\$1,171	0	\$0	\$1,171		
D2	East Gibson Road (Fronting High School)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1200	24.5	56,487	\$21,654			0	\$0			27	\$857	14	\$1,639	0	\$0	\$24,290	\$4,683.39	
D3	East Gibson Road (Fronting College)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1460	24.5	24,807	\$9,510			0	\$0			46	\$1,630	17	\$1,991	1	\$10,525	\$23,655	\$4,438.55	
D4	East Gibson Road (Fronting Yolo County Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1097	24.5	19,249	\$7,379			0	\$0			54	\$1,914	13	\$1,522	1	\$10,525	\$21,340	\$4,397.52	
E	Road 26A	PRODUCT TYPE - Dev/Under (Base)	5250	33	44,044	\$16,884			0	\$0			74	\$2,623	25	\$2,928	0	\$0	\$22,434		
F1	Farmer's Central Road	ZONING - Dev Only	6604	varies (13-37)	9,776	\$3,748	0	\$369	0	\$0			10	\$354	8	\$937	0	\$0	\$5,408		
F2	Farmer's Central Road (Fronting School "A")	ZONING - Dev Only	696	8	0	\$0	1	\$18,621	0	\$0			0	\$0	0	\$0	0	\$0	\$18,621		
G	Mixed Use Channel¹	PRODUCT TYPE - Dev/Under (Drainage)	3660		0	\$0			0	\$0			401	\$14,213	5	\$588	0	\$0	\$14,798		
H	Road 24C	ZONING - Dev Only	2000		501	\$192	1,068	\$378	0	\$0			0	\$0	15	\$1,757	1	\$10,525	\$12,851		
I1	Road 101	ZONING - Dev Only	5817	Varies (5-16)	13,340	\$5,114	29	\$10	0	\$0			23	\$895	25	\$2,928	0	\$0	\$8,867		
I2	Road 101 (Fronting School "A")	ZONING - Dev Only	647	8	112	\$43			0	\$0			34	\$1,205	7	\$820	0	\$0	\$2,068		
J1	Minor Road (West Side Only)	ZONING - Dev Only	1280		47,794	\$18,321			0	\$0			91	\$3,225	8	\$937	0	\$0	\$22,483		
J2	Minor Road (Fronting Private School - East Side Only)	ZONING - Dev Only	1280	8	5,513	\$2,113			0	\$0			18	\$638	8	\$937	0	\$0	\$3,688		
K1	Collector One	ZONING - Dev Only	5200	varies	10,772	\$4,129	0	\$4,285	0	\$0			140	\$4,862	43	\$5,035	0	\$0	\$16,412		
K2	Collector One (Fronting School "B")	ZONING - Dev Only	625	8	0	\$0			0	\$0			19	\$673	10	\$1,171	0	\$0	\$1,844		
K3	Collector One (Fronting School "C")	ZONING - Dev Only	490	8	10,428	\$3,998			0	\$0			47	\$1,690	8	\$937	0	\$0	\$6,600		
L	Collector Two (Greenball Corridor)	ZONING - Dev Only	3200		17,387	\$6,665			0	\$0			70	\$2,481	12	\$1,405	0	\$0	\$10,551		
M	Collector Four	ZONING - Dev Only	1300		436	\$167			0	\$0			0	\$0	1	\$117	0	\$0	\$284		
N	Collector "A" Street	ZONING - Dev Only	5200	varies	22,378	\$8,579			143	\$23			168	\$5,654	56	\$6,558	0	\$0	\$21,114		
O	Subdivision Trail Corridor	PRODUCT TYPE - Dev only (Parks)												\$0		\$0		\$0	\$0		
	Greenbelts	PRODUCT TYPE - Dev only (Parks)												\$0		\$0		\$0	\$0		
	Highway 113 Buffer	PRODUCT TYPE - Dev only (Base)												\$0		\$0		\$0	\$0		
	Central Park	PRODUCT TYPE - Dev only (Parks)												\$0		\$0		\$0	\$0		
	Park "A" (Landscaping Strips Included in Road 101 & Local Streets)	PRODUCT TYPE - Dev only (Parks)												\$0		\$0		\$0	\$0		
	Park "B" (Landscaping Strips Included in Coll. 1 & Local Streets)	PRODUCT TYPE - Dev only (Parks)												\$0		\$0		\$0	\$0		
	Park "C" (Landscaping Strips Included in Coll. 1 & Local Streets)	PRODUCT TYPE - Dev only (Parks)												\$0		\$0		\$0	\$0		
	Mini-Park	PRODUCT TYPE - Dev only (Parks)												\$0		\$0		\$0	\$0		
	Gateway Entriles (\$0.70/sq. ft.)	PRODUCT TYPE - Dev only (Base)													\$0		\$0		\$0	\$0	
	Local Streets (Fronting School "B")	ZONING - Dev Only	680	6	390,045	\$148,520			5,739	\$940			3,690	\$130,784	959	\$112,300	0	\$0	\$393,545		
Local Streets (Fronting School "C")	ZONING - Dev Only	630	6		\$0	147,331	\$52,135		\$0				\$0		\$0		\$0	\$52,135			
	Local Streets (Fronting School "C")	ZONING - Dev Only				\$0		\$0					\$0		\$0		\$0	\$0	\$0		
	Off-Site Inlet Channel (South Area)*	PRODUCT TYPE - Dev Only (Drainage)												\$0		\$0		\$0	\$0		
	Off-Site Inlet Channel (North Area)*	PRODUCT TYPE - Dev Only (Drainage)												\$0		\$0		\$0	\$0		
	Off-Site Interceptor/Conveyance Facility (East Area)	ZONING - Dev Only												\$0		\$0		\$0	\$0		
	Off-Site Interceptor/Conveyance Facility (West Area)	ZONING - Dev Only												\$0		\$0		\$0	\$0		
	Off-Site Outlet Channel*	PRODUCT TYPE - Dev Only (Drainage)												\$0		\$0		\$0	\$0		
	Off-Site East Regional Pond (East Area)*	PRODUCT TYPE - Dev Only (Drainage)												\$0		\$0		\$0	\$0		
	Off-Site East Regional Pond (West Area)*	PRODUCT TYPE - Dev Only (Drainage)												\$0		\$0		\$0	\$0		
	Off-Site Regional Pond Park	PRODUCT TYPE - Dev Only (Drainage)			0	\$0			0	\$0			0	\$0	6	\$703	1	\$10,525	\$261,555		
	On-Site Temporary Agricultural Interceptor*	ZONING - Dev Only																	\$0		
	Administration Costs	PRODUCT TYPE - Dev/Under (Base)			1,518,799	\$592,218	148,563	\$899,121	16,795	\$2750			6,329	\$224,318	0				\$146,161		
	TOTALS																		\$2,350,748	\$26,111	

(1)
TOTAL ADMIN COST = \$146,151
TOTAL PARKS = \$1,454,089
TOTAL PUBLIC WORKS = \$750,508
SUBTOTAL = \$2,350,748
TOTAL PUBLIC AGENCY = -\$28,111
OVERALL TOTAL DEVELOPERS' COST = \$2,204,597

\$2,204,597.05

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.
1)Public Agency Formula = (12 of Landscaping \$15)(Tree Tdd/2)(Lighting Total/2)
2)Developers' Cost = 1 Total Asset Cost - Public Agency Cost

CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2020/2021 Assessment Calculation

Subdivision Number	Developer	Project	Approval Date	No. of Units	R3 Units	R4 Units	R5 Units	R8 Units	R15 Units	R20 Units	R25 Units
For Fiscal Year 2006/2007¹											
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	Hedrick 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	Beeghtly 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 Mieke Lots ³	Feb-13	13		13					
For Fiscal Year 2013/2014											
5004	Taylor Morrison of CA LLC	Parkview	Jul-13	108				108			
5029	Lennar Homes of CA Inc	Heritage Units 4C & 7	Sep-13	65	65						
5030	Lennar Homes of CA Inc	Heritage Units 4C	Sep-13	20	20						
For Fiscal Year 2015/2016											
4670	Spring Lake Housing Assoc	Hedrick Ranch - Phase 1		62						62	
For Fiscal Year 2016/2017											
4853	Western Pacific Housing	Solara Ranch	Dec-14	94			94				
4986	Lennar Homes of CA Inc	Hedrick 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					
For Fiscal Year 2020/21											
5137	Lennar Homes of CA Inc	Oyang South Phase 2		130	37	93					
TOTAL				2,892	149	535	1,128	730	20	0	330

1. Update based on parcel changes and new parcel maps obtained from County Assessor May, 2020.
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.

\\gpfserver\client\Files\Woodland\Spring_Lake\Admin\2020\LLD\Tables\Subdivision Info from 2020.xlsx(Sheet1)



**CITY OF WOODLAND
GATEWAY LANDSCAPING AND LIGHTING
DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2020/2021**

MAY 19, 2020

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PUBLIC FINANCE

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I. OVERVIEW

A. INTRODUCTION

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Gateway Landscaping and Lighting District ("District") for fiscal year 2020/2021 which provides updated information regarding the budget and factors that affect the assessment. The District was formed in July 2008 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street trees, street lighting, traffic signals, drainage, and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIID of the Constitution of the State of California ("Article XIID"), and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1972 Act, Article XIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2020 and ending June 30, 2021 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for fiscal year 2020/2021 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 2020/2021 assessment rates.

B. CONTENTS OF ENGINEER'S REPORT

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

Section I. Overview – Provides background information on the proposed District and an introduction to the Report.

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

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the District including incidental costs and expenses. This includes both the maximum assessment rates and the proposed Fiscal Year 2020/2021 assessment rates.

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

Section V. Assessment Roll – The assessment roll identifies the 2020/2021 assessment to be levied to each lot or parcel within the District.

Section VI. Assessment Diagram – Displays a diagram of the District showing the exterior boundaries of the District at the time the District was formed.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number by the Yolo County (“County”) Assessor’s Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing scheduled for June 16, 2020, the City Council will confirm the Engineer’s Report as submitted or amended and may order the collection of assessments for Fiscal Year 2020/2021.

II. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled “Map of Proposed Boundaries of the City of Woodland Gateway Landscaping and Lighting District” contained within this report in Section VI. At the time of formation the District contained three (3) original large parcels that have subdivided into twelve (12) commercial sites.

The District is generally bounded to the north by Interstate 5, to the east by County Road 102, to the south by Bronze Star Drive, and generally to the west by the City boundaries.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, drainage and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described in Sections II C, II D and II E below.

C. LANDSCAPING AND APPURTENANT IMPROVEMENTS

Landscaping improvements (the “Landscaping Improvements”) include but are not limited to landscaping, planting, ground cover, shrubbery, turf, trees, irrigation and drainage systems, ornamental lighting structures, masonry block walls and other fencing, entryway monuments, bus shelters and other appurtenant items located in right of ways, parkways, greenbelts, and other easements dedicated to the City and located within the boundaries the District or adjacent to the District and that were required to be installed as a condition of the development.

Landscaping Improvements include but are not limited to the following:

- Landscape parkways on the major arterial roadways and collector roads of the project including Maxwell Avenue, American Drive, Veterans Drive, County Road 102 and the future I-5 freeway off ramp;
- Landscaping and plant/debris removal of the offsite detention pond;
- Graffiti removal, paint, wall and fence repairs for the project entry monuments and fencing on the offsite detention pond; and
- Transit facilities including bus shelters.

For the landscaping improvements specifically, the City’s costs were estimated assuming the City will provide a Mode II level of service. Mode II is a mid level of service and

represents a level of maintenance where some tolerance is allowed to maintenance problems such as litter, weeds, pruning and irrigation repairs.

D. STREET LIGHTING/TRAFFIC SIGNALS AND APPURTENANT IMPROVEMENTS

Street lighting improvements (“Lighting Improvements”) include but are not limited to poles, signs, fixtures, bulbs, conduit, conductors, equipment including posts and pedestals, metering devices, energy costs and appurtenant facilities as required to provide lighting and traffic signals in public streets, sidewalk easements and other easements dedicated to the City and located within the boundaries of the District or adjacent to the District and that were required to be installed as a condition of the development.

Lighting Improvements include but are not limited to the following;

- Street lighting throughout the arterial, collector, and local roadways totaling approximately 32 lights;
- Traffic signals and appurtenant facilities at two (2) signalized intersections located at County Road 102 and Maxwell Avenue and at Bronze Star Drive and American Drive; and
- Lighting facilities located at and for the project entry monuments.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

E. DESCRIPTION OF MAINTENANCE AND SERVICES

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

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

III. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses. This includes both the Maximum Budget expected based on full maturity of the landscaping (subject to an annual inflator – see Section IV D) and the Proposed Fiscal Year 2020/2021 budget.

DIRECT COST ITEMS	MAXIMUM BUDGET^[1]	PROPOSED FY 2020/2021 BUDGET
Landscaping Maintenance	\$103,240.10	\$128,377.00
Tree Maintenance	36,941.52	14,746.00
Street Lighting	8,253.61	14,726.00
Traffic Signals	33,154.34	19,557.00
Fence Repairs and Maintenance	2,077.39	2,000.00
Graffiti and Entry Way Maintenance	1,330.02	2,350.00
Bus Shelter Repair and Maintenance	2,291.43	1,013.00
Appurtenant Facility Maintenance	6,127.26	0.00
DIRECT COST SUBTOTAL	\$193,415.67	\$182,769.00
INCIDENTAL COSTS/EXPENSES		
City Administration	\$4,896.21	\$4,000.00
Consultant/County Administration	4,896.21	4,500.00
Reserve Fund Contingency	7,554.15	10,622.00
INCIDENTAL COSTS SUBTOTAL	\$17,346.58	\$19,122.00
TOTAL ASSESSMENT	\$210,762.25	\$201,891.00
 Total Assessors Parcels	12	12
Total Levied Acreage	51.54	51.54
Assessment Per Acre	\$4,089.29	\$3,917.17

^[1] Though individual cost items may exceed the maximum budget on a line by line basis the total fiscal year assessment will not exceed the maximum budgeted assessment.

B. DESCRIPTION OF COST ITEMS

The following is a brief description of the cost items for the District included in the table above.

Direct Cost Items – This includes the costs of maintaining and servicing the Improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the Improvements that provide a special benefit to property within the District.

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

- **City Administration** – Estimated costs incurred by the City for management and administration of the District, including actions associated with the levy and collection of assessments, education, response to inquiries or concerns of the public and the cost to publish public notices required for City Council action relating to the District.
- **Consultant/County Administration** – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer's Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.
- **Reserve Fund/Contingency** – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July. It is intended that the reserve fund will be funded by assessments during the initial year of assessment prior to the installation of all of the improvements.

IV. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

In addition, Article XIID 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 XIID 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 XIID, the Implementation Act, and the Streets and Highways Code Section 22573.

Proper maintenance and operation of landscaping, street trees and streetlights provide special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. Lastly, the maintenance of each of the Improvements listed above were required by the Final Conditions of Approval, Item 87 which was recorded as part of the Memorandum of Agreement between the City and the developer on August 10, 2006, Document number 2006-0031291-00 which is on file with the City Clerk.

Landscaping Special Benefit

Trees, landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. The entry way monuments to the project provide enhanced visibility and a draw for customers thus increasing the benefit to property owners with the District.

Specifically, the Landscaping Improvements provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

- Landscaping and street trees within the parkways and the entry way monuments provide special benefit to those developments that are located with the District.

Landscaping General Benefit

The Improvements will be installed to directly benefit the property owners in the District and to enhance business and development opportunities. As part of the project approval process, the project was conditioned to maintain the landscaping, lighting and appurtenant facilities. Therefore, it has been determined that there are no general benefits associated with the Landscaping Improvements.

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

Public Lighting Special Benefit

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

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

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

Street lights General Benefit

Similar to the Landscaping Improvements described above, the Lighting Improvements are required to be installed and maintained as part of project approval process and confer a special benefit to the property in the District by creating enhanced business and development opportunities. Therefore, it has been determined that there are no general benefits associated with Lighting Improvements.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be

established. The Improvements have been reviewed and a formula has been established to apportion the maintenance costs based on benefit.

The method of assessment is based on the acreage of each parcel located within the District. The parcel's acreage was determined based on Assessor Parcel maps or other sources.

Based on the above formula the Table below provides the proposed rates for Fiscal Year 2020/2021.

No. of Parcels	Total Acreage	Maximum Acreage Rate	Proposed Fiscal Year 2020/2021 Acreage Rate
12	51.54	\$4,089.29 per acre or portion thereof	\$3,917.17 per acre or portion thereof

The following formula is used to calculate each parcel's maximum assessment (proportional benefit):

$$\frac{\text{Total Assessment (Proposed Maximum Budget)} \div \text{Total Acreage}}{\text{Maximum Acreage Rate}} =$$

$$\frac{\text{Parcel Acreage} \times \text{Maximum Acreage Rate}}{\text{Maximum Levy Rate}} =$$

The following formula is used to calculate each parcel's Fiscal Year ("FY") assessment (proportional benefit):

$$\frac{\text{Total Assessment (Proposed FY Budget)} \div \text{Total Acreage}}{\text{FY Acreage Rate}} =$$

$$\frac{\text{Parcel Acreage} \times \text{FY Acreage Rate}}{\text{FY Levy Rate}} =$$

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This District provides for an annual adjustment to the Maximum Assessment Rate per EBU based on the Engineering News Record Common Labor Cost Index.

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2020/2021. Generally, if the proposed annual assessment for the current fiscal year is less than or equal to the calculated Maximum Assessment, then

the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the percentage increase in the Engineering News Record Common Labor Cost Index rate for the month of April.

Beginning in the second fiscal year (Fiscal Year 2009/2010) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The increase in the Engineering News Record Common Labor Index from April 2019 to April 2020 is 1.34%.

V. ASSESSMENT ROLL

The assessment roll is a listing of the both Maximum Assessment and the Fiscal Year 2020/2021 Assessment apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. Though the maximum amount is shown below, it is not anticipated that the maximum assessment will be assessed for many years. A listing of parcels proposed to be assessed within this District is shown on the following table.

Assessor Parcel Number	Owner Name	Approximate Acreage	Maximum Levy Amount	Actual FY 2020/2021 Levy Amount (Rounded)
027-852-003-000	Target Corporation	10.060	\$41,138.30	\$39,406.74
027-852-004-000	Costco Wholesale Corporation	15.170	62,034.60	59,423.48
027-852-010-000	Woodland Development Co. LLC	4.680	19,137.90	18,332.36
027-852-011-000	Woodland Development Co. LLC	1.300	5,316.08	5,092.32
027-852-029-000	Woodland Development Co. LLC	2.220	9,078.23	8,696.10
027-852-030-000	Merrimac Development Co Llc	3.280	13,412.89	12,848.32
027-852-018-000	Woodland Development Co. LLC	1.590	6,501.98	6,228.30
027-852-019-000	Woodland Development Co. LLC	0.810	3,312.33	3,172.90
027-852-022-000	Woodland Development Co. LLC	7.420	30,342.57	29,065.40
027-852-023-000	In-N-Out Burgers	1.530	6,256.62	5,993.26
027-852-024-000	Kim Hong Seok & Flora T	0.970	3,966.62	3,799.64
<u>027-852-025-000</u>	<u>Woodland Development Co. LLC</u>	<u>2.510</u>	<u>10,264.13</u>	<u>9,832.08</u>
Total*		51.540	\$210,762.25	\$201,890.90

*Total levy amount may vary from figures listed into the Budget due to rounding.

VI. DISTRICT DIAGRAM

The parcels within the Gateway Landscaping and Lighting District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District is on file with the City Clerk.

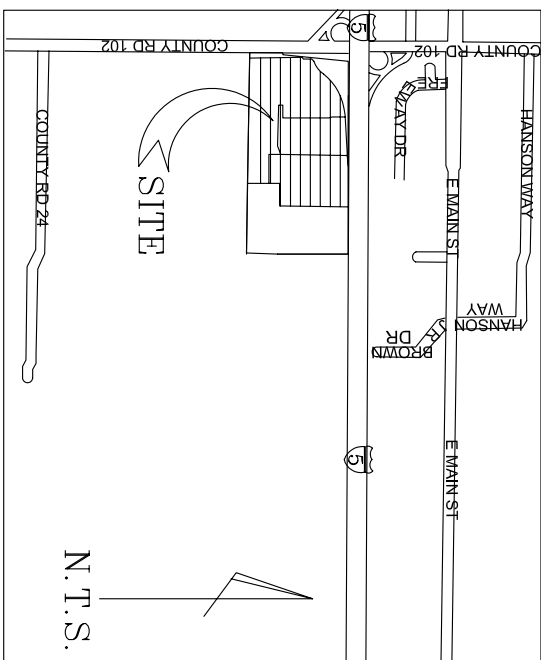
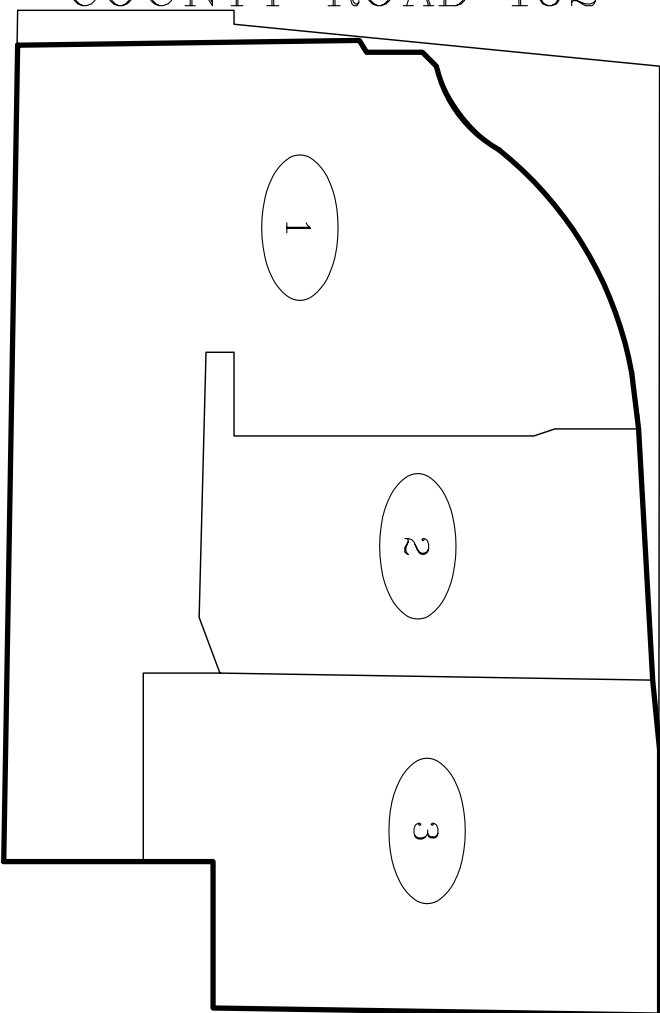
MAP OF PROPOSED BOUNDARIES OF THE
CITY OF WOODLAND
GATEWAY LANDSCAPING AND LIGHTING DISTRICT

COUNTY OF YOLO
STATE OF CALIFORNIA

1 5

COUNTY ROAD 102

BRONZE STAR DRIVE



VICINITY MAP

LEGEND



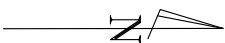
PROPOSED BOUNDARY



MAP REFERENCE NUMBER

MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	027-300-86-1
2	027-300-87-1
3	027-300-88-1

N.T.S.



KOPPEL & GRUBER
PUBLIC FINANCE

334 Via Vera Cruz
Suite 266
San Marcos, California 92078
Phone (760) 510-0280 Fax (760) 510-0288

NOVEMBER 2007

CITY OF WOODLAND

GATEWAY LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report Fiscal Year 2020-2021

Report Submitted by:

Scott Koppel
Koppel & Gruber Public Finance

Registered Engineer

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER’S ANNUAL LEVY
REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL
ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING
DISTRICT, FISCAL YEAR 2020/2021**

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

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) and by previous Resolution, initiated proceedings for the “Gibson Ranch Landscaping and Lighting District” (hereafter referred to as the “District”) for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping, lighting and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer’s Annual Levy Report (hereafter referred to as the “Report”) regarding the District and assessment for Fiscal Year 2020/2021 pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2020/2021 (Beginning July 1, 2020 and ending June 30, 2021) in accordance with *Chapter 1, Article 4* of the Act; and,

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

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

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2020/2021.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2020/2021.

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

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

Section 9: The proposed assessment for Fiscal Year 2020/2021 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

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

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 16, 2020** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND
COLLECTION OF ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND
LIGHTING DISTRICT, FISCAL YEAR 2020/2021**

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER’S ANNUAL LEVY
REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL
ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING
DISTRICT, FISCAL YEAR 2020/2021**

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

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) and by previous Resolution, initiated proceedings for the “North Park Lighting and Landscaping District” (hereafter referred to as the “District”) for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping, lighting and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer’s Annual Levy Report (hereafter referred to as the “Report”) regarding the District and assessment for Fiscal Year 2020/2021, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2020/2021 (Beginning July 1, 2020 and ending June 30, 2021) in accordance with *Chapter 1, Article 4* of the Act; and,

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

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

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2020/2021.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2020/2021.

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

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

Section 9: The proposed assessment for Fiscal Year 2020/2021 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

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

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 16, 2020** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND
COLLECTION OF ASSESSMENTS FOR THE NORTH PARK LIGHTING AND
LANDSCAPING DISTRICT, FISCAL YEAR 2020/2021**

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND
COLLECTION OF ASSESSMENTS FOR THE STRENG POND LANDSCAPING
MAINTENANCE DISTRICT, FISCAL YEAR 2020/2021**

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

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

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, AS FOLLOWS:

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

Section 2: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY
REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL
ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE
DISTRICT, FISCAL YEAR 2020/2021**

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

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "Streng Pond Landscaping Maintenance District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2020/2021, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2020/2021 (Beginning July 1, 2020 and ending June 30, 2021) in accordance with *Chapter 1, Article 4* of the Act; and,

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, AS FOLLOWS:

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2020/2021.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2020/2021.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report as previously approved and on file with the

City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: North of West Gibson Road; East of County Road 98; and West of Cottonwood Street; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as “Streng Pond Landscaping Maintenance District.”

Section 9: The proposed assessment for Fiscal Year 2020/2021 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

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

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 16, 2020** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND
COLLECTION OF ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1
LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2020/2021**

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

WHEREAS, The City Council has, by previous Resolutions, formed the West Wood Unit No. 1 Landscaping and Lighting District (hereafter referred to as the “District”), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the “Act”), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

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

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY
THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND
LIGHTING DISTRICT, AS FOLLOWS:**

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

Section 2: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY
REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL
ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND
LIGHTING DISTRICT, FISCAL YEAR 2020/2021**

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

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "West Wood Unit No. 1 Landscaping and Lighting District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2020/2021, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, Willdan Financial Services, selected by the City Council as the Engineer of Work, has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2020/2021 (Beginning July 1, 2020 and ending June 30, 2021) in accordance with *Chapter 1, Article 4* of the Act; and,

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2020/2021.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2020/2021.

Section 7: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements. The Report as previously

approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: To the north by Quail Drive, to the south by W. Kentucky Avenue, to the West by Dove Drive and to the east by Mallard Drive; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as “West Wood Unit No. 1 Landscaping and Lighting District.”

Section 9: The proposed assessment for Fiscal Year 2020/2021 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

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

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 16, 2020** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND SPRING LAKE
LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION
OF ASSESSMENTS FOR FISCAL YEAR 2020/2021 PURSUANT TO THE PROVISIONS
OF THE LANDSCAPING AND LIGHTING ACT OF 1972**

WHEREAS, the City Council by previous Resolutions formed and approved the maximum annual assessment rates for the City of Woodland Spring Lake Landscaping and Lighting District (“District”), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with section 22500)* (“Act”); and,

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

WHEREAS, the City Council desires to initiate proceedings for the levy and collection of annual assessments against lots and parcels of land within the District for Fiscal Year 2020/2021 pursuant to provisions of the Act; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance for the purpose of preparing and filing an Engineer’s Report (the “Report”) with the City Clerk; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The City Council hereby appoints Koppel & Gruber Public Finance as the District Assessment Engineer, and orders Koppel & Gruber Public Finance to prepare the Report concerning the District and the levy of assessments for Fiscal Year 2020/2021, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

The Engineer’s Report shall contain the following:

- a) A Description of Improvements;
- b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);
- c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2020/2021; and
- d) An exhibit showing the boundaries of the District.

RESOLUTION NO: _____

Upon completion of the Report, said Report shall be filed with the City Clerk, who shall submit the same to the City Council for its consideration pursuant to *Section 22586* of the Act.

Section 2 The proposed improvements for the District include but are not limited to: the maintenance and operation of public landscaping services including neighborhood parks and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

Section 3 The City Council hereby determines that to provide the improvements described in Section 2 of this resolution, it is necessary to levy and collect assessments against lots and parcels within the District.

Section 4 The Finance Officer of the City of Woodland is hereby authorized and directed to take any and all action necessary and appropriate in connection with the annual levy and collection of assessments for the District.

RESOLUTION NO: _____

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
PRELIMINARY APPROVING THE CITY OF WOODLAND SPRING LAKE
LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE
LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2020/2021**

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2020/2021 Annual Engineer's Report in connection with the City of Woodland Spring Lake Landscaping and Lighting District ("District"), and levy and collection of assessments against lots and parcels of land within the territory for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021, to pay the maintenance, servicing, and operation of the improvements, pursuant to provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act"); and,

WHEREAS, the District Assessment Engineer has prepared and filed with the City Clerk and the City Clerk has now presented to the City Council the Engineer's report entitled "City of Woodland Spring Lake Landscaping and Lighting District Engineer's Report Fiscal Year 2020/2021" (the "Report"); and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as set forth in said Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

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

- a) A Description of Improvements;
- b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);
- c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2020/2021; and
- d) An exhibit showing the boundaries of the District.

Section 3 The Report is hereby preliminary approved, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

RESOLUTION NO: _____

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

**DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE
MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE
CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT,**

**FISCAL YEAR 2020/2021 PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972**

WHEREAS, the City Council has by previous Resolution, initiated proceedings for the levy and collection of assessments against lots and parcels of land within the City of Woodland Spring Lake Landscaping and Lighting District (“District”) for Fiscal Year 2020/2021 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (“Act”).

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance as the District Assessment Engineer for the Annual Levy of the District, and to prepare and file an Engineer’s Report (“Report”) with the City Clerk in accordance with the Act, and that said Report has been prepared and filed with the City Clerk and presented to the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

Section 2 The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the District for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public’s best interest requires such levy and collection.

Section 3 The territory of the District is within the boundaries and jurisdiction of the District, and the City of Woodland within the County of Yolo, State of California. The boundary map describing the District is on file with the City Clerk and is hereby incorporated by reference into this Resolution. The District is designated as the “City of Woodland Spring Lake Landscaping and Lighting District.”

Section 3 The proposed improvements for the District are briefly described as the maintenance and operation of and the furnishing of services and materials for the improvements within the District including, but not limited to, the maintenance and operation of public landscaping services including neighborhood parks and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

RESOLUTION NO: _____

- Section 4** The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2020/2021 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.
- Section 5** The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, June 16th, 2020**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2020/2021, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 300 First Street, Woodland, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.
- Section 6** Pursuant to sections 22626, 22552 and 22553 of the 1972 Act and 6061 of the Government Code, the City Clerk shall give notice of the time and place of the Public Hearing by causing publishing of this Resolution of Intention one time at least 10 days prior to the Public Hearing in the local newspaper, and by posting a copy of this Resolution on the official bulletin City Council customarily used by the City Council for the posting of notices.
- Section 7** The Mayor, City Clerk, the City Manager, the City Council and such officers and employees of the City as are appropriate, are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

RESOLUTION NO: _____

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND GATEWAY
LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION
OF ASSESSMENTS FOR FISCAL YEAR 2020/2021 PURSUANT TO THE PROVISIONS
OF THE LANDSCAPING AND LIGHTING ACT OF 1972**

WHEREAS, the City Council by previous Resolutions formed and approved the maximum annual assessment rates for the City of Woodland Gateway Landscaping and Lighting District (“District”), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with section 22500)* (“Act”); and,

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

WHEREAS, the City Council desires to initiate proceedings for the levy and collection of annual assessments against lots and parcels of land within the District for Fiscal Year 2020/2021 pursuant to provisions of the Act; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance for the purpose of preparing and filing an Engineer’s Report (the “Report”) with the City Clerk; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The City Council hereby appoints Koppel & Gruber Public Finance as the District Assessment Engineer, and orders Koppel & Gruber Public Finance to prepare the Report concerning the District and the levy of assessments for Fiscal Year 2020/2021, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

The Engineer’s Report shall contain the following:

- a) A Description of Improvements;
- b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);
- c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2020/2021; and
- d) An exhibit showing the boundaries of the District

RESOLUTION NO: _____

Upon completion of the Report, said Report shall be filed with the City Clerk, who shall submit the same to the City Council for its consideration pursuant to *Section 22586* of the Act.

Section 2 The proposed improvements for the District include but are not limited to: the maintenance and operation of public landscaping services and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

Section 3 The City Council hereby determines that to provide the improvements described in Section 2 of this resolution, it is necessary to levy and collect assessments against lots and parcels within the District.

Section 4 The Finance Officer of the City of Woodland is hereby authorized and directed to take any and all action necessary and appropriate in connection with the annual levy and collection of assessments for the District.

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
PRELIMINARY APPROVING THE CITY OF WOODLAND GATEWAY
LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE
LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2020/2021**

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2020/2021 Annual Engineer's Report in connection with the City of Woodland Gateway Landscaping and Lighting District ("District"), and levy and collection of assessments against lots and parcels of land within the territory for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, to pay the maintenance, servicing, and operation of the improvements, pursuant to provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act"); and,

WHEREAS, the District Assessment Engineer has prepared and filed with the City Clerk and the City Clerk has now presented to the City Council the Engineer's report entitled "City of Woodland Gateway Landscaping and Lighting District Engineer's Report Fiscal Year 2020/2021" (the "Report"); and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as set forth in said Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

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

- a) A Description of Improvements;
- b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);
- c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2020/2021; and
- d) An exhibit showing the boundaries of the District

Section 3 The Report is hereby preliminary approved, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

RESOLUTION NO: _____

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE
MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE
CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT,**

**FISCAL YEAR 2020/2021 PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972**

WHEREAS, the City Council has by previous Resolution, initiated proceedings for the levy and collection of assessments against lots and parcels of land within the City of Woodland Gateway Landscaping and Lighting District (“District”) for Fiscal Year 2020/2021 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (“Act”).

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance as the District Assessment Engineer for the Annual Levy of the District, and to prepare and file an Engineer’s Report (“Report”) with the City Clerk in accordance with the Act, and that said Report has been prepared and filed with the City Clerk and presented to the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

Section 2 The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the District for the Fiscal Year commencing July 1, 2020, and ending June 30, 2021, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public’s best interest requires such levy and collection.

Section 3 The territory of the District is within the boundaries and jurisdiction of the District, and the City of Woodland within the County of Yolo, State of California. The boundary map describing the District is on file with the City Clerk and is hereby incorporated by reference into this Resolution. The District is designated as the “City of Woodland Gateway Landscaping and Lighting District.”

Section 3 The proposed improvements for the District are briefly described as the maintenance and operation of and the furnishing of services and materials for the improvements within the District including, but not limited to, the maintenance and operation of public landscaping services and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Engineer’s Report describes in more detail the items to be maintained and serviced.

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the

RESOLUTION NO: _____

proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2020/2021 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5

The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, June 16, 2020**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2020/2021, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 300 First Street, Woodland, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.

Section 6

Pursuant to sections 22626, 22552 and 22553 of the 1972 Act and 6061 of the Government Code, the City Clerk shall give notice of the time and place of the Public Hearing by causing publishing of this Resolution of Intention one time at least 10 days prior to the Public Hearing in the local newspaper, and by posting a copy of this Resolution on the official bulletin City Council customarily used by the City Council for the posting of notices.

Section 7

The Mayor, City Clerk, the City Manager, the City Council and such officers and employees of the City as are appropriate, are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

RESOLUTION NO: _____

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, 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: May 19, 2020
ITEM #: H.7
SUBJECT: Award Contract to Bauer Compressors Inc. for a SCBA Fixed Fill Station and Related Equipment

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the purchase agreement with Bauer Compressors Inc., with a total to not exceed the amount of \$64,447.12 for the purchase of a fixed SCBA Fill Station and related equipment.

Staff Contact:

Eric Zane, Interim Fire Chief- (530) 661-5861, eric.zane@cityofwoodland.org

Fiscal Impact:

The cost of the proposed purchase contract is \$64,447.12, and is to be funded through one-time General Fund appropriations included in the Fire Department's FY2019/20 budget.

Background:

In October 2018, the City Council approved the Fire Department to submit an application for a FEMA Assistance to Firefighters Grant. The Fire Department submitted a grant for a SCBA Fixed Fill Station to replace a unit that is over 27 years old, however, the application was not successful. As a result, funds from FY19 were carried over to FY20 to fund the replacement of the equipment.

In accordance with the City's purchasing ordinance, the Fire Department submitted a Request for Proposals (RFP) for formal bids for the SCBA Fixed Fill Station and related equipment. The RFP was open from December 9th, 2019 to January 10th, 2020. One company submitted a proposal (All Star Fire Equipment). The proposal was evaluated by Fire Department staff. In January 2020 Council approved and awarded All Star Fire Equipment the bid to provide the SCBA Fixed fill station. In April, the fire department was notified by All Star Fire Equipment that they were not going to be able to fulfill the requested equipment.

The Fire Department conducted another Request for Proposals and opened bids from April 21st, 2020 to May 4th 2020. The Department received one bidder Bauer Compressors Inc. Criteria used to evaluate Bauer Compressors Inc. followed City purchasing rules to determine the best overall value and customer service for the requested equipment. Bauer Compressors Inc. has been a vendor with the department for many years. After evaluating the proposal, staff determined that the lowest responsible and responsive bidder was Bauer Compressors Inc.

Discussion:

The Fire Department is in critical need to replace a fixed SCBA fill station that is over 27 years old. The department went out for a formal open bid process and received one bid from Bauer Compressors Inc. Department staff reviewed the bid and recommends the purchase of the Bauer Compressor Fixed SCBA Fill Station. If approved by the City Council Bauer Compressors Inc. will provide the following equipment and services to the Woodland Fire Department:

1. Bauer Compressor Fixed SCBA Fill Station
2. (4) ASME Storage Cylinders
3. (3) Four hour training days prior to the equipment going into service
4. Warranty service on all purchased equipment

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the purchase agreement with Bauer Compressors Inc., with a total to not exceed the amount of \$64,447.12 for the purchase of a fixed SCBA Fill Station and related equipment.

Prepared By: Erik Komula, Fire Captain

Reviewed By: Eric Zane, Interim Chief

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
Interim City Manager

Attachments:

1. Resolution- SCBA Fill Station Contract (Bauer)
2. Bauer Contract- Fill Station

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AWARDING THE PURCHASE CONTRACT FOR A SELF-CONTAINED BREATHING
APPARATUS FILL STATION TO BAUER COMPRESSORS INC. IN THE AMOUNT
OF \$64,447.12**

WHEREAS, the City of Woodland wishes to enter into a purchase agreement with Bauer Compressors Inc. for a fixed SCBA fill station and related equipment; and

WHEREAS, the City of Woodland Fire Department has determined that the proposal submitted by Bauer Compressors Inc. best meets the needs and requirements of the City of Woodland Fire Department; and

WHEREAS, the required funds have already been appropriated in the FY20 budget.

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

The City Council hereby approves and awards the purchase contract with Bauer Compressor Inc. The City Manager is hereby authorized and directed to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not exceed \$64,447.12. A copy of the Agreement is available and on file in the City Clerk's office, and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this _____ day of _____ 20_____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Richard Lansburgh, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

CITY OF WOODLAND GOODS PURCHASE AGREEMENT

This Goods Purchase Agreement (“Agreement”) is entered into this **21st day of January, 2020**, by and between the City of Woodland, a municipal corporation organized and operating under the laws of the State of California with its principal place of business at a municipal corporation organized under the laws of the State of California with its principal place of business at **300 First Street, Woodland, CA 95695** (“City”), and **Bauer Compressor, Inc., a corporation** with its principal place of business at **1328 Azalea Garden Road Norfolk, VA 23502** (“Contractor”). City and Contractor are sometimes individually referred to as “Party” and collectively as “Parties” in this Agreement.

Section 1. DEFINITIONS.

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

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

Section 2. MATERIALS AND WORKMANSHIP.

When Exhibit “A” specifies machinery, equipment or material by manufacturer, model or trade name, no substitution will be made without City’s written approval. Machinery, equipment or material installed in the Goods without the approval required by this Section 2 will be deemed to be defective material for purposes of Section 4. Where machinery, equipment or materials are referred to in Exhibit “A” as equal to any particular standard, City will decide the question of equality. When requested by City, Contractor will furnish City with the name of the manufacturer, the performance capabilities and other pertinent information necessary to properly determine the quality and suitability of any machines, equipment and material to be incorporated in the Goods. Material samples will be submitted at City’s request.

Section 3. INSPECTIONS AND TESTS.

City shall have the right to inspect and/or test the Goods prior to acceptance. If upon inspection or testing the Goods or any portion thereof are found to be nonconforming, unsatisfactory, defective, of inferior quality or workmanship, or fail to meet any requirements or specifications contained in Exhibit “A,” then without prejudice to any other rights or remedies, City may reject the Goods or exercise any of its rights under Section 4.C. The inspection, failure to make inspection, acceptance of goods, or payment for goods shall not impair City’s right to reject nonconforming goods, irrespective of City’s failure to notify Contractor of a rejection of nonconforming goods or revocation of acceptance thereof or to specify with particularity any defect in nonconforming goods after rejection or acceptance thereof.

Section 4. WARRANTY.

A. Contractor warrants that the Goods will be of merchantable quality and free from defects in design, engineering, material and workmanship for a period of two (2) years, or such longer period as provided by a manufacturer's warranty or as agreed to by Contractor and City, from the date of final written acceptance of the Goods by City as required for final payment under Section 7. Contractor further warrants that any services provided in connection with the Goods will be performed in a professional and workmanlike manner and in accordance with the highest industry standards.

B. Contractor further warrants that all machinery, equipment or process included in the Goods will meet the performance requirements and specifications specified in Exhibit "A" and shall be fit for the purpose intended. City's inspection, testing, approval or acceptance of any such machinery, equipment or process will not relieve Contractor of its obligations under this Section 4.B.

C. For any breach of the warranties contained in Section 4.A and Section 4.B, Contractor will, immediately after receiving notice from City, at the option of City, and at Contractor's own expense and without cost to City:

1. Repair the defective Goods;
2. Replace the defective Goods with conforming Goods, F.O.B. City's plant, office or other location of City where the Goods was originally performed or delivered; or
3. Repay to City the purchase price of the defective Goods.

If City selects repair or replacement, any defects will be remedied without cost to City, including but not limited to, the costs of removal, repair and replacement of the defective Goods, and reinstallation of new Goods. All such defective Goods that is so remedied will be similarly warranted as stated above. In addition, Contractor will repair or replace other items of the Goods which may have been damaged by such defects or the repairing of the same, all at its own expense and without cost to City.

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

E. In the event of a breach by Contractor of its obligations under this Section 4, City will not be limited to the remedies set forth in this Section 4, but will have all the rights and remedies permitted by applicable law, including without limitation, all of the rights and remedies afforded to City under the California Commercial Code.

Section 5. PRICES.

Unless expressly provided otherwise, all prices and fees specified in Exhibit “C,” attached hereto and incorporated herein by reference, are firm and shall not be subject to change without the written approval of City. No extra charges of any kind will be allowed unless specifically agreed to in writing by City’s authorized representative. The total price shall include (i) all federal, state and local sales, use, excise, privilege, payroll, occupational and other taxes applicable to the Goods furnished to City hereunder; and (ii) all charges for packing, freight and transportation to destination.

Section 6. CHANGES.

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

Section 7. PAYMENTS.

A. Terms of payment, are net thirty (30) days, less any applicable retention, after receipt of invoice, or completion of applicable Progress Milestones. Final payment shall be made by City after Contractor has satisfied all contractual requirements. Payment of invoices shall not constitute acceptance of Goods.

B. If Progress Milestones have been specified Exhibit “B,” then payments for the Goods will be made as the requirements of such Progress Milestones are met. Progress payments for the Goods will be made by City upon proper application by Contractor during the progress of the Goods and according to the terms of payment as specified in Exhibit “B.” Contractor’s progress billing invoice will include progress payments due for the original scope of work and changes. Each “Item for Payment” shown in Exhibit “B” and each change order will be itemized on the invoice. Invoices for cost plus work, whether part of Exhibit “B” or a change order, must have subcontractor and/or supplier invoices attached to Contractor’s invoice. Other format and support documents for invoices will be determined by City in advance of the first invoice cycle.

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

D. Payment of the final Progress Milestone payment or any retention will be made by City upon:

1. Submission of an invoice for satisfactory completion of the requirements of a Progress Milestone as defined in Exhibit "B" and in the amount associated with the Progress Milestone;
2. Written acceptance of the Goods by City;
3. Delivery of all drawings and specifications, if required by City;
4. Delivery of executed full releases of any and all liens arising out of this Agreement; and
5. Delivery of an affidavit listing all persons who might otherwise be entitled to file, claim or maintain a lien of any kind or character, and containing an averment that all of the said persons have been paid in full.

If any person refuses to furnish an actual release or receipt in full, Contractor may furnish a bond satisfactory to City to indemnify City against any claim or lien at no cost to City.

E. Acceptance by Contractor of payment of the final Progress Milestone payment pursuant to Section 7.D will constitute a waiver, release and discharge of any and all claims and demands of any kind or character which Contractor then has, or can subsequently acquire against City, its successors and assigns, for or on account of any matter or thing arising out of, or in any manner connected with, the performance of this Agreement. However, payment for the final Progress Milestone by City will not constitute a waiver, release or discharge of any claims or demands which City then has, or can subsequently acquire, against Contractor, its successors and assigns, for or on account of any matter or thing arising out of, or in any manner connected with, the performance of this Agreement.

Section 8. SCHEDULE FOR DELIVERY.

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

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

Section 9. TAXES.

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

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

C. All other taxes, however denominated or measured, imposed upon the price of the Goods provided hereunder, will be the responsibility of Contractor. In addition, all taxes assessed by any taxing jurisdiction based on Contractor property used or consumed in the provision of the Goods such as and including ad valorem, use, personal property and inventory taxes will be the responsibility of Contractor.

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

Section 10. INDEPENDENT CONTRACTOR.

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

Section 11. SUBCONTRACTS.

Unless otherwise specified, Contractor must obtain City's written permission before subcontracting any portion of the Goods. Except for the insurance requirements in Section 13.A, all subcontracts and orders for the purchase or rental of supplies, materials or equipment, or any other part of the Goods, will require that the subcontractor be bound by and subject to all of the terms and conditions of the Agreement. No subcontract or order will relieve Contractor from its obligations to City, including, but not limited to Contractor's insurance and indemnification obligations. No subcontract or order will bind City.

Section 12. TITLE AND RISK OF LOSS.

Unless otherwise agreed, City will have title to, and risk of loss of, all completed and partially completed portions of the Goods upon delivery, as well as materials delivered to and stored on City property which are intended to become a part of the Goods. However, Contractor will be liable for any loss or damage to the Goods and/or the materials caused by Contractor or its subcontractors, their agents or employees, and Contractor will replace or repair said Goods or materials at its own cost to the complete satisfaction of City. Notwithstanding the foregoing, in the event that the City has paid Contractor for all or a portion of the Goods which remains in the possession of Contractor, then City shall have title to, and the right to take possession of, such

Goods at any time following payment therefor. Risk of loss for any Goods which remains in the possession of Contractor shall remain with Contractor until such Goods has been delivered or City has taken possession thereof. Contractor will have risk of loss or damage to Contractor's property used in the construction of the Goods but which does not become a part of the Goods.

Section 13. INDEMNIFICATION.

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

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

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

Section 14. INSURANCE.

A. General. Contractor shall take out and maintain:

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

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

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

4. Pollution Liability Insurance of at least \$1,000,000 per occurrence and \$2,000,000 aggregate shall be provided by the Contractor if transporting hazardous materials.

5. If Contractor is also the manufacturer of any equipment included in the Goods, Contractor shall carry Product Liability and/or Errors and Omissions Insurance which covers said equipment with limits of not less than \$1,000,000.

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

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

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

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

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

Section 15. LIENS.

A. Contractor, subcontractors and suppliers will not make, file or maintain a mechanic's or other lien or claim of any kind or character against the Goods, for or on account of any labor, materials, fixtures, tools, machinery, equipment, or any other things furnished, or any other work done or performance given under, arising out of, or in any manner connected with the

Agreement (such liens or claims referred to as “Claims”); and Contractor, subcontractor and suppliers expressly waive and relinquish any and all rights which they now have, or may subsequently acquire, to file or maintain any Claim and Contractor, subcontractor and suppliers agree that this provision waiving the right of Claims will be an independent covenant.

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

Section 16. TERMINATION OF AGREEMENT BY CITY.

A. Should Contractor at any time refuse or fail to deliver the Goods with promptness and diligence, or to perform any of its other obligations under the Agreement, City may terminate Contractor’s right to proceed with the delivery of the Goods by written notice to Contractor. In such event City may obtain the Goods by whatever method it may deem expedient, including the hiring of another contractor or other contractors and, for that purpose, may take possession of all materials, machinery, equipment, tools and appliances and exercise all rights, options and privileges of Contractor. In such case Contractor will not be entitled to receive any further payments until the Goods is delivered. If City’s cost of obtaining the Goods, including compensation for additional managerial and administrative services, will exceed the unpaid balance of the Agreement, Contractor will be liable for and will pay the difference to City.

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

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

1. Immediately discontinue such portion of the Goods and the placing of orders for materials, facilities, and supplies in connection with the Goods,
2. Unless otherwise directed by City, make every reasonable effort to procure cancellation of all existing orders or contracts upon terms satisfactory to City; and
3. Deliver only such portions of the Goods which City deems necessary to preserve and protect those portions of the Goods already in progress and to protect material, plant and equipment at the Goods site or in transit to the Goods site.

D. Upon termination pursuant to Section 16.B, Contractor will be paid a pro rata portion of the compensation in the Agreement for any portion of the terminated Goods already delivered, including material and services for which it has made firm contracts which are not canceled, it being understood that City will be entitled to such material and services. Upon

determination of the amount of said pro rata compensation, City will promptly pay such amount to Contractor upon delivery by Contractor of the releases of liens and affidavit, pursuant to Section 7.C.

Section 17. MISCELLANEOUS PROVISIONS.

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

CITY:

City of Woodland

1000 Lincoln Ave

Woodland, CA 95695

Attn: Jeran Ulrich, Management Analyst

CONTRACTOR:

Bauer Compressors

267 E Airway Blvd

Livermore, CA 94551

Attn: Tim McGuire, Branch Manager

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

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

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

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

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

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

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR GOODS PURCHASE AGREEMENT

BETWEEN THE CITY OF WOODLAND

AND BAUER COMPRESSOR, INC

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

CITY OF WOODLAND

Approved By:

Ken Hiatt
Interim City Manager

Date

Attested By:

City Clerk

Approved As To Form:

City Attorney

Bauer Compressors, Inc

Tim McGuire
Northern CA Branch Manager

Date

EXHIBIT "A"
GOODS SPECIFICATIONS

Unicus 4/18-E3

Working Pressure: 6000 psi

Charging Rate: 18.0 scfm

Horsepower: 15 three phase 208v 60Hz

Includes four (4) 6000 psi ASME Cylinders

Electronic CO Monitor with Calibration Kit

Dual-Fill/3 Positions for 4500/5500 psi Fills

Panel Mounted Remote Fill Hose Connection

25ft High Pressure Fill Hose Assembly with CGA 347 Fill Adapter

EXHIBIT “B”
DELIVERY SCHEDULE

Delivery: Eight weeks after receipt of order.

EXHIBIT "C"
FEE SCHEDULE

See attached quote.



267 East Airway Blvd
Livermore, CA 94551
Phone: 925-449-7210
Fax: 925-449-7201

To:
Erik Komula
City of Woodland Fire Department
300 First Street
Woodland, CA 95695
Email: erik.komula@cityofwoodland.org

Date: 5/1/2020

ITEM	QTY	DESCRIPTION	PRICE	AMOUNT
1	1	Unicus 4/18-E3 Working pressure: 6,000 psi Charging rate: 18.0 scfm Horsepower: 15 three phase 208v, 60Hz Includes four (4) 6,000 psi ASME Cylinders		\$49,258.00
2	1	Electronic CO Monitor w/Calibration Kit		\$3,538.00
3	1	Dual-Fill/3 Position for 4500/5500 psi Fills		\$1,158.00
4	1	Panel Mounted Remote Fill Hose Connection		\$1,187.00
5	1	25 ft. High Pressure Fill Hose Assembly with CGA 347 Fill Adapter		<u>\$273.00</u>
		Sub Total		\$55,414.00
		Sales Tax 8%		\$4,433.12
		Freight		\$3,200.00
		Installation/Startup/Training		<u>\$1,400.00</u>
		Total		\$64,447.12

Delivery: 8 Weeks after receipt of order.

Note: Bauer Compressors will deliver compressor, place unit into installation site, make final hook up to supplied electrical power, make final run test of compressor and perform operational training for Woodland Fire Department personnel.

RFP pricing is valid for 90 days. Call 925-449-7210 if past expiration date.
Thank you for the opportunity to submit this quotation. If you have any questions please give us a call.

Sincerely,



Tim McGuire
Branch Manager
Bauer Compressors, Inc.
San Francisco
(925) 449-7210
tim.mcguire@bauersf.com



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2020
ITEM #: H.8
SUBJECT: West Woodland Safe Routes to School Project, CIP 17-09; Award Construction Contract

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ to: 1) Approve a construction contract for the West Woodland Safe Routes to School Project, CIP 17-09; award the construction contract in the amount of \$2,460,183.00 to Martin General Engineering; authorize a contract contingency up to 10%; and authorize the City Manager to execute the construction contract and change orders; and 2) Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of \$241,082.00; authorize a contract contingency up to 10%; and authorize the City Manager to execute the agreement and amendments.

Staff

Contact

Miguel Chavez, Sr. Construction Project Manager – (530) 661-5952, miguel.chavez@cityofwoodland.org

Fiscal Impact

The approved Capital Budget for the entire project was \$5,364,000 consisting of \$1,592,000 Active Transportation Program (ATP) and Congestion Mitigation and Air Quality (CMAQ) funds awarded through SACOG grants, \$1,972,000 Measure E, \$1,250,000 Measure F, \$475,000 Water Enterprise and \$75,000 Sewer Enterprise funding.

Approximately, \$3,500,000 was spent on soft costs and construction during the first phase of the project. \$3,134,000 is needed to complete the second phase of the project. The remaining project balance after completion of the first phase is \$1,864,000. The additional amount necessary to complete the project including soft costs is \$1,270,000 consisting of \$50,000 Water Enterprise, \$20,000 Sewer Enterprise and \$1,200,000 in Measure E&F road funding that is included in the proposed 2020/21 Capital Budget.

Background

The initial phase of construction for this project began in May 2018, but was put on hold due to unforeseen shallow utilities that were discovered during construction. Due to the uncertainty about the timing of the utility relocations and high change order costs associated with the delays, it was determined that the best path forward was to terminate the construction contract. On February 18, 2020, the City Council approved the contract termination for convenience and approved rebidding the project to finalize construction.

When complete, the project will improve bicycle and pedestrian access to schools on the west side of Woodland. This includes bicycle and pedestrian improvements on various corridors promoting safe routes to school and the City's Bike Loop. In addition to the project features completed in the first phase of construction, the project includes these specific improvements:

- Rehabilitate the roadway on W. Court Street between West St. and Ashley Ave.
- Install bicycle lanes between Walnut St. and Ashley Ave. on Court Street.
- Construct traffic signal improvements on the W. Court Street corridor to provide bicycle/pedestrian

actuation and timing to improve street crossings.

Discussion

On February 18, 2020, Council approved plans and specifications for the project. On May 7 2020, the City received three bids for construction of the project.

Staff has performed due diligence in reviewing the bids and the bids comply with the technical submittal requirements. The City received the following three responsive bids:

Bid Summary	
Bidder	Total Bid
Martin General Engineering	\$2,460,183.00
Lister Construction	\$2,730,180.20
Graniterock	\$2,733,887.00

After reviewing the bid packages, staff has determined that Martin General Engineering is the lowest responsive, responsible bidder with a total bid of \$2,460,183.00.

To provide adequate construction management, specialized inspection and testing to comply with Caltrans mandated quality assurance requirements for the project, staff is requesting that Council approve a consultant services agreement with Associated Engineering Consultants, Inc. in the amount of \$241,082.

Staff is requesting that Council approve a construction contract contingency up to 10% to account for unforeseen conditions and a 10% contingency on the consultant contract for inspection of any additional work.

Staff anticipates construction starting in June and completion by November 2020; weather permitting.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____ to: 1) Approve a construction contract for the West Woodland Safe Routes to School Project, CIP 17-09; award the construction contract in the amount of \$2,460,183.00 to Martin General Engineering; authorize a contract contingency up to 10%; and authorize the City Manager to execute the construction contract and change orders; and 2) Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of \$241,082.00; authorize a contract contingency up to 10%; and authorize the City Manager to execute the agreement and amendments.

Prepared by: Miguel Chavez, Sr. Construction Project Manager

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



Ken Hiatt
Interim City Manager

Attachments:

1. Resolution

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT
FOR THE WEST WOODLAND SAFE ROUTES TO SCHOOL PROJECT, CIP 17-09,**

WHEREAS, the City of Woodland applied for and received a Regional Active Transportation Grant in the amount of \$1,592,000, consisting of Active Transportation Program (ATP) and Congestion Mitigation and Air Quality (CMAQ) funds from the Sacramento Area Council of Governments (SACOG); and

WHEREAS, the project is included the Capital Budget as the West Woodland Safe Routes to School Project, CIP 17-09 with a total budget of \$5,364,000; and

WHEREAS, additional funding totaling \$1,270,000 will be allocated to the project with the FY 20/21 Capital Budget; and

WHEREAS, the project will rehabilitate the roadway on W. Court St. between West St. and Ashley Ave, install bicycle lanes and install traffic signal improvements to provide bicycle/pedestrian actuation and timing to improve street crossings; and

WHEREAS, the City Council approved the plans and specifications and authorized bid advertisement on February 18, 2020; and

WHEREAS, the City opened bids on May 7th, 2020, and of the three received bids, the lowest responsive, responsible bidder was Martin General Engineering with a total bid in the amount of \$2,460,183.00; and

WHEREAS, the City wishes to award the construction contract to Martin General Engineering in the amount of \$2,460,183.00 and authorize a contingency up to 10%; and

WHEREAS, the City desires to have the construction management, inspection and testing performed by an experienced consultant that was selected through a Caltrans qualifications based selection process; and

WHEREAS, the City wishes to approve the consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of \$241,082.00 and authorize contingency up to 10%; and

WHEREAS, the City Council wishes to approve the construction contract with Martin General Engineering and the agreement with Associated Engineering Consultants, Inc. and authorize their execution through the adoption of this Resolution

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

Section 1. The City Council hereby approves the construction contract with Martin General Engineering in the amount of \$2,460,183.00. The City Manager is hereby authorized and directed to execute the contract and change orders up to 10% (\$246,018.00) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 2. The City Council hereby approves the consultant services agreement with Associated Engineering Consultants, Inc. in the amount of \$241,082.00. The City Manager is hereby authorized and directed to execute the contract and change orders up to 10% (\$24,108.00) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 3. Copies of the Construction Contract and Consultant Agreement for Construction Management and Inspection Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made part of this Resolution.

PASSED AND ADOPTED this 19th day of May 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2020
ITEM #: H.9
SUBJECT: Renewal of Woodland TV Channel 21 Contract

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, renewing the contract with Woodland TV Channel 21 for the broadcast of the Council meetings and Commission meetings for the period July 1, 2020 through June 30, 2023.

Staff Contact

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

Fiscal Impact

The 2020/21 annual operations cost for broadcasting of Council and Commission meetings is \$18,889.66. These costs have been included in the adopted General Fund budget for 2020/21. Future year costs will increase annually by 3% and will be included in the annual Operations & Maintenance budget.

Background

The City has had an ongoing contract with Woodland TV Channel 21 for the broadcast and creation of digital videodisc recordings (DVD's) of Council and various other meetings held primarily in the Council Chambers. This Agreement expires June 30, 2020 and Council is asked to renew this contract for a minimum of three years.

Since 1999 Council has contracted with Woodland TV for camera operations in the Council Chambers. The current agreement with the City and Woodland TV will expire on June 30, 2020. This recommended action is to enter into a new contract for a three-year period. We are recommending that the contract be renewed for three years. Woodland TV staff operates the City's cablecasting equipment to broadcast live proceedings of the regular City Council meetings, the Council's study sessions, the Planning Commission and Historical Preservation. In addition, Woodland TV has provided staffing to cablecast special meetings such as additional Council and Planning Commission meetings in the Council Chambers. Woodland TV also provides recording of off-site Council meetings, which has been included in the present and previous contract.

Discussion

This new contract would pay Woodland TV \$18,889.66 for the first year of the contract with an increase of 3% for the second and third years. This proposed amount has been included in the 2020/21 budget computations.

The camera operations agreement is a portion of the monies provided by the City to support Woodland TV. This current fiscal year, Woodland TV will also receive a contribution to their operations from the City in the amount of \$33,000. This annual contribution is reviewed each year as part of the Operations & Maintenance budget. The City has also supported Woodland TV with capital equipment grants which have been made available through our Franchise Agreement with WAVE Broadband.

In summary, the proposed contract sets a new agreement with Woodland TV Channel 21 to operate City equipment in the Council Chambers to cable cast Council, Commission and Board meetings. The contract is for

a three year term. The amount of compensation increases by 3% per year. Woodland TV will continue to furnish all labor necessary to operate the City equipment installed in the Council Chambers and to videotape and cable cast regularly scheduled City Council, Commission, Committee and Town Hall meetings.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, renewing the contract with Woodland TV Channel 21 for the broadcast of the Council meetings and Commission meetings for the period July 1, 2020 through June 30, 2023.

Prepared by: Ana B. Gonzalez, City Clerk



Ken Hiatt
Interim City Manager

Attachments:

1. City of Woodland Contract 2020-2023 -DRAFT 1 FOR COUNCIL REVIEW (1)
2. Resolution Woodland TV Ch 21 Contract Renewal



CONTRACT FOR SERVICES
BETWEEN
THE CITY OF WOODLAND
AND
WOODLAND TV CHANNEL 21

July 1, 2020 - June 30, 2023

CONTRACT FOR SERVICES

THIS CONTRACT is made on _____, 2020 between the CITY OF WOODLAND ("City"), and WOODLAND TV ("WTV") CHANNEL 21.

WITNESSETH:

WHEREAS, the City desires to engage WTV to operate City video equipment and cable-casting facilities to provide live video broadcast of certain public meetings for City, and

WHEREAS, WTV has been providing staff to operate the City video equipment and cable-casting facilities and has developed a proposal for such services to the City (attached hereto and incorporate herein as Exhibit "B") and is duly licensed, qualified and experienced to perform those services;

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

I. SCOPE OF SERVICES:

- A. WTV shall do all work, attend all meetings, produce all reports and carry out all activities necessary to perform the services described in the Services and Schedule of Performance, attached hereto and incorporated herein by the reference as Exhibit "B" and Exhibit "C". This Contract and its exhibits shall be known as the "Contract Documents." Terms set forth in any Contract Document shall be deemed to be incorporated in all Contract Documents as if set forth in full therein. In the event of conflict between terms contained in these Contract Documents, the more specific terms shall control. If any portion of the contract Documents shall be in conflict with any other portion, provisions contained in the Contract shall govern over conflicting provisions contained in the exhibits to the Contract.
- B. WTV enters into Contract as an independent contractor and not as an employee of the City. WTV shall have no power or authority by this Contract to bind the City in any respect. Nothing in the Contract shall be construed to be inconsistent with this relationship or status. All employees, agents, contract or subcontractors hired or retained by WTV are employees, agents, contractors or subcontractors of WTV and not of the City. The City shall not be obligated in any way to pay any wages claims or other claims made against WTV by any such employees, agents, contractors or

subcontractors, or any other person resulting from performance of this Contract.

- C. WTV agrees it has satisfied itself by its own investigation and research regarding the conditions affecting the work to be done and labor and materials needed, and that its decision to execute this Contract is base on such independent investigation and research.

II. TERM:

The term of the Contract shall be for a period of three (3) years, commencing July 1, 2020 and ending on June 30, 2023. This Contract may be extended for two (2) additional terms of one (1) year each if mutually agreed to by the parties.

III. TIME OF PERFORMANCE:

The services of WTV are to commence upon execution of this Contract by City, and shall be undertaken and completed in a prompt and timely manner, in accordance with the Schedule of Performance set forth in Exhibit "B".

The ending date for this contract is June 30, 2023.

IV. COMPENSATION:

- A. City Hall Camera Operations (Exhibit "B"). In the first year, WTV shall receive compensation from the City of \$18,889.66 per year, based on the meetings and services as outlined in Exhibit "B." Payments made by the City shall be in equal payments of \$1,574.14 per month. In the second year, the compensation shall be increased by 3% to \$19,456.35 per year, based on the meetings and services outlined in Exhibit "B." Payments made by the City shall be in equal payments of \$1,621.36 per month. In the third year, the compensation shall be increased by 3% to \$20,040.04 per year, based on the meetings and services outlined in Exhibit "B." Payments made by the City shall be in equal payments of \$1,670.00 per month.

- B. Off Site Camera Operations (Exhibit "C"). In addition to camera operations using City-owned equipment permanently installed in the City Council Chambers located within City Hall or in other City-owned facilities such as the Community and Senior Center, WTV shall be compensated for any "off-site" camera operations, including cable-casting activities, located at sites

other than City sites. Exhibit "C" sets forth the compensation for these services, which are provided at the request of the City on an as needed basis.

- C. If the work is halted at the request of the City, compensation shall be based upon the pro-ratio that the work performed bears to the total work required by this Contract.

V. TERMINATION:

- A. This Contract may be terminated, without cause, at any time by either party upon sixty (60) days written notice.
- B. In the event the City terminates this Contract, WTV shall be compensated as provided for in this Contract. In the event WTV terminates this Contract, WTV shall not be relieved of liability to the City for any damages sustained by the City by virtue of any breach of this Contract by WTV, and the City may withhold any payment due to WTV until such time as the exact amount of damages, if any, due the City from WTV is determined.

VI. CHANGES:

The City may, from time to time, request changes in the scope of the services of WTV to be performed hereunder. Such changes, including any increase or decrease in the amount of WTV's compensation and/or changes in the schedule must be authorized in advance by the City in writing. Mutually agreed changes in writing shall be incorporated in written amendments to this Contract, or the attached work program.

VII. PROPERTY OF CITY:

It is mutually agreed that all materials prepared by WTV under this Contract shall become the property of the City, and WTV shall have no property rights therein whatsoever.

VIII. COMPLIANCE WITH LOCAL LAW:

WTV shall comply with all applicable laws, ordinances, and codes of federal, state, and local governments.

IX. WARRANTY:

WTV agrees and represents that it is qualified to properly provide the services set forth in Exhibit "B" in a manner which is consistent with the generally accepted standards of WTV's profession. WTV further represents and agrees that it will perform said services in a legally adequate manner in conformance with applicable federal, state and local laws and guidelines.

X. SUBCONTRACTING:

None of the services covered by this Contract shall be subcontracted without the prior written consent of the City, which will not be unreasonably withheld. WTV shall be as fully responsible to the City for the negligent acts and omissions of its contractors and subcontractor, and of persons either directly or indirectly employed by them, as it is for the negligent acts and omissions of persons directly employed by WTV.

XI. ASSIGNABILITY:

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

XII. LIABILITY FOR NEGLIGENCE:

WTV shall be responsible for performing the work under this Contract in a manner, which is consistent with the generally-accepted standards of WTV's profession and shall be liable for its own negligence and the negligent acts of its employees, agents, contractors, and subcontractors. The City shall have no right of control over the manner in which the work is to be done, but only as to its outcomes, and shall not be charged with the responsibility of preventing risk to WTV or its employees, agents, contractors, or subcontractors.

XIII. INDEMNITY AND LITIGATION COSTS:

WTV shall indemnify, defend and hold harmless the City, its officers, officials, agents, and employees from and against any and all claims, damages, demands, liability, cost, losses and expenses, including without limitation court costs and

reasonable attorney's fees arising out of or in connection with WTV's negligent performance of work hereunder or its negligent failure to comply with any of its obligations contained in this Contract, except such loss or damage which was caused by the sole negligence or willful misconduct of the City.

XIV. INSURANCE REQUIREMENTS:

- A. WTV shall not commence any work before obtaining, and shall maintain in force at all times during the duration and performance of the Contract the policies of insurance specified in the Section and in Exhibit "A."
- B. Prior to execution of this Contract, and prior to commencement of any work, WTV shall furnish the City with original endorsements effecting coverage for all policies required by the Contract as stipulated in Exhibit "A." The endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. WTV agrees to furnish one copy of each required policy to the City, and additional copies as requested in Writing, certified by authorized representation of the insurer. Approval of the insurance by the City shall not relieve or decrease any liability of WTV.
- C. In addition to any other remedy the City may have, if WTV fails to maintain the insurance coverage as required in this Section, the City may obtain such insurance coverage as is not being maintained, in form and amount substantially the same as is required herein, and the City may deduct the cost of such insurance from any amounts due or which may become due WTV under this Contract.
- D. The requirement as to types, limits, and the City's approval of insurance coverage to be maintained by WTV are not intended to, and shall not in any manner, limit or qualify the liabilities and obligations assumed by WTV under the Contract.
- E. WTV and its contractors and subcontractors shall, at their expense, maintain in effect at all times during the performance or work under the Contract not less than the coverage and limits of insurance specified in Exhibit "A", which shall be maintained with insurers and under forms of policy satisfactory to the City. The maintenance by WTV and its contractors and subcontractors of the coverage and limits of insurance is a material element of the Contract. The failure of WTV or of any of its contractors or subcontractors to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of this Contract.

XV. MISCELLANEOUS PROVISIONS:

- A. WTV shall designate a project manager who at all times shall represent WTV before the City on all matters relating to this Contract. The project manager shall continue in such capacity unless and until he is removed at the request of the City, is no longer employed by WTV, or replaced with the written approval of the City, which approval shall not be unreasonable withheld.
- B. WTV shall keep itself fully informed of, shall observe and comply and with, and shall cause any and all persons, firms or corporations employed by it or under its control to observe and comply with, applicable federal, state, county and municipal laws, ordinances, regulations, orders and decrees which in any manner affect those engaged or employed on the work described by the Contract or the materials used or which in any way affect the conduct of the work.
- C. WTV shall not engage in unlawful employment discrimination. Such unlawful employment discrimination includes, but is not limited to, employment discrimination based upon a person's race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, gender, citizenship or sexual orientation.
- D. WTV shall maintain and make available for inspection by the City and its auditors accurate records of all of its costs, disbursements and receipts with respect to any work under this Contract. Such inspections may be made during the regular office hours at any time until six (6) months after the final payments under this Contract are made to WTV.
- E. This Contract constitutes the entire agreement between the parties relative to the services specified herein and no modification hereof shall be effective unless and until such modification is evidenced by a writing signed by both parties to his Contract. There are no understandings, agreements, conditions, representations, warranties or promises, with respect to this Contract, except those contained in or referred to in the writing.
- F. All notices that are required to be given by one party to the other under this Contract shall be in writing and shall be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and

deposited in a United States Post Office for delivery by registered or certified mail addressed to the parties at the following addresses:

CITY:

City of Woodland
City Clerk
300 First Street
Woodland, CA 95695
(530) 661-5806

WTV:

Woodland TV Channel 21
Executive Director
P.O. Box 1352
Woodland, CA 95776
(530) 669-1550

Executed the day and year first above written, by the parties' signatures as follows:

CITY OF WOODLAND

By: _____

Rich Lansburgh, Mayor

Woodland TV Channel 21

By: _____

Fred Schutzman, President

ATTEST:

By: _____

Ana B. Gonzalez, City Clerk

EXHIBIT A

INSURANCE REQUIREMENTS FOR WTV

WTV shall procure and maintain for the duration of the contract, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with, the performance of the work hereunder by WTV, its agents, representatives or employees.

GENERAL INSURANCE REQUIREMENTS

1. **Worker's Compensation and Employer's Liability Insurance**

- a. **Worker's Compensation** - Insurance to protect WTV, its contractors and subcontractors from all claims under Worker's Compensation and Employer's Liability Acts, including Longshoremen's and Harbor Worker's Act ("Acts"), if applicable. Such coverage shall be maintained, in type and amount, in strict compliance with all applicable State and Federal statutes and regulations. WTV shall execute a certificate in compliance with labor Code Section 1861, on the form provide in Contract Documents.
- b. **Claims Against City** - If an injury occurs to any employee of WTV for which the employee or his dependents, in the event of his death, may be entitled to compensation from the City under the provision of said Acts, for which compensation is claimed from the City, there will be retained out of the sums due WTV under this Contract, and amount sufficient to cover such compensation as fixed by said Acts, until such compensation is paid or it is determined that no compensation is due. If the City is required to pay such compensation, the amount so paid will be deducted and retained from such sums due, or to become due to WTV.

2. **Comprehensive General Liability Insurance**

The insurance shall include, but shall be limited to, protection against claims arising from death, bodily or personal injury, or damage to property resulting from actions, failures to act, or operations of the insured, or by its employees or agents, or by anyone directly or indirectly employed by the insured. The amount of insurance coverage shall not be less than \$1,000,000 per occurrence.

The comprehensive general liability insurance coverage shall also include, or be endorsed to include, the following:

- a. Provision or endorsement naming the City and each of its officers, employees, and agents as additional insured in regards to: liability arising out of the performance of any work under the Contract; liability arising out of activities performed by or on behalf of WTV, premises owned, occupied or used by WTV; or automobiles owned, leased, hired or borrowed by WTV. The coverage shall contain no special limitation on the scope of protection afforded to the City, its officers, officials, employees or volunteers.
- b. Provision or endorsement stating that for any claims related to this project, WTV's insurance coverage shall be the primary insurance as respects to the City, its officers, officials, employees and volunteers to the extent the City is an additional insured. Any insurance or self-insurance maintained by the City, its officers, officials, employees and volunteers shall be in excess of WTV's insurance and shall not contribute with it.
- c. Provision or endorsements stating that any failure to comply with reporting or other provisions of the policies including breaches of representations shall not affect coverage provided to the City, its officers, officials, employees, or volunteers.
- d. Provision or endorsement stating that WTV's insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurers' liability.
- e. Provision or endorsement stating that such insurance, subject to all of its other terms and conditions, applies to the liability assumed by WTV under the Contract, including, without limitations, that set forth in Section XIII, Indemnity and Litigation Costs.

MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General liability coverage (occurrence form CG 0001).
2. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, Code 1 (any auto).
3. Workers' Compensation insurance as required by the State of California and Employer's liability Insurance.

MINIMUM LIMITS OF INSURANCE

WTV shall 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 shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
2. **Automobile Liability** - \$1,000,000 per accident for bodily injury and property damage.
3. **Employer's Liability** - \$1,000,000 per accident for bodily injury or disease.

DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers, or WTV shall provide a financial guarantee satisfactory to the City's guaranteeing payment of losses and related investigations, claim administration and defense expenses.

OTHER INSURANCE PROVISIONS

The commercial general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its officers, officials, employees and volunteers are to be covered as insured as respect to: liability arising out of work or operations performed by or on behalf of WTV; or automobiles owned, leased, hired or borrowed by WTV.
2. For any claims related to this project, WTV's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be excess of WTV's insurance and shall not contribute with it.
3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

VERIFICATION OF COVERAGE

WTV shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on forms provided by the City or on other than the City's forms provided those endorsements conform to City requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time

CERTIFICATE OF COMPLIANCE WITH LABOR CODE §3700

WTV is aware of the provision of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and will comply with such provisions before commencing the performance of the work of this contract.

Woodland TV Channel 21

By: _____
Fred Schutzman, President

EXHIBIT B

WOODLAND ACCESS VISUAL ENTERPRISES (WTV) PROPOSAL OF SERVICES AND SCHEDULE OF PERFORMANCE CITY HALL FIXED LOCATION

WTV shall furnish all labor necessary to operate the City equipment installed in the Council Chambers to videotape, broadcast live and/or rebroadcast regularly scheduled City Council, Commission, Committee, and Town Hall meetings as listed below:

<u>Meeting:</u>	<u>Scheduled:*</u>	<u>Start Time:</u>
City Council Meeting	1 st and 3 rd Tuesday of each month	6:00 p.m.
City Council Study Session	4 th Tuesday of each month	6:00 p.m.
Planning Commission	1 st and 3 rd Thursday of each month	6:30 p.m.
Historical Preservation Commission	3 rd Wednesday of each month	6:00 p.m.
Parks & Recreation Commission	4 th Monday of each month	6:30 p.m.

* Scheduled meetings are subject to change. WTV may be requested to provide services for occasional meetings that are not listed above.

- a. For the Period July 1, 2020 to June 30, 2021, compensation for these services shall be \$18,889.66 annually, based on 670 hours of service per year at \$28.19 per hour. The City shall compensate WTV via equal monthly payments of \$1,574.14 per month.
- b. For the Period July 1, 2021 to June 30, 2022, compensation for these services shall be \$19,456.35 annually, based on 670 hours of service per year at \$29.04 per hour. The City shall compensate WTV via equal monthly payments of \$1,621.36 per month.
- c. For the Period July 1, 2022 to June 30, 2023, compensation for these services shall be \$20,040.04 annually, based on 670 hours of service per year at \$29.91 per hour. The City shall compensate WTV via equal monthly payments of \$1,670.00 per month.

EXHIBIT C

WOODLAND ACCESS VISUAL ENTERPRISES (WTV) PROPOSAL OF SERVICES AND SCHEDULE OF PERFORMANCE OFF-SITE, NON-CITY BUILDING LOCATIONS

WTV shall provide the following resources for any off-site cable-casting or video recording of City meetings or events at sites other than City Facilities:

- At least one videographer to videotape off-site City meetings or events held at non-City buildings/structures, including, but not limited to, City Council meetings, Traffic Safety Commission meetings, and Planning Commission meetings, for either live cable-casting or for recording of the meeting for broadcast later on the City's government access television channel.
- All technical equipment necessary to videotape, broadcast live and/or rebroadcast any off-site meetings or events, including:
 - Cameras/tripods
 - Microphones and stands (as required)
- At least one copy (DVD) of the meeting, if requested.

Compensation

WTV shall be compensated according to the following schedule. The amounts reflected are for a two-hour minimum period of time.

<u>Year 1: July, 2020-June, 2021</u>	<u>Regularly Scheduled Meeting</u>	<u>Additional Meeting</u>
Labor	\$ 177	\$ 277
Set-up and Take-down	\$ 72	\$ 72
Equipment Usage Fee	\$ 72	\$ 72
<u>DVD copy, including titling</u>	<u>\$ 25</u>	<u>\$ 25</u>
TOTALS	\$ 346	\$ 446
Hourly rate after 2-hour minimum	\$ 137	\$ 137

<u>Year 2: July, 2021-June, 2022</u>	<u>Regularly Scheduled Meeting</u>	<u>Additional Meeting</u>
Labor	\$ 182	\$ 285
Set-up and Take-down	\$ 74	\$ 74
Equipment Usage Fee	\$ 74	\$ 74
<u>DVD copy, including titling</u>	<u>\$ 26</u>	<u>\$ 26</u>
TOTALS	\$ 356	\$ 459
Hourly rate after 2-hour minimum	\$ 141	\$ 141

<u>Year 3: July, 2022-June, 2023</u>	<u>Regularly Scheduled Meeting</u>	<u>Additional Meeting</u>
Labor	\$ 187	\$ 294
Set-up and Take-down	\$ 76	\$ 76
Equipment Usage Fee	\$ 76	\$ 76
DVD copy, including titling	\$ 27	\$ 27
TOTALS	\$ 366	\$ 473
Hourly rate after 2-hour minimum	\$ 145	\$ 145

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AGREEMENT FOR SERVICES BETWEEN THE CITY OF
WOODLAND AND WOODLAND TV CHANNEL 21 TO PROVIDE LIVE VIDEO
BROADCAST OF CERTAIN PUBLIC MEETINGS FOR CITY**

WHEREAS, the City of Woodland wishes to enter into a contract for services between the City of Woodland and Woodland TV Channel 21 for live video broadcast of certain public meetings for the City (“Agreement”); and

WHEREAS, Woodland TV has been providing staff to operate the City video equipment and cable-casting facilities and has developed a proposal for such services to the City (attached hereto); and

WHEREAS, Woodland TV is duly licensed, qualified and experienced to perform those services; and

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

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

Section 1. The City Council hereby approves the Agreement. The Mayor is hereby authorized and directed to execute the Agreement.

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

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, 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: May 19, 2020
ITEM #: H.10
SUBJECT: Emergency Interim Shelter Project

Recommendation for Action: Staff recommends that the City Council take the following actions.

1. Determine by a four-fifths vote that there is a need to continue the emergency action to construct a temporary homeless shelter at County Road 102 and East Beamer Street in accordance with Public Contract Code Section 22050; and
2. Adopt Resolution No. _____, approving an additional appropriation of \$62,735 to Housing Trust Fund (326) which will be transferred to the Homeless Housing Fund (331) for Interim Shelter Project pre-development costs and appropriate the same \$62,735 to the Homeless Housing Fund (331) where the expense will be incurred for the project.

Staff Contact

Dan Sokolow, Senior Planner - 530-661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact

There is no impact to the General Fund. The City will incur an approximate cost of \$137,795 for the Interim Shelter Relocation pre-development costs requiring an additional FY 2020 appropriation of \$62,735 funded through Housing Trust (Fund 326). Previously, \$75,060 has been appropriated for pre-development costs. These expenses include design of the HVAC, plumbing, electrical, and fire suppression systems; structural engineering, civil engineering; architectural design; environmental review; and the payment of a deposit to PG&E to start the process for installation of the electrical transformer. Approval of the \$62,735 appropriation would increase the pre-development budget to \$137,795 which includes a ten percent contingency on the non-PG&E costs.

Background

On April 21, 2020, the City Council declared conditions of emergency and authorized the performance of an emergency Interim Shelter project without public bidding and determined that the Interim Shelter Project is exempt from the requirements of the California Environmental Quality Act as a project undertaken to prevent or mitigate an emergency. The City Council subsequently continued its emergency action at its May 5, 2020 meeting by a unanimous vote of 5-0. On the same day staff bid out the Interim Shelter Project to four general contractors. Since late last year, City staff has been working with various consultants on pre-development activities to relocate Fourth and Hope's emergency shelter (Interim Shelter Project) to the East Beamer Way site.

Discussion

The City Council's emergency action on April 21 was taken in response to the sudden emergency of COVID-19 and the need to take immediate action so that unsheltered homeless people living in the City can have additional indoor shelter options as well as additional health and sanitation resources. Because these conditions persist, there is a need to continue the City Council's emergency action. To date, \$75,060 has been

appropriated to support pre-development costs of the Interim Shelter Project. Additional funds of \$62,735 are needed to complete the pre-development work. A sufficient amount of the work was completed so the project could be bid out earlier this month.

Conclusion

Staff recommends that the City Council take the following actions.

1. Determine by a four-fifths vote that there is a need to continue the emergency action to construct a temporary homeless shelter at County Road 102 and East Beamer Street in accordance with Public Contract Code Section 22050; and
2. Adopt Resolution No. _____, approving an additional appropriation of \$62,735 to Housing Trust Fund (326) which will be transferred to the Homeless Housing Fund (331) for Interim Shelter Project pre-development costs and appropriate the same \$62,735 to the Homeless Housing Fund (331) where the expense will be incurred for the project.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Evis Morales, Financial Services Manager

Reviewed by: Christine Engel, Community Services Director



Ken Hiatt
Interim City Manager

Attachments:

1. ISP Approp Revised CC Reso May 19 2020-FIN

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND APPROPRIATING FUNDS FOR THE INTERIM
SHELTER PROJECT'S PRE-DEVELOPMENT COSTS**

WHEREAS, \$75,060 has been appropriated to date for the pre-development work of the Interim Shelter Project and additional funds of \$62,735 are necessary to fund the remaining pre-development work.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Woodland does hereby find and authorize as follows:

1. Approves the following appropriation and amends the Fiscal Year 2020 budget as necessary: an additional \$62,735 to the Housing Assistance Fund (326) which will be transferred to the Homeless Housing Fund (331) for Interim Shelter Project pre-development costs and appropriates that same \$62,735 to the Homeless Housing Fund (331) where the expense will be incurred for the project.

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, 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: May 19, 2020
ITEM #: H.11
SUBJECT: Permanent Supportive Housing Development

Recommendation for Action: Staff recommends that the City Council adopt Resolution No.____, approving the First Amendment to the Exclusive Right to Negotiate with Friends of the Mission in order to reflect the new location and reduced acreage of the 61-unit permanent supportive housing project which is the subject of the Exclusive Right to Negotiate; and modifying the City's \$900,000 funding commitment for the project by approving the entire amount as a grant.

Staff Contact

Dan Sokolow, Senior Planner, (530) 661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact

Amending the Exclusive Right to Negotiate (ENA) with Friends of the Mission (FOM) will have no fiscal impact on the General Fund; however any resultant agreement on terms for Friends of the Mission to either lease or purchase the subject property from the City would result in a fiscal impact that has yet to be determined. FOM is seeking to modify the City's \$900,000 funding commitment by approving the entire amount as a grant.

Background

The City Council approved the ENA at its January 15, 2019 meeting in order to grant Friends of the Mission the exclusive right to negotiate the terms of a long-term ground lease and/or a ground lease with an option to purchase on certain City-owned property. At that time, the non-profit FOM and Yolo County were in the process of jointly filing a loan application with the State's No Place Like Home (NPLH) program in order to construct and operate, or cause the construction and operation, of a 61-unit permanent supportive housing (PSH) project that would serve low-income individuals, including those who are mentally ill and unsheltered on City-owned property (former City wastewater treatment facility situated at the northwest corner of County Road 102 and East Beamer Street) in Yolo County. The purpose of the ENA is to provide FOM with an exclusive right to negotiate the terms of a long-term ground lease and/or a ground lease with an option to purchase the then approximately eight-acre site as well as operating terms for the proposed low-income housing project. During the same Council meeting, the City Council approved a \$900,000 funding commitment for the PSH project.

Discussion

FOM is in the process of preparing a loan application in the approximate amount of \$3 million through the State's 2020 Housing for Healthy California (HHC) Article I program. A successful application would close most of the funding gap necessary to complete the financing plan for the approximate \$10.2 million cost of the PSH project. The ENA will be submitted as an attachment to the application and will need to be amended to reflect the revised location of the PSH project and the reduced acreage. The PSH project site which will also include relocation of the emergency shelter and Walter's Housing (residential substance abuse treatment) has been shifted west of the original site and the acreage has been reduced to approximately six acres. The project site remains on the southerly portion of the City property (former wastewater treatment facility) which is

situated at the northwest corner of County Road 102 and East Beamer Street.

The City's \$900,000 funding commitment for the PSH project included two components: (1) \$600,000 grant and a (2) \$300,000 loan that would be repaid after permanent funding sources replace the construction loan for the project. In order to increase the competitiveness of its HHC application, FOM has requested that the loan amount be converted to a grant.

Conclusion

Staff recommends that the City Council adopt Resolution No. ___, approving the First Amendment to the Exclusive Right to Negotiate with Friends of the Mission in order to reflect the new location and reduced acreage of the 61-unit permanent supportive housing project which is the subject of the Exclusive Right to Negotiate; and modifying the City's \$900,000 funding commitment for the project by approving the entire amount as a grant.

Prepared by: Dan Sokolow, Senior Planner

Review by: Evis Morales, Financial Services Manager

Review by: Christine Engel, Community Services Director



Ken Hiatt
Interim City Manager

Attachments:

1. ENA Amend CC Reso May 19, 2020
2. ENA with FOM Executed
3. Friends of the Mission Letter

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE FIRST AMENDMENT TO THE EXCLUSIVE RIGHT TO NEGOTIATE WITH FRIENDS OF THE MISSION AND MODIFYING THE CITY'S FUNDING COMMITMENT FOR FRIENDS OF THE MISSION'S 61-UNIT PERMANENT SUPPORTIVE HOUSING PROJECT

WHEREAS, non-profit Friends of the Mission plans to submit a loan application through the State's 2020 Housing for Healthy California (HHC) program in support of its 61-unit permanent supportive housing (PSH) project;

WHEREAS, the City and Friends of Mission executed an Exclusive Right to Negotiate granting to Friends of the Mission the exclusive right to negotiate the terms of a long-term ground lease and/or a ground lease with an option to purchase on certain City-owned property and the City approved a \$900,000 funding commitment for the PSH project which is the subject of the Exclusive Right to Negotiate in 2019; and

WHEREAS, Friends of the Mission has requested that the City modify its \$900,000 funding commitment by approving the entire amount as a grant in order to increase the competitiveness of the HHC application.

NOW THEREFORE BE IT RESOLVED, that the City of Woodland does hereby approve the First Amendment to the Exclusive Right to Negotiate with Friends in order to reflect the new location and reduced acreage of the 61-unit permanent supportive housing project; and modifies the City's \$900,000 funding commitment by approving the entire amount as a grant.

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

AGREEMENT FOR THE EXCLUSIVE RIGHT TO NEGOTIATE

This Agreement for the Exclusive Right to Negotiate ("Agreement") is entered into as of this 15th day of January, 2019 ("Effective Date") by and between the CITY OF WOODLAND, a municipal corporation of the State of California ("City"), and Friends of the Mission, a not for profit corporation of the State of California ("FOM"). City and FOM are each referred to herein as a "party" and together as the "parties."

1 Background and Purpose. FOM and the County of Yolo intend to jointly file an application with the State of California to receive certain loan funding pursuant to the No Place Like Home Program. If funding is secured through such program and agreements executed, FOM intends to construct and operate, or cause the construction and operation, of a housing project that would serve low-income individuals, including those who are mentally ill and unsheltered. FOM has identified certain City-owned property for such housing project. The purpose of this Agreement is to provide FOM with an exclusive right to negotiate the terms of a long-term ground lease and/or a ground lease with an option to purchase as well as operating terms for the proposed low-income housing project on City-owned property. For purposes of this Agreement, the term "lease" shall refer to either a long-term ground lease or a ground lease with an option to purchase.

2 Property. The City owns that certain 128.8 acre piece of real property (the "Property") located in the County of Yolo, State of California that is the subject of this Agreement and is located at the intersection of County Road 102 and E. Beamer and has Yolo County Assessor's Parcel Number 027-360-010. This Agreement covers approximately eight acres of the Property. The approximate eight acres are referred to herein as the "Premises," as more particularly depicted in **Exhibit A**, attached hereto and incorporated herein.

3 Proposed Project. FOM desires to engage in certain due diligence and to negotiate the terms and conditions of a lease as well as related terms for the construction, operation, and maintenance of a low-income housing project on the Premises. The parties understand and agree that the Premises is the current proposed location for the proposed project but that the actual size, configuration, and location of the specific project site and project components will be determined by the parties during the period of exclusive negotiations provided for under this Agreement.

4 Exclusive Right to Negotiate. City hereby grants to FOM the exclusive right to further negotiate with the City with regard to the use of the Premises for the term of this Agreement. City and FOM agree that so long as this Agreement is in effect, they shall diligently and in good faith negotiate a lease and shall cooperate with each other to prepare any required documents and take any actions required under this Agreement. Nothing in this Agreement, however, shall obligate City to approve a lease with FOM.

5 Term. The term of this Agreement ("Term") commences on the date this Agreement is executed by the last party to execute it and shall continue in full force and effect until a lease has been executed by the parties or until this Agreement terminates pursuant to its terms.

6 Restrictions During Term. During the Term of this Agreement, the City shall not (a) convey, transfer, sell, grant, or otherwise dispose of all or any interest in the Premises, (b) enter

into any negotiations or agreements with regard to any lease, easement, license, or other right of possession or use of all or any interest in the Premises, provided that the City may extend the term of any existing lease of the Premises and make such amendments to any existing lease as will not create a material conflict with the proposed project, or (c) enter into any agreement with regard to any of the foregoing.

7 Limits of this Agreement. The sole purpose of this Agreement is to allow the City and FOM to conduct certain due diligence and negotiate the terms and conditions of a lease. The parties acknowledge and agree that in entering into this Agreement, the City Council is not committing the City to approval of any project or to grant any project approvals, and any such decision is reserved to the City in its sole and absolute discretion following negotiation of the terms and conditions of a lease of the Premises and compliance with all requirements of the California Environmental Quality Act ("CEQA"). Neither party is obligated by this Agreement, or otherwise, to enter into any further negotiations or any agreements related to the Property or its development. This Agreement does not convey or grant any rights in any property or to develop any property, any vested rights, any entitlements or approvals, or any rights to financial assistance, or to any other right except as is clearly and specifically stated in this Agreement. No party has or will have a cause of action against the other arising under this Agreement for failure to approve the lease or any other agreement(s) related to the development and operation of a project on the Property, the terms of which are to be negotiated between the parties during the Term of this Agreement. Neither party is obligated to undertake any development or due diligence activities in connection with the project by entering into this Agreement.

8 Due Diligence.

A. Site Investigation. FOM shall have the right, at its sole cost and expense, to conduct such investigations, studies, and examinations with respect to the Premises and such other matters as FOM, in its sole and absolute discretion, deems appropriate. Feasibility issues shall include all issues that FOM, in its sole and absolute discretion, determines to be relevant and material to its determination to enter into a lease and develop and operate the project on the Premises. City will reasonably provide all information within its possession with regard to the Property and the Premises to FOM to assist in its due diligence. In particular, City has obtained or commissioned certain studies of the Premises in order to assist FOM and the County with their funding application and shall provide such studies to FOM if it has not done so already.

B. Indemnification. FOM shall defend, indemnify, and hold City and its officials, employees, agents, tenants, invitees, or licensees, and the Property harmless from any and all costs, expenses, claims, losses, liabilities, and demands to persons or property, including any injury or death to persons in or about the Property, from FOM's or its agents' entry upon the Property or the investigation(s) and test(s) FOM may conduct, or otherwise arising out of the exercise of the rights described above. FOM shall repair any material damage to the Property resulting from its entry, restoring the Property to substantially the same condition as existed prior to FOM's entry.

C. CEQA Review. As expeditiously as possible following execution of this Agreement by the parties, the City shall determine the required level of CEQA review and documentation ("CEQA documentation") for the processing and approval of a lease for the

development of the proposed project on the Premises. The City shall use good faith efforts to cause preparation of the CEQA documentation as promptly as possible.

9 Termination. This Agreement shall terminate immediately upon any of the following events listed below unless otherwise specified. Upon the termination of this Agreement pursuant to this Section, neither party shall have any further rights or obligations under this Agreement. No damages shall be available for breach or failure under this Agreement; provided, however, that (i) all indemnities in this Agreement shall survive the termination with respect to actions occurring prior to the date of termination, and (ii) all amounts, if any, owing under this Agreement at or before the notice of termination shall remain owing.

- A. Upon the occurrence of all of the following: (1) certification of the complete and final CEQA Documentation for the lease and the project by the City Council; (2) final approval by the City Council of the lease; and (3) execution of the lease by both parties.
- B. At any time, in FOM's sole business judgment, upon giving not less than ten (10) days prior written notice to the City that it is not feasible to proceed with planning or negotiations under this Agreement.
- C. At any time, in City's sole business judgment, upon giving not less than ten (10) days prior written notice to FOM that it is not feasible to proceed with planning or negotiations under this Agreement.
- D. By the City if FOM shall default in, or fail to negotiate in good faith, or to perform any material obligation under this Agreement; provided, however, that the City shall not terminate this Agreement unless it has first given FOM written notice of the default or failure (citing the specific reasons therefore) and a period of at least ten (10) days or such longer period as shall be reasonably required under the circumstances) to cure or diligently commence to cure the default or failure.
- E. By FOM if the City shall default in or fail to negotiate in good faith or to perform any material obligation under this Agreement; provided, however, that FOM shall not terminate this Agreement unless it has first given the City written notice of the default or failure (citing the specific reasons therefore) and a period of at least ten (10) days (or such longer period as shall be reasonably required under the circumstances) to cure or diligently commence to cure the default or failure.
- F. By mutual written agreement of the parties for any reason. Such termination shall be effective upon execution of such written agreement.
- G. If FOM is informed by the State of California that it has not received loan funding from the State of California to proceed with its project.
- H. Upon the fourth (4th) anniversary of the date of execution of this Agreement unless the parties agree to a written extension of this Agreement and execute an amendment to this Agreement.

10 No Commissions. Each party represents to the other that it has not had any contact or dealings regarding the subject matter of this transaction through any other licensed real estate broker or other person who can claim a commission or finder's fee as a procuring cause of the transactions contemplated herein. The representing party agrees to defend and indemnify the other party against any claim for commission or other compensation based upon dealings between the representing party and the broker or other person making such claim.

11 Assignment. This Agreement is not assignable by either party in whole or in part.

12 Mutual Indemnification. Each party (individually an "Indemnitor") shall indemnify, defend, and hold the other party (individually, an "Indemnitee") and their respective officers, employees, agents, and contractors harmless from any and all claims, liabilities, damages, losses, expenses, costs, and fees (including attorneys' fees and costs) that arise out of the performance of this Agreement by the Indemnitor or its directors, officers, employees, agents, or owners; provided, however, that this indemnification obligation shall not extend to any matters to the extent arising from the negligence or willful misconduct of an Indemnitee or its respective officers, employees, agents, and contractors. The provisions of this Section 12 shall survive the termination of this Agreement.

13 General Provisions.

A. Notice. All notices required under this Agreement shall be sent as follows:

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

TO FOM: Friends of the Mission
Attn: Scott Thurmond, Executive Director
PO Box 8485
Woodland, CA 95776

Notices given pursuant to this Agreement shall be deemed received on the date of receipt by the receiving party if sent by electronic mail (which must be simultaneously sent by U.S. mail) or hand delivered. Notices sent by United States mail shall be deemed received three (3) days after deposit into the United States mail, first class postage paid. The addresses set forth in this Section may be changed upon written notice of such change to either FOM or the City, as appropriate.

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

C. Construction; References; Headings. Both parties agree that they have participated in the preparation of this Agreement and that the language of this Agreement shall be construed

simply, according to its fair meaning, and not strictly for or against either party. Unless otherwise provided, any term referencing time, days, or period for performance shall be deemed calendar days, not business days. All references to FOM includes all officers, employees, agents, volunteers, and contractors of FOM except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The headings of the various articles and paragraphs are for convenience and ease of reference only and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

D. Applicable Law; Venue. This Agreement shall in all respects be interpreted, enforced, and governed by and under the laws of the State of California. Should any judicial proceeding be brought relating to this Agreement, venue shall lie exclusively in a court of competent jurisdiction located in Yolo County.

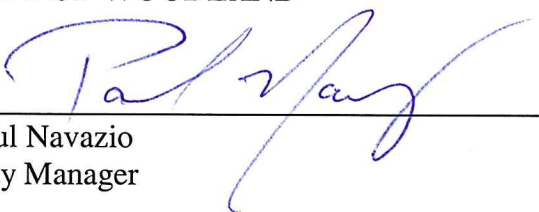
E. Binding Effect. Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the parties.

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

G. Amendments. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior oral or written agreements. No modification of, or addition to, this Agreement shall be effective unless set forth in writing and signed by authorized representatives of City and FOM.

IN WITNESS WHEREOF, each party has executed this Agreement as of the date set forth next to the respective signatures below.

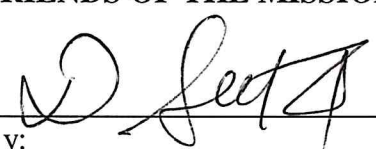
CITY OF WOODLAND



Paul Navazio
City Manager

Dated: 1/15/19

FRIENDS OF THE MISSION



By:
Its:

Dated: 1/18/19

EXHIBIT A

[Depiction/Description of Premises]

Exhibit "A"

Legal Description

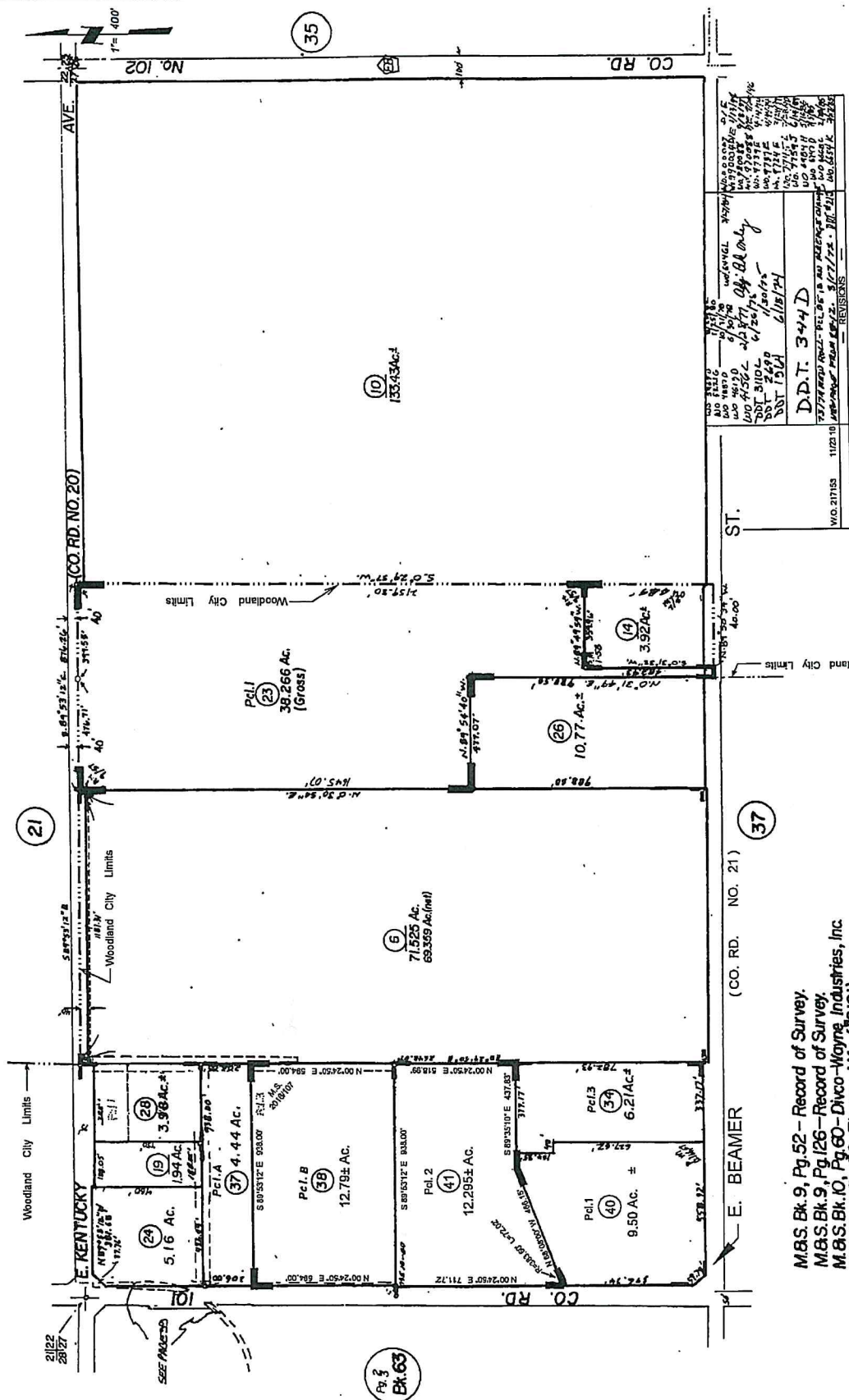
The land described herein is situated in the State of California, County of Yolo, unincorporated area, described as follows:

The Northeast Quarter of Section 27, Township 10 North, Range 2 East, M.D.B.&M., excepting the Westerly 400 feet of said northeast quarter. Refer to Map A.1.

APN: 027-360-010-000, Owner, City of Woodland

The City has identified a 8.3 acre portion of the subject property located at the Southeast corner of the 128.8 acre property, an area partially above the 200 year base flood elevation, as a potential, separate parcel for future development. Refer to Map A.2.

151



(formerly por. 27 - 12)

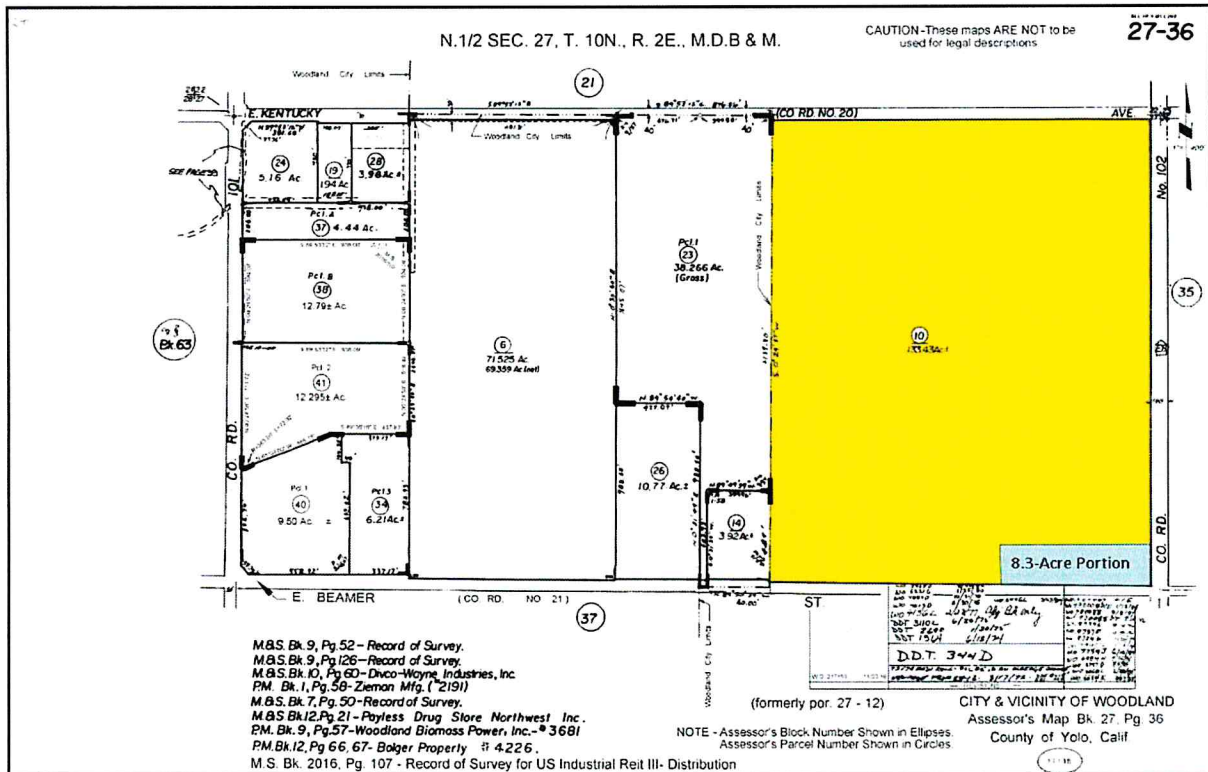
NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.

M.S. Bk. 1, Pg. 50 - Record or Survey.
M.M.S.Bk.2, Pg. 21 - Payless Drug Store Northwest Inc.
P.M. Bk. 9, Pg. 57 - Woodland Biomass Power, Inc. - # 3681
P.M. Bk. 12, Pg. 66, 67 - Badger Property # 4226.
M.S. Bk. 2016, Pg. 107 - Record of Survey for US Industries

17/18

Map A.1

ASSESSOR'S PARCEL MAP



Frontage / Access

The property has frontage along the north side of East Beamer Street and along the west side of County Road 102. The property can be accessed via a private drive off East Beamer Street.

Size

8.5± Acres (370,000± square feet)

Shape

Rectangular

Topography

Generally level, except for a mound of spoils and fill from various city construction jobsites located within the middle of the 8.5-acre property. This appraisal assumes that the spoils and fill on-site will be removed off-site prior to grading the site at two feet above the flood plain (see hypothetical condition #1). Thus, for purposes of this appraisal the entire 8.5-acre site is considered generally level.

May 12, 2020

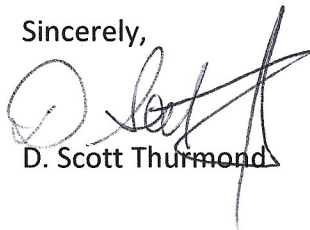
Ken Hiatt, City Manager
City of Woodland
300 1st St.
Woodland, CA 95695

Dear Mr. Hiatt,

Friends of the Mission is currently in the process of applying for funding for the development of the East Beamer Way Permanent Supportive Housing Project from the State of California Housing for Healthy California Program. Friends of the Mission appreciates the support the City has provided this project as we move toward securing the final funds required to begin construction. In 2018 the City generously allocated \$300,000 to Friends of the Mission as a no interest loan, to be utilized for construction financing.

Our application to the Housing for Healthy California Program will be approximately 3 million dollars. Our chances for a successful application would be greatly increased if we could count the \$300,000 as a grant toward the project, as opposed to a loan. We would be very grateful if the City would consider converting the \$300,000 loan to a grant to Friends of the Mission for the East Beamer Way Project. We appreciate your ongoing support and look forward moving toward the successful development of this project.

Sincerely,



D. Scott Thurmond



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2020
ITEM #: H.12
SUBJECT: Transportation Development Act Claims

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing filing of the amended Annual Transportation Development Act Claims with the Sacramento Area Council of Governments.

Staff Contact:

Kim McKinney, Finance Officer, (530) 661-5849, kimberly.mckinney@cityofwoodland.org

Fiscal Impact:

The Transportation Development Act (TDA) claim includes allocated funding in FY2018/19 for \$3,167,138 and in FY2019/20 for \$3,755,319. The majority of the transportation funding claimed is allocated to the Yolo County Transportation District (YCTD) for provision of public transit services, and the remainder is available for use by the City for street maintenance programs and activities. The claim results in \$1,396,136 and \$1,847,114 in funds available for City operating programs in FY19 and FY20, respectively.

TDA funds, along with gas tax funding, provide the revenues that support the City's road maintenance programs. The combined revenues of these two sources generally fall short of annual required appropriations. Measures E and F, the City's 1/2 cent sales tax, provides supplemental funding through those spending plans.

Background:

Each year the City of Woodland receives an apportionment of funds under the State Transportation Development Act (TDA) for support of public transportation services. One allocation is the Local Transportation Funding (LTF) which includes deposited revenues from 1/4 percent of the sales tax collected on all retail sales in the County. The County-wide LTF is apportioned to the local jurisdictions annually based on population. The second source of funds is an appropriation by the State to the State Transit Assistance (STA) account, and is funded through a portion of the sales tax on diesel fuel. These funds are administered by the Sacramento Area Council of Governments (SACOG).

The claims previously completed by the City for the TDA funds require revision to reflect adjustments in allocations of STA money for FY19, which increased by \$83,500 and SACOG administration fees that were erroneously omitted in FY20.

Discussion:

By law, the first priority for the use of Woodland's LTF allocations is for transit needs. These transit requirements are handled by the Yolo County Transportation District (YCTD) who submits its annual budget to the City for payment. Any remaining dollars are available for street maintenance, striping, signs, etc., as detailed in the City's operating budget.

STA allocations have not historically been a consistent source of funds available to the City. Any allocation of

STA was required to be spent only on transit capital needs; no amounts were permitted for administration or street maintenance. Due to the fuel tax swap enacted by the State in March 2010, this restriction has been temporarily lifted, and STA funds are allowed to be used for operations.

YCTD has made a concerted effort to manage their annual operating costs, however, the District's budget has increased by approximately 7% each year. Staff has raised concern with this trend to YCTD staff along with the apparent disproportionate share of countywide transit costs falling to Woodland. Councilmember Fernandez raised these concerns as well at the May 11 YCTD board meeting. City staff and Councilmember Fernandez will be meeting with YCTD staff this week to discuss these concerns in hopes to have adjustments incorporated into their FY 20/21 budget.

As the costs of transit services increase, the amount of funding remaining and available for the City's street maintenance program has been decreasing and will continue to decrease over time, especially given the instability of TDA funding. The City's long-term transportation funding plan takes this projected reduction in available funding into account, and results in an increased reliance on Measure F (local ½-cent sales tax) or other supplemental funding in future years.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing filing of the amended Annual Transportation Development Act Claims with the Sacramento Area Council of Governments.

Prepared By: Kim McKinney, Finance Officer



Ken Hiatt
Interim City Manager

Attachments:

1. TDA Resolution FY2019-20 Claim

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AUTHORIZING FILING THE ANNUAL TRANSPORTATION DEVELOPMENT ACT CLAIM WITH THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS.

FISCAL YEAR 2019/2020

WHEREAS the Sacramento Area Council of Governments provides funding for municipalities for the state's Local Transportation Funds; and

WHEREAS the City of Woodland receives annual apportionment of funds under the State Transportation Development Act (TDA) for the support of public transportation services.

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

Section 1: In accordance with Chapter 1400, Statutes 197; Chapter 161 and 1002; Statutes 1979; and applicable rules and regulations, the City of Woodland is entitled to file a claim for Transportation Development Act apportionment.

Section 2: The Finance Officer of the City of Woodland is hereby authorized to complete and file with the Sacramento Area Council of Governments the 2018/19 and 2019/20 claims for Local Transportation Funds and State Transit Assistance funds.

PASSED AND ADOPTED by the City Council this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, 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: May 19, 2020
ITEM #: H.13
SUBJECT: Revised Commercial Cannabis Permit Fees

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving revised Commercial Cannabis Permit Fees.

Staff Contact:

Evis Morales, Financial Services Manager, (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact:

The proposed fees are intended to fully recover staff costs associated with administering and enforcing the City's Commercial Cannabis Program. Total revenue to be generated by the proposed fees will depend entirely upon the number of Commercial Cannabis Business Permits issued by the City, limited by the caps imposed on the number of Conditional Use Permits established by the City Council.

Revised Commercial Cannabis permit fees (if approved) will result in approximately \$95,139 in FY2020/21 revenue, based on existing permits issued through FY2019/20.

Background:

The City Council took final action at its meeting of December 5, 2017 to implement a Commercial Cannabis Business Program via adoption of a land use and regulatory ordinance outlining both permitted and prohibited activities. Permitted activities are to include a limited number of manufacturing, processing, distribution and laboratory/testing facilities, subject to Conditional Use Permits, as well as a limited number of permitted retail delivery services, as specified. Prohibited activities include cultivation, dispensaries and Woodland-based retail deliveries.

On December 19, 2017 the City Council approved the Commercial Cannabis Permit Fees based on a framework that established specific fees for each business type, and also based on staff time involved with getting these businesses started and operational. Fees were established to ensure compliance with strict regulatory framework that anticipated a certain amount of staff time and other costs beyond capacity of existing resources. Administration and compliance efforts affect several city departments, including:

- A) Community Development (Planning, Building);
- B) Police and Fire (public safety, site security, fire safety, background checks, and decoy operations/community outreach);
- C) Finance (accounting and reporting, cash handling, audit)

During implementation of the initial fee, staff committed to revisiting the fee structure and assumptions as more experience was gained with cannabis businesses in the City.

Discussion:

Regulation of cannabis businesses is still relatively new to the City, and the industry has aspects that

differentiate it from other businesses (primarily a cash-only business, unknown safety impacts, specific state regulations, inconsistencies between state/local and federal laws, etc.). Over the course of the first year of implementation, staff has taken time to review and evaluate the actual costs of administration, monitoring and enforcement.

After review, staff is recommending that the Commercial Cannabis Permit Fees for New Businesses remain unchanged, and that the City Council consider adoption and implementation of Commercial Cannabis Renewal Permit Fees, and Re-Inspection Fees.

Staff has found that the costs to the City associated with a new cannabis business remain unchanged from the fees approved by City Council on December 17, 2019. After careful evaluation of staff time across all involved departments (including overhead and city attorney time) devoted to getting a new business running effectively, the level of effort and anticipated continue to be consistent with the currently adopted fees. Some of these cost include but not limited to program oversight across various levels of the city, legal review, community outreach, training, inspections, accounting and audit.

The New Business Commercial Cannabis Permit Fees would be in addition to any Permit Application fee and Conditional Use Permit application fee that would be charged, on a one-time non-refundable basis, to cover costs associated with processing applications from businesses applying for a City of Woodland Commercial Cannabis Business Permit.

INITIAL PERMIT FEE/FIRST YEAR FEE (APPROVED BY COUNCIL)

PERMITS	ANNUAL FEE
Manufacturing /Processing - Volatile	\$ 46,280
Manufacturing /Processing - Non-Volatile	\$ 46,280
Distribution	\$ 46,280
Testing / Lab	\$ 31,980
Delivery Permits	\$ 12,980

Renewal Commercial Cannabis Permit Fees: Renewal fees are different from the New Business permit fees as far as cost of the city to monitor/inspect and audit. After a business has begun its operations, staff typically spend less time monitoring these businesses. Inspections and code adherence is carried out by Police staff, while Finance is responsible for monthly collection/accounting of the community benefit proceeds as well carrying out an annual audit of each business' gross receipt sales. This is a newly proposed fee.

Re-inspection Fees: Staff is proposing that re-inspection fees be included in the City's Fee Schedule. While staff does not anticipate assessing businesses with re-inspection fees, the fees are proposed to cover circumstances where a future business operator is not abiding by the operating agreement, violating city code, and is straining city resources. Rather than building these "worst case scenario" possibilities into the into the renewal fees, staff felt it was more appropriate to propose stand-alone fees to address these instances of non-compliance.

RENEWAL PROPOSED FEES

PERMITS	ANNUAL FEE
Manufacturing /Processing - Volatile	\$ 32,542
Manufacturing /Processing - Non-Volatile	\$ 30,055
Distribution	\$ 32,542
Testing / Lab	\$ 19,846
Delivery Permits	\$ 6,788

Re-Inspection Fees

Finance	\$ 89 per hour
Planning	\$ 108 per hour
PD	\$ 104 per hour

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving revised Commercial Cannabis Permit Fees.

Prepared By: Evis Morales, Financial Services Manager

Reviewed By: Kimberly McKinney, Finance Officer



Ken Hiatt
Interim City Manager

Attachments:

1. CANNABIS REVISED FEES RESOLUTION

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING REVISED REGULATORY PERMIT FEES RELATED TO
COMMERCIAL CANNABIS BUSINESSES**

WHEREAS, on December 5, 2017 the City Council adopted Ordinances Nos. 1629 and 1630 amending the Municipal Code to allow for limited commercial cannabis operations within the City of Woodland, subject to both zoning and regulatory requirements, as specified; and

WHEREAS, on December 19, 2017 the City Council established Commercial Cannabis Permit fees intended to full recover staff costs associated with administering and enforcing the City's Commercial Cannabis Program.

WHEREAS, the State of California provides that regulatory fees and services may recover costs associated with such services; and

WHEREAS, the Commercial Cannabis Business Permit Fees are intended to cover anticipated costs associated with training, public outreach, business inspections, code compliance, financial reporting and audit functions; and

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

Section 1. That the City Council hereby approve and adopt the proposed revised fees and charges for the provision of services related to the cannabis regulatory fees included in the staff report, and shall become effective May 20, 2020.

PASSED AND ADOPTED by the City Council of the City of Woodland this 19th day of May 2020, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2020
ITEM #: I.14
SUBJECT: Update on COVID-19 Response and Preparedness

Recommendation for Action: Staff recommends that the City Council receive an update and discuss the current status of the COVID-19 pandemic and the community's actions to prepare and respond to issues resulting from the emergency.



Ken Hiatt
Interim City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2020
ITEM #: I.15
SUBJECT: Fiscal Year 2020/21 Budget Balancing Discussion

Recommendation for Action: Staff recommends that the City Council receive a report on the Fiscal Year 2020/21 Operating Budget, including balancing measures and funding recommendations.

Staff Contact:

Kim McKinney, Finance Officer, (530) 661-5849, kimberly.mckinney@cityofwoodland.org

Fiscal Impact:

Information item only, no fiscal impact associated with this report.

Discussion:

The presentation is a preview of the Fiscal Year (FY)2020/21 Proposed Budget, including balancing measures to address forecasted deficits in the General Fund and Transportation Funds, as well as proposed funding recommendations for various other City funds.

Over the past several months, the City Council has received several presentations related to the FY2020/21 proposed budget, starting with the FY2019/20 Mid-Year Update, followed by the budget workshop in April and the Measures E, F and J Spending Plans in May. The information presented during those meetings focused on the FY2020/21 fiscal outlook and the additional pressures placed on the City's budget by the economic impacts of the COVID-19 pandemic. Additionally, spending plans for the City's 1/4 cent sales tax (Measure J) and 1/2 cent sales tax (Measure F) were discussed in the context of the revised economic outlook as well.

At the April 24, 2020 meeting, staff presented two versions of the General Fund five year forecast, based on different levels of impact that could be realized with the City's largest revenue sources. Scenario A, based on a more "moderate" revenue impact, forecasts a FY20/21 deficit of approximately \$1.5 million, growing to over \$8 million during the five year planning horizon. Scenario B of the budget, based on a more significant revenue reduction, calculated a FY2020/21 deficit of \$3.4 million, growing to more than \$10 million by FY2024/25. Since the April meeting, as additional information becomes available, staff has continued to monitor and update the revenue forecasts. As a result of additional downgraded sales tax revenue forecasts, the Scenario A budget deficit has grown by an additional \$700,000.

Due to the level of uncertainty surrounding the length of the COVID-19 pandemic and the ultimate impact on City revenues, staff is recommending a phased approach to implementation of balancing measures, and has organized recommended actions into three tiers. These balancing measures, which will be discussed during the presentation, include items to be implemented and effective with the adoption of the budget on July 1, 2020. Depending upon the performance of City revenues, a second tier of reductions could be implemented after the first quarter of the fiscal year, effective October 1, 2020. Finally, should revenue performance necessitate even more reductions, a third tier of proposed balancing measures could be implemented after the first half of the fiscal year, effective on January 1, 2021. These balancing measures are recommended largely to address the FY2020/21 deficit, and assist with balancing future years in the General Fund, but will not fully correct the

General Fund imbalance.

Although budget discussions are largely focused on the General Fund, other funds in the City are impacted as well. In particular, the transportation funds that rely on gas tax revenues are expected to be reduced by 20% to 40%. These programs were already significantly underfunded and relying on use of other discretionary monies to continue current levels of operations. Balancing measures are also being planned while the overall revenue impacts are monitored.

The plan to balance the General Fund budget does not rely solely upon reductions in budgets or service levels. Staff anticipates planned use of General Fund reserve balances to assist with thoughtful and strategic implementation of recommended balancing measures, as well as potential savings that can be achieved through cooperation and discussion with the various employee groups of the City. The goal is to address the financial imbalance of the General Fund, and other funds in the City also affected by the economic impacts, with the least impact to employees and overall service level to the citizens of Woodland.

In addition to balancing the General Fund, staff will discuss funding requests that are recommended for the next fiscal year. These recommended funding items are largely one-time in nature, high priority items, and many are not in the General Fund.

Conclusion:

Staff recommends that the City Council receive a report on the Fiscal Year 2020/21 Operating Budget, including balancing measures and funding recommendations.

Prepared By: Kim McKinney, Finance Officer



Ken Hiatt
Interim City Manager

Attachments:

None