City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

May 18, 2021
6:00 PM

CITY COUNCIL

PLEASE NOTE: The May 18, 2021 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Council members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. 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.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom City Council meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. 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; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you 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.

Please click on link below to join the public comment portion of the meeting:
https://zoom.us/j/99759026181

Or Phone: US: +16699006833,,99759026181# or +13462487799,,99759026181#

Or Telephone: Dial: US : +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Meeting ID: 997 5902 6181

CLOSED SESSION
5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. **CONFERENCE WITH LEGAL COUNSEL - Existing Litigation (Gov't Code § 54956.9(d)(1))**

   City of Woodland v. Mark D. Milton & Victoria M. Martucci, et al., Yolo County Superior Court, Case No. ED 16-557

2. **CONFERENCE WITH LABOR NEGOTIATORS - Gov't Code § 54957.6**

   Agency Designated Representatives: City Manager, Director of Administrative Services, 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

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.

3. 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

4. SUBJECT: Parks & Recreation Commission Meeting Minutes for March 22, 2021

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the March 22, 2021 Parks & Recreation Commission Meeting Minutes.

5. SUBJECT: Police Department Quarterly Status Report for the period of January 2021 through March 2021.

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Police Department quarterly status report for January 2021 through March 2021.

6. SUBJECT: Fire Department Quarterly Status Report for the period of January 2021 - March 2021

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2021 through March 2021.

7. SUBJECT: Quarterly Treasurer's Investment Report for the Quarter Ended March 31, 2021

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2021.

8. SUBJECT: Public Works Week Proclamation for the week of May 16-22, 2021

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim May 16-22, 2021 as Public Works Week.

9. SUBJECT: Approval of Side Letters of Agreement

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the Side Letters of Agreement with the Woodland Police Officers' Association, Woodland Police Supervisors' Association, Woodland Police Mid Management Association, Woodland City Employees Association, Mid Management Professional Association, Confidential Employees, Woodland Professional Firefighters' Association, and Woodland Fire Mid Management Association.

10. SUBJECT: Settlement of City of Woodland v. Milton, Yolo County Superior Court Case No. ED16-557

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving a settlement in the amount of $125,000 pursuant to the terms set forth in the Stipulation for Entry of Judgment, Judgment and Final Order of Condemnation, subject to final non-substantive edits approved by the City Manager and City Attorney, to resolve the eminent domain action, City of Woodland v. Milton, Yolo County Superior Court Case No. ED16-557, in which the City is acquiring certain easement interests for the Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07.

11. SUBJECT: FY21 Budget Increase for Solid Waste and Recycling Program

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing an additional appropriation of $18,000 in the Recycling Fund (fund 250) to contract with Yolo County for use of their SB 1383 consultants and purchase the Waste Wizard mobile app.

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

    RECOMMENDATION FOR ACTION:
    Staff recommends that the City Council approve fourteen (14) resolutions, Resolution No. _____ through Resolution No._____ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 15, 2021.

13. SUBJECT: Contract with HDR Engineering, Inc. for Utility Rate Studies

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council authorize the City Manager to approve a contract with HDR Engineering, Inc. for completion of utility rate studies, in an amount not to exceed $65,000.

14. SUBJECT: Award Construction Contract for the State Route 113/County Road 25A Interchange Modifications Project, CIP 20-05

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to 1) Award a construction contract in the amount of $1,307,499 to Granite Rock Company for the State Route 113/County Road 25A Interchange Modifications Project (CIP 20-05) and authorize a contract contingency of up to 15% ($196,125); and 2)Approve a consultant agreement for construction management and inspection services with Associated Engineering Consultants, Inc. (AEC) in an amount up to $164,456, and authorize a contract contingency of up to 10% (16,446).

I. REPORTS OF THE CITY MANAGER

15. SUBJECT: Presentation of the FY2021/22 Proposed Budget

    RECOMMENDATION FOR ACTION: Staff recommends that Council formally receive the proposed budget for FY2021/22.

16. SUBJECT: Approval of the Measure E Spending Plan

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No.____, approving the updated Measure E Spending Plan.

17. SUBJECT: Approval of Measure F Spending Plan

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the updated Measure F Spending Plan.

18. SUBJECT: Approval of Measure J Spending Plan

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No.____, approving the updated Measure J Spending Plan.

19. SUBJECT: Ordinance and Resolution relating to Appointment, Removal, and Duties of the Mayor and Mayor Pro Tempore

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

    1). Introduce and waive first reading of Ordinance No. _____, amending Chapter 2.08 (Mayor and Mayor Pro Tempore of Title 2 (Administration) of the City of Woodland Municipal Code relating to Appointment, Removal, and duties of the Mayor and Mayor Pro Tempore; and

    2). Adopt Resolution No. _____, amending the Selection and Rotation of Mayor and Mayor Pro Tempore for 2021 through 2030.

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 18, 2021 was posted on Friday, May 14, 2021, 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

In order to minimize the spread of the COVID-19 virus, the City of Woodland is providing multiple alternatives to viewing City Council meetings and providing comments on items on the agenda. These alternatives allow the City to adhere to social distancing requirements, follow the Governor's

Executive Order N-29-20 (which suspends certain requirements of the Brown Act), and provide a way for the public to provide public comment live during the meeting.

VIEWING MEETINGS ONLINE
You are able to view meetings online here: https://www.cityofwoodland.org/meetings

Click on the meeting to view the video. It will say LIVE next to the meeting.

SUBMITTING COMMENTS BY E-MAIL
If you wish to make a comment during general public comment or on a specific agenda item, please submit your comment via email to CouncilMeetings@cityofwoodland.orgprior to Public Comment on that item. Emails 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.

SUBMITTING COMMENTS BY VOICE MAIL
If you wish to leave a voice mail message, please dial (530) 661-5900, press Option 1. 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. Voice mail messages should be three (3) minutes in length.

VIRTUAL PARTICIPATION BY ZOOM VIDEO CONFERENCING
The City of Woodland is now offering the ability to view and participate in City Council meetings via video meetings and telephonic conferencing via “Zoom” video conferencing computer technology. Instructions for participating via Zoom are provided below.

How do I join the City Council meeting via Zoom Video Conferencing?
Please visit: https://zoom.us/j/99759026181 from a smart phone or computer. You will be prompted to install the Zoom app on your smart phone or computer. From a computer there is an option to view the meeting within the browser without installing the app. You are now ready to join the meeting.

If you have previously installed the Zoom app, you can enter the following meeting ID to join the meeting: 997 5902 6181

I don’t have a computer or smart phone; can I still use Zoom?
If you do not have a smart phone or computer to access the meeting via Zoom, no problem! You can participate on the phone.

Call 1-669-900-6833 (Toll Free) and enter meeting ID 997 5902 6181.

How can I provide Public Comment on Zoom?
The Mayor will request public comment during the Public Comment period on the agenda and during each Public Hearing and Regular Calendar Item. Once the Mayor has announced the public comment period, please do one of the following:

USING A COMPUTER OR SMART PHONE:

- Click on the “Raise Hand” feature in the webinar controls. This will notify City staff that you have raised your hand.

- City staff will unmute your microphone when it is your turn to provide public comment.

- A prompt will appear to confirm you would like to be unmuted and then you will have three (3) minutes to provide public comment.

- Once your public comment has ended, you will be muted again.

USING A REGULAR PHONE:

- Dial *9 (star 9), this will notify City staff that you have "raised your hand" for public comment.

- City staff will unmute your microphone when it is your turn to provide public comment.

- You will hear "you are unmuted" and then you will have three (3) minutes to provide public comment.

- Once your public comment has ended, you will be muted again.

I am having difficulties preparing for the meeting and learning Zoom, do you have any resources to help me?
Yes, please visit Zoom's website support page on helpful tips to prepare for the meeting:

https://support.zoom.us/hc/en-us/categories/201146643

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 18, 2021
ITEM #: G.3
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.

Ken Hiatt
City Manager

Attachments:
1. Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

JUNE 1ST **REGULAR MEETING**

Consent Calendar

City Council Meeting Minutes of May 4, 2021 and May 18, 2021
Accept Country Oaks Subdivision Improvements (SM 4851)
Accept 2020 Sewer and Water Replacement Project as complete, CIP #20-07
Receive presentation for 2020 Consumer Confidence Report (water quality)
Approve/Adopt Urban Water Management Plan Project, CIP #21-04
Approve design consultant agreement for Monitoring Wells Project, CIP #21-02
Award Construction Contract for Gibson Road Improvements Projects, CIP #20-01 and 20-08
Amend the FY21/22 Capital Budget to appropriate Road Maintenance and Rehabilitation Account (SB 1)
Award Construction Contract for 2021 ADA Improvement Project, CIP #20-09 & 21-06
Award Construction Contract for 2021 Road Maintenance Project, CIP #20-02
E. Main Street Improvement Project, CIP #13-05; Award Construction Contract

Public Hearing

SCIP Financing Plan
1st Reading of an Ordinance amendment related to Water Shortage Contingency Plan

Regular Calendar

1st Reading – Procurement Ordinance Update
Spring Lake Bonds
Redistricting Process

JUNE 15TH **REGULAR MEETING**

Fiscal Year 21/22 Budget Adoption
Annual Waste Mangement Liens – Call for Public Hearing
Annual Weed Abatement Liens – Call for Public Hearing
Public Hearing – Annual Lighting and Landscaping Assessments
2nd Reading – Ordinance amendment related to Water Shortage Contingency Plan
2nd Reading – Procurement Ordinance Update
Board and Commission Members – Appointment and Re-appointment

JULY 6TH **REGULAR MEETING**

City Council Meeting Minutes of June 1, 2021 and June 15, 2021
Research and Tech Park Update

JULY 20TH **REGULAR MEETING**

Public Hearing – Annual Waste Management Liens
Public Hearing – Annual Weed Abatement Liens
Tree Ordinance Amendments Update

SUMMER RECESS – JULY 21, 2021 THROUGH AUGUST 16, 2021

Future Topics / Study Sessions:

TBD ARP Funding Strategies Waste Container Ordinance Waste Management Residential Smart Truck American Rescue Plan Funding Strategies Comprehensive Zoning Update (October) Redistricting (November)

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: H.4
SUBJECT: Parks & Recreation Commission Meeting Minutes for March 22, 2021

Recommendation for Action: Staff recommends that the City Council receive the March 22, 2021 Parks & Recreation Commission Meeting Minutes.

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

Discussion:
The Parks & Recreation Commission held their last meeting on April 26, 2021. At this meeting the Parks & Recreation Commission approved the minutes from the March 22, 2021 Parks & Recreation Commission meeting.

Conclusion:
Staff recommends that the City Council receive the March 22, 2021 Parks & Recreation Commission Meeting Minutes.

Prepared by: Kris Bain, Community Services Program Manager

Ken Hiatt
City Manager

Attachments:
1. Parks Rec Commission Minutes 032221

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

Parks & Recreation Commission –

Monday, March 22, 2021

6:30 PM

A. NOTICE

1. PLEASE NOTE: The March 22, 2021 Parks & Recreation Commission will be conducted pursuant to the Governor's Executive Order N-29-20. The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the Parks & Recreation Commission meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings. If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom Commission meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to Krista Bain at krista.bain@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. https://zoom.us/j/97037739346 Or Dial: +1 669 900 6833 Meeting ID: 970 3773 9346

B. CALL TO ORDER

Meeting called to order at 06:35 PM

C. ROLL CALL

Council Members Present: Chairperson Rashid Ali, Vice Chairperson Magalean Martin, Commissioner Jon-Paul Valcarenghi, Commissioner Carla White-Snyder
Absent:
Excused:

D. PLEDGE OF ALLEGIANCE

E. COMMUNICATIONS - PUBLIC COMMENT

None

F. COMMUNICATIONS - COMMISSION/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Commission Members/Staff.

G. PRESENTATION

Woodland Research and Technology Park Specific Plan - Principal Planner, Erika Bumgartner, Community Development Department

Chair Person Rashid Ali recused from this item.

H. BUSINESS ITEMS

I. COMMITTEE REPORTS

2. Standing Committee Report

- Facilities Committee
- Program & Department Evaluation

- Budget & Finance Committee
- Urban Forest Committee
- Volunteerism Committee

No update from the Committees.

J. CONSENT CALENDAR

3. Approve Minutes for February 22, 2021

On a motion by Commissioner Carla White-Snyder to approve the minutes for February 22, 2021 as written, seconded by Commissioner Jon-Paul Valcarenghi and carried unanimously.

Ayes: Chairperson Rashid Ali, Vice Chairperson Magalean Martin, Commissioner Jon-Paul Valcarenghi, Commissioner Carla White-Snyder

Noes: None

Absent:

K. OTHER BUSINESS

4. Commission Absence Requests

No requests at this meeting.

L. REPORT OF THE STAFF

5. Community Services Staff Report for March 22, 2021

Verbal updates provided by Staff.

M. NEXT MEETING

6. April 26, 2021

N. ADJOURN

On a motion by Commissioner Magalean Martin to adjourn the meeting at 7:32 p.m., seconded by Commissioner Carla White-Snyder and carried unanimously.

Ayes: Chairperson Rashid Ali, Vice Chairperson Magalean Martin, Commissioner Jon-Paul Valcarenghi, Commissioner Carla White-Snyder

Noes: None

Absent:

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: H.5
SUBJECT: Police Department Quarterly Status Report for the period of January 2021 through March 2021.

Recommendation for Action: Staff recommends that the City Council accept the Police Department quarterly status report for January 2021 through March 2021.

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 now be receiving Status Reports on a quarterly basis via agenda packet.

Conclusion:
Staff recommends that the City Council accept the Police Department quarterly status report for January 2021 through March 2021.

Prepared By: Trista Kennedy, Executive Assistant

Reviewed By: Derrek Kaff, Chief of Police

Ken Hiatt
City Manager

Attachments:
1. 1st Quarter Report 2021

WOODLAND POLICE DEPARTMENT

QUARTERLY REPORT

JANUARY - MARCH 2021

PRESENTED BY

CHIEF DERREK KAFF

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

JANUARY - MARCH 2021

PERSONNEL	BUDGETED	FILLED
Sworn	68	66
Non-Sworn (FTE)	15	12
Non-Sworn (PT / Temp.)	8	8
Total	**91**	**86**

During the 1st quarter, we had one promotion from part time to full time, Records Specialist Isis Gonzalez.

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.

CRIME

CATEGORY	JAN.	FEB.	MAR.	1ST QTR. TOTAL	PREVIOUS QTR. TOTAL	2021 YTD	2020 YTD
Homicide	0	0	0	**0**	0	**0**	1
Rape	1	2	0	**3**	3	**3**	3
Robbery	3	1	2	**6**	10	**6**	8
Aggravated Assaults	21	12	13	**46**	51	**46**	43
Simple Assaults	16	26	30	**72**	76	**72**	92
Burglary	27	12	20	**59**	78	**59**	44
Larceny/ Thefts	72	77	54	**203**	212	**203**	238
Motor Vehicle Theft	20	16	12	**48**	57	**48**	50
Arson	2	0	0	**0**	7	**0**	8
TOTAL	**160**	**146**	**131**	**437**	**494**	**437**	**487**

During this quarter, the police department made approximately 603 total adult arrests. Of the 603 arrests, 19.24% of the persons arrested reported they were transients.

REPORTS

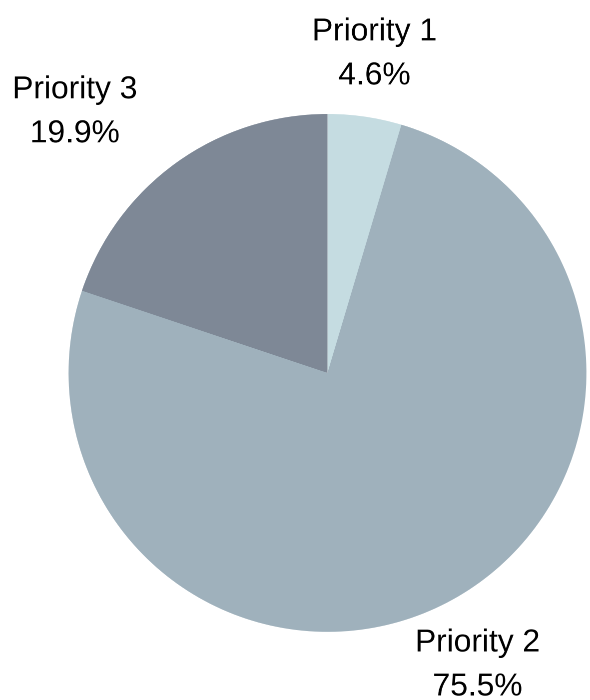
	JAN.	FEB.	MAR.	1ST QTR. TOTAL	PREVIOUS QTR. TOTAL	2021 YTD	2020 YTD
Incident Reports (*includes online reports*)	401	395	391	**1,187**	1,447	**1,187**	1,366
Mail-in Reports (MLRs)	48	52	35	**135**	157	**135**	149
TOTAL	**449**	**447**	**426**	**1,322**	1,604	**1,322**	1,515

PATROL BUREAU

RESPONSE TIMES

	JAN.	FEB.	MAR.	1ST QTR. TOTAL	PREVIOUS QTR. AVERAGE	2020 1ST QTR. AVERAGE
Priority 1	7:52	7:39	7:54	**7:48**	7:14	8:46
Priority 2	11:38	10:56	12:25	**11:40**	11:54	12:55
Priority 3	`17:58	17:30	15:53	**17:07**	21:21	19:19

1ST QUARTER CALLS FOR SERVICE PRIORITIES

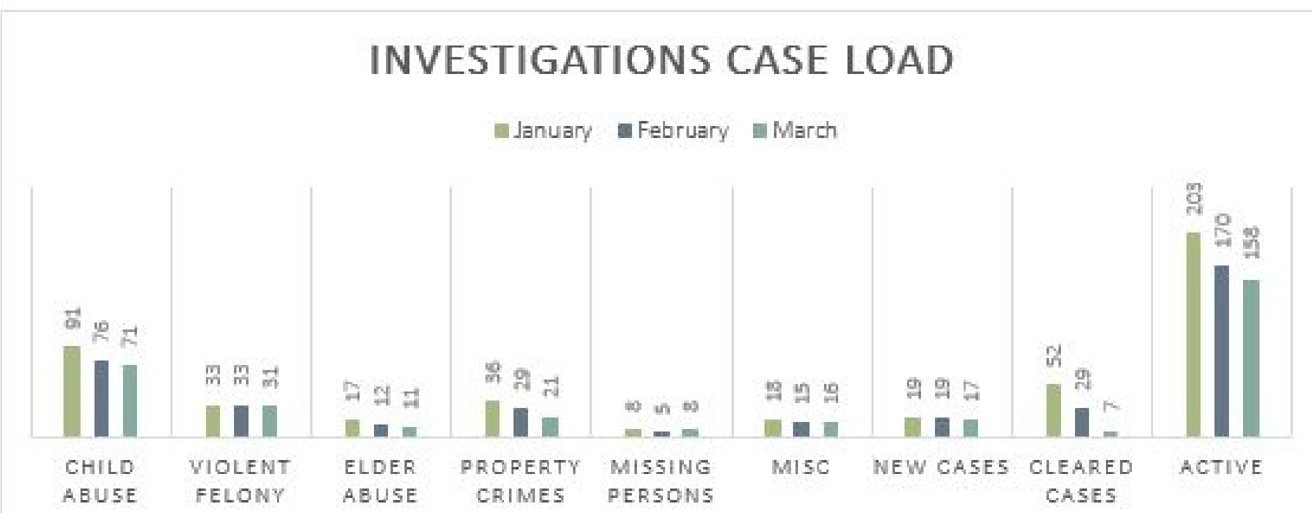


WORK LOAD

CALLS FOR SERVICE	JAN.	FEB.	MAR.	TOTAL	PREVIOUS QTR. AVERAGE	2020 1ST QTR. AVERAGE
Priority 1	68	60	60	**188**	238	236
Priority 2	1,056	978	1,038	**3,081**	3.351	3,303
Priority 3	282	261	267	**810**	695	738
All other calls for service	4,550	4,367	4,486	**13,403**	12,517	11,387
TOTAL	**5,965**	**5,666**	**5,851**	**17,482**	**16,801**	**15,664**

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.



The Woodland Police Department Investigations Bureau personnel assisted with the West Sacramento Police Department officer involved shooting investigation in late February and March 2021.

4

INVESTIGATIONS BUREAU

290 REGISTRANT ACTIVITY

	JAN.	FEB.	MAR.
TOTAL REGISTRANTS	**143**	**143**	**145**
Total transient registrants	20	22	23
290 PC violation warrants issued	0	0	0
Not in compliance with annual update	1	1	0

290 REGISTRANTS

PROPERTY AND EVIDENCE

	JAN. - MAR. 2021	PREVIOUS QTR. TOTAL
Evidence Processed	1,386	1,071
Items Purged	1,276	756
Property for Safekeeping	140	168
Found Property	104	92
Property Returned to Owner	105	101

INVESTIGATIONS BUREAU

GANG TASK FORCE

The Gang Task Force (GTF) has continued proactive and directed enforcement patrols and has made numerous arrests including several arrests for drugs and warrants. One particular subject has been arrested three times this quarter with a large quantity of methamphetamine for sale. This investigation culminated with the execution of a Search Warrant on the suspect’s storage unit. GTF has also conducted numerous Probation/Parole searches throughout the City of Woodland.

The Gang Task Force conducted further investigations on several cases including extensive follow-up on two active cases. The follow-up included traveling to Southern California to interview a victim/witness and included several detailed and informative interviews. GTF also assisted the Sacramento Sheriff’s Department with a homicide investigation. GTF was able to identify the vehicle used in the homicide and identified the driver of the vehicle as a local Woodland resident. GTF matched the casings from the homicide to two local shootings and obtained information on the suspects via social media. The suspects were arrested and a gun was recovered along with ammunition that matched the casings located at all the scenes. GTF along with the Sacramento Sheriff’s Department and the Sacramento DA’s Office continue to investigate these cases.

Three GTF members have joined the FBI Safe Streets Task Force (SSTF) as part-time Task Force Officers. As part of FBI, SSTF they have assisted with several operations within the City of Woodland and Yolo County. A California Department of Corrections Special Services Unit (SSU) Agent has also partnered with GTF and is an invaluable resource.

YOUTH GANG REDUCTION, INTERVENTION & PREVENTION (YGRIP)

The YGRIP group has continued to meet via Zoom due to the COVID pandemic. YGRIP staff has been working with the Police Chief and City Manager on planning a revision to the YGRIP Steering Committee, Operational Team 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.

TRAFFIC UNIT

The Traffic Unit is comprised of one motor Sergeant, three motor officers and two part-time parking enforcement officers.

The Traffic Unit had the following activity for the 1st quarter of 2021:

	JAN. - MAR. 2021
Assisted with traffic collisions	125
Traffic enforcement stops	2,756
Parking citations issued	639
Abandoned vehicle complaints	300
Abandoned vehicles towed	49

During the 1st Quarter the Woodland Police Department Traffic Unit conducted the following OTS Grant Traffic Enforcement Details:

- Two Primary Collision Factor enforcement details
- Three DUI saturation details
- One Collaborative Primary Collision Factor enforcement detail in the City of Woodland with assistance from the West Sacramento Police Department, the Davis Police Department and the California Highway Patrol.

GANG RESISTANCE EDUCATION AND TRAINING (G.R.E.A.T.) PROGRAM

The Woodland Police Department instructors have developed a plan to implement the GREAT Program within the COVID constraints and in person to all fourth grade students in mid-April and complete the program by the end of the school year. Due to the time constraints and due to students returning to school in April, there will not be a seventh grade GREAT Program this school year.

COMMUNITY RELATIONS BUREAU

SCHOOL RESOURCE OFFICERS (SRO)

There are three School Resource Officers (SROs) assigned to schools within the Woodland Joint Unified School District. 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. As the SRO's have returned to the schools, they have provided additional services to students. The SRO's have taken on mentorship roles with some students. The relationships between the students and SRO's have provided mental health assistance and even job coaching.

The SROs had the following activity for the 1st quarter of 2021:

	JAN.	FEB.	MAR.	TOTAL
Consensual Contact	207	544	745	1,496
Fighting	0	1	1	2
Other felony crimes	0	0	0	0
Administrative / Home visits	202	126	78	406
Overall Total	**409**	**681**	**824**	**1,914**

VOLUNTEERS IN POLICING PROGRAM

The Department's ViP program consists of 44 Volunteers and 6 Chaplains. The ViPs and Chaplains contributed 233.45 hours for the 1st quarter. The total hours for this quarter are:

VIP HOURS	JAN.	FEB.	MAR.	TOTAL
Chaplains	27	34.5	12	**73.5**
Volunteers	0	0	156.95	**159.95**

The volunteer program currently has 44 active volunteers. Unfortunately, due to COVID-19 the volunteer program was still suspended for January and most of February. The program restarted at the end of February 2021. At the end of February, we had one volunteer resign due to moving away from Woodland. Volunteers were able to come back and contributed 156.95 hours; most of those hours were focused in Records and Evidence. Five new volunteers were added to the program this quarter from the 2020 Citizen Police Academy. Our Chaplains were busy this first quarter responding to 28 calls for service, providing support to four agencies.

COMMUNITY RELATIONS BUREAU

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.

Due to the ongoing COVID-19 restrictions, we were still unable to conduct in-person events. However we did launch a new Facebook page on January 4, 2021 ~ UNIDOS – Woodland PD en Español. The page was designed to provide the Spanish speaking community with information on what is going on in our community and the Police Department. Since its creation, we have shared information on community safety alerts, important events and press releases.

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.

Due to the COVID-19 pandemic, the Explorers have not meet as a group the first quarter of 2021.

However, one of our Explorers applied for a dispatch position at the Yolo 911 emergency operations center and another Explorer was accepted to UC Davis. This will be the third Explorer from our POST who has been accepted to a college. Another Explorer was accepted into the United States Army and started his basic training in Georgia. The other Explorer accepted into the United States Military was recently assigned to fulfill his orders in Hawaii.

Our Explorer Advisors will be watching the direction of the State and City recommendations for bringing the Explorers back into the classroom for meetings and training. As we look into the further, we plan on recruiting and expanding the program.

COMMUNITY RELATIONS BUREAU

HOMELESS OUTREACH STREET TEAM

Homeless Outreach Street Team (HOST) has continued working on encouraging use of the new shelter. During this quarter, the shelter had a COVID-19 outbreak, which affected some of HOST's ability to clean up camps. This has been resolved and the shelter is close to full.

HOST has continued to work with MSC for clean ups along with using Junk King and the dump truck for larger projects.

HOST continues to support their clients who were homeless for a good portion of their lives, but now have accepted resources and been in placement for an extended period.

This quarter HOST has been successful in being able to connect subjects who had connection and resources in other communities to return to those communities. Because of the connections that have been built since the creation of the HOST team, this has been steadily more possible.

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

	JAN. - MAR. 2021	PREVIOUS QTR. TOTAL
Contacts	1,116	1,576
Camps	334	471
Camps cleaned	151	210
Services offered/accepted	392 / 64	522 / 67
Business contacts	129	182
Arrests	80	81
Downtown Patrols	289	342

COMMUNITY RELATIONS BUREAU

RECORDS DIVISION

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. 2021	PREVIOUS QTR. TOTAL
Reports processed	1,221	1,668
Citations entered	1,948	1,609
Traffic collisions	125	164
Warrants	601	679

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: H.6
SUBJECT: Fire Department Quarterly Status Report for the period of January 2021 - March 2021

Recommendation for Action: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2021 through March 2021.

Staff Contact:
Eric Zane, Fire Chief - 661-5861, eric.zane@cityofwoodland.org

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

Conclusion:
Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2021 through March 2021.

Prepared By: Jeran Ulrich, Management Analyst

Reviewed By: Eric Zane Fire Chief

Ken Hiatt
City Manager

Attachments:
1. Quarterly Report- Jan-Mar 2021

QUARTERLY REPORT

JANUARY 1-MARCH 31, 2021

Total Calls for Service
2,179

Average Response Time
4:44

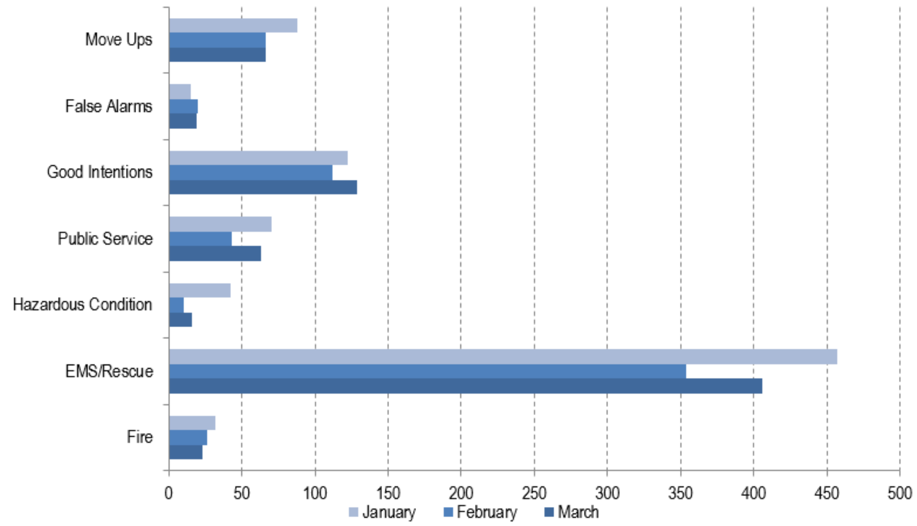
Total Inspections Completed
468

Public Outreach

Our top priority is the safety of our community members, so in order to maintain our social distance during the COVID19 pandemic; we have gotten a little more creative in the ways we interact with the public. One of these ways is participating in drive-by birthday parades. We have also enhanced our social media interaction via frequently updated information regarding City response and COVID19 information .

What types of calls did we run?

Calls for Service Jan-Mar 2021

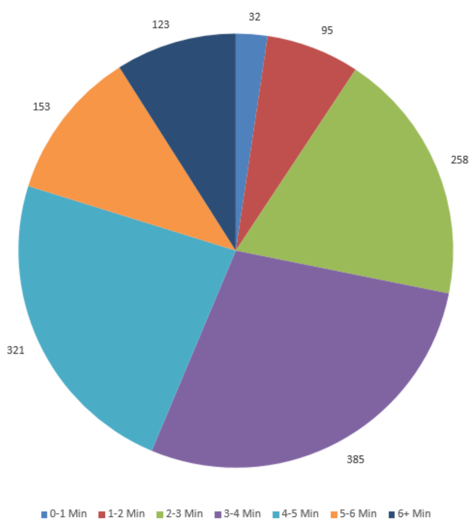


*When two or three (dependent on area) engine/truck companies are committed to calls simultaneously, the remaining engine/truck companies move strategically into the vacated area(s) to ensure adequate coverage based upon the number of available apparatus. This practice is called a "move up".

STRUCTURE FIRE	FIRE- OTHER	FULL FIRST ALARM	EMS
75%	**44%**	**75%**	**58%**
Goal: 4 minutes 90% of the time	Goal: 4 minutes 90% of the time	Goal: 8 minutes 90% of the time	Goal: 4 minutes 90% of the time
Average: 4:43	Average: 7:20	Average: 7:10	Average: 5:49

Priority Calls

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



Automatic or Mutual Aid

Aid Received
41

Aid Given
43

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.

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
7

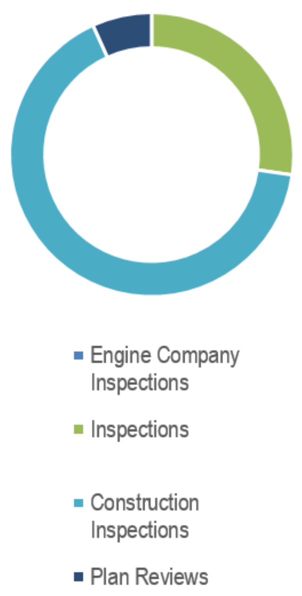
Public Education Outreach Hours
28 **(socially distanced)**

Fire Investigations Conducted
55

Emergency Management Hours
48

Inspection & Plan Review

January-March 2021



Please note only mandatory inspections were completed due to COVID19, resulting in fewer completed inspections this quarter.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: H.7
SUBJECT: Quarterly Treasurer's Investment Report for the Quarter Ended March 31, 2021

Recommendation for Action: Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2021.

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

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

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

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

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

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

Discussion:
As of March 31, 2021, the City treasury consisted of investments with a total book value of $172,492,153. The yield on the Local Agency Investment Fund (LAIF) balances for the quarter ending March 2021 was 0.41%, the average yield on the City of Woodland's investments as of March 31, 2021 was 1.42%. This results in an overall portfolio yield, combining all investments and LAIF of 1.06%.

The City Investment Policy has established a benchmark equal to the 90-day U.S. Treasury bill, which for the quarter ending March 2021 was 0.03%. The City exceeded its benchmark by 1.39%.

The City's investment strategy is to maintain 35% of the investment portfolio in highly liquid funds, achieve an overall effective duration for investments of twenty-one months, and achieve a market rate of return of 0.15% based on the parameter of allowable investments. As of March 31, 2021, the City maintained 40.19% of the investment portfolio in highly liquid funds, achieved an overall effective duration for investments of nineteen months, and achieved a market rate of return of 1.03%. The City exceeded its target yield by 0.88%.

In response to the COVID19 pandemic, the Federal Reserve reduced its benchmark interest rate to a target range of 0-0.25%. This unexpected decrease in the Federal Reserve's benchmark rate led to a significant increase in the amount of "calls" on the City's investments. An investment is "called" when the institution that issued the investment security redeems it (or cashes it out), typically at maturity value, plus accrued interest, prior to the expected maturity date. Investment calls are common and staff projects when we expect them to occur as part of our investment planning, but these calls occur much more frequently when investment rates are declining, as has been the case since March 2020. Given the current interest rate environment and our current portfolio of investments, the City forecasts that approximately $10,000,000 of investments will be called over the next quarter. The yield on the City's Called investments is significantly greater than the yield on investments available to the City for reinvestment , which means overall interest rates will be reduced in the future.

Over the next quarter the City will continue its focus on its objectives of safety, liquidity, and return on investment. The City will continue to invest in high-quality credit worthy securities and will continue to implement and evaluate its investment strategy. The investments will be made with the goal of increasing the overall effective duration of investments to twenty-one months and increasing the City's return on investment while maintaining compliance with the City's adopted Investment Policy.

Staff continues to explore opportunities to implement a Community Reinvestment component within the overall investment portfolio. The City has become a participant in the CalRise program offered by the California Statewide Communities Development Act (CSCDA), but that program has been largely inactive since its inception. Staff also continues to evaluate direct investment opportunities with local banks within the community and will be implementing investments with targeted agencies within the next quarter.

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

Conclusion:

Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2021.

Prepared By: Adam Devlin, Senior Accountant

Reviewed By: Kimberly McKinney, Director of Administrative Services

Ken Hiatt
City Manager

Attachments:

1. Q3 FY 2021 05.18.2021

CITY OF WOODLAND
INVESTMENT REPORT

March-21

SUMMARY OF INVESTMENTS

TYPE OF INVESTMENT	AMOUNT	TOTAL
Local Agency Investment Fund (LAIF)	$62,095,999	36.0%
Certificates of Deposit	$2,500,000	1.4%
US Government Agency Securities	$48,748,625	28.3%
Non US Government Agency Securities	$2,500,000	1.4%
Corporate Securities	$47,739,147	27.7%
Municipal Securities	$8,908,382	5.2%
TOTAL	$172,492,153	100.0%

	Maturity Date	Interest	Call Date	PAR Amount	Principal Amount	Current Market Value	Security ID
Bridgwater Bank	6/16/2021	1.85	N/a	$250,000	$250,000	N/a	108622FR7
Business Bank	6/23/2021	1.80	N/a	$250,000	$250,000	N/a	12325EHU9
First Financial Bank	6/29/2021	1.85	N/a	$250,000	$250,000	N/a	32021MEY1
Summitt Community Bank	6/30/2021	1.85	N/a	$250,000	$250,000	N/a	86604XLZ7
DNB First Bank	6/16/2022	1.95	N/a	$250,000	$250,000	N/a	25590AAF7
Goldman Sachs Bank	6/21/2022	2.35	N/a	$250,000	$250,000	N/a	68148PKX4
Marine Bank	6/29/2022	1.95	N/a	$250,000	$250,000	N/a	56817TAA9
Marlin Business Bank	6/29/2022	1.95	N/a	$250,000	$250,000	N/a	57116APK8
Discover Bank	7/26/2022	2.30	N/a	$250,000	$250,000	N/a	2546726C7
Wells Fargo Bank	7/28/2022	2.30	N/a	$250,000	$250,000	N/a	949763JU1
Total Certificates of Deposit				$2,500,000	$2,500,000		
Federal Home Loan Bank	8/24/2021	2.00	5/24/2021	$2,000,000	$2,000,000	$2,015,306	3130A93A7
Federal Home Loan Bank	6/25/2024	0.55	6/25/2021	$3,000,000	$3,000,000	$3,000,534	3130AJRN1
Federal Farm Credit Bank	9/27/2024	1.89	9/27/2021	$2,000,000	$2,000,000	$2,015,898	3133EKU20
Federal Home Loan Mortgage Corp	9/27/2024	1.81	9/27/2021	$2,000,000	$2,000,000	$2,013,812	3134GUDP2
Federal Home Loan Mortgage Corp	11/26/2024	2.00	5/26/2021	$3,000,000	$3,000,000	$3,006,150	3134GUTT7
Federal National Mortgage Association	6/4/2025	0.71	6/4/2021	$3,000,000	$3,000,000	$2,987,145	3136G4WA7
Federal National Mortgage Association	6/24/2025	0.80	6/24/2021	$3,000,000	$3,000,000	$2,995,224	3136G4WM1
Federal Home Loan Mortgage Corp	6/25/2025	0.70	6/25/2021	$2,000,000	$2,000,000	$1,995,032	3134GVR26
Federal Farm Credit Bank	7/29/2025	0.58	7/29/2022	$2,000,000	$2,000,000	$1,956,914	3133ELZ80
Federal Farm Credit Bank	8/4/2025	0.68	4/5/2021	$2,000,000	$2,000,000	$2,000,052	3133EL2U7
Federal National Mortgage Association	8/26/2025	0.60	8/26/2021	$2,000,000	$2,000,000	$1,978,050	3136G4X32
Federal National Mortgage Association	10/20/2025	0.58	10/27/2021	$2,000,000	$2,000,000	$1,974,680	3135G06A6
Federal Home Loan Mortgage Corp	10/27/2025	0.54	10/27/2022	$2,000,000	$2,000,000	$1,951,896	3134GW4Z6
Federal National Mortgage Association	11/25/2025	0.58	11/25/2022	$3,000,000	$3,000,000	$2,954,034	3135GA5H0
Federal Farm Credit Bank	12/1/2025	0.56	12/1/2022	$2,000,000	$2,000,000	$1,964,636	3133EMJC7
Federal Farm Credit Bank	12/23/2025	0.50	6/23/2021	$2,000,000	$2,000,000	$1,945,830	3133EMLR1
Federal National Mortgage Association	12/30/2025	0.64	12/30/2021	$2,000,000	$2,004,000	$1,972,098	3135G06Q1
Federal Home Loan Bank	2/12/2026	0.52	8/12/2021	$2,000,000	$1,999,000	$1,957,720	3130AKWA0
Federal Home Loan Bank	2/23/2026	0.58	2/23/2022	$1,750,000	$1,745,625	$1,718,749	3130ALBX1
Federal Farm Credit Bank	3/9/2026	0.80	3/9/2023	$3,000,000	$3,000,000	$2,972,256	3133EMSU7
Federal Home Loan Bank	3/30/2026	1.03	6/30/2021	$3,000,000	$3,000,000	$2,995,497	3130ALV68
Total US Government Agency Securities				$48,750,000	$48,748,625	$48,371,513	
International Finance Corporation	1/15/2025	1.63	1/15/2022	$2,500,000	$2,500,000	$2,509,903	45950VNR3
Total Non US Government Agency Securities				$2,500,000	$2,500,000	$2,509,903	
Johnson & Johnson	5/15/2021	3.55	N/a	$500,000	$531,000	$501,770	478160AZ7
Google	5/19/2021	3.63	N/a	$1,000,000	$1,069,370	$1,004,593	02079KAA5
United Health Group	6/15/2021	3.15	N/a	$1,500,000	$1,522,305	$1,508,982	91324PDH2
Citibank	7/23/2021	3.40	N/a	$1,000,000	$1,023,790	$1,007,230	17325FAQ1
Caterpillar	8/9/2021	1.70	N/a	$500,000	$501,113	$502,800	14912L6U0
Pepsico	10/6/2021	1.70	N/a	$500,000	$488,785	$503,302	713448DL9
JPMorgan Chase & Co	1/24/2022	4.50	N/a	$500,000	$535,990	$517,248	46625HJD3
Apple (APPL)	2/9/2022	2.50	N/a	$500,000	$509,485	$508,412	037833CM0
Chevron	3/3/2022	2.41	N/a	$500,000	$506,350	$508,310	166764AT7
Pepsico	5/2/2022	2.25	N/a	$500,000	$504,250	$510,219	713448DT2
Visa	9/15/2022	2.15	N/a	$1,000,000	$1,015,480	$1,026,027	92826CAG7
JP Morgan Chase	9/23/2022	3.25	N/a	$500,000	$504,580	$521,337	46625HJE1
Visa	12/14/2022	2.80	N/a	$1,000,000	$1,008,090	$1,039,129	92826CAC6
Toyota	1/11/2023	2.70	N/a	$1,000,000	$1,002,790	$1,040,790	89236TEL5
Charles Schwab	1/25/2023	2.65	N/a	$1,000,000	$1,011,190	$1,039,959	808513AT2
John Deere	1/27/2023	2.80	N/a	$1,000,000	$1,015,930	$1,044,959	24422ERT8
Berkshire Hathaway	3/15/2023	2.75	N/a	$500,000	$501,445	$521,025	084670BR8
TJX Companies	5/15/2023	2.50	N/a	$500,000	$507,615	$519,530	872540AP4
Chevron	6/24/2023	3.19	N/a	$1,000,000	$1,013,720	$1,054,520	166764AH3
Bank of America	7/21/2023	2.82	7/21/2022	$1,000,000	$1,004,840	$1,029,500	06051GGQ6
Oracle	9/15/2023	2.40	N/a	$500,000	$492,750	$520,106	68389XBL8

CITY OF WOODLAND
INVESTMENT REPORT

	Maturity Date	Interest	Call Date	PAR Amount	Principal Amount	Current Market Value	Security ID
Toyota	9/20/2023	3.45	N/a	$1,000,000	$1,025,110	$1,072,399	89236TFN0
Citibank	1/23/2024	3.65	N/a	$1,000,000	$1,036,710	$1,081,713	17325FAS7
Citibank	1/23/2024	3.65	N/a	$569,000	$604,710	$615,495	17325FAS7
Charles Schwab	2/1/2024	3.55	N/a	$600,000	$623,478	$648,536	808513AY1
US Bancorp	2/5/2024	3.38	N/a	$1,000,000	$1,026,700	$1,075,465	91159HHV5
Apple	2/9/2024	3.00	N/a	$500,000	$505,235	$532,819	037833CG3
IBM	2/12/2024	3.63	N/a	$500,000	$528,850	$544,685	459200HU8
Home Depot	2/15/2024	3.75	N/a	$1,000,000	$1,074,300	$1,084,562	437076BC5
Illinois Tool Works	3/1/2024	3.50	N/a	$1,000,000	$1,050,720	$1,085,634	452308AT6
Pepsico	3/1/2024	3.60	N/a	$1,000,000	$1,069,750	$1,081,908	713448CM8
Apple	5/6/2024	3.45	N/a	$1,000,000	$1,037,300	$1,086,709	037833AS9
Bank of New York Mellon	5/15/2024	3.40	N/a	$1,000,000	$1,039,920	$1,083,108	06406HCV9
HSBC	6/23/2024	3.50	N/a	$500,000	$527,365	$540,761	40434CAD7
American Honda Finance	6/27/2024	2.40	N/a	$500,000	$505,140	$524,631	02665WCZ2
Toyota	7/25/2024	2.41	7/25/2021	$1,300,000	$1,300,000	$1,305,885	89236TGD1
US Bancorp	7/30/2024	2.40	N/a	$500,000	$509,055	$526,849	91159HHX1
US Bancorp	7/30/2024	2.40	N/a	$500,000	$506,245	$526,849	91159HHX1
US Bancorp	7/30/2024	2.40	N/a	$1,000,000	$1,029,250	$1,053,697	91159HHX1
Air Products & Chemicals	7/31/2024	3.35	N/a	$1,000,000	$1,059,210	$1,078,925	009158AV8
Amazon	8/22/2024	2.80	N/a	$500,000	$517,425	$535,745	023135AZ9
United Parcel Service	9/1/2024	2.20	N/a	$500,000	$502,340	$523,934	911312BT2
Coke	9/6/2024	1.75	N/a	$500,000	$499,285	$519,859	191216CL2
JP Morgan Chase	11/24/2024	2.30	11/27/2021	$1,000,000	$1,000,000	$998,300	48128GM49
Estee Lauder	12/1/2024	2.00	N/a	$1,000,000	$1,014,350	$1,042,275	29736RAN0
Estee Lauder	12/1/2024	2.00	N/a	$1,000,000	$1,004,020	$1,042,275	29736RAN0
Toyota	2/13/2025	1.80	N/a	$1,000,000	$1,001,380	$1,027,888	89236TGT6
WW Grainger	2/15/2025	1.85	N/a	$1,500,000	$1,545,900	$1,543,896	384802AE4
Precision Castpart	6/15/2025	3.25	N/a	$1,000,000	$1,111,990	$1,083,191	740189AM7
Wells Fargo	6/17/2025	1.50	6/17/2022	$1,000,000	$1,000,000	$980,547	95001DAD2
JPMorgan Chase & Co	6/23/2025	1.05	6/23/2024	$1,000,000	$1,000,000	$974,248	48128GU40
Bank of America	11/25/2025	0.65	11/25/2021	$1,000,000	$1,000,000	$968,795	06048WK41
JPMorgan Chase & Co	12/22/2025	0.83	12/22/2023	$1,000,000	$1,000,000	$946,799	48128GY53
United Health Group	1/15/2026	1.25	N/a	$1,000,000	$1,016,620	$1,001,547	91324PDW9
JP Morgan Chase	2/17/2026	0.50	2/17/2023	$1,000,000	$1,000,000	$977,883	46632FRV9
Caterpillar	3/2/2026	0.90	N/a	$1,200,000	$1,195,920	$1,179,887	14913R2K2
Total Corporate Securities				$46,669,000	$47,739,147	$48,327,442	
California ST GO UNLT TXBL	4/1/2021	2.80	N/a	$725,000	$736,905	$725,000	13063DGA0
California ST GO UNLT TXBL-High Speed Passenger Train-Series A	4/1/2022	2.37	N/a	$415,000	$425,371	$423,972	13063DAD0
University of California CA REV TXBL-Series BA	5/15/2023	3.30	N/a	$830,000	$880,273	$881,651	91412HBK8
Los Angeles CA GO TXBL REF-Series A	9/1/2023	2.64	N/a	$1,925,000	$2,020,596	$2,028,084	544351KS7
San Francisco City & County CA Public Utility Company REV TXBL-Se	11/1/2023	2.81	N/a	$455,000	$485,799	$483,069	79765R3V9
Sacramento County CA TXBL REV Sanitation District FA REF-Series E	12/1/2023	3.20	N/a	$450,000	$477,329	$481,064	786134VD5
Los Angeles CA GO TXBL REF-Series A	9/1/2024	2.84	N/a	$1,000,000	$1,079,870	$1,074,120	544351KT5
California ST Municipal FA REV TXBL Harveyy Mudd College	12/1/2024	1.85	N/a	$595,000	$603,520	$613,029	13048VNZ7
University of California REV TXBL Limited Project REF-Series J	5/15/2025	3.36	N/a	$2,000,000	$2,198,720	$2,189,640	91412GXQ3
Total Municipal Securities				$8,395,000	$8,908,382	$8,899,628	
Total of LAIF Funds & Investments Detail					$172,492,153		
Check Total (Should be zero)					$0		

CASH ACCOUNTS as of 03/31/21

Bank Accounts with U.S. Bank	$5,627,048
Petty Cash	$2,778
Cash with Fiscal Agent	$8,165,938
Funds Held By Section 115 Pension Trust	$8,147,929

	Maturity Date	Interest	Call Date	PAR Amount	Principal Amount	Current Market Value	Security ID
INTEREST SUMMARY							
Prior Quarters Interest Earned - Investments			$1,095,730				
Prior Quarters Interest Earned - LAIF			$335,760				
Total Interest Received			$1,431,490				
Interest Received from January 1, 2021 to March 31, 2021			$687,509				
Total Fiscal Year-to-Date Interest Received			**$2,118,998**				

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

CITY OF WOODLAND
ACTIVITY REPORT

DATE	DESCRIPTION	DEBIT	CREDIT	DEBITS
LAIF	**TREASURER**			
01/01/21	Month Beginning Balance			**$55,993,798**
01/15/21	Quarterly Interest	$102,201		**$56,095,999**
01/26/21	Deposit into LAIF	$6,000,000		**$62,095,999**
01/29/21	Withdrawl from LAIF		$2,000,000	**$60,095,999**
02/09/21	Deposit into LAIF	$13,000,000		**$73,095,999**
02/24/21	Withdrawl from LAIF		$3,000,000	**$70,095,999**
02/26/21	Withdrawl from LAIF		$2,000,000	**$68,095,999**
03/03/21	Withdrawl from LAIF		$3,000,000	**$65,095,999**
03/08/21	Withdrawl from LAIF		$3,000,000	**$62,095,999**
03/31/21	Month End Balance			**$62,095,999**
Bonds and Other Investments				
01/01/21	Month Beginning Balance			**$104,936,304**
01/06/21	Called FHLMC 3134GUF21		$2,000,000	**$102,936,304**
01/08/21	Called FHLMC 314GUP95		$2,000,000	**$100,936,304**
02/12/21	Purchase FHLB 3130AKWA0	$1,999,000		**$102,935,304**
02/17/21	Purchase JP Morgan Chase 46632FRV9	$1,000,000		**$103,935,304**
02/24/21	Purchase FHLB 3130ALBX1	$1,745,625		**$105,680,929**
03/04/21	Purchase Caterpillar 14913R2K2	$1,195,920		**$106,876,849**
03/04/21	Purchase United Health Group 91324PDW9	$1,016,620		**$107,893,469**
03/09/21	Purchase FFCB 3133EMSU7	$3,000,000		**$110,893,469**
03/12/21	Called FFCB 3133ELSL9		$3,000,000	**$107,893,469**
03/26/21	Called IBM 44932HAC7		$497,315	**$107,396,154**
03/30/21	Purchase FHLB 3130ALV68	$3,000,000		**$110,396,154**
03/31/21	Month End Balance			**$110,396,154**
		END OF MONTH TOTAL DEBITS		**$172,492,153**
		Check Total (Should be Zero)		-

Transactions w/LAIF	8
Purchase of New Bonds	7
Bonds Called	4
Purchase of New CD	0
CD Matured	0
Bonds Sold	0
Bonds Matured	0

2014 Wastewater Revenue Bonds				
Revenue fund	$0.00	$0.00	US Bank Mmkt 5 -Ct	$0.00
Interest fund	$0.44	$0.44	US Bank Mmkt 5 -Ct	$0.44
Principal Fund	$0.86	$0.86	US Bank Mmkt 5 -Ct	$0.86
Redemption fund	$0.00	$0.00	US Bank Mmkt 5 -Ct	$0.00
Rebate Fund	$0.00	$0.00	US Bank Mmkt 5 -Ct	$0.00
CFD - Gibson Ranch				
Revenue fund	$6.88	$6.88	Cash Mgmt-1st Am Treasury	$0.02
Interest fund	$0.01	$0.01	Cash Mgmt-1st Am Treasury	$0.01
Principal Fund	$0.00	$0.00	Cash Mgmt-1st Am Treasury	$0.00
Reserve fund	$225,826.04	$225,826.04	Cash Mgmt-1st Am Treasury	$1.04
Redemption fund	$0.00	$0.00	Cash Mgmt-1st Am Treasury	$0.00
Sinking Fund	$0.00	$0.00	Cash Mgmt-1st Am Treasury	$0.00
Spring Lake 2013				
Special Tax Fund	$0.09	$0.09	Cash Mgmt-1st Am Govt Oblig	$0.09
Interest Fund	$0.00	$0.00	Cash Mgmt-1st Am Govt Oblig	$0.00
Principal Fund	$0.00	$0.00	Cash Mgmt-1st Am Govt Oblig	$0.00
Reserve fund	$2,142,191.41	$2,142,191.41	Cash Mgmt-1st Am Govt Oblig	$9.96
Prepayment Fund	$0.00	$0.00	Cash Mgmt-1st Am Govt Oblig	$0.00
Rebate Fund	$0.00	$0.00	Cash Mgmt-1st Am Govt Oblig	$0.00
Spring Lake 2016				
Special Tax Fund	$0.17	$0.17	Cash Mgmt-1st Am Govt Oblig	$0.17
Interest Fund	$0.25	$0.25	Cash Mgmt-1st Am Govt Oblig	$0.25
Principal Fund	$0.05	$0.05	Cash Mgmt-1st Am Govt Oblig	$0.05
Reserve Fund	$1,102,920.32	$1,102,920.32	Cash Mgmt-1st Am Govt Oblig	$5.13
Proceeds Fund	$0.20	$0.20	Cash Mgmt-1st Am Govt Oblig	$0.00
Spring Lake 2019				
Special Tax Fund	$0.06	$0.06	Cash Mgmt-1st Am Govt Oblig	$0.06
Interest Fund	$0.00	$0.00	Cash Mgmt-1st Am Govt Oblig	$0.00
Principal Fund	$0.00	$0.00	Cash Mgmt-1st Am Govt Oblig	$0.00
Reserve Fund	$1,498,477.69	$1,498,477.69	Cash Mgmt-1st Am Govt Oblig	$6.97
Capitalized Interest Fund	$150,101.54	$150,101.54	Cash Mgmt-1st Am Govt Oblig	$3.04
Proceeds Fund	$0.00	$0.00	Cash Mgmt-1st Am Govt Oblig	$0.00
Water Revenue Bonds 2011				
Revenue Fund	$10.70	$10.70	US Bank Mmkt 5 -Ct	$0.00
Interest Fund	$0.19	$0.19	US Bank Mmkt 5 -Ct	$0.19
Principal Fund	$0.17	$0.17	US Bank Mmkt 5 -Ct	$0.17
Reserve Fund	$1,324,400.00	$1,324,400.00	US Bank Mmkt 5 -Ct	$5.08
Redemption Fund	$0.00	$0.00	US Bank Mmkt 5 -Ct	$0.00
Surplus Fund	$0.00	$0.00	US Bank Mmkt 5 -Ct	$0.00
Safe Drinking Water State Revolving Fund 2014				
Payment Fund	$5.37	$5.37	US Bank Mmkt 5 -Ct	$0.00
Reserve fund	$138,778.33	$138,778.33	US Bank Mmkt 5 -Ct	$0.53
ARRA 2011				
Payment Fund	$1,069,907.08	$1,069,907.08	Cash Mgmt-1st Am Govt Oblig	$4.48
Reserve fund	$374,906.41	$374,906.41	Cash Mgmt-1st Am Govt Oblig	$1.69
CDBG				
Savings Account	$138,404.20	$138,404.20	Bank of America - Quarterly Bank Statement	
TOTAL	$8,165,938.46			
Check Summary Total (Should be zero)	$0.00			

Investment Glossary

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

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

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

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

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

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

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

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: H.8
SUBJECT: Public Works Week Proclamation for the week of May 16-22, 2021.

Recommendation for Action: Staff recommends that the City Council proclaim May 16-22, 2021 as Public Works Week.

Staff Contact:
Johanna Currie, Senior Management Analyst, (530) 661-5902

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 critical contributions of Public Works to their daily lives.

The 2021 theme, "Stronger Together" challenges our members and their citizens to think about the role Public Works plays in creating a great place to live.

Discussion:

The staff of Woodland's Public Works Department has had another successful year. Addressing Covid concerns has required innovation and novel approaches, but staff has again fulfilled its mission "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." Despite the Pandemic, Public Works personnel continues to provide service 7-days per week/24-hours a day.

This year has been especially noteworthy for the many rewards that City staff has received. Woodland's new Utilities Administrator, Jeremy Cox, first received local recognition for being the APWA Manager of the Year. His accomplishments outpaced similar award winners from each of the nation's 63 chapters and Jeremy will be recognized as America's APWA Manager of the Year at the national convention in St. Louis this fall.

Woodland's Water Pollution Control Treatment Plant Superintendent also received local recognition as the California Water Environmental Association (CWEA) Supervisor of the Year. Shane Carlsen's accomplishments were compared with top managers of CWEA's 17 chapters and Shane was selected as one of the top 3 managers in the state.

Other Public Works staff recognized this year include Admin Clerk III, Elizabeth Del Toro, who was named Sacramento Chapter APWA Agency Support Staff Person of the Year. Finally Joey Gines, Woodland's new Infrastructure Administrator was selected to participate in this year's Sacramento Valley Leadership Academy. This program provides training and networking opportunities for emerging leaders and is supported by

Sacramento area local governments.

Every year Public Works Week provides an opportunity to convey to staff and the community a greater appreciation of services that Public Works Provides and how they benefit the City of Woodland. Typically, a Public Works celebratory lunch concludes the week, however, due to current COVID-19 restrictions, this year's Public Works Week's celebration will be postponed until permitted by CDC guidelines. Staff still requests Council to formally recognize Public Works Week at the customary time.

Conclusion:
Staff recommends that the City Council proclaim May 16-22, 2021 as "Public Works Week."

Prepared By: Johanna Currie, Senior Management Analyst

Reviewed By: Craig Lock, Public Works Director

Ken Hiatt
City Manager

Attachments:
1. Public Works Week Proclamation (CML)

CITY OF WOODLAND
PROCLAMATION
PUBLIC WORKS WEEK 2021

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 16-22, 2021 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 18, 2021

____
Tom Stallard, Mayor

Myra Vega, Mayor Pro Tempore

Victoria Fernandez, Council Member

Tania Garcia-Cadena, Council Member

Rich Lansburgh, Council Member

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	May 18, 2021
ITEM #:	H.9
SUBJECT:	Approval of Side Letters of Agreement

Recommendation for Action: Staff recommends that the City Council approve the Side Letters of Agreement with the Woodland Police Officers' Association, Woodland Police Supervisors' Association, Woodland Police Mid Management Association, Woodland City Employees Association, Mid Management Professional Association, Confidential Employees, Woodland Professional Firefighters' Association, and Woodland Fire Mid Management Association.

Staff Contact:

Kimberly McKinney, Director of Administrative Services, (530) 661-5849, kimberly.mckinney@cityofwoodland.org

Fiscal Impact:

The Fiscal Year 2020/21 budget, adopted by Council on June 18, 2020, assumed at least $600,000 in savings related to concessions from City employees. All eight employee associations and management level employees agreed to concessions through side letters of agreement amending their various Memoranda of Understanding (MOUs).

The table below shows the overall savings that were achieved during FY2020/21, by bargaining unit. The cost to restore these concessions is estimated, since employees have opportunities to "opt-out" of the restoration for various reasons. The costs noted below assume all employees are refunded, in connection with the terms of their various agreements:

Employee Group	FY20/21 Savings All Funds	FY20/21 Savings General Fund	Reimbursement Cost All Funds	Reimbursement Cost General Fund
Police Officers' Association	206,650	175,650	88,390	75,132
Police Supervisors' Association	36,200	36,200	36,200	36,200
Police Mid Management	33,150	33,150	33,150	33,150
General Services Employees	199,500	50,000	199,500	50,000
Mid Management Employees	142,375	53,000	142,375	53,000
Confidential Employees	10,350	7,250	10,350	7,250
Firefighters' Association	120,556	108,889	-	-
Fire Mid Management Association	8,250	6,188	8,250	6,188
	$757,031	**$470,326**	**$518,215**	**$260,919**

Background:

The City's operating budget for FY2020/21 was significantly impacted by the COVID-19 pandemic, and its effects on the local and national economy. As presented to the City Council, beginning with the April 2020 spring budget presentation, the City's budget, in particular the General Fund, was facing significant reductions in many revenue sources, with heavy emphasis on sales tax revenue declines. In order to present a balanced budget, staff recommended use of General Fund reserves, implementation of department level reductions, and savings from employee concessions.

City staff met with all employee groups to discuss these budget challenges and asked for all employees to propose ideas for a five percent (5%) reduction in pay for fiscal year 2020/21. All eight employee associations, and all management level employees, agreed to amend their various contracts to provide the requested concessions to the City.

Since that time, the City's overall General Fund revenue forecast has improved, especially related to sales taxes. Due to the better than expected revenues, most employee concessions ceased December 31, 2020, with the exception of the two fire groups.

Because of the improved revenue forecasts, in addition to the receipt of federal relief monies to assist with lost revenues and other COVID-19 related impacts, the savings achieved with employee concessions is no longer necessary to balance the City's budget.

Discussion:

There are eight bargaining units that represent full-time City employees. All of the groups are covered under various Memoranda of Understanding (MOUs) that are negotiated periodically with the City. With the exception of the Police Mid-Management Association, whose contract expired June 30, 2020, each group was under active contracts, with MOUs that cover the time period including fiscal year 2020/21. These groups were not obligated to change the terms of these contracts or to make any concessions during the terms of their approved MOUs. However, as has historically been the case, the City's employee groups stepped up to participate in providing solutions for the City's budget and agreed to concessions that reduced overall pay and/or benefits. These sacrifices allowed for the budget to be balanced without implementing additional overall service level reductions that would potentially impact both employees and the community.

Each bargaining unit has slight variations on the format of concessions, and therefore restoration of the concessions also varies among the groups. Below is a summary of the proposed restorations, included in the various amended and restated Side Letters of Agreement attached to this report.

1. Woodland Police Officer's Association:
   - Six months of furlough hours equivalent to 4% of base pay refunded to employees. Employees who have used furlough hours may choose to offset with vacation, or to opt out of refunds and keep the furlough hours.
2. Woodland Police Supervisors' Association:
   - Six months of furlough hours equivalent to 4% of base pay refunded to employees. Employees who have used furlough hours may choose to offset with vacation, or to opt out of refunds and keep the furlough hours.
   - Additional CalPERS contribution of 1% from July through December 2020 refunded, additional sick leave accrued returned.
3. Woodland Police Mid Management Association:
   - Six months of furlough hours equivalent to 4% of base pay refunded to employees. One time reduction in Administrative Leave allocation in July 2021 to replace the furlough leaves used.
4. Woodland City Employees Association (General Services)
   - Six months of furlough hours equivalent to 5% of base pay refunded to employees. Employees who have used furlough hours may choose to offset with vacation, or to opt out of refunds and keep the furlough hours.
5. Mid Management Professional Association:
   - Six months of furlough hours equivalent to 5% of base pay refunded to employees. Employees who have used furlough hours may choose to offset with administrative leave or vacation, or to opt out of refunds and keep the furlough hours.
6. Confidential Employees:
   - Six months of furlough hours equivalent to 5% of base pay refunded to employees. Employees who have used furlough hours may choose to offset with administrative leave or vacation, or to opt out of refunds and keep the furlough hours.
7. Woodland Professional Firefighters' Association:
   - 3% salary adjustment that was deferred until July 1, 2021 is restored effective May 1, 2021.Additional sick leave granted is limited to the months already accrued.
   - Language regarding minimum shift staffing levels for operations personnel is maintained, effective the final day of the current MOU. This minimum staffing can be temporarily suspended in the event the City declares a fiscal emergency.
8. Woodland Fire Mid Management Association:
   - Additional CalPERS contribution of 3% ceases May1, 2021 and the amount contributed from November 2020 through April 2021 will be refunded.

- Additional accrued sick leave returned, and no additional administrative leave will be allocated.

Conclusion:

Staff recommends that the City Council approve the Side Letters of Agreement with the Woodland Police Officers' Association, Woodland Police Supervisors' Association, Woodland Police Mid Management Association, Woodland City Employees Association, Mid Management Professional Association, Confidential Employees, Woodland Professional Firefighters' Association, and Woodland Fire Mid Management Association.

Prepared By: Kimberly McKinney, Director of Administrative Services

Ken Hiatt
City Manager

Attachments:

1. WPOA Concessions Restoration Side Letter May 2021
2. WPSA Concessions Restoration Side Letter May 2021
3. PMMA Concession Restoration Side Letter May 2021
4. WCEA Concessions Restoration Side Letter May 2021
5. MMPA Concessions Restoration Side Letter May 2021
6. CONF Concessions Restoration Side Letter May 2021
7. WPFA Concessions Revision SIde Letter May 2021
8. FMMA Concessions Restoration Side Letter May 2021

City of Woodland

MEMORANDUM

DATE: May 18, 2021

TO: Brian Olson, Woodland Police Officers' Association

FROM: Ken Hiatt, City Manager

SUBJECT: Amended and Restated Side Letter of Agreement- Furloughs

This side letter of agreement services to memorialize the agreement, post labor negotiations, between the City of Woodland (City) and the Woodland Police Officers' Association (WPOA). Due to better than expected revenues in the General Fund for fiscal year 2020/21, the City wishes to restore the concessions agreed to by the WPOA in the Side Letter of Agreement dated July 1, 2020.

The following modifications shall be made to the Memorandum of Understanding between the City and the WPOA, adopted via Resolution 6887, covering the period from July 1, 2017 to June 30, 2021, including the Side Letters of Agreement.

1. **Section 2.1.3 Furloughs** is amended and restated as follows:

   Employees agreed to an unpaid furlough of eighty four (84) hours (4% of base salary) in fiscal year 2020/21. Hours were deducted in an equal amount from each monthly paycheck, and 84 furlough hours were placed in a leave bank on July 1, 2020. Because General Fund sales tax revenues (not including special district sales tax measures) are projected to exceed $14.0 million for fiscal year 2020/21, the monthly furlough deduction ceased after December 31, 2020, and furlough leave banks were reduced to forty-two (42) hours.

   On or before May 31, 2021, employees will be required to select from the following alternatives:

   - Employee may have the value of the hours remaining in the employee's furlough leave bank refunded at the current base rate of pay; or
   - Employee may have the value of all actual furlough amounts deducted from July 1, 2020 through December 31, 2020 refunded, and furlough leave balances will be reduced to zero. In the event an employee does not have 42 hours remaining in their furlough leave bank, the difference in hours will be reduced from the employee's vacation leave bank; or
   - Employees may opt to keep hours remaining in the furlough leave bank and use the hours by June 30, 2021. Any furlough leave bank hours not used by June 30, 2021 will be lost without compensation to the employee.

If an employee does not select an option prior to May 31, 2021, then the employee will have the value of the hours remaining in the employee's furlough leave bank refunded at the current base rate of pay by June 30, 2021.

2. **Section 6.4 Vacation Accumulation** is modified to delete the following added text:
   - ~~For the term of the contract, maximum vacation accumulation will be increased by 84 hours in recognition of the additional furlough leave bank. Maximum vacation accumulation will revert to the previous limits excess hours may not be carried past January 1, 2023.~~

Resolution 6887, adopting the MOU between the City and the WPOA is hereby modified as reflected in the sections listed above. All other provisions of the MOU remain unchanged, unless the parties mutually agree to reopen negotiations.

AGREED TO THIS DATE: __________

FOR THE CITY OF WOODLAND

____
Ken Hiatt
City Manager

FOR THE WOODLAND POLICE OFFICERS' ASSOCIATION

____
Brian Olson
Woodland Police Officers' Association

City of Woodland

MEMORANDUM

DATE: May 18, 2021

TO: Sergeant Dallas Hyde, Woodland Police Supervisors' Association

FROM: Ken Hiatt, City Manager

SUBJECT: Amended and Restated Side Letter of Agreement- Furloughs

This side letter of agreement services to memorialize the agreement, post labor negotiations, between the City of Woodland (City) and the Woodland Police Supervisors' Association (WPSA). Due to better than expected revenues in the General Fund for fiscal year 2020/21, the City wishes to restore the concessions agreed to by the WPSA in the Side Letter of Agreement dated July 1, 2020.

The following modifications shall be made to the Memorandum of Understanding between the City and the WPSA, adopted via Resolution 6886, covering the period from July 1, 2017 to June 30, 2021, including the Side Letters of Agreement.

1. **Section 2.1.2 Furloughs** is amended and restated as follows:

   Employees agreed to an unpaid furlough of eighty four (84) hours (4% of base salary) in fiscal year 2020/21. Hours were deducted in an equal amount from each monthly paycheck, and 84 furlough hours were placed in a leave bank on July 1, 2020. Because General Fund sales tax revenues (not including special district sales tax measures) are projected to exceed $14.0 million for fiscal year 2020/21, the monthly furlough deduction ceased after December 31, 2020, and furlough leave banks were reduced to forty-two (42) hours.

   On or before May 31, 2021, employees will be required to select from the following alternatives:
   - Employee may have the value of the hours remaining in the employee's furlough leave bank refunded at the current base rate of pay; or
   - Employee may have the value of all actual furlough amounts deducted from July 1, 2020 through December 31, 2020 refunded, and furlough leave balances will be reduced to zero. In the event an employee does not have 42 hours remaining in their furlough leave bank, the difference in hours will be reduced from the employee's vacation leave bank; or
   - Employees may opt to keep hours remaining in the furlough leave bank and use the hours by June 30, 2021. Any furlough leave bank hours not used by June 30, 2021 will be lost without compensation to the employee.

If an employee does not select an option prior to May 31, 2021, then the employee will have the value of the hours remaining in the employee's furlough leave bank refunded at the current base rate of pay by June 30, 2021.

If an employee has used all furlough leave hours and does not have sufficient vacation balances to restore the furlough bank to 42 hours, no reimbursement of previous deductions and no adjustment to leave balances will be made.

2. **Section 6.5.1 Sick Leave Accumulation** is amended and restated as follows:
   - 6.5.1.1 In recognition of the offset of the one percent (1%) cost of living salary adjustment that was scheduled for July 1, 2020, employees earned an additional two (2) hours per month in sick leave for fiscal year 2020/21. Because the offset to the cost of living salary adjustment is being reimbursed, all additional sick leave hours earned under this provision will be removed from employee sick leave balances.

3. **Section 7.4 Vacation Accumulation** is modified to delete the following added text:
   - ~~For the term of the contract, maximum vacation accumulation will be increased by 84 hours in recognition of the additional furlough leave bank. Maximum vacation accumulation will revert to the previous limits excess hours may not be carried past January 1, 2023.~~

4. **Section 10.1 PERS Retirement** is amended and restated as follows:
   - 10.1.4.1.5 Effective July 1 2020 through April 30, 2021, employees contributed an additional one percent (1%) of pensionable compensation to offset the employee's share of normal costs for retirement benefits with CalPERS. On or before May 31, 2021, the value of actual additional contributions to CalPERS during the period of July 1, 2020 through April 30, 2021 will be refunded to employees.

Resolution 6886, adopting the MOU between the City and the WPSA is hereby modified as reflected in the sections listed above. All other provisions of the MOU remain unchanged, unless the parties mutually agree to reopen negotiations.

AGREED TO THIS DATE: __________

FOR THE CITY OF WOODLAND

____
Ken Hiatt
City Manager

FOR the Woodland Police Supervisors' Association

____
Dallas Hyde
Woodland Police Supervisors' Association

City of Woodland

DATE: April 16, 2021

TO: Deputy Chief Anthony Cucchi

FROM: Ken Hiatt, City Manager

SUBJECT: Memorandum of Understanding (MOU) Side Letter of Agreement

This Side Letter of Agreement serves to memorialize the agreement between the City of Woodland and the Woodland Police Mid-Management Association.

The City and the Woodland Police Mid Management Association met in July 2020 to discuss concessions related to the COVID-19 crisis. Due to better than projected fiscal condition of the City, the City will restore the one-time concessions Employee agreed to.

Section 2.8 Furlough

This section is rescinded and all amounts deducted for furloughs from July 1, 2020 through December 31, 2020, will be reimbursed on or before June 30, 2021.

To account for the 42 hours of furlough leave granted and used by employees, through December 31, 2020, the annual 56 hour allocation of Administrative Leave will be reduced to 14 hours for Fiscal year 2021/2022.

All other components of the July 2020 side letter remain in force.

AGREED TO THIS DATE:

FOR THE CITY OF WOODLAND

____

Ken Hiatt, City Manager

FOR THE WOODLAND POLICE MID-MANAGEMENT ASSOCIATION

____

Deputy Chief, Anthony Cucchi, President

City of Woodland

MEMORANDUM

DATE: May 18, 2021

TO: Reece Ulrich, Woodland City Employees Association

FROM: Ken Hiatt, City Manager

SUBJECT: Amended and Restated Side Letter of Agreement – Furloughs

This amended and restated side letter of agreement serves to memorialize the agreement, post labor negotiations, between the City of Woodland (City) and the Woodland City Employees Association (WCEA). Due to better than expected revenues in the General Fund for fiscal year 2020/21, the City wishes to restore the concessions agreed to by WCEA in the Side Letter of Agreement dated July 1, 2020.

The following modifications shall be made to the Memorandum of Understanding between the City and the WCEA, adopted via Resolution No. 7308, covering the period from July 1, 2019 through June 30, 2023, including the Side Letters of Agreement.

Section 2.1.4 Furloughs is amended and restated as follows:

2.1.4.1 Employees agreed to an unpaid furlough of 104 hours (5% of base salary) in fiscal year 2020/21. Hours were deducted in an equal amount from each monthly paycheck, and the furlough hours were placed in a leave bank on July 1, 2020. Because General Fund sales tax revenues (not including special district sales tax measures) are projected to exceed $14.0 million for fiscal year 2020/21, the monthly furlough deduction ceased after December 31, 2020 and furlough leave banks were reduced to fifty-two (52) hours.

On or before May 31, 2021, employees will be required to select from the following alternatives:

- Employee may have the value of the hours remaining in the employee's furlough leave bank refunded and cashed out at their base rate of pay as of June 30, 2021; or

- Employee may have 52 hours of furlough deductions refunded and cashed out at their base rate of pay as of June 30, 2021, with the difference between the current number of furlough leave bank hours and 52 taken from the employee's vacation leave bank. Employees without sufficient vacation leave bank to make up the difference, when added to the furlough leave bank, to get to 52 hours, shall only be able to cash out the furlough leave bank hours plus their currently accrued vacation leave hours; or

- Employee may opt to keep the hours in the furlough leave bank and must use those hours before December 31, 2021. Any furlough leave bank hours not used by December 31, 2021 will be lost without compensation to the employee.

If an employee does not select an option prior to May 31, 2021, then the employee will have the value of the hours remaining in the employee's furlough leave bank refunded and cashed out at their base rate of pay as of June 30, 2021.

Section 5.2.2 Vacation Leave:

The 104 hours added to the maximum vacation accumulation limits is removed, and the limits return to the amounts shown in the MOU. The maximum vacation limits are reviewed as of December 31, 2021.

Resolution 7308 adopting the MOU between the City and WCEA is hereby modified as reflected in the sections noted above. All other provisions of the MOU remain unchanged, unless the parties mutually agree to reopen negotiations.

AGREED TO THIS DATE: __________

FOR THE CITY OF WOODLAND	FOR THE WOODLAND CITY EMPLOYEES ASSOCIATION
____________________	____________________
Ken Hiatt City Manager	Reece Ulrich Woodland City Employees Association

City of Woodland

MEMORANDUM

DATE: May 18, 2021

TO: Chris Fong, Mid-Management Professional Association

FROM: Ken Hiatt, City Manager

SUBJECT: Amended and Restated Side Letter of Agreement- Furloughs

This amended and restated side letter of agreement serves to memorialize the agreement, post labor negotiations, between the City of Woodland (City) and the Woodland Mid-Management Professional Association (MMPA). Due to better than expected revenues in the General Fund for fiscal year 2020/21, the City wished to restore the concessions agreed to by MMPA in the Side Letter of Agreement dated July 13, 2020.

The following modifications shall be made to the Memorandum of Understanding between the City and the MMPA, adopted via Resolution No. 7107, covering the period from July 1, 2019 through June 30, 2022, including the Side Letters of Agreement,

Section 5.2.2.1 is deleted:

~~5.2.2.1 Employees may carry over an additional one hundred and four (104) hours of vacation. (The vacation maximum is adjusted based on the number of furlough hours the employees in the Unit are granted.) Employees with less than ten (10) years of service with the City may carry over no more than (376 hours) past January 1 of each year. Employees with more than ten (10) years of service with the City may carry over no more than (456 hours) past January 1 of each year. This clause sunsets on June 30, 2022.~~

Section 5.5 is amended and restated as follows:

5.5 Furloughs - Employees agreed to an unpaid furlough in fiscal year 2020/21. Hours were deducted in an equal amount from each monthly paycheck, and fifty-two (52) furlough hours were placed in a leave bank on July 1, 2020. Because General Fund sales tax revenues (not including special district sales tax measures) are projected to exceed $14.0 million for fiscal year 2020/21, the monthly furlough deduction ceased after December 31, 2020 and no additional allotment of furlough leave was credited to employees.

On or before May 31, 2021, the total value of the actual furlough amounts deducted from each employee's pay will be refunded to employees as a single payment and all hours in furlough leave banks will be reduced to zero. In the event an employee does not have 52 hours remaining in their furlough leave bank, the difference in hours will be reduced from the employee's administrative leave bank.

For example, if an employee has 28 hours of leave in their furlough leave bank, 24 hours (52 minus 28 hours) will be deducted from the employee's administrative leave balance to restore the furlough leave balance to 52 hours, and all furlough deductions from July 2020 through December 2020 will be refunded to the employee.

If an employee has used all furlough leave hours and does not have sufficient administrative leave balances to restore the furlough bank to 52 hours, vacation leave balances will be used

Members who do not wish to receive the 5% furlough reduction refund can, upon written request, opt out of the above. The opt out members will keep any hours remaining in the furlough leave bank and must use those hours by June 30, 2021. Any furlough leave bank hours not used by June 30, 2021 will be lost without compensation to the employee.

The July 1, 2019 Resolution between the City and the Mid-Management Professional Association Unit is therefore modified as reflected in the paragraphs above. All other provisions of the MOU remain unchanged, unless the parties mutually agree to reopen negotiations.

AGREED TO THIS DATE: _________

FOR THE CITY OF WOODLAND

____

Ken Hiatt
City Manager

FOR THE MID-MANAGEMENT
PROFESSIONAL ASSOCIATION

____

Chris Fong
Mid-Management Professional Association

City of Woodland

MEMORANDUM

DATE: May 18, 2021

TO: Sheila McShane, Confidential Employees

FROM: Ken Hiatt, City Manager

SUBJECT: Amended and Restated Side Letter of Agreement - Furloughs

This amended and restated side letter of agreement serves to memorialize the agreement, post labor negotiations, between the City of Woodland (City) and the Confidential Employees. Due to better than expected revenues in the General Fund for fiscal year 2020/21, the City wishes to restore the concessions agreed to by the Confidential Employees in the Side Letter of Agreement dated July 1, 2020.

The following modifications shall be made to the Resolution Approving Certain Terms and Conditions between the City and the Confidential Employees, dated July 1, 2019.

<u>Section 2.1.3 Furloughs</u> is amended and restated as follows:

2.1.3 Furloughs - Employees agreed to an unpaid furlough in fiscal year 2020/21. Hours were deducted in an equal amount from each monthly paycheck, and 104 furlough hours were placed in a leave bank on July 1, 2020. Because General Fund sales tax revenues (not including special district sales tax measures) are projected to exceed $14.0 million for fiscal year 2020/21, the monthly furlough deduction ceased after December 31, 2020 and furlough leave banks were reduced to fifty two (52) hours.

On or before May 31, 2021, the total value of the actual furlough amounts deducted from each employee's pay will be refunded to employees as a single payment and all hours in furlough leave banks will be reduced to zero. In the event an employee does not have 52 hours remaining in their furlough leave bank, the difference in hours will be reduced from the employee's administrative leave bank.

For example, if an employee has 28 hours of leave in their furlough leave bank, 24 hours (52 minus 28 hours) will be deducted from the employee's administrative leave balance to restore the furlough leave balance to 52 hours, and all furlough deductions from July 2020 through December 2020 will be refunded to the employee.

If an employee has used all furlough leave hours and does not have sufficient administrative leave balances to restore the furlough bank to 52 hours, vacation leave balances will be used.

For members that exhausted all 52 hours of furlough bank and do not wish to receive previous 5% furlough reduction refund can, upon written request, opt out of the above.

Section 5.2.2.1 is deleted:

5.2.2.1 ~~Employees may carry over an additional 104 hours of vacation. Employees with less than ten (10) years of service with the City may carry over no more than forty-seven (47) days (376 hours) past January 1st of each year. Employees with more than ten (10) years of service with the City may carry over no more than fifty-seven (57) days (456 hours) past January 1st of each year. This clause sunset on June 30, 2023.~~

Section 5.2.3.1 is deleted:

5.2.3.1 ~~Employees who are eligible for vacation cash out may only cash out 50% of the vacation cash out entitlement for the fiscal year 2020/2021. This clause sunset on June 30, 2021~~.

The July 1, 2019 Resolution between the City and the Confidential Employees is therefore modified as reflected in the paragraphs above. All other provisions of the Resolution remain unchanged, unless the parties mutually agree to reopen negotiations.

AGREED TO THIS DATE: __________

FOR THE CITY OF WOODLAND	FOR THE CONFIDENTIAL EMPLOYEES
____________________	____________________
Ken Hiatt City Manager	Sheila McShane Confidential Employees

City of Woodland

DATE: May 18, 2021

TO: Ryan Morrison
Woodland Professional Firefighter Association (WPFA)

FROM: Ken Hiatt, City Manager

SUBJECT: Memorandum of Understanding (MOU) Side Letter of Agreement

This Side Letter of Agreement serves to memorialize the agreement between the City of Woodland and the Woodland Professional Firefighters' Association (WPFA).

The following modifications shall be made to the Memorandum of Understanding, including the Side Letters of Agreement, between the City and the WPFA covering the period from July 1, 2019 through June 30, 2023.

Section 2.1.1 Salary

The three percent (3%) COLA increase that became effective July 1, 2020, was temporarily suspended from October 1, 2020 through April 30, 2021; the COLA will be reinstated effective May 1, 2021.

Section 7.2.1.1 Sick Leave

In recognition of the suspended three percent (3%) COLA increase, each Fire Operations Staff employee will receive an additional eight (8) hours of sick leave per month and Fire Administrative staff will receive six (6) hours of sick leave per month added to their sick leave bank from October 1, 2020 through April 30, 2021. Additional accruals will cease in May 2021. The additional sick leave granted from October 2020 through April 2021 is not eligible for conversion to an employee's retirement health savings plan (RHSP).

Section 9.5 Modified Duty for Work Related Injuries is modified as follows:

Subject to the requirements of the physician's release and the discretionary modified duty assigned by the Fire Chief or designee, modified duty may be accommodated. Employees assigned to a 24-hour shift schedule who are placed on modified duty will be offered a 24-hour operational shift from the date of release to modified duty, pending that the physician's release supports a 24-hour shift work assignment consistent with workers' compensation rules and regulations. The employee may opt to work a 40-hour work week (i.e. Monday-Friday) or alternative schedule if the schedule enhances the mission and goals of the Department, including; special projects, training, and or assigned to the West Valley Regional Fire Training Consortium, or Fire Academy. Special assignments and projects are a way to enhance the employee's knowledge, skills, and ability.

Section 9.17 is added as follows:

9.17 Effective June 30, 2023, the Woodland Fire Department will maintain a minimum of thirteen (13) personnel on suppression staffed companies at all times. Existing engines (3) and truck (1) will maintain staffing with a minimum of a Captain, Engineer, and Firefighter(s), or approved actors. The City reserves the right to increase staffing on existing apparatus, or on additional apparatus at any time. In the event that the City declares a fiscal emergency; through council proclamation, this language will be temporarily suspended. If the City does declare a fiscal emergency, the City will meet and confer with the association upon the impacts of modified staffing. For the purposes of this Agreement, a fiscal emergency exists when it is estimated by the City's finance department that, in order to maintain existing levels of services, the City's General Fund reserve would drop below the 20% minimum outlined in the reserve fund balance policy.

AGREED TO THIS DATE:

FOR THE CITY OF WOODLAND	FOR THE WOODLAND PROFESSIONAL FIREFIGHTERS' ASSOCIATION
Ken Hiatt, City Manager	Ryan Morrison, President

City of Woodland

DATE: May 18, 2021

TO: Richard Thomas
Woodland Fire Mid-Management Association

FROM: Ken Hiatt, City Manager

SUBJECT: Memorandum of Understanding Amended and Restated Side Letter of Agreement

This amended and restated Side Letter of Agreement serves to memorialize the agreement between the City of Woodland (City) and the Woodland Fire Mid-Management Association (WFMMA). Due to better than expected revenues in the General Fund for fiscal year 2020/21, the City wishes to restore the concessions agreed to by the WFMMA in the Side Letter of Agreement dated November 18, 2020.

The following modifications shall be made to the Memorandum of Understanding, including the Side Letters of Agreement, between the City and WFMMA covering the period from July 1, 2019 through June 30, 2023.

Section 3 PERS Retirement

3.1.2.2.1. Employee/Employer Contribution (New Section)

Effective November 1, 2020, through April 30, 2020 the employees of this Association paid an additional three percent (3.0%) towards the Employer contribution of CalPERS. This concession ceased on May 1, 2021. On or before May 31, 2021, the City will make a one-time payment to employees equal to the three percent (3%) withheld for the additional retirement contribution.

Section 5.3 Sick Leave

5.3.1.1 Sick Leave Accumulation (New Section)

The additional sixteen (16) hours of sick leave granted to employees in recognition of the additional retirement contribution will cease on May 1, 2021, and the ninety-six (96) hours granted from November 1, 2020 through April 31, 2021 will be removed from the employee's sick leave bank.

Section 5.5.1 Administrative Leave Compensation

This section is deleted.

~~Operational and Non Operational Shift Employees shall receive an additionally one (1) time allocation of 24 hours of Administrative Leave on July 1, 2021. No overtime will be allowed to cover employees' use of the additional Administrative Leave hours and the maximum payout amounts stipulated in Section 4.4.2 shall be adjusted to include this additional Administrative Leave. All other provisions of Section 5.5.1 of the FMMA MOU which expires on June 30, 2023 shall remain unchanged.~~

AGREED TO THIS DATE:

FOR THE CITY OF WOODLAND	FOR THE WOODLAND FIRE MID-MANAGEMENT ASSOCIATION
Ken Hiatt, City Manager	Richard Thomas, President

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: H.10
SUBJECT: Settlement of City of Woodland v. Milton, Yolo County Superior Court Case No. ED16-557

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving a settlement in the amount of $125,000 pursuant to the terms set forth in the Stipulation for Entry of Judgment, Judgment and Final Order of Condemnation, subject to final non-substantive edits approved by the City Manager and City Attorney, to resolve the eminent domain action, City of Woodland v. Milton, Yolo County Superior Court Case No. ED16-557, in which the City is acquiring certain easement interests for the Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07.

Staff Contact:
Diana R. Ayón, Senior Associate Civil Engineer (530) 661-5967, diana.ayon@cityofwoodland.org

Fiscal Impact:
The approved Capital Budget includes $16,656,650 in funding for the Kentucky Avenue Project consisting of $13.0 million SACOG grant funding, $2,166,650 Measure E, $1,190,000 Water Enterprise and $300,000 Sewer Enterprise funding. The proposed settlement of the eminent domain action is for a global payment of $125,000 to the property owners. The settlement will be paid out of the Measure E funding of the project. All work, including payment of this proposed settlement, is within the authorized project budget.

Background:
On November 17, 2015, the City Council adopted a Resolution of Necessity, Resolution No. 6556, declaring that the public interest and necessity require the acquisition of permanent and temporary construction easement interests in portions of the residential property at 610 Kentucky Avenue (APN 005-750-001-000) for the Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07 ("Project").

On April 7, 2016, the City filed an action in eminent domain to acquire the public road right-of-way easement and a temporary construction easement (TCE) interests identified in the Resolution of Necessity.

The parties have engaged in settlement discussions to resolve this matter. As part of this negotiated settlement, the City has revised the public road right-of-way easement interest to be acquired from the descriptions attached to the Complaint. Specifically, the City has revised the right-of-way line to the back of sidewalk as described and depicted in the exhibits to the Stipulation for Entry of Judgment, Judgment, and Final Order of Condemnation, which are attached to this report.

Staff Analysis:
In an eminent domain (condemnation) action, the City is the plaintiff and the defendants are the property owners. The City filed the action in 2016 and obtained "prejudgment possession" later that same year of the easement interests required to allow the City to construct the project while the parties negotiated the just compensation to be paid to the property owners.

Just compensation is the fair market value of the property taken, plus severance damages. (CCP § 1263.310.)

“Fair market value” is defined in the Eminent Domain Law as the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity to buy, each dealing with the other with full knowledge of all the uses and purposes for which the Property is reasonably adaptable and available. (CCP § 1263.320(a).)

The City’s pre-litigation appraiser valued the compensation owed at $17,600. The property owners obtained their own independent appraisal. The property owners’ appraiser valued the total just compensation at $159,800. The primary difference in the appraisals is severance damages, which are the damages to the remainder of the property in the after-condition (after the Project is completed), including decreased value of their property with the removal of the trees and noise (loss of privacy). Five trees were removed (originally only four trees were going to be removed, but one additional tree ended up having to be removed during construction). Three replacement trees were planted but they are still young trees and it will be some time before they are closer to the mature trees that were removed.

The fundamental term of the settlement is a payment of $125,000 to the property owners, which includes compensation to the property owners for the easement interests condemned, as well as, severance damages, interest, and costs, in complete settlement of all claims of the property owners against the City by reason of the taking of the easement interests or construction of the Project. If approved, the City will file the Stipulation for Entry of Judgment and Judgment with the court and will file the final Order of Condemnation thereafter once the compensation is paid for execution by the court. The Final Order of Condemnation is recorded to convey the easement interests (similar to a grant deed) and completes the action.

If the City Council does not approve the proposed settlement for $125,000, the trial court will likely set a jury trial date within in the next six months. City staff recommends the settlement because of the expense and uncertainty of litigation, as well as the risks of an attorneys’ fees award to the property owners under the Eminent Domain Law if the City’s offer is determined to be unreasonable in light of the jury award. The estimated cost to take the case all the way through a jury trial is $200,000-$215,000 when taking into account the costs of expert depositions, updating the City’s appraisal and potentially retaining a new appraiser, court appearances, and trial preparation. Either side may also appeal from the judgment on the same basis as appeals are taken in other civil proceedings, which adds to the uncertainty and length of a case if an appeal is filed.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving a settlement in the amount of $125,000 pursuant to the terms set forth in the Stipulation for Entry of Judgment, Judgment and Final Order of Condemnation, subject to final non-substantive edits approved by the City Manager and City Attorney, to resolve the eminent domain action, City of Woodland v. Milton, Yolo County Superior Court Case No. ED16-557, in which the City is acquiring certain easement interests for the Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07.

Ken Hiatt
City Manager

Attachments:

1. Resolution

2. Stipulation of Entry of Judgment with Exhibit
3. Judgment
4. Final Order of Condemnation
5. Exhibit

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A SETTLEMENT IN THE AMOUNT OF $125,000 PURSUANT TO THE TERMS SET FORTH IN THE STIPULATION FOR ENTRY OF JUDGMENT, JUDGMENT AND FINAL ORDER OF CONDEMNATION, SUBJECT TO FINAL NON-SUBSTANTIVE EDITS APPROVED BY THE CITY MANAGER AND CITY ATTORNEY, TO RESOLVE THE EMINENT DOMAIN ACTION, *CITY OF WOODLAND V. MILTON*, YOLO COUNTY SUPERIOR COURT CASE NO. ED16-557, IN WHICH THE CITY IS ACQUIRING CERTAIN EASEMENT INTERESTS FOR THE KENTUCKY AVENUE WIDENING AND COMPLETE STREETS IMPROVEMENT PROJECT, CIP 04-07

WHEREAS, on November 17, 2015, the City Council adopted a Resolution of Necessity, Resolution No. 6556, declaring that the public interest and necessity require the acquisition of permanent and temporary construction easement interests in portions of the residential property at 610 Kentucky Avenue (APN 005-750-001-000) for the Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07 ("Project");

WHEREAS, on April 7, 2016, the City filed an action in eminent domain to acquire the public road right-of-way easement and a temporary construction easement (TCE) interests identified in the Resolution of Necessity;

WHEREAS, the parties have been engaged in settlement discussions to resolve the just compensation owed to the property owners and avoid the time, expense, and uncertainty of litigation;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY RESOLVE AND FIND AS FOLLOWS:

1. The City Council approves a settlement in the amount of $125,000 pursuant to the terms set forth in the Stipulation for Entry of Judgment, Judgment and Final Order of Condemnation attached hereto, subject to final non-substantive edits approved by the City Manager and City Attorney, to resolve the eminent domain action, *City of Woodland v. Milton*, Yolo County Superior Court Case No. ED16-557, in which the City is acquiring certain easement interests for the Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07.

2. The City Manager and City Attorney are hereby authorized to take any additional steps necessary to finalize the settlement and complete the eminent domain action.

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:

ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan Walsh, City Attorney

KIMBERLY E. HOOD, Bar No. 229195
kimberly.hood@bbklaw.com
MARK A. EASTER, Bar No. 143435
mark.easter@bbklaw.com
BEST BEST & KRIEGER LLP
500 Capitol Mall, Suite 1700
Sacramento, California 95814
Telephone: (916) 325-4000
Facsimile: (916) 325-4010

Attorneys for Plaintiff
CITY OF WOODLAND

EXEMPT FROM FILING FEES
Gov't Code § 6103

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF YOLO

CITY OF WOODLAND, a municipal corporation,

Plaintiff,

v.

MARK D. MILTON and VICTORIA M. MARTUCCI, husband and wife, as joint tenants; RECON TRUST COMPANY, N.A.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., acting as nominee for Bank of America, N.A.; DOES 1 through 50, inclusive; and ALL PERSONS UNKNOWN CLAIMING AN INTEREST IN THE PROPERTY,

Defendants.

Case No. ED 16-557

STIPULATION FOR ENTRY OF JUDGMENT IN CONDEMNATION AND FINAL ORDER OF CONDEMNATION

[Filed concurrently with [Proposed] Judgment in Condemnation]

APN: 005-750-001-000

Complaint filed: April 7, 2016

LAW OFFICES OF
BEST BEST & KRIEGER LLP
500 CAPITOL MALL, SUITE 1700
SACRAMENTO, CALIFORNIA 95814

STIPULATION FOR ENTRY OF JUDGMENT IN CONDEMNATION

IT IS HEREBY STIPULATED, by and between Plaintiff CITY OF WOODLAND ("City"), and Defendants MARK D. MILTON and VICTORIA M. MARTUCCI, husband and wife, as joint tenants ("Owners") (City and Owners will collectively be referred to as the "Parties"), as follows:

1. On April 7, 2016, the City filed an action in eminent domain to acquire public road right-of-way easement and a temporary construction easement (TCE) interests in portions of that certain real property located at 610 Kentucky Avenue, in the City of Woodland, County of Yolo, California, identified as Assessor Parcel Number 005-750-001-000, and more particularly described in the exhibits to the Complaint in Eminent Domain on file in this action. As part of this negotiated settlement, the City has revised the public road right-of-way easement interest to be acquired from the descriptions attached to the Complaint. Specifically, the City has revised the right-of-way line to the back of sidewalk as described and depicted in the attached legal definitions, legal descriptions, and plat maps as described and shown in **Exhibit 1**, which is attached hereto and incorporated by reference. The easement interest being condemned is described herein as "the Subject Easement." The entire property located at 610 Kentucky Avenue (APN 005-750-001-000), of which the area to be impressed with the Subject Easement is a part, is referred to herein as the "Larger Parcel."

2. The Subject Easement is necessary for the Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07, in Woodland, California, including the installation and construction of all necessary improvements, and for such other uses as are permitted by sections 37350.5 and 40404 of the California Government Code, and Code of Civil Procedure section 1240.110 and 1240.120, as described in the Complaint filed in this action on April 7, 2016 (the "Project"). Construction of the Project on the Subject Property has been completed.

3. Based on the information contained in the Litigation Guarantee obtained by the City prior to the filing of the action, title to the Larger Parcel is vested in Defendants as follows:

///

Defendants	Interest

82093.00063\29862553.2

LAW OFFICES OF
BEST BEST & KRIEGER LLP
500 CAPITOL MALL, SUITE 1700
SACRAMENTO, CALIFORNIA 95814

Defendants	Interest
MARK D. MILTON and VICTORIA M. MARTUCCI, husband and wife, as joint tenants	Record Owner
RECON TRUST COMPANY, N.A.	Trustee under a Deed of Trust recorded May 29, 2009 as Instrument No. 2009-0016789
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., acting as nominee for Bank of America, N.A.	Beneficiary under a Deed of Trust recorded May 29, 2009 as Instrument No. 2009-0016789

4. Defendant RECON TRUST COMPANY, N.A. holds a note and deed of trust on the Larger Parcel and was served on or about April 21, 2016. The City subsequently defaulted RECON TRUST COMPANY, N.A. on or about June 7, 2016.

5. Defendant MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., acting as nominee for Bank of America, N.A. holds a note and deed of trust on the Larger Parcel and was served on or about April 21, 2016. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., acting as nominee for Bank of America, N.A. filed a disclaimer of interest on or about January 24, 2017.

6. No other parties were named or have appeared in this action and no other persons or entities are known to have an interest in the Larger Parcel or to the proceeds in this action.

7. The Court granted the City's Motion and an Order for Prejudgment Possession (as described in the Complaint in Eminent Domain), which was effective on July 15, 2016.

8. The City and Owners have agreed to settle and resolve this eminent domain action in its entirety. . The Subject Easement shall be condemned for the total sum of One Hundred Twenty-Five Thousand Dollars and 00/100 ($125,000.00) ("Settlement Amount"), which includes any and all compensation to which Owners may be entitled, including damages, interest, and costs, in complete settlement of all claims (known and unknown), causes of action and demands, of Owners against the City by reason of the taking of the Subject Easement or construction of the

Project, including, without limitation, those described in paragraph 14 of this Stipulation.

9. Owners represent and warrant that there are no agreements for occupancy in effect for the area to be impressed with the Subject Easement and no unrecorded possessory interests or unrecorded agreements that would adversely affect the City's use of the Subject Easement.

10. Owners represent and warrant to the Court and to the City that Owners: (a) as joint tenants, own the entire fee interest in the Larger Parcel (including the area to be impressed with the Subject Easement); (b) have made no assignment of any interest in the Larger Parcel, or of any claim arising from or relating to the above-captioned action; and (c) know of no other party that has or claims any right to any portion of the compensation to be awarded for the condemnation of the Subject Easement, except as otherwise provided for in this Stipulation.

11. The City shall pay to Owners, outside of court, the Settlement Amount of $125,000.00 directly to Owners within 30 days from the entry of Judgment in Condemnation. The City's warrant shall be made payable as set forth in the Settlement Agreement. The City's warrant shall be delivered to Kristen Ditlevsen Renfro, counsel for Defendants, at her office: DESMOND, NOLAN, LIVAICH & CUNNINGHAM, 1830 15th Street, Sacramento, CA 95811, at which time Owners, through their counsel, shall execute an Acknowledgement of Receipt of Payment and Satisfaction of Judgment.

12. The City deposited in the State of California Condemnation Deposits Fund the sum of $15,800 as probable just compensation for possession of the Subject Property ("the Deposit"). The entire Deposit remains on deposit with the State of California Condemnation Deposits Fund. The City shall be entitled to withdraw the Deposit funds upon presentation to the Condemnation Deposits Officer of the State Treasurer's Office of a fully executed file-endorsed copy of: (i) this Stipulation and Order; and (ii) the Judgment in Condemnation in this action.

13. Upon payment of the Settlement Amount as set forth above, the Subject Easement shown and depicted in **Exhibit 1** hereto shall be condemned in favor of the City as against Owners and all other persons unknown claiming an interest in the Subject Property. Owners shall retain such rights as fee owners as do not conflict with the City's use and enjoyment of the rights of use conferred by the Subject Easement. The TCE became effective upon commencement of

construction on or after July 15, 2016 with the Stipulated Order for Prejudgment Possession and terminated with completion of the Project.

14. By execution of this Stipulation, Owners hereby acknowledge that this Stipulation provides for full payment for the acquisition of the Subject Easement by the City and further provides full payment and constitutes a compromise of any potential claims for unreasonable pre-condemnation conduct, or for any other compensation, damages, or benefits (including without limitation any and all reasonably foreseeable[1] severance damages which may accrue to the Larger Parcel's remainder), it being understood that this is a complete and full settlement of all claims, liabilities, or benefits of any type or nature whatsoever relating to or in connection with the acquisition of the Subject Easement by the City or the construction and use of the Project.

15. All Parties waive trial, statement of decision, notice of entry of judgment, notice of entry of final order of condemnation, and the right of appeal of the Judgment in Condemnation and Final Order of Condemnation.

16. The Judgment in Condemnation, in the form and content as submitted herewith and made a part hereof, may be signed forthwith and entered by the Court without need for any further act by the Parties.

17. The Final Order of Condemnation, in the form and content attached hereto as **Exhibit 2**, may be signed forthwith and entered by the Court without need for any further act by the Parties following compliance with Section 11 of this Stipulation and filing of an Acknowledgment of Receipt and Satisfaction of Judgment.

18. All Parties shall bear their own costs, attorneys' fees, and expert witness expenses.

19. Owners represent and warrant that they have the full power and authority to enter into this Stipulation on behalf of themselves.

20. This Stipulation may be signed in counterpart or duplicate copies, and any signed or duplicate copy is equivalent to a signed original for all purposes.

21. This Stipulation may be enforced by any Party hereto by a motion under California

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[1] See *Mehl v. People ex rel. Dept. Pub. Works* (1975) 13 Cal.3d 710, 716 and *Ellena v. State of California* (1977) 69 Cal.App.3d 245, 254

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500 CAPITOL MALL, SUITE 1700
SACRAMENTO, CALIFORNIA 95814

Code of Civil Procedure section 664.6 or by any procedure permitted by law in the Superior Court of Yolo County.

22. The Parties to this Stipulation agree that pursuant to Evidence Code section 1123, this Stipulation may be used in any subsequent proceedings to prove the terms of the settlement.

IT IS SO STIPULATED.

DATED: March ____, 2021.

CITY OF WOODLAND

By: ________________________________
Ken Hiatt,
City Manager

[Signatures continued on following page.]

IT IS SO STIPULATED.

DATED: March ____, 2021.

MARK D. MILTON and VICTORIA M. MARTUCCI, husband and wife, as joint tenants

By: ________________________________
Mark D. Milton

By: ________________________________
Victoria M. Martucci

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP

DATED: March ____, 2021.

By: ________________________________
Kimberly E. Hood
Attorneys for Plaintiff,
CITY OF WOODLAND

LAW OFFICES OF
BEST BEST & KRIEGER LLP
500 CAPITOL MALL, SUITE 1700
SACRAMENTO, CALIFORNIA 95814

APPROVED AS TO FORM:

DATED: March ____, 2021.

DESMOND, NOLAN, LIVIACH & CUNNINGHAM

By: ________________________________
Kristen Ditlevsen Renfro
Counsel for Defendants,
MARK D. MILTON and VICTORIA M. MARTUCCI, husband and wife, as joint tenants

LAW OFFICES OF
BEST BEST & KRIEGER LLP
500 CAPITOL MALL, SUITE 1700
SACRAMENTO, CALIFORNIA 95814

KIMBERLY E. HOOD, Bar No. 229195
kimberly.hood@bbklaw.com
MARK A. EASTER, Bar No. 143435
mark.easter@bbklaw.com
BEST BEST & KRIEGER LLP
500 Capitol Mall, Suite 1700
Sacramento, California 95814
Telephone: (916) 325-4000
Facsimile: (916) 325-4010

Attorneys for Plaintiff
CITY OF WOODLAND

EXEMPT FROM FILING FEES
Gov't Code § 6103

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF YOLO

CITY OF WOODLAND, a municipal corporation, Plaintiff, v. MARK D. MILTON and VICTORIA M. MARTUCCI, husband and wife, as joint tenants; RECON TRUST COMPANY, N.A.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., acting as nominee for Bank of America, N.A.; DOES 1 through 50, inclusive; and ALL PERSONS UNKNOWN CLAIMING AN INTEREST IN THE PROPERTY, Defendants.	Case No. ED 16-557 **[PROPOSED] JUDGMENT IN CONDEMNATION** **[Filed concurrently with Stipulation for Entry of Judgment in Condemnation and Final Order of Condemnation]** APN: 005-750-001-000 Complaint filed: April 7, 2016

LAW OFFICES OF
BEST BEST & KRIEGER LLP
500 CAPITOL MALL, SUITE 1700
SACRAMENTO, CALIFORNIA 95814

JUDGMENT IN CONDEMNATION

It appearing to the Court that Plaintiff CITY OF WOODLAND ("City") and Defendants MARK D. MILTON and VICTORIA M. MARTUCCI, husband and wife, as joint tenants ("Owners"), having stipulated to judgment with respect to the temporary construction easement (TCE) and revised public road right-of-way easement, more particularly described and shown in **Exhibit 1** attached hereto and incorporated herein by reference, being acquired by the City in a portion of that real property located at 610 Kentucky Avenue, in the City of Woodland, County of Yolo, California, identified as Assessor Parcel Number 005-750-001-000 ("Larger Parcel") for the Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07 ("Project"), said Parties having waived trial, statement of decision, notice of entry of judgment, notice of entry of final order of condemnation, and the right of appeal of this judgment; and

It further appearing to the Court that Owners own the entire fee interest in the Larger Parcel from which the Subject Easement is to be acquired; and

It further appearing to the Court that Defendant RECON TRUST COMPANY, N.A. holds a note and deed of trust on the Larger Parcel and was served on or about April 21, 2016 and the City subsequently defaulted RECON TRUST COMPANY, N.A. on or about June 7, 2016; and

It further appearing to the Court that Defendant MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., acting as nominee for Bank of America, N.A. holds a note and deed of trust on the Larger Parcel and was served on or about April 21, 2016 and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., acting as nominee for Bank of America, N.A., subsequently filed a disclaimer of interest on or about January 24, 2017;

It further appearing to the Court that no other parties were named or have appeared in this action and no other persons or entities are known to have an interest in the Larger Parcel or to the proceeds in this action.

It further appearing to the Court that all interests and claims of Owners are being satisfied through the Stipulation for Entry of Judgment in Condemnation on file with the Court; and

It further appearing to the Court that the Parties agree in settlement of this action to fix the sum of One Hundred Twenty-Five Thousand Dollars and 00/100 ($125,000.00) as full compensation and in complete settlement of all claims (including for all reasonably foreseeable damages which may accrue to the Larger Parcels' remainder), causes of action, and demands of Owners against the City by reason of the taking of the Subject Property, and for any and all claims arising from or relating to this action or the construction and use of the Project;

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the easement interests in that the Subject Easement is hereby condemned in favor of the City for the use and purposes set forth in the City's Complaint in Eminent Domain and Resolution of Necessity as against Owners

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the use and purposes for which said Subject Easement is condemned are necessary for the following public use: public road right-of-way easement and TCE for the Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07, in Woodland, California ("Project"), and for such other uses as are permitted by sections 37350.5 and 40404 of the California Government Code, and Code of Civil Procedure sections 1240.110 and 1240.120, as described in the Complaint in Eminent Domain filed in this action on April 7, 2016.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all previously unnamed "persons having an interest in the property" are hereby dismissed and shall not be entitled to any of the compensation awarded herein.

IT IS FURTHER ADJUDGED AND DECREED that the City shall issue a check for One Hundred Twenty-Five Thousand Dollars and 00/100 ($125,000.00) $125,000.00 pursuant to Section 11 of the Parties' Stipulation for Entry of Judgment within 30 days of the entry of this Judgment.

IT IS FURTHER ORDERED, ADJUDGED and DECREED that all Parties shall bear their own costs, attorneys' fees, and expert witness expenses.

LAW OFFICES OF
BEST BEST & KRIEGER LLP
500 CAPITOL MALL, SUITE 1700
SACRAMENTO, CALIFORNIA 95814

DATED: ________________, 2021 ______________________________________

JUDGE OF THE SUPERIOR COURT

LAW OFFICES OF
BEST BEST & KRIEGER LLP
500 CAPITOL MALL, SUITE 1700
SACRAMENTO, CALIFORNIA 95814

KIMBERLY E. HOOD, Bar No. 229195
kimberly.hood@bbklaw.com
MARK A. EASTER, Bar No. 143435
mark.easter@bbklaw.com
BEST BEST & KRIEGER LLP
500 Capitol Mall, Suite 1700
Sacramento, California 95814
Telephone: (916) 325-4000
Facsimile: (916) 325-4010

Attorneys for Plaintiff
CITY OF WOODLAND

EXEMPT FROM FILING FEES
Gov't Code § 6103

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF YOLO

CITY OF WOODLAND, a municipal corporation,

Plaintiff,

v.

MARK D. MILTON and VICTORIA M. MARTUCCI, husband and wife, as joint tenants; RECON TRUST COMPANY, N.A.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., acting as nominee for Bank of America, N.A.; DOES 1 through 50, inclusive; and ALL PERSONS UNKNOWN CLAIMING AN INTEREST IN THE PROPERTY,

Defendants.

Case No. ED 16-557

FINAL ORDER OF CONDEMNATION

APN: 005-750-001-000

Complaint filed: April 7, 2016

LAW OFFICES OF
BEST BEST & KRIEGER LLP
500 CAPITOL MALL, SUITE 1700
SACRAMENTO, CALIFORNIA 95814

FINAL ORDER OF CONDEMNATION

Judgment having been entered in the above-entitled action, and it appearing to the satisfaction of the Court that Plaintiff CITY OF WOODLAND ("City") pursuant to said Judgment, has paid to Defendants MARK D. MILTON and VICTORIA M. MARTUCCI, husband and wife, as joint tenants ("Defendants") the total sum of $125,000.00 awarded by the Court as just compensation and payment for all claims or demands against the City on account of the taking of the easement interests described in the Judgment of Condemnation, and construction and maintenance of, the Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07 in the portion of that certain real property located at 610 Kentucky Avenue, in the City of Woodland, County of Yolo, California, identified as Assessor Parcel Number 005-750-001-000;

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the easement interests for a public road right-of-way easement (which has been revised as described and shown in **Exhibit 1** attached hereto and incorporated herein by reference) and a temporary construction easement, as well as the construction and maintenance of the Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07, and for such other uses as are permitted by sections 37350.5 and 40404 of the California Government Code and Code of Civil Procedure sections 1240.110 and 1240.120, as described in the Complaint in Eminent Domain filed in this action on April 7, 2016, are hereby condemned to Plaintiff City of Woodland.

IT IS FURTHER HEREBY ORDERED, ADJUDGED, and DECREED that upon recording a certified copy of the Final Order of Condemnation in the Office of the Recorder of Yolo County, California, all interests of Owners in and to the Subject Property shown and described in **Exhibit 1** hereto are hereby subject to the public road right-of-way easement condemned and all interests of Defendants in and to the Subject Property inconsistent with the easement interests described in Exhibit "1" hereto shall be terminated.

DATED: _________________, 2021 ____

JUDGE OF THE SUPERIOR COURT

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A Portion of
APN 005-750-001
The County of Yolo
Easement for Public Roadway & Utilities
March 10, 2021

EXHIBIT "A"
EASEMENT FOR PUBLIC ROADWAY AND UTILITIES
LEGAL DESCRIPTION

All that real property situate in the City of Woodland, County of Yolo, State of California, being a portion of Section 29, Township 10 North, Range 2 East, Mount Diablo Meridian, also being a portion of the lands described in that certain grant deed recorded as Document No. 990004413, Official Records of Yolo County, being described as follows:

COMMENCING at the intersection of the centerline of Kentucky Avenue with the centerline of College Street, said intersection also being a quarter section corner common to Sections 20 and 29 of said Township 10 North, Range 2 East; thence easterly along said section line South 89°59'25" East 601.82 feet; thence leaving last said line South 00°00'35" West 30.00 feet to a point on the southerly right of way of said Kentucky Avenue, said point being the northwesterly corner of said lands recorded as Document No. 990004413, Official Records of said County, said point also being the **POINT OF BEGINNING**; thence leaving last said line South 89°59'25" East 118.67 feet along the northerly line of said lands to the northeasterly corner of said lands; thence leaving last said line South 00°24'07" West 14.50 feet along the easterly line of said lands; thence leaving last said line North 89°59'25" West 118.67 feet to the westerly line of said lands; thence along last said line North 00°24'07" East 14.50 feet to the **POINT OF BEGINNING**.

Containing 1,721 square feet (0.040 acres), more or less.

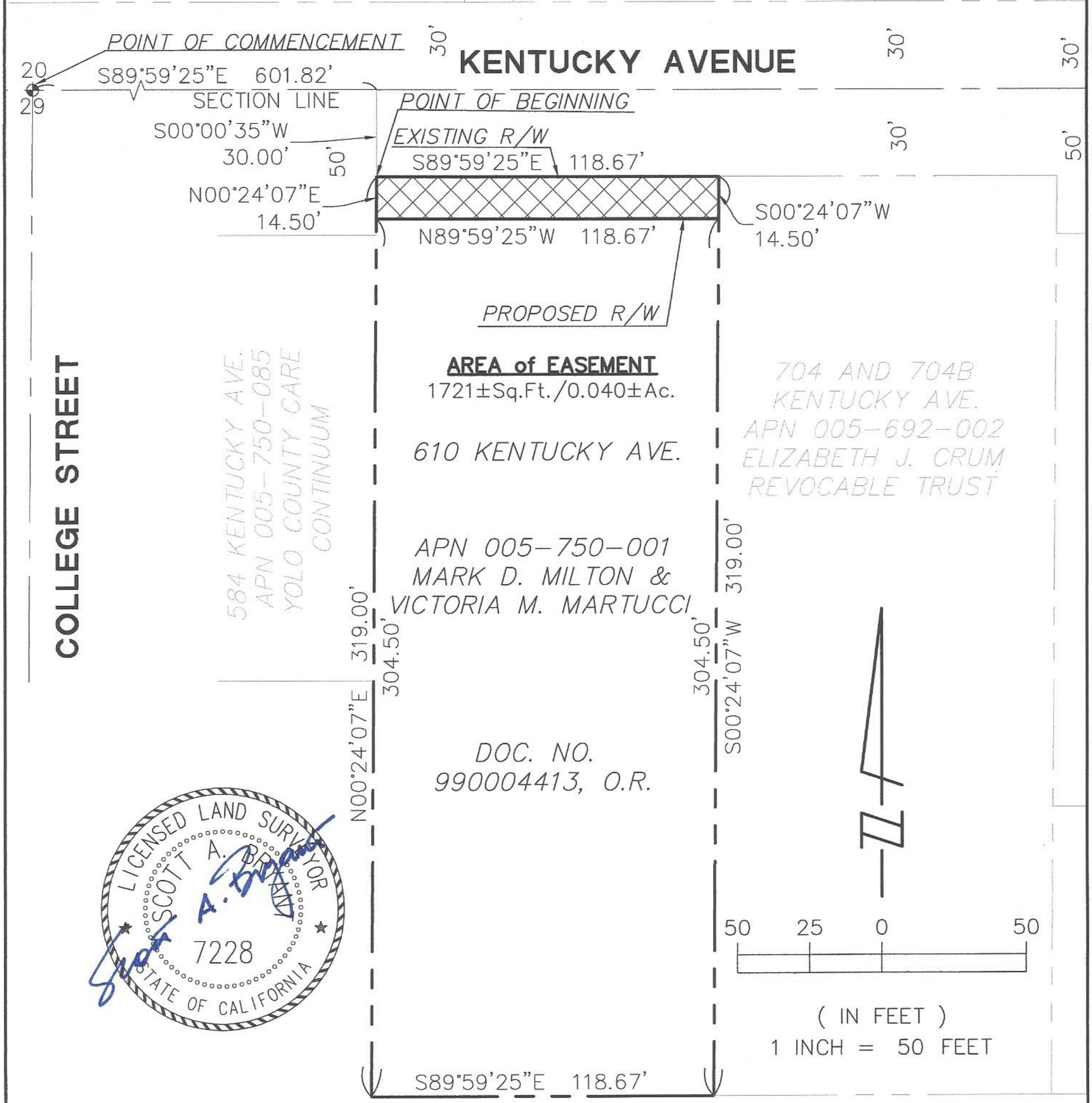
The basis of bearings for this description is identical to that certain record of survey filed in Book 2002 of Maps at Page 88, Yolo County Records.

A plat labeled "Exhibit 'B'" depicting the above-described real property is attached hereto and made a part hereof.

End of Description

LICENSED LAND SURVEYOR
SCOTT A. BRYANT
No. 7228
STATE OF CALIFORNIA

EXHIBIT 'B'



EASEMENT FOR PUBLIC ROADWAY AND UTILITIES
MARK D. MILTON & VICTORIA M. MARTUCCI
APN: 005-750-001

CITY OF WOODLAND | COUNTY OF YOLO | STATE OF CALIFORNIA

DATE: 3/10/2021	SCALE: 1" = 50'	**PSOMAS**
DRWN. BY: JMC CHK. BY: SAB	SHEET 1 OF 1	1075 Creekside Ridge Drive, Suite 200 Roseville, CA 95678 (916) 788-8122 (916) 788-0600 (FAX)

Plotted: Mar/10/2021 8:31 AM | By: Josie.campbell
DWG: P:\6W00011700 Milton Updated L&P\SURVEY\CIVIL3D\APN005-750-001-Plats-22T.DWG

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: H.11
SUBJECT: FY21 Budget Increase for Solid Waste and Recycling Program

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing an additional appropriation of $18,000 the Recycling Fund (fund 250) to contract with Yolo County for use of their SB 1383 consultants and purchase the Waste Wizard mobile app.

Staff Contact:
Rosie Ledesma, Environmental Resource Analyst, (530) 661-2059, Rosie.Ledesma@cityofwoodland.org

Fiscal Impact:
This action will increase the Solid Waste and Recycling Program appropriations for FY 2020/21 from $198,042 to $216,042, a total increase of $18,000. The increased amount will be appropriated from the Recycling Fund reserves, which has sufficient funds to support this allocation.

Discussion:
California's latest waste reduction and climate action bill, SB 1383, was enacted in 2016 and its regulations were finalized in November of 2020. This new bill requires jurisdictions to create and implement automatic organics recycling services to all residential and commercial customers, adopt a procurement policy requiring the purchase of a several tons of compost or material derived from organic waste, and create a food recovery program for businesses that generates edible food that would have otherwise been disposed of as organic waste.

Several jurisdictions, including a few within Yolo County, have hired consultants to develop a plan, provide gap analyses, draft ordinances and policies, and implement programs required by SB 1383. Yolo County hired Edgar & Associates (DBA Total Compliance Management or TCM) consulting firm to focus on the food recovery program portion of the bill, in which they will identify and provide outreach to the food generators, identify food recovery organizations, and provide capacity planning data. The Cities of Woodland and Winters have requested that Yolo County extend their scope of work with TCM to include organizations and businesses in Woodland and Winters. Woodland would then work with Yolo County directly through a reimbursement contract for $14,000, which is a cost savings had the City hired its own consultants.

In addition to the consultant funding, staff is requesting an additional $4,000 in funding to purchase the mobile app version of the Waste Wizard and Collection Calendar. In early 2020, Environmental Services launched an online program called Waste Wizard, which is an online recycling directory where residents can search for a specific item and it will provide information on how to properly recycle or dispose of the item. The program also has a collection calendar feature where a resident can look up a specific address and view, download, or print their collection schedule for all waste-related services. They can also sign up for reminders about their service. The online program receives several hundred material searches and schedule views each month. Several community members have suggested having a mobile app version available, as they would be more inclined to use the mobile app than the online version. We anticipate an increase in searches and schedule views by introducing the mobile app, which will decrease staff time used to respond to calls and emails we receive regarding pick-up days and how to dispose of materials.

The Recycling Fund (fund 250) has sufficient reserves to support this appropriation. Staff is therefore requesting an appropriation of $18,000 from fund 250 to support these activities.

Conclusion:

Staff recommends that the City Council approve Resolution No. _____, authorizing an additional appropriation of $18,000 in the Recycling Fund (fund 250) to contract with Yolo County for use of their SB 1383 consultants and purchase the Waste Wizard mobile app.

Prepared by: Rosie Ledesma, Environmental Resource Analyst

Reviewed by: Brent Meyer, Community Development Director/ City Engineer

Ken Hiatt
City Manager

Attachments:

1. Resolution

RESOLUTION NO. ________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO THE FISCAL YEAR 2020/21 SOLID WASTE AND RECYCLING PROGRAM BUDGET

WHEREAS, the State of California enacted the Short-Lived Climate Pollutant (SB 1383) bill in 2016 in an effort to reduce greenhouse gas emissions generated from landfills by mandating organic waste diversion and edible food recovery programs; and

WHEREAS, Yolo County hired a consultant to help the County meet the food recovery program requirements and has offered to expand the consultant's scope of work to include Woodland through a reimbursement contract between Yolo County and the City of Woodland; and

WHEREAS, Environmental Services would also like to expand our outreach and education provided by the Waste Wizard and Collection Calendar online app by purchasing the mobile app version, allowing residents to more easily access and use the program; and

WHEREAS, these costs were not anticipated when the Solid Waste and Recycling Program budget for FY 2020/21 was prepared; and

WHEREAS, Environmental Services requests that $18,000 be added to the budget appropriation for the Solid Waste and Recycling Program for FY 2020/21 from the Fund 250 reserve to contract with Yolo County for use of their SB 1383 consultants and to purchase the Waste Wizard mobile app; and

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS: The City Council hereby authorizes an additional appropriation of $18,000 in the Recycling Fund (fund 250) to contract with Yolo County for use of their SB 1383 consultants and to purchase the Waste Wizard mobile app.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council on the 18th day of May 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: H.12
SUBJECT: 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 15, 2021.

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 $3,516,816 in revenues to cover anticipated costs of operations. The proposed levy for each District for fiscal year (FY) 2021/22 is as follows:

Zoning	Maximum Levy	FY21/22 Proposed Levy	FY20/21 Levy	Difference
Gateway				
Commerical Per Acre	$ 4,144.05	$ 4,101.67	$ 3,917.17	$ 184.50
Gibson Ranch	$ 355.62	$ 355.62	$ 353.86	$ 1.76
North Park	$ 215.40	$ 215.40	$ 215.40	$ -
Spring Lake				
Single Family Developed Residential R3	$ 1,552.86	$ 966.20	$ 878.69	$ 87.51
Single Family Developed Residential R4	$ 1,335.53	$ 843.68	$ 792.44	$ 51.24
Single Family Developed Residential R5	$ 1,205.13	$ 770.17	$ 740.69	$ 29.48
Single Family Developed Residential R8	$ 1,009.53	$ 659.90	$ 663.06	$ (3.16)
Single Family Developed Residential R15	$ 660.23	$ 455.78	$ 446.37	$ 9.41
Single Family Developed Residential R20	$ 616.76	n/a	n/a	n/a
Single Family Developed Residential R25	$ 590.68	$ 416.58	$ 418.77	$ (2.19)
Neighborhood Commercial Per Acre	$ 16,009.18	$ 6,677.14	$ 6,075.69	$ 601.45
Streng Pond	$ 79.10	$ 79.10	$ 79.10	$ -
West Wood	$ 695.12	$ 695.12	$ 684.44	$ 10.68

With the exception of Streng Pond L&L, the revenues generated by the assessments within each District will cover the total budgeted expenditures for FY2021/22. Streng Pond L&L does not generate enough revenue to meet the minimum operational expenditures required to maintain the District. To ensure ongoing operation and maintenance of Streng Pond L&L, the General Fund will advance $19,628 to cover the shortfall.

The change in the proposed FY2021/22 Spring Lake L&L assessment by zoning is minimal compared to the FY2020/21 levy. The increase is attributable to the Spring Lake L&L budget which increased by approximately $94,000, or 3% from the previous year. These increases are mostly from increases in irrigation and landscape maintenance costs, as well as maintenance of new landscaping installed over the last year. The proposed assessment is approximately 65% of the maximum allowable assessment for the District.

The proposed assessment increase for the Gateway L&L is due to the increased costs for the new landscaping installed in the I5/CR102 Interchange. The proposed assessment is 99% of the maximum allowable assessment.

Background:

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

The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance 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 Interstate 5, 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. The language in the L&L District formation documents permits annual increases by a CPI factor, which will continue to be applied each year, 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 no increase to cover increasing costs of maintenance, a lower level of service is provided to this District.

- Spring Lake L&L: All property within Spring Lake Specific Plan boundaries, 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, as applicable.

- 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. This District allows for annual inflationary adjustments, which are included as applicable.

Discussion:

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

The change in the proposed FY2021/22 Spring Lake L&L assessment by zoning is minimal compared to the FY2020/21 levy. The increase is attributable to the Spring Lake L&L budget which increased by approximately $94,000, or 3% from the previous year. These increases are mostly from increases in ongoing irrigation and landscape maintenance costs, as well as maintenance of new landscaping installed over the last year. The proposed assessment is approximately 65% 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 99% 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 15, 2021. 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 15, 2021.

Prepared By: Adam Devlin, Senior Accountant

Reviewed By: Kimberly McKinney, Director of Administrative Services

Attachments:

1. Gateway Engineers Report FY2122 05_07_2021
2. FY 2122 - Gibson ER_
3. FY 2122 - North Park_
4. Spring Lake Engineer's Report FY2021-22 May 6 2021
5. FY 2122-Streng Pond
6. FY 2122-West Wood Unit No.1
7. ROI Resos Gateway 2021_Declare Intention
8. ROI Resos Gateway 2021_Initiate Proceeding
9. ROI Resos Gateway 2021_Preliminary Approve
10. ROI Resos Spring Lake 2021_Initiate Proceedings
11. ROI Resos Spring Lake 2021_Preliminary Approve
12. ROI Resos Spring Lake 2021_Declare Intention
13. FY 2122-Woodland-Gibson-Resolution (Intent)-Initiate Proceedings
14. FY 2122-Woodland-Gibson-Resolution (Intent)-Preliminary Approve
15. FY 2122-Woodland-NorthPark-Resolution (Intent) -Initiate Proceedings
16. FY 2122-Woodland-NorthPark-Resolution (Intent) -Preliminary Approve
17. FY 2122-Woodland-StrengPond-Resolution (Intent)-Initiate Proceedings
18. FY 2122-Woodland-StrengPond-Resolution (Intent)-Preliminarily Approve
19. FY 2122-Woodland-West Wood Unit No. 1-Resolution (Intent).-Initiate Proceedings
20. FY 2122-Woodland-West Wood Unit No. 1-Resolution (Intent).-Preliminarily Approve

MUNICIPALITIES I SCHOOL DISTRICTS I CITIES I COUNTIES I PARK & RECREATION I WATER DISTRICTS I MUNICIPALITIES I SCHOOL DISTRICTS I COMMUNITIES

City of Woodland
Gateway Landscaping and Lighting District
Engineer's Report
Fiscal Year 2021/2022

May 18, 2021

Koppel & Gruber
Public Finance

334 Via Vera Cruz, Suite 256
San Marcos
California 92078

T. 760.510.0290
F. 760.510.0288

TABLE OF CONTENTS

I. OVERVIEW

A. INTRODUCTION

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Gateway Landscaping and Lighting District ("District") for FY 2021/2022 which provides updated information regarding the budget and factors that affect the assessment. The District was formed in July 2008 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street trees, street lighting, traffic signals, drainage, and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIIID of the Constitution of the State of California ("Article XIIID"), and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1972 Act, Article XIIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year ("FY") commencing July 1, 2021 and ending June 30, 2022 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2021/2022 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 FY 2021/2022 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 FY 2021/2022 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 2021/2022 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 15, 2021, the City Council will confirm the Engineer's Report as submitted or amended and may order the collection of assessments for FY 2021/2022.

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 FY 2021/2022 budget.

DIRECT COST ITEMS	MAXIMUM BUDGET[1]	PROPOSED FY 2021/2022 BUDGET
Landscaping Maintenance	$104,653.63	$128,633.00
Tree Maintenance	37,461.40	19,285.00
Street Lighting	8,369.77	17,162.00
Traffic Signals	33,620.93	21,400.00
Fence Repairs and Maintenance	2,106.63	2,000.00
Graffiti and Entry Way Maintenance	1,348.74	2,350.00
Bus Shelter Repair and Maintenance	2,323.67	1,013.00
Appurtenant Facility Maintenance	6,213.49	0.00
DIRECT COST SUBTOTAL	**$196,098.25**	**$191,843.00**
INCIDENTAL COSTS/EXPENSES		
City Administration	$4,965.12	$4,000.00
Consultant/County Administration	4,965.12	4,500.00
Reserve Fund Contingency	7,554.15	11,057.00
INCIDENTAL COSTS SUBTOTAL	**$17,484.38**	**$19,557.00**
TOTAL ASSESSMENT	**$213,582.64**	**$211,400.00**
Total Assessors Parcels	12	12
Total Levied Acreage	51.54	51.54
Assessment Per Acre	$4,144.02	$4,101.67

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

B. DESCRIPTION OF COST ITEMS

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

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

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

- City Administration – Estimated costs incurred by the City for management and administration of the District, including actions associated with the levy and collection of assessments, education, response to inquiries or concerns of the public and the cost to publish public notices required for City Council action relating to the District.

- Consultant/County Administration – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer's Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.

- Reserve Fund/Contingency – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July. It is intended that the reserve fund will be funded by assessments during the initial year of assessment prior to the installation of all of the improvements.

IV. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. SPECIAL BENEFIT ANALYSIS

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

Proper maintenance and operation of landscaping, street trees and streetlights 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 FY 2021/2022.

No. of Parcels	Total Acreage	Maximum Acreage Rate	Proposed FY 2021/2022 Acreage Rate
12	51.54	$4,144.02 per acre or portion thereof	$4,101.67 per acre or portion thereof

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

Total Assessment (Proposed Maximum Budget) ÷ Total Acreage = Maximum Acreage Rate

---

Parcel Acreage x Maximum Acreage Rate = Maximum Levy Rate

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

Total Assessment (Proposed FY Budget) ÷ Total Acreage = FY Acreage Rate

---

Parcel Acreage x FY Acreage Rate = FY Levy Rate

D. ASSESSMENT RANGE FORMULA

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

The Assessment Range Formula shall be applied to all future assessments within the District beginning in FY 2021/2022. 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 2020 to April 2021 is 1.41%.

V. ASSESSMENT ROLL

The assessment roll is a listing of the both Maximum Assessment and the FY 2021/2022 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 2021/2022 Levy Amount (Rounded)
027-852-003-000	Target Corporation	10.060	$41,688.81	$41,262.78
027-852-004-000	Costco Wholesale Corporation	15.170	62,864.74	62,222.30
027-852-010-000	Woodland Development Co. LLC	4.680	19,394.00	19,195.80
027-852-011-000	Woodland Development Co. LLC	1.300	5,387.22	5,332.16
027-852-029-000	Woodland Development Co. LLC	2.220	9,199.72	9,105.70
027-852-030-000	Merrimac Development Co Llc	3.280	13,592.38	13,453.46
027-852-018-000	Woodland Development Co. LLC	1.590	6,588.99	6,521.64
027-852-019-000	Woodland Development Co. LLC	0.810	3,356.65	3,322.34
027-852-022-000	Woodland Development Co. LLC	7.420	30,748.61	30,434.38
027-852-023-000	In-N-Out Burgers	1.530	6,340.35	6,275.54
027-852-024-000	Kim Hong Seok & Flora T	0.970	4,019.70	3,978.60
027-852-025-000	Woodland Development Co. LLC	2.510	10,401.48	10,295.18
	Total*	**51.540**	**$213,582.64**	**$211,399.88**

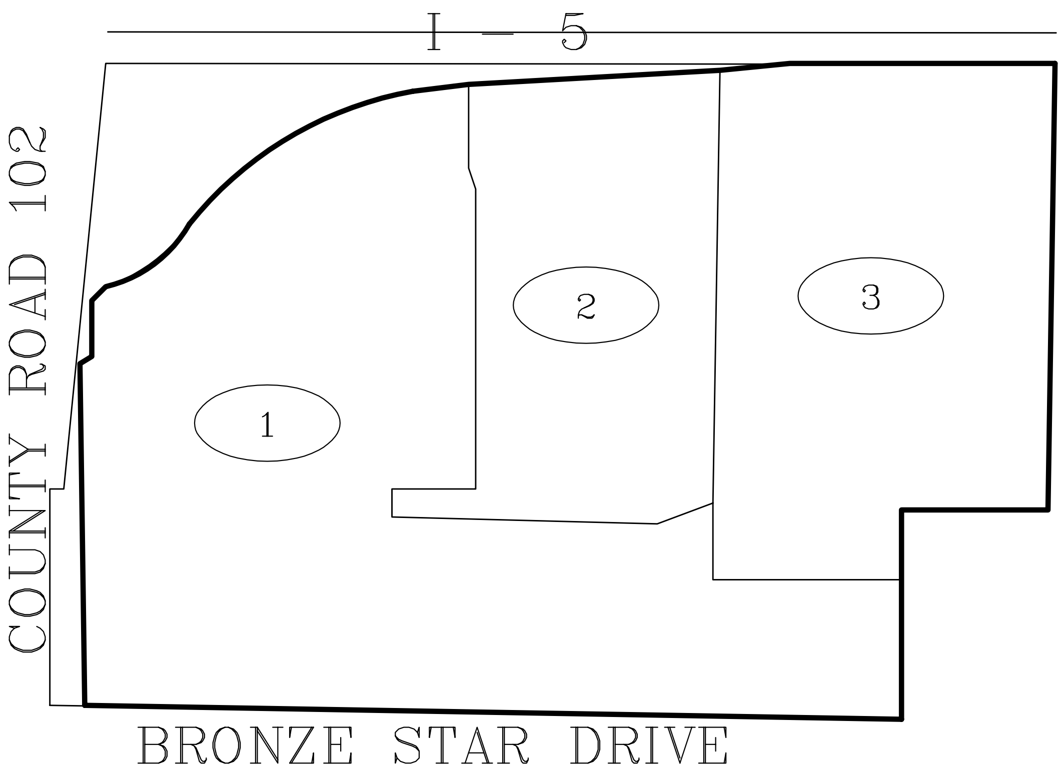
*Total levy amount may vary from figures listed into the Budget due to rounding.

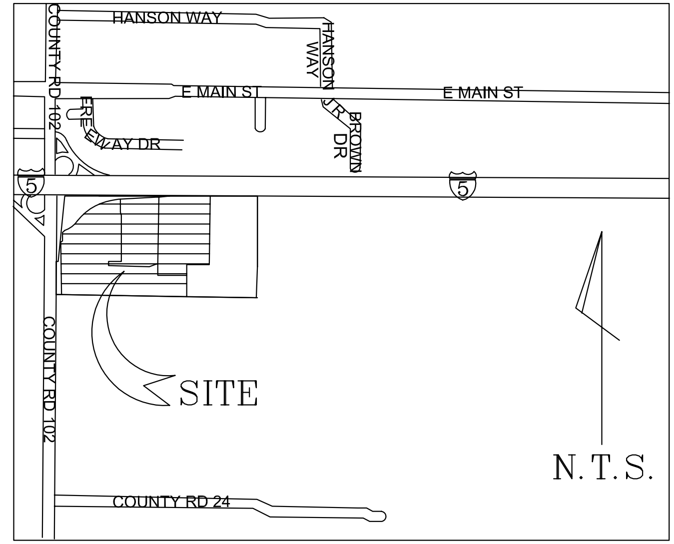
VI. DISTRICT DIAGRAM

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

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

COUNTY OF YOLO
STATE OF CALIFORNIA



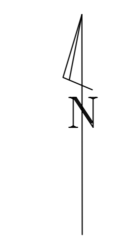


VICINITY MAP

LEGEND

PROPOSED BOUNDARY

1 MAP REFERENCE NUMBER



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

KOPPEL & GRUBER
PUBLIC FINANCE
334 Via Vera Cruz
Suite 256
San Marcos, California 92078
Phone (760) 510-0290 Fax (760) 510-0288

NOVEMBER 2007

CITY OF WOODLAND

GATEWAY LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report
Fiscal Year 2021-2022

Report Submitted by:

____

Scott Koppel
Koppel & Gruber Public Finance

____

Registered Engineer

City of Woodland

Gibson Ranch
Landscaping and Lighting District

Engineer's Annual Levy Report
Fiscal Year 2021/2022

Intent Meeting: May 18, 2021
Public Hearing: June 15, 2021

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

www.willdan.com

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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 2021/2022, 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 ______________, 2021.

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

By: ________________________________

Chonney Gano
Project Manager, District Administration Services

By: ________________________________

Tyrone Peter
P. E. # C 81888

TABLE OF CONTENTS

I. OVERVIEW

A. INTRODUCTION

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

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2021/2022. 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 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 2021/2022 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 2021/2022.

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(hereafter referred to as XIIID) (Proposition 218).

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

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

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

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The District is located in the southeast portion of the City 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 XIIID Assessment Exemption

In accordance with the California Constitution Article XIIID Section 5, certain assessments existing on the effective date of Article XIIID (July 1, 1997), shall be exempt from the procedures and approval process set forth in Section 4 of Article XIIID 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 XIIID 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 XIIID and are exempt from the procedural and approval process set forth in Article XIIID 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 XIIID. 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 XIIID 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	Arterial and Collector Lighting Facilities	Neighborhood Street Lighting	Multiplier
Single Family Residential	1.000	1.000	1.000	1.000	Units
Multi-Family Residential	0.670	N/A	0.700	N/A	Units
Commercial/Institution	2.070	N/A	15.250	N/A	Acreage
Single Family Vacant	0.500	0.500	0.500	N/A	Per Planned Unit
Multi Family Vacant	0.330	N/A	0.350	N/A	Per Planned Unit
Commercial Vacant	1.040	N/A	7.625	N/A	Acreage

EDU Application by Land Use

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

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

Otherwise,

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

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

The Annual Maximum Assessment Cap Formula has two components:

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

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

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

Table A

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

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

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

(1) Engineering News Record Labor Cost Index 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 2021/2022.

MAXIMUM ASSESSMENT CAP FOR FY 2006/2007 THROUGH 2021/2022 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
2021/22	Jan	2021	24,037.06	0.501%	0.501%	$355.64

[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:

Total Balance to Levy / Total EDU = Levy per EDU

Parcel EDU x Levy per EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

General Fund 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 2021/2022

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	$321,464.05	$56,728.95	$13,423.80	$31,322.20	$422,939.00
Utilities	300,657.60	33,406.40	5,962.50	13,912.50	353,939.00
Equipment & Supplies	71,922.60	7,991.40	1,770.00	4,130.00	85,814.00
Repairs/Miscellaneous Expenses	66,506.40	7,389.60	2,574.60	6,007.40	82,478.00
Direct Costs (Subtotal)	**$760,550.65**	**$105,516.35**	**$23,730.90**	**$55,372.10**	**$945,170.00**
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	$769,884.55	$106,553.45	$23,760.90	$55,442.10	$955,641.00
Reserve Collection/(Contribution)	(214,622.10)	(33,937.24)	36,757.95	48,448.63	(163,352.76)
General Fund Replenishment/(Contribution)	0.00	0.00	0.00	0.00	0.00
Balance to Levy	**$555,262.45**	**$72,616.21**	**$60,518.85**	**$103,890.73**	**$792,288.24**
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)]	**$242.34**	**$37.22**	**$22.81**	**$53.25**	**$355.62**
Prior Year Levy Per EDU	$241.14	$37.04	$22.70	$52.99	$353.87
Maximum Assessment Per EDU	**$242.34**	**$37.22**	**$22.81**	**$53.25**	**$355.62**
Prior Year Maximum Assessment Per EDU	$241.14	$37.04	$22.70	$52.99	$353.87
Percent (%) change in Max Rate	0.50%	0.50%	0.50%	0.50%	0.50%
RESERVE INFORMATION					
Beginning Operating Reserve Balance	$265,789.71	$36,785.79	$8,203.05	$19,140.45	$329,919.01
Reserve Fund Collection/(Contribution)	(214,622.10)	(33,937.24)	36,757.95	**48,448.63**	(163,352.76)
Ending Operating Reserve Balance	**$51,167.62**	**$2,848.54**	**$44,961.00**	**$67,589.08**	**$166,566.25**

(1) Levy per EDU shown above is based on FY 2021/2022 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 2021/2022

Based on the Budget for fiscal year 2021/2022 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	$470,805.23	$72,616.21	$44,502.30	$103,890.73	$693,814.47
Multi-Family Residential	69,168.68	0.00	6,801.94	0.00	75,970.62
Commercial/Institution	13,288.54	0.00	9,214.61	0.00	22,503.15
Commercial Vacant	0.00	0.00	0.00	0.00	0.00
Total	**$555,262.45**	**$72,616.21**	**$60,518.85**	**$103,890.73**	**$792,288.24**

[(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 - 2021/2022 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 2021/2022 Assessment Roll".

City of Woodland

North Park
Lighting and Landscaping District

Engineer's Annual Levy Report
Fiscal Year 2021/2022

Intent Meeting: May 18, 2021
Public Hearing: June 15, 2021

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

www.willdan.com

WILLDAN

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 2021/2022, 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 ______________, 2021.

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

By: ________________________________

Chonney Gano
Project Manager, District Administration Services

By: ________________________________

Tyrone Peter
P. E. # C 81888

TABLE OF CONTENTS

I. OVERVIEW

A. INTRODUCTION

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

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2021/2022. 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 (the "County") Assessor's Office . The County 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 2021/2022 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 2021/2022.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

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

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

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

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

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

D. SPECIFIC IMPROVEMENTS

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

SPECIFIC AREAS OF IMPROVEMENT

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

III. METHOD OF APPORTIONMENT

A. 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 XIIID Assessment Exemption

In accordance with Article XIIID Section 5, certain assessments existing on the effective date of Article XIIID (July 1, 1997), shall be exempt from the procedures and approval process set forth in Section 4 of Article XIIID of the California 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 XIIID 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 XIIID and are exempt from the procedural and approval process set forth in Article XIIID 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 XIIID. 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 XIIID 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 2021/2022

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$20,675.00
Utilities	19,639.00
Equipment & Supplies	992.00
Repairs/Miscellaneous Expenses	1,163.00
Direct Costs (Subtotal)	**$42,469.00**
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	$44,093.00
Reserve Collection/(Contribution)	($6,747.90)
General Fund Replenishment/(Contribution)	($10,635.50)
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	$6,747.90
Reserve Fund Collection/(Contribution)	($6,747.90)
Estimated Ending 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 - 2021/2022 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 2021/2022 Assessment Roll".

MUNICIPALITIES | SCHOOL DISTRICTS | CITIES | COUNTIES | PARK & RECREATION | WATER DISTRICTS | MUNICIPALITIES | SCHOOL DISTRICTS | COMMUNITIES

WOODLAND
City of Trees
CALIFORNIA

CITY OF WOODLAND
SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2021/2022

MAY 18, 2021

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

TABLE OF CONTENTS

I. Overview

A. Introduction

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Spring Lake Landscaping and Lighting District ("District") for Fiscal Year 2021/2022 which provides updated information regarding the budget and factors that affect the assessment amount. This District was formed in March 2005 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street lighting, traffic signals, drainage, neighborhood parks and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act") and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIIIC and XIIID* ("Proposition 218") desires to levy and collect annual assessments against lots and parcels within the District beginning in the fiscal year ("FY") commencing July 1, 2021 and ending June 30, 2022 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2021/2022 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 FY 2021/2022 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 15, 2021, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for FY 2021/2022.

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 2020 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 2021/2022 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 FY 2021/2022.

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 FY 2021/2022.

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 2021/2022 Estimated Costs

	ZONE DENSITY TYPE COSTS[1]	PRODUCT/FRONT FOOTAGE TYPE COSTS[2]	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	$323,871	$372,670	$696,541
Greenbelts & Parks	6	775,696	775,702
Tree Maintenance	236,512	118,518	355,030
Street Lights	237,458	60,798	298,256
Traffic Signals	23,033	207,297	230,330
Graffiti & Wall/Fence Repairs	963	1,787	2,750
Capital Items	0	0	0
DIRECT COSTS SUBTOTAL	**$821,844**	**$1,536,765**	**$2,358,609**
INCIDENTAL COSTS/EXPENSES			
City Administration	$0	$74,959	$74,959
Consultant/County Administration	0	12,000	12,000
Reserve Fund/Contingency	0	0	0
OTHER COSTS SUBTOTAL	**$0**	**$86,959**	**$86,959**
ESTIMATED MAXIMUM ASSESSMENT	**$821,844**	**$1,623,724**	**$2,445,568**
Total Assessor Parcels FY 2021/2022			2,719
		Maximum Levy Amount Per EBU[3]	**Fiscal Year 2021/2022 Levy Amount**
Estimated Single Family Developed Residential R3 Per EBU		**$1,552.86**	**$966.20**
Estimated Single Family Developed Residential R4 Per EBU		**$1,335.53**	**$843.68**
Estimated Single Family Developed Residential R5 Per EBU		**$1,205.13**	**$770.17**
Estimated Single Family Developed Residential R8 Per EBU		**$1,009.53**	**$659.90**
Estimated Multi Family Developed Residential R15 Per EBU		**$660.23**	**$455.78**
Estimated Multi Family Developed Residential R20 Per EBU[4]		**$616.76**	**n/a**
Estimated Multi Family Developed Residential R25 Per EBU		**$590.68**	**$416.58**
Estimated Neighborhood Commercial Per Acre		**$16,009.18**	**$6,677.14**

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 2021/2022 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 XIIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

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

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

Landscaping Special Benefit

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

- Street trees within the parkways and greenbelts provide special benefit to those properties directly adjacent to those tree-lined parkways and to those that drive along them to get to their property;

- Landscaping within the parkways provide special benefit to those developments that are directly adjacent to the public parkways and to those that drive through them to get to their property; and,

- Landscaping and play equipment within the park sites provide special benefit to those developments that are within the general vicinity of the parks.

Landscaping General Benefit
There are no general benefits associated with local parkway landscaping.

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

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

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

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

Street Lights General Benefit
There are no general benefits related to street lights, signals or appurtenant facilities.

C. ASSESSMENT METHODOLOGY

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

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

1. Zone Density Equivalent Benefit Units

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

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

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

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

TABLE 2
EBU APPLICATION BY LAND USE ZONING:

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

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

Definitions and Formulas Related to Zoning EBU Method

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

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

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

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

2. Product Type Equivalent Benefit Units

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

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

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

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

TABLE 3
EBU APPLICATION BY PRODUCT

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

Definitions and Formulas Related to the Product Type EBU Method

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

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

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

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

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

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

3. Front Footage Method for Public Owned Properties

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

4. Benefit Formula

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

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

Land Use Zoning EBU + Traffic EBU + Drainage EBU + Park EBU = Parcel Type EBU

Parcel Type EBU x Dwelling Units/Parcels/Lots = Parcel EBU

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

Maintenance Cost/ Total Number of EBUs = Levy per EBU

Levy per EBU x Parcel EBU = Maximum Parcel Levy Amount

5. Table of EBUs and Rate by Product Type

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

TABLE 4
SUMMARY OF EBUS AND ALLOCATION OF COSTS
PART 1 OF 2

Allocation Method			* * * PRODUCT TYPE * * *		* * * PRODUCT TYPE * * *		* * * PRODUCT TYPE * * *		Traffic (1)	Drainage (2)	(3)	(1)+(2)+(3)=(4)	Traffic (5)	Drainage (6)	Parks (7)	(5)+(6)+(7) = (8)	(4) + (8) = (9)
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Product Type (Traffic)	Total EBUs or Front Footage (Traffic)	EBU Per Product Type (Drainage)	Total EBUs or Front Footage (Drainage)	EBU Per Product Type (Parks)	Total EBUs or Front Footage (Parks)	Arterial Roads (Pioneer, Parkway, Rd 102, E. Gibson, Rd 25A)	Mixed Use Channel	Other Administration Costs	Base Costs Allocated To Developed & Undeveloped Property	Developed Parcels Only (Highway 113 Buffer, Gateway Entries)	Developed Parcels Only (Offsite Channels, Offsite Ponds)	Developed Parcels Only (Subdivision Trail Corridor, Greenbelts, Parks)	Developed Parcel Costs Only	Product Type Total Developed & Undeveloped Parcels
Main Project (East of Highway 113)																	
R-3	Single Family Residential	174	1.00	174.00	1.00	174.00	1.00	174.00	$30,986	$1,067	3,917	$35,971	$0	2,942	37,466	$40,408	$76,378
R-4	Single Family Residential	669	1.00	669.00	1.00	669.00	1.00	669.00	119,138	4,104	15,060	138,301	0	13,084	166,597	179,680	317,981
R-5	Single Family Residential	1,323	1.00	1,323.00	1.00	1,323.00	1.00	1,323.00	235,604	8,115	29,782	273,501	0	19,007	242,027	261,035	534,535
R-8	Single Family Residential	862	1.00	862.00	1.00	862.00	1.00	862.00	153,508	5,288	19,404	178,199	0	14,437	183,831	198,268	376,467
R-15	Multi-Family Residential	198	0.70	138.60	0.39	77.22	0.83	164.34	24,682	474	3,120	28,276	0	1,063	28,816	29,879	58,155
R-20	Multi-Family Residential	116	0.70	81.20	0.39	45.24	0.83	96.28	14,460	278	1,828	16,566	0	0	0	0	16,566
R-25	Multi-Family Residential	369	0.70	258.30	0.39	143.91	0.83	306.27	45,999	883	5,814	52,696	0	2,823	76,497	79,320	132,016
NC	Neighborhood Commercial	4.00	32.71	130.83	18.97	75.88	3.05	12.21	23,298	465	2,945	26,709	0	0	0	0	26,709
	Sub Total			**3,636.93**		**3,370.25**		**3,607.10**	**$647,675**	**$20,673**	**$81,869**	**$750,217**	**$0**	**$53,357**	**$735,234**	**$788,590**	**$1,538,808**
Project West of Highway 113																	
R-5A	Single Family Residential	162	1.00	162.00	1.00	162.00	1.00	162.00	$0	993.71	3,646.71	$4,640	$0	3,177.71	40,462.77	$43,640	$48,281
R-8A	Single Family Residential	34	1.00	34.00	1.00	34.00	1.00	34.00	0	209	765	$974	0	0	0	0	974
R-15A	Multi-Family Residential	43	0.70	30.10	0.39	16.77	0.83	35.69	0	103	678	$780	0	0	0	0	780
	Sub Total	**239**		**226.10**		**212.77**		**231.69**	**$0**	**$1,305**	**$5,090**	**$6,395**	**$0**	**$3,178**	**$40,463**	**$43,640**	**$50,035**
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								**$647,675**	**$21,978**	**$86,959**	**$756,612**	**$0**	**$56,534**	**$775,696**	**$832,231**	**$1,588,843**

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

Allocation Method			* * * ZONING TYPE * * * *		Zone Type	Front Footage									
		(X)			(A)	(B)	(A)+ (B) = (C)		(8)	(C) + (8) = (D)	(9)	(C) + (9) = (D)	(D) / (X) = (10)	(D) / (X) = (11)	(10)+(11)=(12)
Zoning	**Land Use**	**Number of Projected Units/Acres**	**EBU Per Zone Type**	**Total EBUs or Front Footage (Zone Type)**	**Developed Parcels Only (Farmers Central, Rd 24C, Rd 101, Matmor, Collector and Local Streets, Ag channels)**	**Developed Parcels Only School and Public Owned Sites**	**Zoning & Front Footage Total Costs (Developed Property)**		**(From Above Table) Product Type Total Developed Parcels Only**	**Total for All Developed Property**	**(From Above Table) Product Type Total Developed & Undeveloped Parcels**	**Total Cost for All Properties**	**Base Rate Per Unit/Acre for Either Developed or Undeveloped**	**Addt'l Rate per Unit/Acre for Developed Property Only**	**Total Rate per Unit/Acre for Developed Property**
Main Project (East of Highway 113)															
R-3	Single Family Residential	150	1.67	250.00	73,513.26	$0	$73,513	490	$40,408	$113,921	$76,378	$149,892	$206.73	$759.47	$966.20
R-4	Single Family Residential	667	1.25	833.75	245,167	0	245,167		179,680	424,847	317,981	563,148	206.73	636.95	843.68
R-5	Single Family Residential	969	1.00	969.00	284,937	0	284,937	294	261,035	545,972	534,535	819,473	206.73	563.44	770.17
R-8	Single Family Residential	736	0.63	460.00	135,264	0	135,264	184	198,268	333,532	376,467	511,731	206.73	453.17	659.90
R-15	Multi-Family Residential	139	0.33	46.33	13,624	0	13,624	98	29,879	43,504	58,155	71,780	142.81	312.98	455.78
R-20	Multi-Family Residential	0	0.25	-	0	0	0		0	0	16,566	16,566	142.81	0.00	142.81
R-25	Multi-Family Residential	369	0.20	73.80	21,701	0	21,701		79,320	101,021	132,016	153,717	142.81	273.77	416.58
NC	Neighborhood Commercial	0	5.00	-	0	0	0		0	0	26,709	26,709	6,677.14	0.00	6,677.14
	Sub Total	**3,030**		**2,632.88**	**$774,207**	**$0**	**$774,207**		**$788,590**	**$1,562,797**	**$1,538,808**	**$2,313,015**			
Project West of Highway 113															
R-5A	Single Family Residential	162	1.00	162.00	47,636.59	$0	$47,637		$43,640	$91,277	$48,281	$95,918	$28.64	$563.44	$592.08
R-8A	Single Family Residential	0	0.63	0.00	0	0	0		0	0	974	974	28.64	0.00	28.64
R-15A	Multi-Family Residential	0	0.33	0.00	0	0	0		0	0	780	780	18.15	0.00	18.15
	Sub Total	**162**		**162.00**	**$47,637**	**$0**	**$47,637**		**$43,640**	**$91,277**	**$50,035**	**$97,672**			
School & County Sites (Front Footage)															
FF	High School	50.00	n/a	4,830.00	$0	$11,965	$11,965		$0	$11,965	$0	$11,965	$0.00	$239.31	$239.31
FF	Woodland Community College	120.50	n/a	4,106.00	0	11,412	11,412		0	11,412	0	11,412	0.00	94.70	94.70
FF	Yolo County	31.00	n/a	3,627.00	0	11,504	11,504		0	11,504	0	11,504	0.00	371.10	371.10
	Sub Total	**201.50**		**12,563.00**	**$0**	**$34,881**	**$34,881**		**$0**	**$34,881**	**$0**	**$34,881**			
	Total				**$821,844**	**$34,881**	**$856,725**		**$832,231**	**$1,688,956**	**$1,588,843**	**$2,445,568**			

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 2020 to January 2021 is 1.005%.

V. ASSESSMENT ROLL

The assessment roll is a listing of the proposed Assessment for Fiscal Year 2021/2022 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 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
PARCELS NOT ON THE TAX ROLL - Government Owned		
042-580-020-000	Miscellaneous - Govt Owned	11,965.33
042-580-023-000	Miscellaneous - Govt Owned	1,546.24
042-580-024-000	Miscellaneous - Govt Owned	1,546.24
042-580-025-000	Miscellaneous - Govt Owned	2,226.59
042-580-026-000	Miscellaneous - Govt Owned	6,184.97
042-580-027-000	Miscellaneous - Govt Owned	11,411.87
6	**Sub Total**	**34,881.24**
PARCELS SUBMITTED ON THE COUNTY TAX ROLL (Sorted by APN)		
041-231-002-000	Single Family Resid/R5	592.08
041-231-003-000	Single Family Resid/R5	592.08
041-231-004-000	Single Family Resid/R5	592.08
041-231-005-000	Single Family Resid/R5	592.08
041-231-006-000	Single Family Resid/R5	592.08
041-231-007-000	Single Family Resid/R5	592.08
041-231-008-000	Single Family Resid/R5	592.08
041-231-009-000	Single Family Resid/R5	592.08
041-231-010-000	Single Family Resid/R5	592.08
041-231-011-000	Single Family Resid/R5	592.08
041-231-012-000	Single Family Resid/R5	592.08
041-231-013-000	Single Family Resid/R5	592.08
041-231-014-000	Single Family Resid/R5	592.08
041-231-015-000	Single Family Resid/R5	592.08
041-231-016-000	Single Family Resid/R5	592.08
041-231-017-000	Single Family Resid/R5	592.08
041-231-018-000	Single Family Resid/R5	592.08
041-231-019-000	Single Family Resid/R5	592.08
041-231-020-000	Single Family Resid/R5	592.08
041-231-021-000	Single Family Resid/R5	592.08
041-231-022-000	Single Family Resid/R5	592.08
041-231-023-000	Single Family Resid/R5	592.08
041-231-024-000	Single Family Resid/R5	592.08
041-231-025-000	Single Family Resid/R5	592.08
041-231-026-000	Single Family Resid/R5	592.08
041-231-028-000	Vacant	1,387.37
041-231-029-000	Single Family Resid/R5	592.08
041-231-030-000	Single Family Resid/R5	592.08
041-231-031-000	Single Family Resid/R5	592.08
041-231-032-000	Single Family Resid/R5	592.08
041-231-033-000	Single Family Resid/R5	592.08
041-231-034-000	Single Family Resid/R5	592.08
041-231-035-000	Single Family Resid/R5	592.08
041-231-036-000	Single Family Resid/R5	592.08
041-231-037-000	Single Family Resid/R5	592.08
041-231-038-000	Single Family Resid/R5	592.08
041-232-001-000	Single Family Resid/R5	592.08
041-232-002-000	Single Family Resid/R5	592.08

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
041-232-003-000	Single Family Resid/R5	592.08
041-232-004-000	Single Family Resid/R5	592.08
041-232-005-000	Single Family Resid/R5	592.08
041-232-006-000	Single Family Resid/R5	592.08
041-232-007-000	Single Family Resid/R5	592.08
041-232-008-000	Single Family Resid/R5	592.08
041-232-009-000	Single Family Resid/R5	592.08
041-232-010-000	Single Family Resid/R5	592.08
041-232-011-000	Single Family Resid/R5	592.08
041-232-012-000	Single Family Resid/R5	592.08
041-232-013-000	Single Family Resid/R5	592.08
041-232-014-000	Single Family Resid/R5	592.08
041-232-015-000	Single Family Resid/R5	592.08
041-232-016-000	Single Family Resid/R5	592.08
041-232-017-000	Single Family Resid/R5	592.08
041-232-019-000	Single Family Resid/R5	592.08
041-232-020-000	Single Family Resid/R5	592.08
041-232-021-000	Single Family Resid/R5	592.08
041-232-022-000	Single Family Resid/R5	592.08
041-232-023-000	Single Family Resid/R5	592.08
041-232-024-000	Single Family Resid/R5	592.08
041-232-025-000	Single Family Resid/R5	592.08
041-232-026-000	Single Family Resid/R5	592.08
041-232-027-000	Single Family Resid/R5	592.08
041-233-002-000	Single Family Resid/R5	592.08
041-233-003-000	Single Family Resid/R5	592.08
041-233-004-000	Single Family Resid/R5	592.08
041-233-005-000	Single Family Resid/R5	592.08
041-233-006-000	Single Family Resid/R5	592.08
041-233-007-000	Single Family Resid/R5	592.08
041-233-008-000	Single Family Resid/R5	592.08
041-233-009-000	Single Family Resid/R5	592.08
041-233-010-000	Single Family Resid/R5	592.08
041-233-011-000	Single Family Resid/R5	592.08
041-233-012-000	Single Family Resid/R5	592.08
041-233-013-000	Single Family Resid/R5	592.08
041-233-014-000	Single Family Resid/R5	592.08
041-233-015-000	Single Family Resid/R5	592.08
041-233-016-000	Single Family Resid/R5	592.08
041-233-017-000	Single Family Resid/R5	592.08
041-233-018-000	Single Family Resid/R5	592.08
041-233-019-000	Single Family Resid/R5	592.08
041-233-020-000	Single Family Resid/R5	592.08
041-233-021-000	Single Family Resid/R5	592.08
041-233-022-000	Single Family Resid/R5	592.08
041-233-023-000	Single Family Resid/R5	592.08
041-233-024-000	Single Family Resid/R5	592.08
041-233-025-000	Single Family Resid/R5	592.08

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
041-233-026-000	Single Family Resid/R5	592.08
041-233-027-000	Single Family Resid/R5	592.08
041-241-003-000	Single Family Resid/R5	592.08
041-241-004-000	Single Family Resid/R5	592.08
041-241-005-000	Single Family Resid/R5	592.08
041-241-006-000	Single Family Resid/R5	592.08
041-241-007-000	Single Family Resid/R5	592.08
041-241-008-000	Single Family Resid/R5	592.08
041-241-009-000	Single Family Resid/R5	592.08
041-241-010-000	Single Family Resid/R5	592.08
041-241-011-000	Single Family Resid/R5	592.08
041-241-012-000	Single Family Resid/R5	592.08
041-241-013-000	Single Family Resid/R5	592.08
041-241-014-000	Single Family Resid/R5	592.08
041-241-015-000	Single Family Resid/R5	592.08
041-241-016-000	Single Family Resid/R5	592.08
041-241-017-000	Single Family Resid/R5	592.08
041-241-018-000	Single Family Resid/R5	592.08
041-242-002-000	Single Family Resid/R5	592.08
041-242-003-000	Single Family Resid/R5	592.08
041-242-004-000	Single Family Resid/R5	592.08
041-242-005-000	Single Family Resid/R5	592.08
041-242-006-000	Single Family Resid/R5	592.08
041-242-007-000	Single Family Resid/R5	592.08
041-242-008-000	Single Family Resid/R5	592.08
041-242-009-000	Single Family Resid/R5	592.08
041-242-010-000	Single Family Resid/R5	592.08
041-242-011-000	Single Family Resid/R5	592.08
041-242-012-000	Single Family Resid/R5	592.08
041-242-013-000	Single Family Resid/R5	592.08
041-242-014-000	Single Family Resid/R5	592.08
041-242-015-000	Single Family Resid/R5	592.08
041-242-016-000	Single Family Resid/R5	592.08
041-242-017-000	Single Family Resid/R5	592.08
041-242-018-000	Single Family Resid/R5	592.08
041-242-019-000	Single Family Resid/R5	592.08
041-242-020-000	Single Family Resid/R5	592.08
041-242-021-000	Single Family Resid/R5	592.08
041-242-022-000	Single Family Resid/R5	592.08
041-242-023-000	Single Family Resid/R5	592.08
041-242-024-000	Single Family Resid/R5	592.08
041-242-025-000	Single Family Resid/R5	592.08
041-242-026-000	Single Family Resid/R5	592.08
041-242-027-000	Single Family Resid/R5	592.08
041-242-028-000	Single Family Resid/R5	592.08
041-242-029-000	Single Family Resid/R5	592.08
041-242-030-000	Single Family Resid/R5	592.08
041-242-031-000	Single Family Resid/R5	592.08

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
041-242-032-000	Single Family Resid/R5	592.08
041-242-033-000	Single Family Resid/R5	592.08
041-242-034-000	Single Family Resid/R5	592.08
041-242-035-000	Single Family Resid/R5	592.08
041-242-036-000	Single Family Resid/R5	592.08
041-242-037-000	Single Family Resid/R5	592.08
041-242-038-000	Single Family Resid/R5	592.08
041-242-039-000	Single Family Resid/R5	592.08
041-242-040-000	Single Family Resid/R5	592.08
041-242-041-000	Single Family Resid/R5	592.08
041-242-042-000	Single Family Resid/R5	592.08
041-242-043-000	Single Family Resid/R5	592.08
041-242-044-000	Single Family Resid/R5	592.08
041-242-045-000	Single Family Resid/R5	592.08
041-243-002-000	Vacant	1,193.89
041-243-003-000	Single Family Resid/R5	592.08
041-243-004-000	Single Family Resid/R5	592.08
041-243-005-000	Single Family Resid/R5	592.08
041-243-006-000	Single Family Resid/R5	592.08
041-243-007-000	Single Family Resid/R5	592.08
041-243-008-000	Single Family Resid/R5	592.08
041-243-009-000	Single Family Resid/R5	592.08
041-243-010-000	Single Family Resid/R5	592.08
041-243-011-000	Single Family Resid/R5	592.08
041-243-012-000	Single Family Resid/R5	592.08
041-243-013-000	Single Family Resid/R5	592.08
041-243-014-000	Single Family Resid/R5	592.08
041-243-015-000	Single Family Resid/R5	592.08
041-243-016-000	Single Family Resid/R5	592.08
041-243-017-000	Single Family Resid/R5	592.08
041-251-002-000	Single Family Resid/R8	659.90
041-251-004-000	Single Family Resid/R8	659.90
041-251-006-000	Single Family Resid/R8	659.90
041-251-008-000	Single Family Resid/R8	659.90
041-251-010-000	Single Family Resid/R8	659.90
041-251-012-000	Single Family Resid/R8	659.90
041-251-014-000	Single Family Resid/R8	659.90
041-251-016-000	Single Family Resid/R8	659.90
041-251-018-000	Single Family Resid/R8	659.90
041-251-020-000	Single Family Resid/R8	659.90
041-251-022-000	Single Family Resid/R8	659.90
041-251-025-000	Single Family Resid/R8	659.90
041-251-027-000	Single Family Resid/R8	659.90
041-251-029-000	Single Family Resid/R8	659.90
041-251-031-000	Single Family Resid/R8	659.90
041-251-032-000	Single Family Resid/R8	659.90
041-251-033-000	Single Family Resid/R8	659.90
041-251-034-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
041-251-035-000	Single Family Resid/R8	659.90
041-251-036-000	Single Family Resid/R8	659.90
041-251-037-000	Single Family Resid/R8	659.90
041-251-038-000	Single Family Resid/R8	659.90
041-251-039-000	Single Family Resid/R8	659.90
041-251-040-000	Single Family Resid/R8	659.90
041-251-041-000	Single Family Resid/R8	659.90
041-251-042-000	Single Family Resid/R8	659.90
041-251-044-000	Single Family Resid/R8	659.90
041-251-045-000	Single Family Resid/R8	659.90
041-251-046-000	Single Family Resid/R8	659.90
041-251-047-000	Single Family Resid/R8	659.90
041-252-001-000	Single Family Resid/R8	659.90
041-252-002-000	Single Family Resid/R8	659.90
041-252-003-000	Single Family Resid/R8	659.90
041-252-004-000	Single Family Resid/R8	659.90
041-252-005-000	Single Family Resid/R8	659.90
041-252-006-000	Single Family Resid/R8	659.90
041-252-007-000	Single Family Resid/R8	659.90
041-252-008-000	Single Family Resid/R8	659.90
041-252-009-000	Single Family Resid/R8	659.90
041-252-010-000	Single Family Resid/R8	659.90
041-252-011-000	Single Family Resid/R8	659.90
041-252-012-000	Single Family Resid/R8	659.90
041-252-013-000	Single Family Resid/R8	659.90
041-252-014-000	Single Family Resid/R8	659.90
041-252-015-000	Single Family Resid/R8	659.90
041-252-016-000	Single Family Resid/R8	659.90
041-252-017-000	Single Family Resid/R8	659.90
041-252-018-000	Single Family Resid/R8	659.90
041-252-019-000	Single Family Resid/R8	659.90
041-252-020-000	Single Family Resid/R8	659.90
041-252-021-000	Single Family Resid/R8	659.90
041-252-022-000	Single Family Resid/R8	659.90
041-252-024-000	Single Family Resid/R8	659.90
041-252-025-000	Single Family Resid/R8	659.90
041-252-026-000	Single Family Resid/R8	659.90
041-252-027-000	Single Family Resid/R8	659.90
041-252-028-000	Single Family Resid/R8	659.90
041-252-029-000	Single Family Resid/R8	659.90
041-252-030-000	Single Family Resid/R8	659.90
041-252-031-000	Single Family Resid/R8	659.90
041-253-001-000	Single Family Resid/R8	659.90
041-253-002-000	Single Family Resid/R8	659.90
041-253-003-000	Single Family Resid/R8	659.90
041-253-004-000	Single Family Resid/R8	659.90
041-253-005-000	Single Family Resid/R8	659.90
041-253-006-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
041-253-007-000	Single Family Resid/R8	659.90
041-253-008-000	Single Family Resid/R8	659.90
041-253-009-000	Single Family Resid/R8	659.90
041-253-010-000	Single Family Resid/R8	659.90
041-253-011-000	Single Family Resid/R8	659.90
041-253-012-000	Single Family Resid/R8	659.90
041-253-013-000	Single Family Resid/R8	659.90
041-253-014-000	Single Family Resid/R8	659.90
041-260-001-000	Single Family Resid/R8	659.90
041-260-002-000	Single Family Resid/R8	659.90
041-260-003-000	Single Family Resid/R8	659.90
041-260-004-000	Single Family Resid/R8	659.90
041-260-005-000	Single Family Resid/R8	659.90
041-260-006-000	Single Family Resid/R8	659.90
041-260-007-000	Single Family Resid/R8	659.90
041-260-008-000	Single Family Resid/R8	659.90
041-260-010-000	Single Family Resid/R8	659.90
041-260-011-000	Single Family Resid/R8	659.90
041-260-012-000	Single Family Resid/R8	659.90
041-260-013-000	Single Family Resid/R8	659.90
041-260-014-000	Single Family Resid/R8	659.90
041-260-015-000	Single Family Resid/R8	659.90
041-260-016-000	Single Family Resid/R8	659.90
041-260-017-000	Single Family Resid/R8	659.90
041-260-018-000	Single Family Resid/R8	659.90
041-260-019-000	Single Family Resid/R8	659.90
041-260-020-000	Single Family Resid/R8	659.90
041-260-021-000	Single Family Resid/R8	659.90
041-260-022-000	Single Family Resid/R8	659.90
041-260-023-000	Single Family Resid/R8	659.90
041-260-024-000	Single Family Resid/R8	659.90
041-260-025-000	Single Family Resid/R8	659.90
041-260-026-000	Single Family Resid/R8	659.90
041-260-027-000	Single Family Resid/R8	659.90
041-260-028-000	Single Family Resid/R8	659.90
041-260-029-000	Single Family Resid/R8	659.90
041-261-001-000	Single Family Resid/R8	659.90
041-261-002-000	Single Family Resid/R8	659.90
041-261-003-000	Single Family Resid/R8	659.90
041-261-004-000	Single Family Resid/R8	659.90
041-261-005-000	Single Family Resid/R8	659.90
041-261-006-000	Single Family Resid/R8	659.90
041-261-007-000	Single Family Resid/R8	659.90
041-261-008-000	Single Family Resid/R8	659.90
041-261-009-000	Single Family Resid/R8	659.90
041-261-010-000	Single Family Resid/R8	659.90
041-261-011-000	Single Family Resid/R8	659.90
041-261-012-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
041-261-013-000	Single Family Resid/R8	659.90
041-261-014-000	Single Family Resid/R8	659.90
041-261-015-000	Single Family Resid/R8	659.90
041-261-016-000	Single Family Resid/R8	659.90
041-261-017-000	Single Family Resid/R8	659.90
041-261-018-000	Single Family Resid/R8	659.90
041-261-019-000	Single Family Resid/R8	659.90
041-261-020-000	Single Family Resid/R8	659.90
041-262-001-000	Single Family Resid/R8	659.90
041-262-002-000	Single Family Resid/R8	659.90
041-262-003-000	Single Family Resid/R8	659.90
041-262-004-000	Single Family Resid/R8	659.90
041-262-005-000	Single Family Resid/R8	659.90
041-262-006-000	Single Family Resid/R8	659.90
041-262-007-000	Single Family Resid/R8	659.90
041-262-008-000	Single Family Resid/R8	659.90
041-262-009-000	Single Family Resid/R8	659.90
041-262-010-000	Single Family Resid/R8	659.90
041-262-011-000	Single Family Resid/R8	659.90
041-262-012-000	Single Family Resid/R8	659.90
041-262-013-000	Single Family Resid/R8	659.90
041-262-014-000	Single Family Resid/R8	659.90
041-262-015-000	Single Family Resid/R8	659.90
041-262-016-000	Single Family Resid/R8	659.90
041-262-017-000	Single Family Resid/R8	659.90
041-262-018-000	Single Family Resid/R8	659.90
041-262-019-000	Single Family Resid/R8	659.90
041-262-020-000	Single Family Resid/R8	659.90
041-270-001-000	Single Family Resid/R8	659.90
041-270-002-000	Single Family Resid/R8	659.90
041-270-003-000	Single Family Resid/R8	659.90
041-270-004-000	Single Family Resid/R8	659.90
041-270-005-000	Single Family Resid/R8	659.90
041-270-006-000	Single Family Resid/R8	659.90
041-270-007-000	Single Family Resid/R8	659.90
041-270-008-000	Single Family Resid/R8	659.90
041-270-009-000	Single Family Resid/R8	0.00
041-270-010-000	Single Family Resid/R8	659.90
041-270-011-000	Single Family Resid/R8	659.90
041-270-012-000	Single Family Resid/R8	659.90
041-270-013-000	Single Family Resid/R8	659.90
041-270-014-000	Single Family Resid/R8	659.90
041-270-015-000	Single Family Resid/R8	659.90
041-270-016-000	Single Family Resid/R8	659.90
041-270-017-000	Single Family Resid/R8	659.90
041-270-018-000	Single Family Resid/R8	659.90
041-270-019-000	Single Family Resid/R8	659.90
041-270-020-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
041-270-021-000	Single Family Resid/R8	659.90
041-270-022-000	Single Family Resid/R8	659.90
041-270-023-000	Single Family Resid/R8	659.90
041-270-024-000	Single Family Resid/R8	659.90
041-270-025-000	Single Family Resid/R8	659.90
041-270-026-000	Single Family Resid/R8	659.90
041-270-027-000	Single Family Resid/R8	659.90
041-270-028-000	Single Family Resid/R8	659.90
041-270-029-000	Single Family Resid/R8	659.90
041-270-030-000	Single Family Resid/R8	659.90
041-270-031-000	Single Family Resid/R8	659.90
041-270-032-000	Single Family Resid/R8	659.90
041-270-033-000	Single Family Resid/R8	659.90
041-281-001-000	Single Family Resid/R8	659.90
041-281-002-000	Single Family Resid/R8	659.90
041-281-003-000	Single Family Resid/R8	659.90
041-281-004-000	Single Family Resid/R8	659.90
041-281-005-000	Single Family Resid/R8	659.90
041-281-006-000	Single Family Resid/R8	659.90
041-281-007-000	Single Family Resid/R8	659.90
041-281-009-000	Single Family Resid/R8	659.90
041-281-010-000	Single Family Resid/R8	659.90
041-281-011-000	Single Family Resid/R8	659.90
041-281-012-000	Single Family Resid/R8	659.90
041-281-013-000	Single Family Resid/R8	659.90
041-281-014-000	Single Family Resid/R8	659.90
041-281-015-000	Single Family Resid/R8	659.90
041-281-016-000	Single Family Resid/R8	659.90
041-281-017-000	Single Family Resid/R8	659.90
041-281-018-000	Single Family Resid/R8	659.90
041-281-019-000	Single Family Resid/R8	659.90
041-281-020-000	Single Family Resid/R8	659.90
041-281-021-000	Single Family Resid/R8	659.90
041-281-022-000	Single Family Resid/R8	659.90
041-281-023-000	Single Family Resid/R8	659.90
041-281-024-000	Single Family Resid/R8	659.90
041-281-025-000	Single Family Resid/R8	659.90
041-282-001-000	Single Family Resid/R8	659.90
041-282-002-000	Single Family Resid/R8	659.90
041-282-003-000	Single Family Resid/R8	659.90
041-282-004-000	Single Family Resid/R8	659.90
041-282-005-000	Single Family Resid/R8	659.90
041-282-007-000	Single Family Resid/R8	659.90
041-282-008-000	Single Family Resid/R8	659.90
041-282-009-000	Single Family Resid/R8	659.90
041-282-010-000	Single Family Resid/R8	659.90
041-282-011-000	Single Family Resid/R8	659.90
041-283-001-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
041-283-002-000	Single Family Resid/R8	659.90
041-283-003-000	Single Family Resid/R8	659.90
041-283-004-000	Single Family Resid/R8	659.90
041-283-005-000	Single Family Resid/R8	659.90
041-283-006-000	Single Family Resid/R8	659.90
041-283-007-000	Single Family Resid/R8	659.90
041-284-001-000	Single Family Resid/R8	659.90
041-284-002-000	Single Family Resid/R8	659.90
041-284-003-000	Single Family Resid/R8	659.90
041-284-004-000	Single Family Resid/R8	659.90
041-284-005-000	Single Family Resid/R8	659.90
041-284-006-000	Single Family Resid/R8	659.90
041-284-007-000	Single Family Resid/R8	659.90
041-284-008-000	Single Family Resid/R8	659.90
041-284-009-000	Single Family Resid/R8	659.90
041-284-010-000	Single Family Resid/R8	659.90
041-291-001-000	Single Family Resid/R5	770.17
041-291-002-000	Single Family Resid/R5	770.17
041-291-004-000	Single Family Resid/R5	770.17
041-291-005-000	Single Family Resid/R5	770.17
041-291-006-000	Single Family Resid/R5	770.17
041-291-008-000	Single Family Resid/R5	770.17
041-291-009-000	Single Family Resid/R5	770.17
041-291-010-000	Single Family Resid/R5	770.17
041-291-011-000	Single Family Resid/R5	770.17
041-291-013-000	Single Family Resid/R5	770.17
041-291-014-000	Single Family Resid/R5	770.17
041-291-015-000	Single Family Resid/R5	770.17
041-291-016-000	Single Family Resid/R5	770.17
041-291-017-000	Single Family Resid/R5	770.17
041-291-018-000	Single Family Resid/R5	770.17
041-291-019-000	Single Family Resid/R5	770.17
041-291-020-000	Single Family Resid/R8	659.90
041-291-021-000	Single Family Resid/R8	659.90
041-291-022-000	Single Family Resid/R8	659.90
041-291-023-000	Single Family Resid/R8	659.90
041-291-024-000	Single Family Resid/R8	659.90
041-291-025-000	Single Family Resid/R8	659.90
041-291-026-000	Single Family Resid/R8	659.90
041-291-027-000	Single Family Resid/R8	659.90
041-291-029-000	Single Family Resid/R8	659.90
041-291-030-000	Single Family Resid/R8	659.90
041-291-031-000	Single Family Resid/R8	659.90
041-291-032-000	Single Family Resid/R8	659.90
041-291-033-000	Single Family Resid/R8	659.90
041-292-001-000	Single Family Resid/R5	770.17
041-292-002-000	Single Family Resid/R5	770.17
041-292-003-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
041-292-004-000	Single Family Resid/R5	770.17
041-292-005-000	Single Family Resid/R5	770.17
041-292-006-000	Single Family Resid/R5	770.17
041-292-007-000	Single Family Resid/R5	770.17
041-292-008-000	Single Family Resid/R5	770.17
041-292-009-000	Single Family Resid/R5	770.17
041-292-010-000	Single Family Resid/R5	770.17
041-292-011-000	Single Family Resid/R5	770.17
041-292-012-000	Single Family Resid/R5	770.17
041-292-013-000	Single Family Resid/R5	770.17
041-293-001-000	Single Family Resid/R5	770.17
041-293-002-000	Single Family Resid/R8	659.90
041-293-003-000	Single Family Resid/R8	659.90
041-293-004-000	Single Family Resid/R8	659.90
041-293-005-000	Single Family Resid/R8	659.90
041-293-006-000	Single Family Resid/R8	659.90
041-293-007-000	Single Family Resid/R5	770.17
041-293-008-000	Single Family Resid/R5	770.17
041-293-009-000	Single Family Resid/R5	770.17
041-294-001-000	Single Family Resid/R8	659.90
041-294-002-000	Single Family Resid/R8	659.90
041-294-003-000	Single Family Resid/R8	659.90
041-294-004-000	Single Family Resid/R8	659.90
041-294-005-000	Single Family Resid/R8	659.90
041-294-006-000	Single Family Resid/R8	659.90
041-294-007-000	Single Family Resid/R8	659.90
041-294-008-000	Single Family Resid/R8	659.90
041-294-009-000	Single Family Resid/R8	659.90
041-294-010-000	Single Family Resid/R8	659.90
041-295-001-000	Single Family Resid/R5	770.17
041-295-002-000	Single Family Resid/R5	770.17
041-295-003-000	Single Family Resid/R5	770.17
041-295-004-000	Single Family Resid/R5	770.17
041-295-005-000	Single Family Resid/R5	770.17
041-295-007-000	Single Family Resid/R8	659.90
041-295-008-000	Single Family Resid/R8	659.90
041-295-009-000	Single Family Resid/R8	659.90
041-295-010-000	Single Family Resid/R8	659.90
041-295-011-000	Single Family Resid/R8	659.90
041-295-012-000	Single Family Resid/R8	659.90
041-301-001-000	Single Family Resid/R5	770.17
041-301-002-000	Single Family Resid/R5	770.17
041-301-003-000	Single Family Resid/R5	770.17
041-301-004-000	Single Family Resid/R5	770.17
041-301-005-000	Single Family Resid/R5	770.17
041-301-006-000	Single Family Resid/R5	770.17
041-301-007-000	Multi-Family R-25	46,656.70
041-302-001-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
041-302-002-000	Single Family Resid/R5	770.17
041-302-003-000	Single Family Resid/R5	770.17
041-302-004-000	Single Family Resid/R5	770.17
041-302-005-000	Single Family Resid/R5	770.17
041-302-006-000	Single Family Resid/R5	770.17
041-302-007-000	Single Family Resid/R5	770.17
041-302-008-000	Single Family Resid/R5	770.17
041-302-009-000	Single Family Resid/R5	770.17
041-302-010-000	Single Family Resid/R5	770.17
041-302-011-000	Single Family Resid/R5	770.17
041-303-001-000	Single Family Resid/R5	770.17
041-303-002-000	Single Family Resid/R8	659.90
041-303-003-000	Single Family Resid/R8	659.90
041-303-004-000	Single Family Resid/R8	659.90
041-303-005-000	Single Family Resid/R8	659.90
041-303-006-000	Single Family Resid/R8	659.90
041-303-007-000	Single Family Resid/R8	659.90
041-303-010-000	Single Family Resid/R5	770.17
041-303-011-000	Single Family Resid/R5	770.17
041-303-012-000	Single Family Resid/R5	770.17
041-303-013-000	Single Family Resid/R5	770.17
041-304-001-000	Single Family Resid/R8	659.90
041-304-002-000	Single Family Resid/R8	659.90
041-304-003-000	Single Family Resid/R8	659.90
041-304-004-000	Single Family Resid/R8	659.90
041-304-005-000	Single Family Resid/R8	659.90
041-304-006-000	Single Family Resid/R8	659.90
041-304-007-000	Single Family Resid/R8	659.90
041-304-008-000	Single Family Resid/R8	659.90
041-304-009-000	Single Family Resid/R8	659.90
041-304-010-000	Single Family Resid/R8	659.90
041-304-011-000	Single Family Resid/R8	659.90
041-304-012-000	Single Family Resid/R8	659.90
042-030-054-000	Vacant	12,766.10
042-351-002-000	Single Family Resid/R3	966.20
042-351-003-000	Single Family Resid/R3	966.20
042-351-004-000	Single Family Resid/R3	966.20
042-351-005-000	Single Family Resid/R3	966.20
042-351-006-000	Single Family Resid/R3	966.20
042-351-007-000	Single Family Resid/R3	966.20
042-351-008-000	Single Family Resid/R3	966.20
042-351-009-000	Single Family Resid/R3	966.20
042-351-010-000	Single Family Resid/R3	966.20
042-351-011-000	Single Family Resid/R3	966.20
042-351-012-000	Single Family Resid/R3	966.20
042-351-013-000	Single Family Resid/R3	966.20
042-351-014-000	Single Family Resid/R3	966.20
042-351-015-000	Single Family Resid/R3	966.20

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-352-002-000	Single Family Resid/R3	966.20
042-352-003-000	Single Family Resid/R3	966.20
042-352-004-000	Single Family Resid/R3	966.20
042-352-005-000	Single Family Resid/R3	966.20
042-352-006-000	Single Family Resid/R3	966.20
042-352-007-000	Single Family Resid/R3	966.20
042-352-008-000	Single Family Resid/R3	966.20
042-352-009-000	Single Family Resid/R3	966.20
042-353-003-000	Single Family Resid/R3	966.20
042-353-004-000	Single Family Resid/R3	966.20
042-353-005-000	Single Family Resid/R3	966.20
042-353-006-000	Single Family Resid/R3	966.20
042-353-007-000	Single Family Resid/R3	966.20
042-361-001-000	Single Family Resid/R3	966.20
042-361-002-000	Single Family Resid/R3	966.20
042-361-003-000	Single Family Resid/R3	966.20
042-361-004-000	Single Family Resid/R3	966.20
042-361-005-000	Single Family Resid/R3	966.20
042-361-006-000	Single Family Resid/R3	966.20
042-361-007-000	Single Family Resid/R3	966.20
042-361-008-000	Single Family Resid/R3	966.20
042-361-009-000	Single Family Resid/R3	966.20
042-361-010-000	Single Family Resid/R3	966.20
042-362-001-000	Single Family Resid/R3	966.20
042-362-002-000	Single Family Resid/R3	966.20
042-362-003-000	Single Family Resid/R3	966.20
042-362-004-000	Single Family Resid/R3	966.20
042-362-005-000	Single Family Resid/R3	966.20
042-362-006-000	Single Family Resid/R3	966.20
042-362-007-000	Single Family Resid/R3	966.20
042-362-009-000	Single Family Resid/R3	966.20
042-362-010-000	Single Family Resid/R3	966.20
042-363-001-000	Single Family Resid/R3	966.20
042-363-002-000	Single Family Resid/R3	966.20
042-363-003-000	Single Family Resid/R3	966.20
042-363-004-000	Single Family Resid/R3	966.20
042-363-005-000	Single Family Resid/R3	966.20
042-371-001-000	Single Family Resid/R4	843.68
042-371-002-000	Single Family Resid/R4	843.68
042-371-003-000	Single Family Resid/R4	843.68
042-371-004-000	Single Family Resid/R4	843.68
042-371-005-000	Single Family Resid/R4	843.68
042-371-006-000	Single Family Resid/R4	843.68
042-371-007-000	Single Family Resid/R4	843.68
042-371-008-000	Single Family Resid/R4	843.68
042-371-009-000	Single Family Resid/R4	843.68
042-371-010-000	Single Family Resid/R4	843.68
042-371-011-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-371-012-000	Single Family Resid/R4	843.68
042-371-013-000	Single Family Resid/R4	843.68
042-371-014-000	Single Family Resid/R4	843.68
042-371-015-000	Single Family Resid/R4	843.68
042-372-001-000	Single Family Resid/R4	843.68
042-372-002-000	Single Family Resid/R4	843.68
042-372-003-000	Single Family Resid/R4	843.68
042-372-004-000	Single Family Resid/R4	843.68
042-372-005-000	Single Family Resid/R4	843.68
042-372-006-000	Single Family Resid/R4	843.68
042-372-007-000	Single Family Resid/R4	843.68
042-372-008-000	Single Family Resid/R4	843.68
042-372-009-000	Single Family Resid/R4	843.68
042-372-010-000	Single Family Resid/R4	843.68
042-372-011-000	Single Family Resid/R4	843.68
042-372-012-000	Single Family Resid/R4	843.68
042-373-001-000	Single Family Resid/R4	843.68
042-373-002-000	Single Family Resid/R4	843.68
042-373-004-000	Single Family Resid/R4	843.68
042-373-005-000	Single Family Resid/R4	843.68
042-373-006-000	Single Family Resid/R4	843.68
042-373-007-000	Single Family Resid/R4	843.68
042-373-008-000	Single Family Resid/R4	843.68
042-373-011-000	Single Family Resid/R4	843.68
042-373-012-000	Single Family Resid/R4	843.68
042-373-013-000	Single Family Resid/R4	843.68
042-373-014-000	Single Family Resid/R4	843.68
042-373-015-000	Single Family Resid/R4	843.68
042-373-016-000	Single Family Resid/R4	843.68
042-373-018-000	Single Family Resid/R4	843.68
042-380-001-000	Multi-Family Resident R-25	455.78
042-380-002-000	Multi-Family Resident R-25	455.78
042-380-003-000	Multi-Family Resident R-25	455.78
042-380-005-000	Multi-Family Resident R-25	455.78
042-380-006-000	Multi-Family Resident R-25	455.78
042-380-007-000	Multi-Family Resident R-25	455.78
042-380-008-000	Multi-Family Resident R-25	455.78
042-380-009-000	Multi-Family Resident R-25	455.78
042-380-010-000	Multi-Family Resident R-25	455.78
042-380-011-000	Multi-Family Resident R-25	455.78
042-391-001-000	Single Family Resid/R3	966.20
042-391-002-000	Single Family Resid/R3	966.20
042-391-003-000	Single Family Resid/R3	966.20
042-391-004-000	Single Family Resid/R3	966.20
042-391-005-000	Single Family Resid/R3	966.20
042-391-006-000	Single Family Resid/R3	966.20
042-391-007-000	Single Family Resid/R3	966.20
042-391-008-000	Single Family Resid/R3	966.20

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-392-001-000	Single Family Resid/R3	966.20
042-392-002-000	Single Family Resid/R3	966.20
042-392-003-000	Single Family Resid/R3	966.20
042-392-004-000	Single Family Resid/R3	966.20
042-392-005-000	Single Family Resid/R3	966.20
042-392-006-000	Single Family Resid/R3	966.20
042-392-007-000	Single Family Resid/R3	966.20
042-392-008-000	Single Family Resid/R3	966.20
042-400-001-000	Multi-Family Resident R-25	455.78
042-400-002-000	Multi-Family Resident R-25	455.78
042-400-003-000	Multi-Family Resident R-25	455.78
042-400-004-000	Multi-Family Resident R-25	455.78
042-400-005-000	Multi-Family Resident R-25	455.78
042-400-006-000	Multi-Family Resident R-25	455.78
042-400-007-000	Multi-Family Resident R-25	455.78
042-400-008-000	Multi-Family Resident R-25	455.78
042-400-010-000	Multi-Family Resident R-25	455.78
042-400-011-000	Multi-Family Resident R-25	455.78
042-410-003-000	Single Family Resid/R5	770.17
042-410-004-000	Single Family Resid/R5	770.17
042-410-005-000	Single Family Resid/R5	770.17
042-410-006-000	Single Family Resid/R5	770.17
042-410-007-000	Single Family Resid/R5	770.17
042-410-008-000	Single Family Resid/R5	770.17
042-410-009-000	Single Family Resid/R5	770.17
042-410-010-000	Single Family Resid/R5	770.17
042-410-011-000	Single Family Resid/R5	770.17
042-410-012-000	Single Family Resid/R5	770.17
042-410-013-000	Single Family Resid/R5	770.17
042-410-014-000	Single Family Resid/R5	770.17
042-410-015-000	Single Family Resid/R5	770.17
042-410-016-000	Single Family Resid/R5	770.17
042-410-017-000	Single Family Resid/R5	770.17
042-410-018-000	Single Family Resid/R5	770.17
042-410-019-000	Single Family Resid/R5	770.17
042-410-020-000	Single Family Resid/R5	770.17
042-410-023-000	Single Family Resid/R5	770.17
042-410-024-000	Single Family Resid/R5	770.17
042-410-025-000	Single Family Resid/R5	770.17
042-410-026-000	Single Family Resid/R5	770.17
042-410-027-000	Single Family Resid/R5	770.17
042-410-028-000	Single Family Resid/R5	770.17
042-410-029-000	Single Family Resid/R5	770.17
042-410-030-000	Single Family Resid/R5	770.17
042-410-031-000	Single Family Resid/R5	770.17
042-410-032-000	Single Family Resid/R5	770.17
042-410-033-000	Single Family Resid/R5	770.17
042-410-034-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-410-035-000	Single Family Resid/R5	770.17
042-410-036-000	Single Family Resid/R5	770.17
042-410-037-000	Single Family Resid/R5	770.17
042-410-038-000	Single Family Resid/R5	770.17
042-410-039-000	Single Family Resid/R5	770.17
042-410-040-000	Single Family Resid/R5	770.17
042-410-041-000	Single Family Resid/R5	770.17
042-410-042-000	Single Family Resid/R5	770.17
042-410-043-000	Single Family Resid/R5	770.17
042-410-044-000	Single Family Resid/R5	770.17
042-410-045-000	Single Family Resid/R5	770.17
042-410-046-000	Single Family Resid/R5	770.17
042-410-047-000	Single Family Resid/R5	770.17
042-410-048-000	Single Family Resid/R5	770.17
042-410-049-000	Single Family Resid/R5	770.17
042-410-050-000	Single Family Resid/R5	770.17
042-410-051-000	Single Family Resid/R5	770.17
042-410-052-000	Single Family Resid/R5	770.17
042-410-053-000	Single Family Resid/R5	770.17
042-410-054-000	Single Family Resid/R5	770.17
042-410-055-000	Single Family Resid/R5	770.17
042-410-056-000	Single Family Resid/R5	770.17
042-410-058-000	Single Family Resid/R5	770.17
042-410-059-000	Single Family Resid/R5	770.17
042-410-061-000	Single Family Resid/R5	770.17
042-420-001-000	Single Family Resid/R5	770.17
042-420-002-000	Single Family Resid/R5	770.17
042-420-005-000	Single Family Resid/R5	770.17
042-420-006-000	Single Family Resid/R5	770.17
042-420-007-000	Single Family Resid/R5	770.17
042-420-008-000	Single Family Resid/R5	770.17
042-420-009-000	Single Family Resid/R5	770.17
042-420-010-000	Single Family Resid/R5	770.17
042-420-011-000	Single Family Resid/R5	770.17
042-420-012-000	Single Family Resid/R5	770.17
042-420-013-000	Single Family Resid/R5	770.17
042-420-014-000	Single Family Resid/R5	770.17
042-420-015-000	Single Family Resid/R5	770.17
042-420-016-000	Single Family Resid/R5	770.17
042-420-017-000	Single Family Resid/R5	770.17
042-420-018-000	Single Family Resid/R5	770.17
042-420-019-000	Single Family Resid/R5	770.17
042-420-020-000	Single Family Resid/R5	770.17
042-420-021-000	Single Family Resid/R5	770.17
042-420-024-000	Single Family Resid/R5	770.17
042-420-025-000	Single Family Resid/R5	770.17
042-420-026-000	Single Family Resid/R5	770.17
042-420-027-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-420-028-000	Single Family Resid/R5	770.17
042-420-029-000	Single Family Resid/R5	770.17
042-420-030-000	Single Family Resid/R5	770.17
042-420-031-000	Single Family Resid/R5	770.17
042-420-032-000	Single Family Resid/R5	770.17
042-420-033-000	Single Family Resid/R5	770.17
042-420-034-000	Single Family Resid/R5	770.17
042-420-035-000	Single Family Resid/R5	770.17
042-420-036-000	Single Family Resid/R5	770.17
042-420-037-000	Single Family Resid/R5	770.17
042-420-038-000	Single Family Resid/R5	770.17
042-420-039-000	Single Family Resid/R5	770.17
042-420-040-000	Single Family Resid/R5	770.17
042-420-041-000	Single Family Resid/R5	770.17
042-420-042-000	Single Family Resid/R5	770.17
042-420-044-000	Single Family Resid/R5	770.17
042-420-045-000	Single Family Resid/R5	770.17
042-420-047-000	Single Family Resid/R5	770.17
042-430-001-000	Single Family Resid/R5	770.17
042-430-002-000	Single Family Resid/R5	770.17
042-430-003-000	Single Family Resid/R5	770.17
042-430-004-000	Single Family Resid/R5	770.17
042-430-005-000	Single Family Resid/R5	770.17
042-430-006-000	Single Family Resid/R5	770.17
042-430-007-000	Single Family Resid/R5	770.17
042-430-008-000	Single Family Resid/R5	770.17
042-430-009-000	Single Family Resid/R5	770.17
042-430-010-000	Single Family Resid/R5	770.17
042-430-011-000	Single Family Resid/R5	770.17
042-430-012-000	Single Family Resid/R5	770.17
042-430-013-000	Single Family Resid/R5	770.17
042-430-014-000	Single Family Resid/R5	770.17
042-430-015-000	Single Family Resid/R5	770.17
042-430-016-000	Single Family Resid/R5	770.17
042-430-017-000	Single Family Resid/R5	770.17
042-430-018-000	Single Family Resid/R5	770.17
042-430-019-000	Single Family Resid/R5	770.17
042-430-020-000	Single Family Resid/R5	770.17
042-430-021-000	Single Family Resid/R5	770.17
042-430-022-000	Single Family Resid/R5	770.17
042-430-023-000	Single Family Resid/R5	770.17
042-430-024-000	Single Family Resid/R5	770.17
042-430-025-000	Single Family Resid/R5	770.17
042-430-026-000	Single Family Resid/R5	770.17
042-430-027-000	Single Family Resid/R5	770.17
042-430-028-000	Single Family Resid/R5	770.17
042-430-029-000	Single Family Resid/R5	770.17
042-430-030-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-430-031-000	Single Family Resid/R5	770.17
042-430-032-000	Single Family Resid/R5	770.17
042-430-033-000	Single Family Resid/R5	770.17
042-430-034-000	Single Family Resid/R5	770.17
042-430-035-000	Single Family Resid/R5	770.17
042-430-036-000	Single Family Resid/R5	770.17
042-430-037-000	Single Family Resid/R5	770.17
042-430-038-000	Single Family Resid/R5	770.17
042-430-039-000	Single Family Resid/R5	770.17
042-430-040-000	Single Family Resid/R5	770.17
042-430-041-000	Single Family Resid/R5	770.17
042-430-042-000	Single Family Resid/R5	770.17
042-430-043-000	Single Family Resid/R5	770.17
042-430-044-000	Single Family Resid/R5	770.17
042-430-045-000	Single Family Resid/R5	770.17
042-430-046-000	Single Family Resid/R5	770.17
042-430-047-000	Single Family Resid/R5	770.17
042-430-048-000	Single Family Resid/R5	770.17
042-430-049-000	Single Family Resid/R5	770.17
042-441-001-000	Single Family Resid/R8	659.90
042-441-002-000	Single Family Resid/R8	659.90
042-441-003-000	Single Family Resid/R8	659.90
042-441-004-000	Single Family Resid/R8	659.90
042-441-005-000	Single Family Resid/R8	659.90
042-441-006-000	Single Family Resid/R8	659.90
042-441-007-000	Single Family Resid/R8	659.90
042-441-008-000	Single Family Resid/R8	659.90
042-441-009-000	Single Family Resid/R8	659.90
042-441-010-000	Single Family Resid/R8	659.90
042-441-011-000	Single Family Resid/R8	659.90
042-441-012-000	Single Family Resid/R8	659.90
042-441-013-000	Single Family Resid/R8	659.90
042-441-014-000	Single Family Resid/R8	659.90
042-441-016-000	Single Family Resid/R8	659.90
042-441-017-000	Single Family Resid/R8	659.90
042-441-018-000	Single Family Resid/R8	659.90
042-441-019-000	Single Family Resid/R8	659.90
042-441-020-000	Single Family Resid/R8	659.90
042-441-021-000	Single Family Resid/R8	659.90
042-441-022-000	Single Family Resid/R8	659.90
042-441-023-000	Single Family Resid/R8	659.90
042-441-024-000	Single Family Resid/R8	659.90
042-441-025-000	Single Family Resid/R8	659.90
042-441-026-000	Single Family Resid/R8	659.90
042-442-001-000	Single Family Resid/R8	659.90
042-442-002-000	Single Family Resid/R8	659.90
042-442-003-000	Single Family Resid/R8	659.90
042-442-004-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-442-005-000	Single Family Resid/R8	659.90
042-442-006-000	Single Family Resid/R8	659.90
042-442-007-000	Single Family Resid/R8	659.90
042-442-008-000	Single Family Resid/R8	659.90
042-442-009-000	Single Family Resid/R8	659.90
042-443-001-000	Single Family Resid/R8	659.90
042-443-002-000	Single Family Resid/R8	659.90
042-443-003-000	Single Family Resid/R8	659.90
042-443-004-000	Single Family Resid/R8	659.90
042-443-005-000	Single Family Resid/R8	659.90
042-443-006-000	Single Family Resid/R8	659.90
042-443-007-000	Single Family Resid/R8	659.90
042-443-008-000	Single Family Resid/R8	659.90
042-443-009-000	Single Family Resid/R8	659.90
042-443-012-000	Single Family Resid/R8	659.90
042-443-013-000	Single Family Resid/R8	659.90
042-443-014-000	Single Family Resid/R8	659.90
042-443-015-000	Single Family Resid/R8	659.90
042-443-016-000	Single Family Resid/R8	659.90
042-443-017-000	Single Family Resid/R8	659.90
042-443-018-000	Single Family Resid/R8	659.90
042-443-019-000	Single Family Resid/R8	659.90
042-443-020-000	Single Family Resid/R8	659.90
042-443-021-000	Single Family Resid/R8	659.90
042-443-022-000	Single Family Resid/R8	659.90
042-443-024-000	Single Family Resid/R8	659.90
042-443-025-000	Single Family Resid/R8	659.90
042-451-001-000	Single Family Resid/R8	659.90
042-451-002-000	Single Family Resid/R8	659.90
042-451-003-000	Single Family Resid/R8	659.90
042-451-004-000	Single Family Resid/R8	659.90
042-451-005-000	Single Family Resid/R8	659.90
042-451-006-000	Single Family Resid/R8	659.90
042-451-007-000	Single Family Resid/R8	659.90
042-451-008-000	Single Family Resid/R8	659.90
042-451-009-000	Single Family Resid/R8	659.90
042-451-010-000	Single Family Resid/R8	659.90
042-451-011-000	Single Family Resid/R8	659.90
042-451-012-000	Single Family Resid/R8	659.90
042-451-013-000	Single Family Resid/R8	659.90
042-451-014-000	Single Family Resid/R8	659.90
042-451-016-000	Single Family Resid/R8	659.90
042-451-017-000	Single Family Resid/R8	659.90
042-451-018-000	Single Family Resid/R8	659.90
042-451-019-000	Single Family Resid/R8	659.90
042-451-020-000	Single Family Resid/R8	659.90
042-451-021-000	Single Family Resid/R8	659.90
042-451-022-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-451-023-000	Single Family Resid/R8	659.90
042-451-024-000	Single Family Resid/R8	659.90
042-451-025-000	Single Family Resid/R8	659.90
042-451-026-000	Single Family Resid/R8	659.90
042-452-001-000	Single Family Resid/R8	659.90
042-452-002-000	Single Family Resid/R8	659.90
042-452-003-000	Single Family Resid/R8	659.90
042-452-004-000	Single Family Resid/R8	659.90
042-452-005-000	Single Family Resid/R8	659.90
042-452-006-000	Single Family Resid/R8	659.90
042-452-007-000	Single Family Resid/R8	659.90
042-452-008-000	Single Family Resid/R8	659.90
042-452-009-000	Single Family Resid/R8	659.90
042-453-001-000	Single Family Resid/R8	659.90
042-453-002-000	Single Family Resid/R8	659.90
042-453-003-000	Single Family Resid/R8	659.90
042-453-004-000	Single Family Resid/R8	659.90
042-453-005-000	Single Family Resid/R8	659.90
042-453-006-000	Single Family Resid/R8	659.90
042-453-007-000	Single Family Resid/R8	659.90
042-453-008-000	Single Family Resid/R8	659.90
042-453-009-000	Single Family Resid/R8	659.90
042-453-010-000	Single Family Resid/R8	659.90
042-453-011-000	Single Family Resid/R8	659.90
042-453-014-000	Single Family Resid/R8	659.90
042-453-015-000	Single Family Resid/R8	659.90
042-453-016-000	Single Family Resid/R8	659.90
042-453-017-000	Single Family Resid/R8	659.90
042-453-018-000	Single Family Resid/R8	659.90
042-453-019-000	Single Family Resid/R8	659.90
042-453-020-000	Single Family Resid/R8	659.90
042-453-021-000	Single Family Resid/R8	659.90
042-453-022-000	Single Family Resid/R8	659.90
042-453-024-000	Single Family Resid/R8	659.90
042-453-025-000	Single Family Resid/R8	659.90
042-461-001-000	Single Family Resid/R5	770.17
042-461-002-000	Single Family Resid/R5	770.17
042-461-003-000	Single Family Resid/R5	770.17
042-461-004-000	Single Family Resid/R5	770.17
042-461-005-000	Single Family Resid/R5	770.17
042-461-006-000	Single Family Resid/R5	770.17
042-461-007-000	Single Family Resid/R5	770.17
042-461-008-000	Single Family Resid/R5	770.17
042-461-009-000	Single Family Resid/R5	770.17
042-461-010-000	Single Family Resid/R5	770.17
042-462-002-000	Single Family Resid/R5	770.17
042-462-003-000	Single Family Resid/R5	770.17
042-462-004-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-462-005-000	Single Family Resid/R5	770.17
042-462-006-000	Single Family Resid/R5	770.17
042-462-007-000	Single Family Resid/R5	770.17
042-462-008-000	Single Family Resid/R5	770.17
042-462-009-000	Single Family Resid/R5	770.17
042-462-010-000	Single Family Resid/R5	770.17
042-462-011-000	Single Family Resid/R5	770.17
042-462-012-000	Single Family Resid/R5	770.17
042-462-015-000	Single Family Resid/R5	770.17
042-462-016-000	Single Family Resid/R5	770.17
042-462-017-000	Single Family Resid/R5	770.17
042-462-018-000	Single Family Resid/R5	770.17
042-462-019-000	Single Family Resid/R5	770.17
042-462-020-000	Single Family Resid/R5	770.17
042-462-021-000	Single Family Resid/R5	770.17
042-462-022-000	Single Family Resid/R5	770.17
042-462-023-000	Single Family Resid/R5	770.17
042-462-024-000	Single Family Resid/R5	770.17
042-462-025-000	Single Family Resid/R5	770.17
042-462-026-000	Single Family Resid/R5	770.17
042-462-027-000	Single Family Resid/R5	770.17
042-462-028-000	Single Family Resid/R5	770.17
042-462-029-000	Single Family Resid/R5	770.17
042-462-030-000	Single Family Resid/R5	770.17
042-462-031-000	Single Family Resid/R5	770.17
042-462-032-000	Single Family Resid/R5	770.17
042-462-035-000	Single Family Resid/R5	770.17
042-462-036-000	Single Family Resid/R5	770.17
042-462-037-000	Single Family Resid/R5	770.17
042-462-038-000	Single Family Resid/R5	770.17
042-462-039-000	Single Family Resid/R5	770.17
042-462-040-000	Single Family Resid/R5	770.17
042-462-041-000	Single Family Resid/R5	770.17
042-462-042-000	Single Family Resid/R5	770.17
042-462-059-000	Single Family Resid/R5	770.17
042-462-060-000	Single Family Resid/R5	770.17
042-462-061-000	Single Family Resid/R5	770.17
042-462-063-000	Single Family Resid/R5	770.17
042-470-002-000	Single Family Resid/R5	770.17
042-470-003-000	Single Family Resid/R5	770.17
042-470-004-000	Single Family Resid/R5	770.17
042-470-005-000	Single Family Resid/R5	770.17
042-470-006-000	Single Family Resid/R5	770.17
042-470-007-000	Single Family Resid/R5	770.17
042-470-008-000	Single Family Resid/R5	770.17
042-470-009-000	Single Family Resid/R5	770.17
042-470-012-000	Single Family Resid/R5	770.17
042-470-013-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-470-014-000	Single Family Resid/R5	770.17
042-470-015-000	Single Family Resid/R5	770.17
042-470-016-000	Single Family Resid/R5	770.17
042-470-017-000	Single Family Resid/R5	770.17
042-470-018-000	Single Family Resid/R5	770.17
042-470-019-000	Single Family Resid/R5	770.17
042-470-020-000	Single Family Resid/R5	770.17
042-470-021-000	Single Family Resid/R5	770.17
042-470-022-000	Single Family Resid/R5	770.17
042-470-023-000	Single Family Resid/R5	770.17
042-470-024-000	Single Family Resid/R5	770.17
042-470-025-000	Single Family Resid/R5	770.17
042-470-026-000	Single Family Resid/R5	770.17
042-470-027-000	Single Family Resid/R5	770.17
042-470-028-000	Single Family Resid/R5	770.17
042-470-029-000	Single Family Resid/R5	770.17
042-470-030-000	Single Family Resid/R5	770.17
042-470-031-000	Single Family Resid/R5	770.17
042-470-034-000	Single Family Resid/R5	770.17
042-470-035-000	Single Family Resid/R5	770.17
042-470-036-000	Single Family Resid/R5	770.17
042-470-037-000	Single Family Resid/R5	770.17
042-470-038-000	Single Family Resid/R5	770.17
042-470-039-000	Single Family Resid/R5	770.17
042-470-040-000	Single Family Resid/R5	770.17
042-470-041-000	Single Family Resid/R5	770.17
042-470-043-000	Single Family Resid/R5	770.17
042-470-044-000	Single Family Resid/R5	770.17
042-470-049-000	Single Family Resid/R5	770.17
042-470-050-000	Single Family Resid/R5	770.17
042-481-001-000	Single Family Resid/R5	770.17
042-481-002-000	Single Family Resid/R5	770.17
042-481-003-000	Single Family Resid/R5	770.17
042-481-004-000	Single Family Resid/R5	770.17
042-481-005-000	Single Family Resid/R5	770.17
042-481-007-000	Single Family Resid/R5	770.17
042-481-008-000	Single Family Resid/R5	770.17
042-481-009-000	Single Family Resid/R5	770.17
042-481-010-000	Single Family Resid/R5	770.17
042-481-011-000	Single Family Resid/R5	770.17
042-481-012-000	Single Family Resid/R5	770.17
042-481-013-000	Single Family Resid/R5	770.17
042-481-014-000	Single Family Resid/R5	770.17
042-481-015-000	Single Family Resid/R5	770.17
042-481-016-000	Single Family Resid/R5	770.17
042-481-017-000	Single Family Resid/R5	770.17
042-481-018-000	Single Family Resid/R5	770.17
042-481-019-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-481-020-000	Single Family Resid/R5	770.17
042-481-021-000	Single Family Resid/R5	770.17
042-481-022-000	Single Family Resid/R5	770.17
042-481-023-000	Single Family Resid/R5	770.17
042-481-024-000	Single Family Resid/R5	770.17
042-481-027-000	Single Family Resid/R5	770.17
042-481-028-000	Single Family Resid/R5	770.17
042-481-029-000	Single Family Resid/R5	770.17
042-481-030-000	Single Family Resid/R5	770.17
042-481-031-000	Single Family Resid/R5	770.17
042-481-032-000	Single Family Resid/R5	770.17
042-481-033-000	Single Family Resid/R5	770.17
042-481-034-000	Single Family Resid/R5	770.17
042-481-035-000	Single Family Resid/R5	770.17
042-481-036-000	Single Family Resid/R5	770.17
042-481-038-000	Single Family Resid/R5	770.17
042-481-039-000	Single Family Resid/R5	770.17
042-482-001-000	Single Family Resid/R5	770.17
042-482-002-000	Single Family Resid/R5	770.17
042-482-003-000	Single Family Resid/R5	770.17
042-482-004-000	Single Family Resid/R5	770.17
042-482-005-000	Single Family Resid/R5	770.17
042-482-010-000	Single Family Resid/R5	770.17
042-482-011-000	Single Family Resid/R5	770.17
042-482-012-000	Single Family Resid/R5	770.17
042-482-013-000	Single Family Resid/R5	770.17
042-482-014-000	Single Family Resid/R5	770.17
042-482-016-000	Single Family Resid/R5	770.17
042-482-017-000	Single Family Resid/R5	770.17
042-482-019-000	Single Family Resid/R5	770.17
042-482-020-000	Single Family Resid/R5	770.17
042-491-001-000	Single Family Resid/R8	659.90
042-491-002-000	Single Family Resid/R8	659.90
042-491-003-000	Single Family Resid/R8	659.90
042-491-004-000	Single Family Resid/R8	659.90
042-491-005-000	Single Family Resid/R8	659.90
042-491-006-000	Single Family Resid/R8	659.90
042-491-007-000	Single Family Resid/R8	659.90
042-491-008-000	Single Family Resid/R8	659.90
042-491-009-000	Single Family Resid/R8	659.90
042-491-011-000	Single Family Resid/R8	659.90
042-491-012-000	Single Family Resid/R8	659.90
042-491-013-000	Single Family Resid/R8	659.90
042-491-014-000	Single Family Resid/R8	659.90
042-491-015-000	Single Family Resid/R8	659.90
042-491-016-000	Single Family Resid/R8	659.90
042-491-017-000	Single Family Resid/R8	659.90
042-491-018-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-491-019-000	Single Family Resid/R8	659.90
042-492-001-000	Single Family Resid/R8	659.90
042-492-002-000	Single Family Resid/R8	659.90
042-492-003-000	Single Family Resid/R8	659.90
042-492-004-000	Single Family Resid/R8	659.90
042-492-005-000	Single Family Resid/R8	659.90
042-492-006-000	Single Family Resid/R8	659.90
042-492-008-000	Single Family Resid/R8	659.90
042-492-009-000	Single Family Resid/R8	659.90
042-492-010-000	Single Family Resid/R8	659.90
042-492-011-000	Single Family Resid/R8	659.90
042-492-012-000	Single Family Resid/R8	659.90
042-492-013-000	Single Family Resid/R8	659.90
042-493-003-000	Single Family Resid/R8	659.90
042-493-004-000	Single Family Resid/R8	659.90
042-493-005-000	Single Family Resid/R8	659.90
042-493-006-000	Single Family Resid/R8	659.90
042-493-007-000	Single Family Resid/R8	659.90
042-493-008-000	Single Family Resid/R8	659.90
042-493-010-000	Single Family Resid/R8	659.90
042-493-011-000	Single Family Resid/R8	659.90
042-493-012-000	Single Family Resid/R8	659.90
042-493-013-000	Single Family Resid/R8	659.90
042-493-014-000	Single Family Resid/R8	659.90
042-493-015-000	Single Family Resid/R8	659.90
042-493-016-000	Single Family Resid/R8	659.90
042-493-019-000	Single Family Resid/R8	659.90
042-493-020-000	Single Family Resid/R8	659.90
042-493-021-000	Single Family Resid/R8	659.90
042-493-022-000	Single Family Resid/R8	659.90
042-493-023-000	Single Family Resid/R8	659.90
042-493-024-000	Single Family Resid/R8	659.90
042-493-025-000	Single Family Resid/R8	659.90
042-493-026-000	Single Family Resid/R8	659.90
042-493-027-000	Single Family Resid/R8	659.90
042-493-028-000	Single Family Resid/R8	659.90
042-493-029-000	Single Family Resid/R8	659.90
042-493-030-000	Single Family Resid/R8	659.90
042-493-031-000	Single Family Resid/R8	659.90
042-493-033-000	Single Family Resid/R8	659.90
042-493-034-000	Single Family Resid/R8	659.90
042-493-036-000	Single Family Resid/R8	659.90
042-493-037-000	Single Family Resid/R8	659.90
042-494-001-000	Single Family Resid/R8	659.90
042-494-002-000	Single Family Resid/R8	659.90
042-494-003-000	Single Family Resid/R8	659.90
042-494-004-000	Single Family Resid/R8	659.90
042-494-005-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-494-006-000	Single Family Resid/R8	659.90
042-494-007-000	Single Family Resid/R8	659.90
042-494-009-000	Single Family Resid/R8	659.90
042-494-010-000	Single Family Resid/R8	659.90
042-494-011-000	Single Family Resid/R8	659.90
042-494-012-000	Single Family Resid/R8	659.90
042-494-013-000	Single Family Resid/R8	659.90
042-494-014-000	Single Family Resid/R8	659.90
042-494-015-000	Single Family Resid/R8	659.90
042-494-016-000	Single Family Resid/R8	659.90
042-494-017-000	Single Family Resid/R8	659.90
042-494-018-000	Single Family Resid/R8	659.90
042-494-019-000	Single Family Resid/R8	659.90
042-494-020-000	Single Family Resid/R8	659.90
042-494-021-000	Single Family Resid/R8	659.90
042-494-022-000	Single Family Resid/R8	659.90
042-494-023-000	Single Family Resid/R8	659.90
042-494-024-000	Single Family Resid/R8	659.90
042-494-025-000	Single Family Resid/R8	659.90
042-494-026-000	Single Family Resid/R8	659.90
042-494-027-000	Single Family Resid/R8	659.90
042-494-028-000	Single Family Resid/R8	659.90
042-501-002-000	Single Family Resid/R5	770.17
042-501-003-000	Single Family Resid/R5	770.17
042-501-004-000	Single Family Resid/R5	770.17
042-501-005-000	Single Family Resid/R5	770.17
042-501-006-000	Single Family Resid/R5	770.17
042-501-007-000	Single Family Resid/R5	770.17
042-501-008-000	Single Family Resid/R5	770.17
042-501-009-000	Single Family Resid/R5	770.17
042-501-010-000	Single Family Resid/R5	770.17
042-501-011-000	Single Family Resid/R5	770.17
042-501-012-000	Single Family Resid/R5	770.17
042-502-001-000	Single Family Resid/R5	770.17
042-502-002-000	Single Family Resid/R5	770.17
042-502-003-000	Single Family Resid/R5	770.17
042-502-004-000	Single Family Resid/R5	770.17
042-502-005-000	Single Family Resid/R5	770.17
042-502-006-000	Single Family Resid/R5	770.17
042-502-007-000	Single Family Resid/R5	770.17
042-502-008-000	Single Family Resid/R5	770.17
042-502-009-000	Single Family Resid/R5	770.17
042-502-010-000	Single Family Resid/R5	770.17
042-502-011-000	Single Family Resid/R5	770.17
042-502-012-000	Single Family Resid/R5	770.17
042-502-013-000	Single Family Resid/R5	770.17
042-502-014-000	Single Family Resid/R5	770.17
042-502-015-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-502-016-000	Single Family Resid/R5	770.17
042-502-017-000	Single Family Resid/R5	770.17
042-502-018-000	Single Family Resid/R5	770.17
042-502-019-000	Single Family Resid/R5	770.17
042-502-020-000	Single Family Resid/R5	770.17
042-504-001-000	Single Family Resid/R5	770.17
042-504-002-000	Single Family Resid/R5	770.17
042-504-003-000	Single Family Resid/R5	770.17
042-504-004-000	Single Family Resid/R5	770.17
042-504-005-000	Single Family Resid/R5	770.17
042-504-006-000	Single Family Resid/R5	770.17
042-504-007-000	Single Family Resid/R5	770.17
042-504-008-000	Single Family Resid/R5	770.17
042-504-009-000	Single Family Resid/R5	770.17
042-504-010-000	Single Family Resid/R5	770.17
042-504-011-000	Single Family Resid/R5	770.17
042-504-012-000	Single Family Resid/R5	770.17
042-504-013-000	Single Family Resid/R5	770.17
042-504-014-000	Single Family Resid/R5	770.17
042-504-015-000	Single Family Resid/R5	770.17
042-504-016-000	Single Family Resid/R5	770.17
042-504-017-000	Single Family Resid/R5	770.17
042-504-018-000	Single Family Resid/R5	770.17
042-504-019-000	Single Family Resid/R5	770.17
042-504-020-000	Single Family Resid/R5	770.17
042-510-001-000	Single Family Resid/R5	770.17
042-510-002-000	Single Family Resid/R5	770.17
042-510-003-000	Single Family Resid/R5	770.17
042-510-004-000	Single Family Resid/R5	770.17
042-510-005-000	Single Family Resid/R5	770.17
042-510-006-000	Single Family Resid/R5	770.17
042-510-007-000	Single Family Resid/R5	770.17
042-510-008-000	Single Family Resid/R5	770.17
042-510-009-000	Single Family Resid/R5	770.17
042-510-010-000	Single Family Resid/R5	770.17
042-510-011-000	Single Family Resid/R5	770.17
042-510-012-000	Single Family Resid/R5	770.17
042-510-013-000	Single Family Resid/R5	770.17
042-510-014-000	Single Family Resid/R5	770.17
042-510-015-000	Single Family Resid/R5	770.17
042-510-016-000	Single Family Resid/R5	770.17
042-510-017-000	Single Family Resid/R5	770.17
042-510-018-000	Single Family Resid/R5	770.17
042-510-019-000	Single Family Resid/R5	770.17
042-510-021-000	Single Family Resid/R5	770.17
042-510-022-000	Single Family Resid/R5	770.17
042-510-023-000	Single Family Resid/R5	770.17
042-510-024-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-510-025-000	Single Family Resid/R5	770.17
042-510-026-000	Single Family Resid/R5	770.17
042-510-027-000	Single Family Resid/R5	770.17
042-510-028-000	Single Family Resid/R5	770.17
042-510-029-000	Single Family Resid/R5	770.17
042-510-030-000	Single Family Resid/R5	770.17
042-510-031-000	Single Family Resid/R5	770.17
042-510-032-000	Single Family Resid/R5	770.17
042-510-033-000	Single Family Resid/R5	770.17
042-510-034-000	Single Family Resid/R5	770.17
042-510-035-000	Single Family Resid/R5	770.17
042-510-036-000	Single Family Resid/R5	770.17
042-510-037-000	Single Family Resid/R5	770.17
042-510-038-000	Single Family Resid/R5	770.17
042-510-039-000	Single Family Resid/R5	770.17
042-510-040-000	Single Family Resid/R5	770.17
042-510-041-000	Single Family Resid/R5	770.17
042-510-042-000	Single Family Resid/R5	770.17
042-510-043-000	Single Family Resid/R5	770.17
042-510-044-000	Single Family Resid/R5	770.17
042-510-045-000	Single Family Resid/R5	770.17
042-510-046-000	Single Family Resid/R5	770.17
042-510-047-000	Single Family Resid/R5	770.17
042-520-001-000	Single Family Resid/R5	770.17
042-520-002-000	Single Family Resid/R5	770.17
042-520-003-000	Single Family Resid/R5	770.17
042-520-004-000	Single Family Resid/R5	770.17
042-520-005-000	Single Family Resid/R5	770.17
042-520-006-000	Single Family Resid/R5	770.17
042-520-007-000	Single Family Resid/R5	770.17
042-520-008-000	Single Family Resid/R5	770.17
042-520-009-000	Single Family Resid/R5	770.17
042-520-010-000	Single Family Resid/R5	770.17
042-520-011-000	Single Family Resid/R5	770.17
042-520-012-000	Single Family Resid/R5	770.17
042-520-013-000	Single Family Resid/R5	770.17
042-520-014-000	Single Family Resid/R5	770.17
042-520-015-000	Single Family Resid/R5	770.17
042-520-016-000	Single Family Resid/R5	770.17
042-520-017-000	Single Family Resid/R5	770.17
042-520-018-000	Single Family Resid/R5	770.17
042-520-019-000	Single Family Resid/R5	770.17
042-520-020-000	Single Family Resid/R5	770.17
042-520-021-000	Single Family Resid/R5	770.17
042-520-022-000	Single Family Resid/R5	770.17
042-520-023-000	Single Family Resid/R5	770.17
042-520-024-000	Single Family Resid/R5	770.17
042-520-025-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-520-026-000	Single Family Resid/R5	770.17
042-520-027-000	Single Family Resid/R5	770.17
042-520-029-000	Single Family Resid/R5	770.17
042-520-030-000	Single Family Resid/R5	770.17
042-520-031-000	Single Family Resid/R5	770.17
042-520-032-000	Single Family Resid/R5	770.17
042-520-033-000	Single Family Resid/R5	770.17
042-520-034-000	Single Family Resid/R5	770.17
042-520-035-000	Single Family Resid/R5	770.17
042-520-036-000	Single Family Resid/R5	770.17
042-520-037-000	Single Family Resid/R5	770.17
042-520-038-000	Single Family Resid/R5	770.17
042-532-001-000	Single Family Resid/R5	770.17
042-532-002-000	Single Family Resid/R5	770.17
042-532-003-000	Single Family Resid/R5	770.17
042-532-004-000	Single Family Resid/R5	770.17
042-532-005-000	Single Family Resid/R5	770.17
042-532-006-000	Single Family Resid/R5	770.17
042-532-007-000	Single Family Resid/R5	770.17
042-532-008-000	Single Family Resid/R5	770.17
042-532-009-000	Single Family Resid/R5	770.17
042-532-010-000	Single Family Resid/R5	770.17
042-532-011-000	Single Family Resid/R5	770.17
042-532-012-000	Single Family Resid/R5	770.17
042-532-013-000	Single Family Resid/R5	770.17
042-532-014-000	Single Family Resid/R5	770.17
042-532-015-000	Single Family Resid/R5	770.17
042-532-016-000	Single Family Resid/R5	770.17
042-533-002-000	Single Family Resid/R5	770.17
042-533-003-000	Single Family Resid/R5	770.17
042-533-004-000	Single Family Resid/R5	770.17
042-533-005-000	Single Family Resid/R5	770.17
042-533-006-000	Single Family Resid/R5	770.17
042-533-007-000	Single Family Resid/R5	770.17
042-533-008-000	Single Family Resid/R5	770.17
042-533-009-000	Single Family Resid/R5	770.17
042-533-010-000	Single Family Resid/R5	770.17
042-533-011-000	Multi-Family R-25	25,827.82
042-533-012-000	Multi-Family R-25	16,246.53
042-534-001-000	Single Family Resid/R5	770.17
042-534-002-000	Single Family Resid/R5	770.17
042-534-003-000	Single Family Resid/R5	770.17
042-534-004-000	Single Family Resid/R5	770.17
042-534-005-000	Single Family Resid/R5	770.17
042-534-006-000	Single Family Resid/R5	770.17
042-534-007-000	Single Family Resid/R5	770.17
042-534-008-000	Single Family Resid/R5	770.17
042-534-009-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-535-001-000	Single Family Resid/R5	770.17
042-535-002-000	Single Family Resid/R5	770.17
042-535-003-000	Single Family Resid/R5	770.17
042-535-004-000	Single Family Resid/R5	770.17
042-535-005-000	Single Family Resid/R5	770.17
042-535-006-000	Single Family Resid/R5	770.17
042-535-007-000	Single Family Resid/R5	770.17
042-535-008-000	Single Family Resid/R5	770.17
042-535-009-000	Single Family Resid/R5	770.17
042-535-010-000	Single Family Resid/R5	770.17
042-535-011-000	Single Family Resid/R5	770.17
042-535-012-000	Single Family Resid/R5	770.17
042-535-013-000	Single Family Resid/R5	770.17
042-535-014-000	Single Family Resid/R5	770.17
042-536-004-000	Single Family Resid/R5	770.17
042-536-005-000	Single Family Resid/R5	770.17
042-536-006-000	Single Family Resid/R5	770.17
042-536-007-000	Single Family Resid/R5	770.17
042-536-008-000	Single Family Resid/R5	770.17
042-536-009-000	Single Family Resid/R5	770.17
042-536-010-000	Single Family Resid/R5	770.17
042-536-011-000	Single Family Resid/R5	770.17
042-536-014-000	Single Family Resid/R5	770.17
042-536-016-000	Single Family Resid/R5	770.17
042-536-017-000	Single Family Resid/R5	770.17
042-541-001-000	Single Family Resid/R5	770.17
042-541-002-000	Single Family Resid/R5	770.17
042-541-003-000	Single Family Resid/R5	770.17
042-541-004-000	Single Family Resid/R5	770.17
042-541-005-000	Single Family Resid/R5	770.17
042-541-006-000	Single Family Resid/R5	770.17
042-541-007-000	Single Family Resid/R5	770.17
042-541-008-000	Single Family Resid/R5	770.17
042-541-009-000	Single Family Resid/R5	770.17
042-541-010-000	Single Family Resid/R4	843.68
042-541-011-000	Single Family Resid/R4	843.68
042-541-012-000	Single Family Resid/R4	843.68
042-541-013-000	Single Family Resid/R4	843.68
042-541-014-000	Single Family Resid/R4	843.68
042-541-015-000	Single Family Resid/R4	843.68
042-541-016-000	Single Family Resid/R4	843.68
042-541-017-000	Single Family Resid/R5	770.17
042-541-018-000	Single Family Resid/R5	770.17
042-541-019-000	Single Family Resid/R5	770.17
042-541-020-000	Single Family Resid/R5	770.17
042-541-021-000	Single Family Resid/R5	770.17
042-541-022-000	Single Family Resid/R5	770.17
042-541-023-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-541-024-000	Single Family Resid/R5	770.17
042-541-025-000	Single Family Resid/R5	770.17
042-541-026-000	Single Family Resid/R5	770.17
042-541-027-000	Single Family Resid/R5	770.17
042-541-028-000	Single Family Resid/R5	770.17
042-541-029-000	Single Family Resid/R5	770.17
042-541-030-000	Single Family Resid/R5	770.17
042-541-031-000	Single Family Resid/R5	770.17
042-541-032-000	Single Family Resid/R5	770.17
042-541-033-000	Single Family Resid/R5	770.17
042-541-034-000	Single Family Resid/R5	770.17
042-541-035-000	Single Family Resid/R5	770.17
042-542-001-000	Single Family Resid/R4	843.68
042-542-002-000	Single Family Resid/R4	843.68
042-542-003-000	Single Family Resid/R4	843.68
042-542-004-000	Single Family Resid/R4	843.68
042-542-005-000	Single Family Resid/R4	843.68
042-542-006-000	Single Family Resid/R4	843.68
042-542-007-000	Single Family Resid/R4	843.68
042-542-008-000	Single Family Resid/R4	843.68
042-542-009-000	Single Family Resid/R4	843.68
042-542-010-000	Single Family Resid/R4	843.68
042-542-011-000	Single Family Resid/R4	843.68
042-542-012-000	Single Family Resid/R4	843.68
042-542-013-000	Single Family Resid/R4	843.68
042-542-014-000	Single Family Resid/R4	843.68
042-542-015-000	Single Family Resid/R4	843.68
042-542-017-000	Single Family Resid/R4	843.68
042-542-018-000	Single Family Resid/R4	843.68
042-542-019-000	Single Family Resid/R4	843.68
042-542-020-000	Single Family Resid/R4	843.68
042-542-021-000	Single Family Resid/R4	843.68
042-542-022-000	Single Family Resid/R4	843.68
042-542-023-000	Single Family Resid/R4	843.68
042-542-024-000	Single Family Resid/R4	843.68
042-542-025-000	Single Family Resid/R4	843.68
042-542-026-000	Single Family Resid/R4	843.68
042-542-027-000	Single Family Resid/R4	843.68
042-542-028-000	Single Family Resid/R4	843.68
042-542-029-000	Single Family Resid/R4	843.68
042-542-030-000	Single Family Resid/R4	843.68
042-542-031-000	Single Family Resid/R4	843.68
042-551-001-000	Single Family Resid/R5	770.17
042-551-002-000	Single Family Resid/R5	770.17
042-551-003-000	Single Family Resid/R5	770.17
042-551-004-000	Single Family Resid/R5	770.17
042-551-005-000	Single Family Resid/R5	770.17
042-551-006-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-551-007-000	Single Family Resid/R5	770.17
042-551-008-000	Single Family Resid/R5	770.17
042-551-009-000	Single Family Resid/R4	843.68
042-551-010-000	Single Family Resid/R4	843.68
042-551-011-000	Single Family Resid/R4	843.68
042-551-012-000	Single Family Resid/R4	843.68
042-551-013-000	Single Family Resid/R4	843.68
042-552-001-000	Single Family Resid/R5	770.17
042-552-002-000	Single Family Resid/R5	770.17
042-552-003-000	Single Family Resid/R5	770.17
042-552-004-000	Single Family Resid/R5	770.17
042-552-005-000	Single Family Resid/R5	770.17
042-552-006-000	Single Family Resid/R5	770.17
042-552-007-000	Single Family Resid/R5	770.17
042-552-008-000	Single Family Resid/R4	843.68
042-552-009-000	Single Family Resid/R4	843.68
042-552-010-000	Single Family Resid/R4	843.68
042-552-011-000	Single Family Resid/R5	770.17
042-552-012-000	Single Family Resid/R5	770.17
042-552-013-000	Single Family Resid/R5	770.17
042-552-014-000	Single Family Resid/R5	770.17
042-552-015-000	Single Family Resid/R5	770.17
042-552-016-000	Single Family Resid/R5	770.17
042-552-017-000	Single Family Resid/R5	770.17
042-553-001-000	Single Family Resid/R4	843.68
042-553-002-000	Single Family Resid/R4	843.68
042-553-003-000	Single Family Resid/R4	843.68
042-553-004-000	Single Family Resid/R4	843.68
042-553-005-000	Single Family Resid/R4	843.68
042-553-006-000	Single Family Resid/R4	843.68
042-553-007-000	Single Family Resid/R4	843.68
042-553-008-000	Single Family Resid/R4	843.68
042-553-009-000	Single Family Resid/R4	843.68
042-553-010-000	Single Family Resid/R4	843.68
042-553-011-000	Single Family Resid/R4	843.68
042-553-012-000	Single Family Resid/R4	843.68
042-553-013-000	Single Family Resid/R4	843.68
042-553-014-000	Single Family Resid/R4	843.68
042-554-001-000	Single Family Resid/R4	843.68
042-554-002-000	Single Family Resid/R4	843.68
042-554-003-000	Single Family Resid/R4	843.68
042-554-004-000	Single Family Resid/R4	843.68
042-554-005-000	Single Family Resid/R4	843.68
042-554-006-000	Single Family Resid/R4	843.68
042-554-007-000	Single Family Resid/R4	843.68
042-554-009-000	Single Family Resid/R4	843.68
042-554-010-000	Single Family Resid/R4	843.68
042-554-011-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-554-012-000	Single Family Resid/R4	843.68
042-554-013-000	Single Family Resid/R4	843.68
042-554-014-000	Single Family Resid/R4	843.68
042-554-015-000	Single Family Resid/R4	843.68
042-554-016-000	Single Family Resid/R4	843.68
042-554-017-000	Single Family Resid/R4	843.68
042-554-018-000	Single Family Resid/R4	843.68
042-554-019-000	Single Family Resid/R4	843.68
042-554-020-000	Single Family Resid/R4	843.68
042-554-021-000	Single Family Resid/R4	843.68
042-554-022-000	Single Family Resid/R4	843.68
042-554-023-000	Single Family Resid/R4	843.68
042-561-001-000	Single Family Resid/R5	770.17
042-561-002-000	Single Family Resid/R5	770.17
042-561-003-000	Single Family Resid/R5	770.17
042-561-005-000	Single Family Resid/R5	770.17
042-561-006-000	Single Family Resid/R5	770.17
042-561-007-000	Single Family Resid/R5	770.17
042-561-008-000	Single Family Resid/R5	770.17
042-561-009-000	Single Family Resid/R5	770.17
042-561-010-000	Single Family Resid/R5	770.17
042-561-011-000	Single Family Resid/R5	770.17
042-561-012-000	Single Family Resid/R5	770.17
042-561-013-000	Single Family Resid/R5	770.17
042-561-014-000	Single Family Resid/R5	770.17
042-562-001-000	Single Family Resid/R5	770.17
042-562-002-000	Single Family Resid/R5	770.17
042-562-003-000	Single Family Resid/R5	770.17
042-562-004-000	Single Family Resid/R5	770.17
042-562-005-000	Single Family Resid/R5	770.17
042-562-006-000	Single Family Resid/R5	770.17
042-562-007-000	Single Family Resid/R5	770.17
042-562-008-000	Single Family Resid/R5	770.17
042-562-009-000	Single Family Resid/R5	770.17
042-562-010-000	Single Family Resid/R5	770.17
042-562-011-000	Single Family Resid/R5	770.17
042-562-012-000	Single Family Resid/R5	770.17
042-562-013-000	Single Family Resid/R5	770.17
042-562-014-000	Single Family Resid/R5	770.17
042-562-015-000	Single Family Resid/R5	770.17
042-562-016-000	Single Family Resid/R5	770.17
042-562-017-000	Single Family Resid/R5	770.17
042-562-018-000	Single Family Resid/R5	770.17
042-562-019-000	Single Family Resid/R5	770.17
042-562-020-000	Single Family Resid/R5	770.17
042-562-021-000	Single Family Resid/R5	770.17
042-563-001-000	Single Family Resid/R5	770.17
042-563-002-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-563-003-000	Single Family Resid/R5	770.17
042-563-004-000	Single Family Resid/R5	770.17
042-563-005-000	Single Family Resid/R5	770.17
042-563-006-000	Single Family Resid/R5	770.17
042-563-007-000	Single Family Resid/R5	770.17
042-563-008-000	Single Family Resid/R5	770.17
042-563-009-000	Single Family Resid/R5	770.17
042-571-001-000	Single Family Resid/R5	770.17
042-571-002-000	Single Family Resid/R5	770.17
042-571-003-000	Single Family Resid/R5	770.17
042-571-004-000	Single Family Resid/R5	770.17
042-571-005-000	Single Family Resid/R5	770.17
042-571-006-000	Single Family Resid/R5	770.17
042-571-007-000	Single Family Resid/R5	770.17
042-571-008-000	Single Family Resid/R5	770.17
042-571-009-000	Single Family Resid/R5	770.17
042-572-001-000	Single Family Resid/R5	770.17
042-572-002-000	Single Family Resid/R5	770.17
042-572-003-000	Single Family Resid/R5	770.17
042-572-004-000	Single Family Resid/R5	770.17
042-572-005-000	Single Family Resid/R5	770.17
042-572-006-000	Single Family Resid/R5	770.17
042-572-007-000	Single Family Resid/R5	770.17
042-572-008-000	Single Family Resid/R5	770.17
042-572-009-000	Single Family Resid/R5	770.17
042-572-010-000	Single Family Resid/R5	770.17
042-572-011-000	Single Family Resid/R5	770.17
042-572-012-000	Single Family Resid/R5	770.17
042-572-013-000	Single Family Resid/R5	770.17
042-572-014-000	Single Family Resid/R5	770.17
042-572-015-000	Single Family Resid/R5	770.17
042-572-016-000	Single Family Resid/R5	770.17
042-572-017-000	Single Family Resid/R5	770.17
042-572-018-000	Single Family Resid/R5	770.17
042-573-001-000	Single Family Resid/R5	770.17
042-573-002-000	Single Family Resid/R5	770.17
042-573-003-000	Single Family Resid/R5	770.17
042-573-004-000	Single Family Resid/R5	770.17
042-573-005-000	Single Family Resid/R5	770.17
042-573-006-000	Single Family Resid/R5	770.17
042-573-007-000	Single Family Resid/R5	770.17
042-573-008-000	Single Family Resid/R5	770.17
042-573-009-000	Single Family Resid/R5	770.17
042-573-010-000	Single Family Resid/R5	770.17
042-573-011-000	Single Family Resid/R5	770.17
042-573-012-000	Single Family Resid/R5	770.17
042-573-013-000	Single Family Resid/R5	770.17
042-573-014-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-573-015-000	Single Family Resid/R5	770.17
042-573-016-000	Single Family Resid/R5	770.17
042-573-017-000	Single Family Resid/R5	770.17
042-573-018-000	Single Family Resid/R5	770.17
042-574-001-000	Vacant	37,483.34
042-580-001-000	Agricultural	10,129.65
042-580-009-000	Agricultural	20,054.53
042-580-017-000	Vacant	13,354.28
042-580-018-000	Multi-Family R-25	64,986.12
042-580-087-000	Vacant	23,759.47
042-580-091-000	Vacant	58,814.20
042-580-083-000	Vacant	36,653.49
042-591-002-000	Single Family Resid/R4	843.68
042-591-003-000	Single Family Resid/R4	843.68
042-591-005-000	Single Family Resid/R4	843.68
042-591-008-000	Single Family Resid/R4	843.68
042-591-011-000	Single Family Resid/R4	843.68
042-591-013-000	Single Family Resid/R4	843.68
042-591-014-000	Single Family Resid/R4	843.68
042-591-015-000	Single Family Resid/R4	843.68
042-591-016-000	Single Family Resid/R4	843.68
042-591-017-000	Single Family Resid/R4	843.68
042-591-018-000	Single Family Resid/R4	843.68
042-591-019-000	Single Family Resid/R4	843.68
042-591-020-000	Single Family Resid/R4	843.68
042-591-021-000	Single Family Resid/R4	843.68
042-591-022-000	Single Family Resid/R4	843.68
042-592-002-000	Single Family Resid/R4	843.68
042-592-003-000	Single Family Resid/R4	843.68
042-592-004-000	Single Family Resid/R4	843.68
042-592-005-000	Single Family Resid/R4	843.68
042-592-006-000	Single Family Resid/R4	843.68
042-592-007-000	Single Family Resid/R4	843.68
042-592-008-000	Single Family Resid/R4	843.68
042-592-009-000	Single Family Resid/R4	843.68
042-592-013-000	Single Family Resid/R4	843.68
042-592-014-000	Single Family Resid/R4	843.68
042-592-015-000	Single Family Resid/R4	843.68
042-592-016-000	Single Family Resid/R4	843.68
042-592-017-000	Single Family Resid/R4	843.68
042-592-018-000	Single Family Resid/R4	843.68
042-592-019-000	Single Family Resid/R4	843.68
042-592-020-000	Single Family Resid/R4	843.68
042-592-021-000	Single Family Resid/R4	843.68
042-592-022-000	Single Family Resid/R4	843.68
042-592-026-000	Single Family Resid/R4	843.68
042-592-027-000	Single Family Resid/R4	843.68
042-592-028-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-592-029-000	Single Family Resid/R4	843.68
042-592-030-000	Single Family Resid/R4	843.68
042-593-002-000	Single Family Resid/R4	843.68
042-593-003-000	Single Family Resid/R4	843.68
042-593-004-000	Single Family Resid/R4	843.68
042-593-005-000	Single Family Resid/R4	843.68
042-593-006-000	Single Family Resid/R4	843.68
042-593-007-000	Single Family Resid/R4	843.68
042-593-008-000	Single Family Resid/R4	843.68
042-593-009-000	Single Family Resid/R4	843.68
042-593-010-000	Single Family Resid/R4	843.68
042-593-012-000	Single Family Resid/R4	843.68
042-593-013-000	Single Family Resid/R4	843.68
042-593-014-000	Single Family Resid/R4	843.68
042-593-015-000	Single Family Resid/R4	843.68
042-593-016-000	Single Family Resid/R4	843.68
042-593-017-000	Single Family Resid/R4	843.68
042-593-018-000	Single Family Resid/R4	843.68
042-593-019-000	Single Family Resid/R4	843.68
042-593-020-000	Single Family Resid/R4	843.68
042-594-001-000	Single Family Resid/R4	843.68
042-594-002-000	Single Family Resid/R4	843.68
042-594-003-000	Single Family Resid/R4	843.68
042-594-004-000	Single Family Resid/R4	843.68
042-594-005-000	Single Family Resid/R4	843.68
042-594-006-000	Single Family Resid/R4	843.68
042-594-007-000	Single Family Resid/R4	843.68
042-594-008-000	Single Family Resid/R4	843.68
042-594-009-000	Single Family Resid/R4	843.68
042-594-010-000	Single Family Resid/R4	843.68
042-600-001-000	Single Family Resid/R8	659.90
042-600-002-000	Single Family Resid/R8	659.90
042-600-003-000	Single Family Resid/R8	659.90
042-600-004-000	Single Family Resid/R8	659.90
042-600-005-000	Single Family Resid/R8	659.90
042-600-006-000	Single Family Resid/R8	659.90
042-600-007-000	Single Family Resid/R8	659.90
042-600-008-000	Single Family Resid/R8	659.90
042-600-010-000	Single Family Resid/R8	659.90
042-600-011-000	Single Family Resid/R8	659.90
042-600-012-000	Single Family Resid/R8	659.90
042-600-013-000	Single Family Resid/R8	659.90
042-600-014-000	Single Family Resid/R8	659.90
042-600-015-000	Single Family Resid/R8	659.90
042-600-016-000	Single Family Resid/R8	659.90
042-600-017-000	Single Family Resid/R8	659.90
042-600-019-000	Single Family Resid/R8	659.90
042-600-020-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-600-022-000	Single Family Resid/R8	659.90
042-600-023-000	Single Family Resid/R8	659.90
042-600-024-000	Single Family Resid/R8	659.90
042-600-025-000	Single Family Resid/R8	659.90
042-600-026-000	Single Family Resid/R8	659.90
042-600-027-000	Single Family Resid/R8	659.90
042-600-028-000	Single Family Resid/R8	659.90
042-600-029-000	Single Family Resid/R8	659.90
042-600-030-000	Single Family Resid/R8	659.90
042-600-031-000	Single Family Resid/R8	659.90
042-600-032-000	Single Family Resid/R8	659.90
042-600-033-000	Single Family Resid/R8	659.90
042-600-034-000	Single Family Resid/R8	659.90
042-600-035-000	Single Family Resid/R8	659.90
042-600-036-000	Single Family Resid/R8	659.90
042-600-037-000	Single Family Resid/R8	659.90
042-600-038-000	Single Family Resid/R8	659.90
042-600-039-000	Single Family Resid/R8	659.90
042-600-040-000	Single Family Resid/R8	659.90
042-600-041-000	Single Family Resid/R8	659.90
042-600-042-000	Single Family Resid/R8	659.90
042-600-043-000	Single Family Resid/R8	659.90
042-600-044-000	Single Family Resid/R8	659.90
042-600-045-000	Single Family Resid/R8	659.90
042-600-046-000	Single Family Resid/R8	659.90
042-600-048-000	Single Family Resid/R8	659.90
042-600-049-000	Single Family Resid/R8	659.90
042-600-050-000	Single Family Resid/R8	659.90
042-600-051-000	Single Family Resid/R8	659.90
042-600-052-000	Single Family Resid/R8	659.90
042-600-053-000	Single Family Resid/R8	659.90
042-600-054-000	Single Family Resid/R8	659.90
042-600-055-000	Single Family Resid/R8	659.90
042-600-056-000	Single Family Resid/R8	659.90
042-600-057-000	Single Family Resid/R8	659.90
042-600-058-000	Single Family Resid/R8	659.90
042-600-059-000	Single Family Resid/R8	659.90
042-600-060-000	Single Family Resid/R8	659.90
042-600-061-000	Single Family Resid/R8	659.90
042-600-062-000	Single Family Resid/R8	659.90
042-600-063-000	Single Family Resid/R8	659.90
042-600-064-000	Single Family Resid/R8	659.90
042-600-065-000	Single Family Resid/R8	659.90
042-600-066-000	Single Family Resid/R8	659.90
042-600-067-000	Single Family Resid/R8	659.90
042-600-068-000	Single Family Resid/R8	659.90
042-600-069-000	Single Family Resid/R8	659.90
042-600-070-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-600-071-000	Single Family Resid/R8	659.90
042-610-001-000	Single Family Resid/R8	659.90
042-610-002-000	Single Family Resid/R8	659.90
042-610-003-000	Single Family Resid/R8	659.90
042-610-004-000	Single Family Resid/R8	659.90
042-610-005-000	Single Family Resid/R8	659.90
042-610-006-000	Single Family Resid/R8	659.90
042-610-007-000	Single Family Resid/R8	659.90
042-610-008-000	Single Family Resid/R8	659.90
042-610-010-000	Single Family Resid/R8	659.90
042-610-011-000	Single Family Resid/R8	659.90
042-610-012-000	Single Family Resid/R8	659.90
042-610-013-000	Single Family Resid/R8	659.90
042-610-014-000	Single Family Resid/R8	659.90
042-610-015-000	Single Family Resid/R8	659.90
042-610-016-000	Single Family Resid/R8	659.90
042-610-017-000	Single Family Resid/R8	659.90
042-610-018-000	Single Family Resid/R8	659.90
042-610-019-000	Single Family Resid/R8	659.90
042-610-020-000	Single Family Resid/R8	659.90
042-610-021-000	Single Family Resid/R8	659.90
042-610-022-000	Single Family Resid/R8	659.90
042-610-023-000	Single Family Resid/R8	659.90
042-610-024-000	Single Family Resid/R8	659.90
042-610-025-000	Single Family Resid/R8	659.90
042-610-026-000	Single Family Resid/R8	659.90
042-610-027-000	Single Family Resid/R8	659.90
042-610-028-000	Single Family Resid/R8	659.90
042-610-029-000	Single Family Resid/R8	659.90
042-610-030-000	Single Family Resid/R8	659.90
042-610-031-000	Single Family Resid/R8	659.90
042-610-032-000	Single Family Resid/R8	659.90
042-610-033-000	Single Family Resid/R8	659.90
042-610-034-000	Single Family Resid/R8	659.90
042-610-035-000	Single Family Resid/R8	659.90
042-610-036-000	Single Family Resid/R8	659.90
042-610-037-000	Single Family Resid/R8	659.90
042-610-038-000	Single Family Resid/R8	659.90
042-610-039-000	Single Family Resid/R8	659.90
042-610-040-000	Single Family Resid/R8	659.90
042-610-041-000	Single Family Resid/R8	659.90
042-610-042-000	Single Family Resid/R8	659.90
042-621-001-000	Single Family Resid/R4	843.68
042-621-002-000	Single Family Resid/R4	843.68
042-621-003-000	Single Family Resid/R4	843.68
042-621-004-000	Single Family Resid/R4	843.68
042-621-005-000	Single Family Resid/R4	843.68
042-621-006-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-621-007-000	Single Family Resid/R4	843.68
042-621-008-000	Single Family Resid/R4	843.68
042-621-009-000	Single Family Resid/R4	843.68
042-621-011-000	Single Family Resid/R4	843.68
042-621-012-000	Single Family Resid/R4	843.68
042-621-013-000	Single Family Resid/R4	843.68
042-621-014-000	Single Family Resid/R4	843.68
042-621-015-000	Single Family Resid/R4	843.68
042-621-016-000	Single Family Resid/R4	843.68
042-621-017-000	Single Family Resid/R4	843.68
042-621-018-000	Single Family Resid/R4	843.68
042-621-019-000	Single Family Resid/R4	843.68
042-621-020-000	Single Family Resid/R4	843.68
042-621-021-000	Single Family Resid/R4	843.68
042-621-022-000	Single Family Resid/R4	843.68
042-621-023-000	Single Family Resid/R4	843.68
042-621-024-000	Single Family Resid/R4	843.68
042-621-025-000	Single Family Resid/R4	843.68
042-621-026-000	Single Family Resid/R4	843.68
042-621-027-000	Single Family Resid/R4	843.68
042-621-028-000	Single Family Resid/R4	843.68
042-621-029-000	Single Family Resid/R4	843.68
042-621-030-000	Single Family Resid/R4	843.68
042-621-031-000	Single Family Resid/R4	843.68
042-621-032-000	Single Family Resid/R4	843.68
042-621-033-000	Single Family Resid/R4	843.68
042-631-001-000	Single Family Resid/R5	770.17
042-631-002-000	Single Family Resid/R5	770.17
042-631-003-000	Single Family Resid/R5	770.17
042-631-004-000	Single Family Resid/R5	770.17
042-632-001-000	Single Family Resid/R5	770.17
042-632-002-000	Single Family Resid/R5	770.17
042-632-003-000	Single Family Resid/R5	770.17
042-632-004-000	Single Family Resid/R5	770.17
042-632-005-000	Single Family Resid/R5	770.17
042-632-006-000	Single Family Resid/R5	770.17
042-632-007-000	Single Family Resid/R5	770.17
042-632-008-000	Single Family Resid/R5	770.17
042-632-009-000	Single Family Resid/R5	770.17
042-632-011-000	Single Family Resid/R5	770.17
042-632-012-000	Single Family Resid/R5	770.17
042-632-013-000	Single Family Resid/R5	770.17
042-632-014-000	Single Family Resid/R5	770.17
042-632-015-000	Single Family Resid/R5	770.17
042-632-016-000	Single Family Resid/R5	770.17
042-632-017-000	Single Family Resid/R5	770.17
042-632-018-000	Single Family Resid/R5	770.17
042-632-019-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-632-020-000	Single Family Resid/R5	770.17
042-632-021-000	Single Family Resid/R5	770.17
042-632-022-000	Single Family Resid/R5	770.17
042-632-023-000	Single Family Resid/R5	770.17
042-632-024-000	Single Family Resid/R5	770.17
042-632-025-000	Single Family Resid/R5	770.17
042-632-026-000	Single Family Resid/R5	770.17
042-632-027-000	Single Family Resid/R5	770.17
042-632-028-000	Single Family Resid/R5	770.17
042-632-029-000	Single Family Resid/R5	770.17
042-632-030-000	Single Family Resid/R5	770.17
042-632-031-000	Single Family Resid/R5	770.17
042-632-032-000	Single Family Resid/R5	770.17
042-632-033-000	Single Family Resid/R5	770.17
042-632-034-000	Single Family Resid/R5	770.17
042-632-035-000	Single Family Resid/R5	770.17
042-632-036-000	Single Family Resid/R5	770.17
042-632-037-000	Single Family Resid/R5	770.17
042-632-038-000	Single Family Resid/R5	770.17
042-632-039-000	Single Family Resid/R5	770.17
042-632-040-000	Single Family Resid/R5	770.17
042-632-041-000	Single Family Resid/R5	770.17
042-634-001-000	Single Family Resid/R5	770.17
042-634-002-000	Single Family Resid/R5	770.17
042-634-003-000	Single Family Resid/R5	770.17
042-634-004-000	Single Family Resid/R5	770.17
042-634-005-000	Single Family Resid/R5	770.17
042-634-006-000	Single Family Resid/R5	770.17
042-634-007-000	Single Family Resid/R5	770.17
042-634-008-000	Single Family Resid/R5	770.17
042-634-009-000	Single Family Resid/R5	770.17
042-634-010-000	Single Family Resid/R5	770.17
042-634-011-000	Single Family Resid/R5	770.17
042-634-012-000	Single Family Resid/R5	770.17
042-634-013-000	Single Family Resid/R5	770.17
042-634-014-000	Single Family Resid/R5	770.17
042-634-015-000	Single Family Resid/R5	770.17
042-634-016-000	Single Family Resid/R5	770.17
042-634-017-000	Single Family Resid/R5	770.17
042-634-018-000	Single Family Resid/R5	770.17
042-634-019-000	Single Family Resid/R5	770.17
042-634-020-000	Single Family Resid/R5	770.17
042-634-021-000	Single Family Resid/R5	770.17
042-634-022-000	Single Family Resid/R5	770.17
042-634-023-000	Single Family Resid/R5	770.17
042-634-024-000	Single Family Resid/R5	770.17
042-634-025-000	Single Family Resid/R5	770.17
042-634-026-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-634-027-000	Single Family Resid/R5	770.17
042-634-028-000	Single Family Resid/R5	770.17
042-634-029-000	Single Family Resid/R5	770.17
042-634-030-000	Single Family Resid/R5	770.17
042-634-031-000	Single Family Resid/R5	770.17
042-634-032-000	Single Family Resid/R5	770.17
042-634-033-000	Single Family Resid/R5	770.17
042-634-034-000	Single Family Resid/R5	770.17
042-634-035-000	Single Family Resid/R5	770.17
042-634-036-000	Single Family Resid/R5	770.17
042-634-037-000	Single Family Resid/R5	770.17
042-634-038-000	Single Family Resid/R5	770.17
042-634-039-000	Single Family Resid/R5	770.17
042-634-040-000	Single Family Resid/R5	770.17
042-634-041-000	Single Family Resid/R5	770.17
042-635-001-000	Single Family Resid/R5	770.17
042-635-002-000	Single Family Resid/R5	770.17
042-635-003-000	Single Family Resid/R5	770.17
042-635-004-000	Single Family Resid/R5	770.17
042-635-005-000	Single Family Resid/R5	770.17
042-635-006-000	Single Family Resid/R5	770.17
042-635-007-000	Single Family Resid/R5	770.17
042-635-008-000	Single Family Resid/R5	770.17
042-635-009-000	Single Family Resid/R5	770.17
042-641-001-000	Single Family Resid/R4	843.68
042-641-002-000	Single Family Resid/R4	843.68
042-641-003-000	Single Family Resid/R4	843.68
042-641-004-000	Single Family Resid/R4	843.68
042-641-005-000	Single Family Resid/R4	843.68
042-641-006-000	Single Family Resid/R4	843.68
042-641-007-000	Single Family Resid/R4	843.68
042-641-008-000	Single Family Resid/R4	843.68
042-641-009-000	Single Family Resid/R4	843.68
042-641-010-000	Single Family Resid/R4	843.68
042-641-011-000	Single Family Resid/R4	843.68
042-641-012-000	Single Family Resid/R4	843.68
042-642-001-000	Single Family Resid/R4	843.68
042-642-002-000	Single Family Resid/R4	843.68
042-642-003-000	Single Family Resid/R4	843.68
042-642-004-000	Single Family Resid/R4	843.68
042-642-005-000	Single Family Resid/R4	843.68
042-642-006-000	Single Family Resid/R4	843.68
042-642-007-000	Single Family Resid/R4	843.68
042-642-008-000	Single Family Resid/R4	843.68
042-642-009-000	Single Family Resid/R4	843.68
042-642-010-000	Single Family Resid/R4	843.68
042-642-011-000	Single Family Resid/R4	843.68
042-642-012-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-642-013-000	Single Family Resid/R4	843.68
042-643-001-000	Single Family Resid/R4	843.68
042-643-002-000	Single Family Resid/R4	843.68
042-643-003-000	Single Family Resid/R4	843.68
042-643-004-000	Single Family Resid/R4	843.68
042-643-005-000	Single Family Resid/R4	843.68
042-643-006-000	Single Family Resid/R4	843.68
042-643-007-000	Single Family Resid/R4	843.68
042-643-008-000	Single Family Resid/R4	843.68
042-643-009-000	Single Family Resid/R4	843.68
042-643-010-000	Single Family Resid/R4	843.68
042-643-011-000	Single Family Resid/R4	843.68
042-643-012-000	Single Family Resid/R4	843.68
042-643-013-000	Single Family Resid/R4	843.68
042-643-014-000	Single Family Resid/R4	843.68
042-643-015-000	Single Family Resid/R4	843.68
042-643-016-000	Single Family Resid/R4	843.68
042-644-001-000	Single Family Resid/R4	843.68
042-644-002-000	Single Family Resid/R4	843.68
042-644-003-000	Single Family Resid/R4	843.68
042-644-004-000	Single Family Resid/R4	843.68
042-644-005-000	Single Family Resid/R4	843.68
042-644-006-000	Single Family Resid/R4	843.68
042-644-007-000	Single Family Resid/R4	843.68
042-644-008-000	Single Family Resid/R4	843.68
042-644-009-000	Single Family Resid/R4	843.68
042-645-001-000	Single Family Resid/R4	843.68
042-645-002-000	Single Family Resid/R4	843.68
042-645-003-000	Single Family Resid/R4	843.68
042-645-004-000	Single Family Resid/R4	843.68
042-645-005-000	Single Family Resid/R4	843.68
042-645-006-000	Single Family Resid/R4	843.68
042-645-007-000	Single Family Resid/R4	843.68
042-645-008-000	Single Family Resid/R4	843.68
042-645-009-000	Single Family Resid/R4	843.68
042-645-010-000	Single Family Resid/R4	843.68
042-645-011-000	Single Family Resid/R4	843.68
042-645-012-000	Single Family Resid/R4	843.68
042-645-013-000	Single Family Resid/R4	843.68
042-651-001-000	Single Family Resid/R4	843.68
042-651-002-000	Single Family Resid/R4	843.68
042-651-003-000	Single Family Resid/R4	843.68
042-651-004-000	Single Family Resid/R4	843.68
042-651-005-000	Single Family Resid/R4	843.68
042-651-006-000	Single Family Resid/R4	843.68
042-651-007-000	Single Family Resid/R4	843.68
042-651-008-000	Single Family Resid/R4	843.68
042-652-001-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-652-002-000	Single Family Resid/R4	843.68
042-652-003-000	Single Family Resid/R4	843.68
042-652-004-000	Single Family Resid/R4	843.68
042-652-005-000	Single Family Resid/R4	843.68
042-652-006-000	Single Family Resid/R4	843.68
042-652-007-000	Single Family Resid/R4	843.68
042-652-008-000	Single Family Resid/R4	843.68
042-653-001-000	Single Family Resid/R4	843.68
042-653-002-000	Single Family Resid/R4	843.68
042-653-003-000	Single Family Resid/R4	843.68
042-653-004-000	Single Family Resid/R4	843.68
042-653-005-000	Single Family Resid/R4	843.68
042-653-006-000	Single Family Resid/R4	843.68
042-653-007-000	Single Family Resid/R4	843.68
042-653-008-000	Single Family Resid/R4	843.68
042-653-009-000	Single Family Resid/R4	843.68
042-653-011-000	Single Family Resid/R4	843.68
042-653-012-000	Single Family Resid/R4	843.68
042-653-013-000	Single Family Resid/R4	843.68
042-653-014-000	Single Family Resid/R4	843.68
042-653-015-000	Single Family Resid/R4	843.68
042-653-016-000	Single Family Resid/R4	843.68
042-653-017-000	Single Family Resid/R4	843.68
042-653-018-000	Single Family Resid/R4	843.68
042-653-019-000	Single Family Resid/R4	843.68
042-653-020-000	Single Family Resid/R4	843.68
042-654-001-000	Single Family Resid/R4	843.68
042-654-002-000	Single Family Resid/R4	843.68
042-654-003-000	Single Family Resid/R4	843.68
042-654-004-000	Single Family Resid/R4	843.68
042-654-005-000	Single Family Resid/R4	843.68
042-654-006-000	Single Family Resid/R4	843.68
042-654-007-000	Single Family Resid/R4	843.68
042-654-008-000	Single Family Resid/R4	843.68
042-654-009-000	Single Family Resid/R4	843.68
042-654-010-000	Single Family Resid/R4	843.68
042-654-011-000	Single Family Resid/R4	843.68
042-661-001-000	Single Family Resid/R4	843.68
042-661-002-000	Single Family Resid/R4	843.68
042-661-003-000	Single Family Resid/R4	843.68
042-661-004-000	Single Family Resid/R4	843.68
042-661-005-000	Single Family Resid/R4	843.68
042-661-006-000	Single Family Resid/R4	843.68
042-661-007-000	Single Family Resid/R4	843.68
042-661-008-000	Single Family Resid/R4	843.68
042-661-009-000	Single Family Resid/R4	843.68
042-661-010-000	Single Family Resid/R4	843.68
042-661-011-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-661-015-000	Single Family Resid/R4	843.68
042-662-001-000	Single Family Resid/R4	843.68
042-662-002-000	Single Family Resid/R4	843.68
042-662-003-000	Single Family Resid/R4	843.68
042-662-004-000	Single Family Resid/R4	843.68
042-662-005-000	Single Family Resid/R4	843.68
042-662-006-000	Single Family Resid/R4	843.68
042-662-007-000	Single Family Resid/R4	843.68
042-662-008-000	Single Family Resid/R4	843.68
042-662-009-000	Single Family Resid/R4	843.68
042-662-010-000	Single Family Resid/R4	843.68
042-662-011-000	Single Family Resid/R4	843.68
042-662-012-000	Single Family Resid/R4	843.68
042-671-001-000	Single Family Resid/R5	770.17
042-671-002-000	Single Family Resid/R5	770.17
042-671-003-000	Single Family Resid/R5	770.17
042-671-004-000	Single Family Resid/R5	770.17
042-671-005-000	Single Family Resid/R5	770.17
042-671-006-000	Single Family Resid/R5	770.17
042-671-007-000	Single Family Resid/R5	770.17
042-671-008-000	Single Family Resid/R5	770.17
042-671-009-000	Single Family Resid/R5	770.17
042-671-010-000	Single Family Resid/R5	770.17
042-671-011-000	Single Family Resid/R5	770.17
042-671-012-000	Single Family Resid/R5	770.17
042-671-013-000	Single Family Resid/R5	770.17
042-671-014-000	Single Family Resid/R5	770.17
042-671-015-000	Single Family Resid/R5	770.17
042-671-016-000	Single Family Resid/R5	770.17
042-671-017-000	Single Family Resid/R5	770.17
042-671-019-000	Single Family Resid/R5	770.17
042-671-020-000	Single Family Resid/R5	770.17
042-671-021-000	Single Family Resid/R5	770.17
042-671-022-000	Single Family Resid/R5	770.17
042-671-023-000	Single Family Resid/R5	770.17
042-671-024-000	Single Family Resid/R5	770.17
042-671-025-000	Single Family Resid/R5	770.17
042-671-026-000	Single Family Resid/R5	770.17
042-671-027-000	Single Family Resid/R5	770.17
042-671-028-000	Single Family Resid/R5	770.17
042-671-029-000	Single Family Resid/R5	770.17
042-671-030-000	Single Family Resid/R5	770.17
042-672-001-000	Single Family Resid/R5	770.17
042-672-002-000	Single Family Resid/R5	770.17
042-672-003-000	Single Family Resid/R5	770.17
042-672-004-000	Single Family Resid/R5	770.17
042-673-001-000	Single Family Resid/R5	770.17
042-673-002-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-673-003-000	Single Family Resid/R5	770.17
042-673-004-000	Single Family Resid/R5	770.17
042-673-005-000	Single Family Resid/R5	770.17
042-673-006-000	Single Family Resid/R5	770.17
042-673-007-000	Single Family Resid/R5	770.17
042-673-008-000	Single Family Resid/R5	770.17
042-673-009-000	Single Family Resid/R5	770.17
042-673-010-000	Single Family Resid/R5	770.17
042-673-011-000	Single Family Resid/R5	770.17
042-673-012-000	Single Family Resid/R5	770.17
042-674-001-000	Single Family Resid/R5	770.17
042-674-002-000	Single Family Resid/R5	770.17
042-674-003-000	Single Family Resid/R5	770.17
042-674-004-000	Single Family Resid/R5	770.17
042-674-005-000	Single Family Resid/R5	770.17
042-674-006-000	Single Family Resid/R5	770.17
042-674-007-000	Single Family Resid/R5	770.17
042-674-008-000	Single Family Resid/R5	770.17
042-674-009-000	Single Family Resid/R5	770.17
042-674-010-000	Single Family Resid/R5	770.17
042-674-011-000	Single Family Resid/R5	770.17
042-674-012-000	Single Family Resid/R5	770.17
042-675-001-000	Single Family Resid/R5	770.17
042-675-002-000	Single Family Resid/R5	770.17
042-675-003-000	Single Family Resid/R5	770.17
042-675-004-000	Single Family Resid/R5	770.17
042-675-005-000	Single Family Resid/R5	770.17
042-675-006-000	Single Family Resid/R5	770.17
042-681-001-000	Single Family Resid/R5	770.17
042-681-002-000	Single Family Resid/R5	770.17
042-681-003-000	Single Family Resid/R5	770.17
042-681-004-000	Single Family Resid/R5	770.17
042-681-005-000	Single Family Resid/R5	770.17
042-681-006-000	Single Family Resid/R5	770.17
042-681-007-000	Single Family Resid/R5	770.17
042-681-008-000	Single Family Resid/R5	770.17
042-682-001-000	Single Family Resid/R5	770.17
042-682-002-000	Single Family Resid/R5	770.17
042-682-003-000	Single Family Resid/R5	770.17
042-682-004-000	Single Family Resid/R5	770.17
042-682-005-000	Single Family Resid/R5	770.17
042-682-006-000	Single Family Resid/R5	770.17
042-682-007-000	Single Family Resid/R5	770.17
042-682-008-000	Single Family Resid/R5	770.17
042-683-001-000	Single Family Resid/R5	770.17
042-683-002-000	Single Family Resid/R5	770.17
042-683-003-000	Single Family Resid/R5	770.17
042-683-004-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-684-001-000	Single Family Resid/R5	770.17
042-684-002-000	Single Family Resid/R5	770.17
042-684-003-000	Single Family Resid/R5	770.17
042-684-004-000	Single Family Resid/R5	770.17
042-684-005-000	Single Family Resid/R5	770.17
042-684-006-000	Single Family Resid/R5	770.17
042-684-007-000	Single Family Resid/R5	770.17
042-684-008-000	Single Family Resid/R5	770.17
042-684-009-000	Single Family Resid/R5	770.17
042-684-010-000	Single Family Resid/R5	770.17
042-684-011-000	Single Family Resid/R5	770.17
042-684-012-000	Single Family Resid/R5	770.17
042-684-013-000	Single Family Resid/R5	770.17
042-684-014-000	Single Family Resid/R5	770.17
042-684-015-000	Single Family Resid/R5	770.17
042-684-016-000	Single Family Resid/R5	770.17
042-691-001-000	Single Family Resid/R4	843.68
042-691-002-000	Single Family Resid/R4	843.68
042-691-003-000	Single Family Resid/R4	843.68
042-691-004-000	Single Family Resid/R4	843.68
042-691-005-000	Single Family Resid/R4	843.68
042-691-006-000	Single Family Resid/R4	843.68
042-691-007-000	Single Family Resid/R4	843.68
042-691-008-000	Single Family Resid/R4	843.68
042-692-001-000	Single Family Resid/R4	843.68
042-692-002-000	Single Family Resid/R4	843.68
042-692-003-000	Single Family Resid/R4	843.68
042-692-004-000	Single Family Resid/R4	843.68
042-692-005-000	Single Family Resid/R4	843.68
042-692-006-000	Single Family Resid/R4	843.68
042-692-007-000	Single Family Resid/R4	843.68
042-692-008-000	Single Family Resid/R4	843.68
042-692-010-000	Single Family Resid/R4	843.68
042-692-011-000	Single Family Resid/R4	843.68
042-692-012-000	Single Family Resid/R4	843.68
042-692-013-000	Single Family Resid/R4	843.68
042-692-014-000	Single Family Resid/R4	843.68
042-692-015-000	Single Family Resid/R4	843.68
042-692-016-000	Single Family Resid/R4	843.68
042-692-017-000	Single Family Resid/R4	843.68
042-693-001-000	Single Family Resid/R4	843.68
042-693-002-000	Single Family Resid/R4	843.68
042-693-003-000	Single Family Resid/R4	843.68
042-693-004-000	Single Family Resid/R4	843.68
042-693-005-000	Single Family Resid/R4	843.68
042-693-006-000	Single Family Resid/R4	843.68
042-693-007-000	Single Family Resid/R4	843.68
042-693-008-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-694-001-000	Single Family Resid/R4	843.68
042-694-002-000	Single Family Resid/R4	843.68
042-694-003-000	Single Family Resid/R4	843.68
042-694-004-000	Single Family Resid/R4	843.68
042-694-005-000	Single Family Resid/R4	843.68
042-695-001-000	Single Family Resid/R4	843.68
042-695-002-000	Single Family Resid/R4	843.68
042-695-003-000	Single Family Resid/R4	843.68
042-695-004-000	Single Family Resid/R4	843.68
042-695-005-000	Single Family Resid/R4	843.68
042-695-006-000	Single Family Resid/R4	843.68
042-695-007-000	Single Family Resid/R4	843.68
042-695-008-000	Single Family Resid/R4	843.68
042-695-009-000	Single Family Resid/R4	843.68
042-695-010-000	Single Family Resid/R4	843.68
042-696-001-000	Single Family Resid/R4	843.68
042-696-002-000	Single Family Resid/R4	843.68
042-696-003-000	Single Family Resid/R4	843.68
042-696-004-000	Single Family Resid/R4	843.68
042-696-005-000	Single Family Resid/R4	843.68
042-701-001-000	Single Family Resid/R4	843.68
042-701-002-000	Single Family Resid/R4	843.68
042-701-003-000	Single Family Resid/R4	843.68
042-701-004-000	Single Family Resid/R4	843.68
042-702-001-000	Single Family Resid/R4	843.68
042-702-002-000	Single Family Resid/R4	843.68
042-702-003-000	Single Family Resid/R4	843.68
042-702-004-000	Single Family Resid/R4	843.68
042-702-005-000	Single Family Resid/R4	843.68
042-702-006-000	Single Family Resid/R4	843.68
042-702-007-000	Single Family Resid/R4	843.68
042-702-008-000	Single Family Resid/R4	843.68
042-703-001-000	Single Family Resid/R4	843.68
042-703-002-000	Single Family Resid/R4	843.68
042-703-003-000	Single Family Resid/R4	843.68
042-703-004-000	Single Family Resid/R4	843.68
042-704-001-000	Single Family Resid/R4	843.68
042-704-002-000	Single Family Resid/R4	843.68
042-704-003-000	Single Family Resid/R4	843.68
042-704-004-000	Single Family Resid/R4	843.68
042-704-005-000	Single Family Resid/R4	843.68
042-704-006-000	Single Family Resid/R4	843.68
042-704-007-000	Single Family Resid/R4	843.68
042-704-008-000	Single Family Resid/R4	843.68
042-704-009-000	Single Family Resid/R4	843.68
042-704-010-000	Single Family Resid/R4	843.68
042-704-011-000	Single Family Resid/R4	843.68
042-704-012-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-704-013-000	Single Family Resid/R4	843.68
042-704-014-000	Single Family Resid/R4	843.68
042-704-015-000	Single Family Resid/R4	843.68
042-704-016-000	Single Family Resid/R4	843.68
042-704-017-000	Single Family Resid/R4	843.68
042-704-018-000	Single Family Resid/R4	843.68
042-704-019-000	Single Family Resid/R4	843.68
042-704-020-000	Single Family Resid/R4	843.68
042-704-021-000	Single Family Resid/R4	843.68
042-705-001-000	Single Family Resid/R4	843.68
042-705-002-000	Single Family Resid/R4	843.68
042-705-003-000	Single Family Resid/R4	843.68
042-705-004-000	Single Family Resid/R4	843.68
042-705-005-000	Single Family Resid/R4	843.68
042-705-006-000	Single Family Resid/R4	843.68
042-705-007-000	Single Family Resid/R4	843.68
042-705-008-000	Single Family Resid/R4	843.68
042-705-009-000	Single Family Resid/R4	843.68
042-705-010-000	Single Family Resid/R4	843.68
042-705-011-000	Single Family Resid/R4	843.68
042-705-012-000	Single Family Resid/R4	843.68
042-705-013-000	Single Family Resid/R4	843.68
042-705-014-000	Single Family Resid/R4	843.68
042-710-001-000	Single Family Resid/R5	770.17
042-710-002-000	Single Family Resid/R5	770.17
042-710-003-000	Single Family Resid/R5	770.17
042-710-004-000	Single Family Resid/R5	770.17
042-710-005-000	Single Family Resid/R5	770.17
042-710-006-000	Single Family Resid/R5	770.17
042-710-007-000	Single Family Resid/R5	770.17
042-710-008-000	Single Family Resid/R5	770.17
042-710-009-000	Single Family Resid/R5	770.17
042-710-010-000	Single Family Resid/R5	770.17
042-710-011-000	Single Family Resid/R5	770.17
042-710-012-000	Single Family Resid/R5	770.17
042-710-013-000	Single Family Resid/R5	770.17
042-710-014-000	Single Family Resid/R5	770.17
042-710-015-000	Single Family Resid/R5	770.17
042-710-016-000	Single Family Resid/R5	770.17
042-710-017-000	Single Family Resid/R5	770.17
042-710-018-000	Single Family Resid/R5	770.17
042-710-019-000	Single Family Resid/R5	770.17
042-710-020-000	Single Family Resid/R5	770.17
042-710-021-000	Single Family Resid/R5	770.17
042-710-022-000	Single Family Resid/R5	770.17
042-710-023-000	Single Family Resid/R5	770.17
042-710-024-000	Single Family Resid/R5	770.17
042-710-025-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-710-026-000	Single Family Resid/R5	770.17
042-710-027-000	Single Family Resid/R5	770.17
042-710-028-000	Single Family Resid/R5	770.17
042-710-029-000	Single Family Resid/R5	770.17
042-710-030-000	Single Family Resid/R5	770.17
042-710-031-000	Single Family Resid/R5	770.17
042-710-032-000	Single Family Resid/R5	770.17
042-710-033-000	Single Family Resid/R5	770.17
042-710-034-000	Single Family Resid/R5	770.17
042-710-035-000	Single Family Resid/R5	770.17
042-710-036-000	Single Family Resid/R5	770.17
042-710-037-000	Single Family Resid/R5	770.17
042-710-038-000	Single Family Resid/R5	770.17
042-710-039-000	Single Family Resid/R5	770.17
042-710-040-000	Single Family Resid/R5	770.17
042-710-041-000	Single Family Resid/R5	770.17
042-710-042-000	Single Family Resid/R5	770.17
042-710-043-000	Single Family Resid/R5	770.17
042-710-044-000	Single Family Resid/R5	770.17
042-710-045-000	Single Family Resid/R5	770.17
042-710-046-000	Single Family Resid/R5	770.17
042-710-047-000	Single Family Resid/R5	770.17
042-710-048-000	Single Family Resid/R5	770.17
042-710-049-000	Single Family Resid/R5	770.17
042-710-050-000	Single Family Resid/R5	770.17
042-710-051-000	Single Family Resid/R5	770.17
042-710-052-000	Single Family Resid/R5	770.17
042-710-053-000	Single Family Resid/R5	770.17
042-710-054-000	Single Family Resid/R5	770.17
042-710-055-000	Single Family Resid/R5	770.17
042-720-001-000	Single Family Resid/R5	770.17
042-720-002-000	Single Family Resid/R5	770.17
042-720-003-000	Single Family Resid/R5	770.17
042-720-004-000	Single Family Resid/R5	770.17
042-720-005-000	Single Family Resid/R5	770.17
042-720-006-000	Single Family Resid/R5	770.17
042-720-007-000	Single Family Resid/R5	770.17
042-720-008-000	Single Family Resid/R5	770.17
042-720-009-000	Single Family Resid/R5	770.17
042-720-010-000	Single Family Resid/R5	770.17
042-720-011-000	Single Family Resid/R5	770.17
042-720-012-000	Single Family Resid/R5	770.17
042-720-013-000	Single Family Resid/R5	770.17
042-720-014-000	Single Family Resid/R5	770.17
042-720-015-000	Single Family Resid/R5	770.17
042-720-016-000	Single Family Resid/R5	770.17
042-720-017-000	Single Family Resid/R5	770.17
042-720-018-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-720-019-000	Single Family Resid/R5	770.17
042-720-020-000	Single Family Resid/R5	770.17
042-720-021-000	Single Family Resid/R5	770.17
042-720-022-000	Single Family Resid/R5	770.17
042-720-023-000	Single Family Resid/R5	770.17
042-720-024-000	Single Family Resid/R5	770.17
042-720-025-000	Single Family Resid/R5	770.17
042-720-026-000	Single Family Resid/R5	770.17
042-720-027-000	Single Family Resid/R5	770.17
042-720-028-000	Single Family Resid/R5	770.17
042-720-029-000	Single Family Resid/R5	770.17
042-720-030-000	Single Family Resid/R5	770.17
042-720-031-000	Single Family Resid/R5	770.17
042-720-032-000	Single Family Resid/R5	770.17
042-720-033-000	Single Family Resid/R5	770.17
042-720-034-000	Single Family Resid/R5	770.17
042-720-035-000	Single Family Resid/R5	770.17
042-720-036-000	Single Family Resid/R5	770.17
042-720-037-000	Single Family Resid/R5	770.17
042-720-038-000	Single Family Resid/R5	770.17
042-720-039-000	Single Family Resid/R5	770.17
042-720-040-000	Single Family Resid/R5	770.17
042-720-041-000	Single Family Resid/R5	770.17
042-720-042-000	Single Family Resid/R5	770.17
042-720-043-000	Single Family Resid/R5	770.17
042-720-044-000	Single Family Resid/R5	770.17
042-720-045-000	Single Family Resid/R5	770.17
042-730-001-000	Single Family Resid/R4	843.68
042-730-002-000	Single Family Resid/R4	843.68
042-730-003-000	Single Family Resid/R4	843.68
042-730-004-000	Single Family Resid/R4	843.68
042-730-005-000	Single Family Resid/R4	843.68
042-730-006-000	Single Family Resid/R4	843.68
042-730-007-000	Single Family Resid/R4	843.68
042-730-008-000	Single Family Resid/R4	843.68
042-730-009-000	Single Family Resid/R4	843.68
042-730-010-000	Single Family Resid/R4	843.68
042-730-011-000	Single Family Resid/R4	843.68
042-730-012-000	Single Family Resid/R4	843.68
042-730-013-000	Single Family Resid/R4	843.68
042-730-014-000	Single Family Resid/R4	843.68
042-730-015-000	Single Family Resid/R4	843.68
042-730-016-000	Single Family Resid/R4	843.68
042-730-017-000	Single Family Resid/R4	843.68
042-731-001-000	Single Family Resid/R4	843.68
042-731-002-000	Single Family Resid/R4	843.68
042-731-003-000	Single Family Resid/R4	843.68
042-731-004-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-731-005-000	Single Family Resid/R4	843.68
042-731-006-000	Single Family Resid/R4	843.68
042-731-007-000	Single Family Resid/R4	843.68
042-731-008-000	Single Family Resid/R4	843.68
042-731-009-000	Single Family Resid/R4	843.68
042-731-010-000	Single Family Resid/R4	843.68
042-731-011-000	Single Family Resid/R4	843.68
042-731-012-000	Single Family Resid/R4	843.68
042-731-013-000	Single Family Resid/R4	843.68
042-731-014-000	Single Family Resid/R4	843.68
042-732-001-000	Single Family Resid/R4	843.68
042-732-002-000	Single Family Resid/R4	843.68
042-732-003-000	Single Family Resid/R4	843.68
042-732-005-000	Single Family Resid/R4	843.68
042-732-006-000	Single Family Resid/R4	843.68
042-732-007-000	Single Family Resid/R4	843.68
042-732-008-000	Single Family Resid/R4	843.68
042-732-009-000	Single Family Resid/R4	843.68
042-732-010-000	Single Family Resid/R4	843.68
042-732-011-000	Single Family Resid/R4	843.68
042-732-012-000	Single Family Resid/R4	843.68
042-732-013-000	Single Family Resid/R4	843.68
042-732-014-000	Single Family Resid/R4	843.68
042-741-001-000	Single Family Resid/R8	659.90
042-741-002-000	Single Family Resid/R8	659.90
042-741-003-000	Single Family Resid/R8	659.90
042-741-004-000	Single Family Resid/R8	659.90
042-741-005-000	Single Family Resid/R8	659.90
042-742-001-000	Single Family Resid/R8	659.90
042-742-002-000	Single Family Resid/R8	659.90
042-742-003-000	Single Family Resid/R8	659.90
042-742-004-000	Single Family Resid/R8	659.90
042-742-005-000	Single Family Resid/R8	659.90
042-742-006-000	Single Family Resid/R8	659.90
042-742-007-000	Single Family Resid/R8	659.90
042-742-008-000	Single Family Resid/R8	659.90
042-742-009-000	Single Family Resid/R8	659.90
042-742-010-000	Single Family Resid/R8	659.90
042-742-011-000	Single Family Resid/R8	659.90
042-742-012-000	Single Family Resid/R8	659.90
042-742-013-000	Single Family Resid/R8	659.90
042-742-014-000	Single Family Resid/R8	659.90
042-743-001-000	Single Family Resid/R8	659.90
042-743-002-000	Single Family Resid/R8	659.90
042-743-003-000	Single Family Resid/R8	659.90
042-743-004-000	Single Family Resid/R8	659.90
042-743-005-000	Single Family Resid/R8	659.90
042-743-006-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-743-007-000	Single Family Resid/R8	659.90
042-743-008-000	Single Family Resid/R8	659.90
042-743-009-000	Single Family Resid/R8	659.90
042-743-010-000	Single Family Resid/R8	659.90
042-744-001-000	Single Family Resid/R8	659.90
042-744-002-000	Single Family Resid/R8	659.90
042-744-003-000	Single Family Resid/R8	659.90
042-744-004-000	Single Family Resid/R8	659.90
042-744-005-000	Single Family Resid/R8	659.90
042-744-006-000	Single Family Resid/R8	659.90
042-744-007-000	Single Family Resid/R8	659.90
042-744-008-000	Single Family Resid/R8	659.90
042-744-009-000	Single Family Resid/R8	659.90
042-744-010-000	Single Family Resid/R8	659.90
042-744-011-000	Single Family Resid/R8	659.90
042-751-001-000	Single Family Resid/R8	659.90
042-751-002-000	Single Family Resid/R8	659.90
042-751-003-000	Single Family Resid/R8	659.90
042-751-004-000	Single Family Resid/R8	659.90
042-751-005-000	Single Family Resid/R8	659.90
042-751-006-000	Single Family Resid/R8	659.90
042-751-007-000	Single Family Resid/R8	659.90
042-751-008-000	Single Family Resid/R8	659.90
042-751-009-000	Single Family Resid/R8	659.90
042-751-010-000	Single Family Resid/R8	659.90
042-751-011-000	Single Family Resid/R8	659.90
042-751-012-000	Single Family Resid/R8	659.90
042-751-013-000	Single Family Resid/R8	659.90
042-751-014-000	Single Family Resid/R8	659.90
042-751-015-000	Single Family Resid/R8	659.90
042-751-016-000	Single Family Resid/R8	659.90
042-752-001-000	Single Family Resid/R8	659.90
042-752-002-000	Single Family Resid/R8	659.90
042-752-003-000	Single Family Resid/R8	659.90
042-752-004-000	Single Family Resid/R8	659.90
042-752-005-000	Single Family Resid/R8	659.90
042-752-006-000	Single Family Resid/R8	659.90
042-752-007-000	Single Family Resid/R8	659.90
042-752-008-000	Single Family Resid/R8	659.90
042-752-009-000	Single Family Resid/R8	659.90
042-752-010-000	Single Family Resid/R8	659.90
042-753-001-000	Single Family Resid/R8	659.90
042-753-002-000	Single Family Resid/R8	659.90
042-753-003-000	Single Family Resid/R8	659.90
042-753-004-000	Single Family Resid/R8	659.90
042-753-005-000	Single Family Resid/R8	659.90
042-753-006-000	Single Family Resid/R8	659.90
042-753-007-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-753-008-000	Single Family Resid/R8	659.90
042-753-009-000	Single Family Resid/R8	659.90
042-753-010-000	Single Family Resid/R8	659.90
042-753-011-000	Single Family Resid/R8	659.90
042-761-001-000	Single Family Resid/R8	659.90
042-761-002-000	Single Family Resid/R8	659.90
042-761-003-000	Single Family Resid/R8	659.90
042-761-004-000	Single Family Resid/R8	659.90
042-761-005-000	Single Family Resid/R8	659.90
042-761-006-000	Single Family Resid/R8	659.90
042-761-007-000	Single Family Resid/R8	659.90
042-762-001-000	Single Family Resid/R8	659.90
042-762-002-000	Single Family Resid/R8	659.90
042-762-003-000	Single Family Resid/R8	659.90
042-762-004-000	Single Family Resid/R8	659.90
042-762-005-000	Single Family Resid/R8	659.90
042-762-006-000	Single Family Resid/R8	659.90
042-762-007-000	Single Family Resid/R8	659.90
042-762-008-000	Single Family Resid/R8	659.90
042-762-009-000	Single Family Resid/R8	659.90
042-762-010-000	Single Family Resid/R8	659.90
042-763-001-000	Single Family Resid/R8	659.90
042-763-002-000	Single Family Resid/R8	659.90
042-763-003-000	Single Family Resid/R8	659.90
042-763-004-000	Single Family Resid/R8	659.90
042-763-005-000	Single Family Resid/R8	659.90
042-763-006-000	Single Family Resid/R8	659.90
042-763-007-000	Single Family Resid/R8	659.90
042-763-008-000	Single Family Resid/R8	659.90
042-763-009-000	Single Family Resid/R8	659.90
042-763-010-000	Single Family Resid/R8	659.90
042-763-011-000	Single Family Resid/R8	659.90
042-763-012-000	Single Family Resid/R8	659.90
042-763-013-000	Single Family Resid/R8	659.90
042-764-001-000	Single Family Resid/R8	659.90
042-764-002-000	Single Family Resid/R8	659.90
042-764-003-000	Single Family Resid/R8	659.90
042-764-004-000	Single Family Resid/R8	659.90
042-764-005-000	Single Family Resid/R8	659.90
042-764-006-000	Single Family Resid/R8	659.90
042-764-007-000	Single Family Resid/R8	659.90
042-764-008-000	Single Family Resid/R8	659.90
042-764-009-000	Single Family Resid/R8	659.90
042-764-010-000	Single Family Resid/R8	659.90
042-764-011-000	Single Family Resid/R8	659.90
042-764-012-000	Single Family Resid/R8	659.90
042-764-013-000	Single Family Resid/R8	659.90
042-764-014-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-764-015-000	Single Family Resid/R8	659.90
042-764-016-000	Single Family Resid/R8	659.90
042-764-017-000	Single Family Resid/R8	659.90
042-764-018-000	Single Family Resid/R8	659.90
042-764-019-000	Single Family Resid/R8	659.90
042-764-020-000	Single Family Resid/R8	659.90
042-765-001-000	Single Family Resid/R8	659.90
042-765-002-000	Single Family Resid/R8	659.90
042-765-003-000	Single Family Resid/R8	659.90
042-765-004-000	Single Family Resid/R8	659.90
042-765-005-000	Single Family Resid/R8	659.90
042-765-006-000	Single Family Resid/R8	659.90
042-765-007-000	Single Family Resid/R8	659.90
042-765-008-000	Single Family Resid/R8	659.90
042-765-009-000	Single Family Resid/R8	659.90
042-765-010-000	Single Family Resid/R8	659.90
042-765-011-000	Single Family Resid/R8	659.90
042-765-012-000	Single Family Resid/R8	659.90
042-765-013-000	Single Family Resid/R8	659.90
042-765-014-000	Single Family Resid/R8	659.90
042-765-015-000	Single Family Resid/R8	659.90
042-765-016-000	Single Family Resid/R8	659.90
042-765-017-000	Single Family Resid/R8	659.90
042-765-018-000	Single Family Resid/R8	659.90
042-765-019-000	Single Family Resid/R8	659.90
042-765-020-000	Single Family Resid/R8	659.90
042-771-001-000	Single Family Resid/R4	843.68
042-771-002-000	Single Family Resid/R4	843.68
042-771-003-000	Single Family Resid/R4	843.68
042-772-001-000	Single Family Resid/R4	843.68
042-772-002-000	Single Family Resid/R4	843.68
042-772-003-000	Single Family Resid/R4	843.68
042-772-004-000	Single Family Resid/R4	843.68
042-772-005-000	Single Family Resid/R4	843.68
042-772-006-000	Single Family Resid/R4	843.68
042-772-007-000	Single Family Resid/R4	843.68
042-772-008-000	Single Family Resid/R4	843.68
042-772-009-000	Single Family Resid/R4	843.68
042-772-010-000	Single Family Resid/R4	843.68
042-772-011-000	Single Family Resid/R4	843.68
042-773-001-000	Single Family Resid/R4	843.68
042-773-002-000	Single Family Resid/R4	843.68
042-773-003-000	Single Family Resid/R4	843.68
042-773-004-000	Single Family Resid/R4	843.68
042-773-005-000	Single Family Resid/R4	843.68
042-773-006-000	Single Family Resid/R4	843.68
042-773-007-000	Single Family Resid/R4	843.68
042-773-008-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-773-009-000	Single Family Resid/R4	843.68
042-773-010-000	Single Family Resid/R4	843.68
042-774-001-000	Single Family Resid/R4	843.68
042-774-002-000	Single Family Resid/R4	843.68
042-774-003-000	Single Family Resid/R4	843.68
042-774-004-000	Single Family Resid/R4	843.68
042-774-005-000	Single Family Resid/R4	843.68
042-774-006-000	Single Family Resid/R4	843.68
042-774-007-000	Single Family Resid/R4	843.68
042-774-008-000	Single Family Resid/R4	843.68
042-775-001-000	Single Family Resid/R4	843.68
042-775-002-000	Single Family Resid/R4	843.68
042-775-003-000	Single Family Resid/R4	843.68
042-775-004-000	Single Family Resid/R4	843.68
042-775-005-000	Single Family Resid/R4	843.68
042-776-001-000	Single Family Resid/R4	843.68
042-776-002-000	Single Family Resid/R4	843.68
042-776-003-000	Single Family Resid/R4	843.68
042-776-004-000	Single Family Resid/R4	843.68
042-776-005-000	Single Family Resid/R4	843.68
042-776-006-000	Single Family Resid/R4	843.68
042-776-007-000	Single Family Resid/R4	843.68
042-776-008-000	Single Family Resid/R4	843.68
042-776-009-000	Single Family Resid/R4	843.68
042-776-010-000	Single Family Resid/R4	843.68
042-776-011-000	Single Family Resid/R4	843.68
042-776-012-000	Single Family Resid/R4	843.68
042-776-013-000	Single Family Resid/R4	843.68
042-776-014-000	Single Family Resid/R4	843.68
042-776-015-000	Single Family Resid/R4	843.68
042-776-016-000	Single Family Resid/R4	843.68
042-776-017-000	Single Family Resid/R4	843.68
042-776-018-000	Single Family Resid/R4	843.68
042-776-019-000	Single Family Resid/R4	843.68
042-777-001-000	Single Family Resid/R4	843.68
042-778-001-000	Single Family Resid/R4	843.68
042-778-002-000	Single Family Resid/R4	843.68
042-778-003-000	Single Family Resid/R4	843.68
042-778-004-000	Single Family Resid/R4	843.68
042-781-001-000	Single Family Resid/R4	843.68
042-781-002-000	Single Family Resid/R4	843.68
042-781-003-000	Single Family Resid/R4	843.68
042-781-004-000	Single Family Resid/R4	843.68
042-781-005-000	Single Family Resid/R4	843.68
042-781-006-000	Single Family Resid/R4	843.68
042-781-007-000	Single Family Resid/R4	843.68
042-781-008-000	Single Family Resid/R4	843.68
042-781-009-000	Single Family Resid/R3	966.20

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-781-010-000	Single Family Resid/R3	966.20
042-781-011-000	Single Family Resid/R3	966.20
042-781-012-000	Single Family Resid/R3	966.20
042-781-013-000	Single Family Resid/R3	966.20
042-781-014-000	Single Family Resid/R3	966.20
042-781-015-000	Single Family Resid/R3	966.20
042-781-016-000	Single Family Resid/R3	966.20
042-781-017-000	Single Family Resid/R3	966.20
042-781-018-000	Single Family Resid/R3	966.20
042-781-019-000	Single Family Resid/R3	966.20
042-781-020-000	Single Family Resid/R3	966.20
042-781-021-000	Single Family Resid/R3	966.20
042-781-022-000	Single Family Resid/R3	966.20
042-781-023-000	Single Family Resid/R3	966.20
042-781-024-000	Single Family Resid/R3	966.20
042-781-025-000	Single Family Resid/R3	966.20
042-781-026-000	Single Family Resid/R3	966.20
042-781-027-000	Single Family Resid/R3	966.20
042-781-028-000	Single Family Resid/R3	966.20
042-781-029-000	Single Family Resid/R3	966.20
042-781-030-000	Single Family Resid/R3	966.20
042-781-031-000	Single Family Resid/R3	966.20
042-781-032-000	Single Family Resid/R3	966.20
042-781-033-000	Single Family Resid/R3	966.20
042-781-034-000	Single Family Resid/R3	966.20
042-781-035-000	Single Family Resid/R3	966.20
042-781-036-000	Single Family Resid/R3	966.20
042-781-037-000	Single Family Resid/R3	966.20
042-781-038-000	Single Family Resid/R3	966.20
042-781-039-000	Single Family Resid/R3	966.20
042-781-040-000	Single Family Resid/R3	966.20
042-781-041-000	Single Family Resid/R3	966.20
042-781-042-000	Single Family Resid/R3	966.20
042-781-043-000	Single Family Resid/R3	966.20
042-781-044-000	Single Family Resid/R3	966.20
042-781-045-000	Single Family Resid/R3	966.20
042-782-001-000	Single Family Resid/R4	843.68
042-782-002-000	Single Family Resid/R4	843.68
042-782-003-000	Single Family Resid/R4	843.68
042-782-004-000	Single Family Resid/R4	843.68
042-782-005-000	Single Family Resid/R4	843.68
042-782-006-000	Single Family Resid/R4	843.68
042-783-001-000	Single Family Resid/R3	966.20
042-783-002-000	Single Family Resid/R3	966.20
042-783-003-000	Single Family Resid/R3	966.20
042-783-004-000	Single Family Resid/R3	966.20
042-783-005-000	Single Family Resid/R3	966.20
042-783-006-000	Single Family Resid/R3	966.20

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-783-007-000	Single Family Resid/R3	966.20
042-783-008-000	Single Family Resid/R3	966.20
042-791-001-000	Single Family Resid/R4	843.68
042-791-002-000	Single Family Resid/R4	843.68
042-791-003-000	Single Family Resid/R4	843.68
042-791-004-000	Single Family Resid/R4	843.68
042-791-005-000	Single Family Resid/R4	843.68
042-791-006-000	Single Family Resid/R4	843.68
042-791-007-000	Single Family Resid/R4	843.68
042-791-008-000	Single Family Resid/R4	843.68
042-791-009-000	Single Family Resid/R4	843.68
042-791-010-000	Single Family Resid/R4	843.68
042-791-011-000	Single Family Resid/R4	843.68
042-791-012-000	Single Family Resid/R4	843.68
042-791-014-000	Single Family Resid/R4	843.68
042-791-015-000	Single Family Resid/R4	843.68
042-791-016-000	Single Family Resid/R4	843.68
042-791-017-000	Single Family Resid/R4	843.68
042-791-018-000	Single Family Resid/R4	843.68
042-791-020-000	Single Family Resid/R4	843.68
042-791-021-000	Single Family Resid/R4	843.68
042-791-022-000	Single Family Resid/R4	843.68
042-791-023-000	Single Family Resid/R4	843.68
042-791-024-000	Single Family Resid/R4	843.68
042-791-025-000	Single Family Resid/R4	843.68
042-791-026-000	Single Family Resid/R4	843.68
042-791-027-000	Single Family Resid/R4	843.68
042-791-028-000	Single Family Resid/R4	843.68
042-791-029-000	Single Family Resid/R4	843.68
042-791-030-000	Single Family Resid/R4	843.68
042-791-031-000	Single Family Resid/R4	843.68
042-791-032-000	Single Family Resid/R4	843.68
042-791-033-000	Single Family Resid/R4	843.68
042-791-034-000	Single Family Resid/R4	843.68
042-792-001-000	Single Family Resid/R4	843.68
042-792-002-000	Single Family Resid/R4	843.68
042-792-003-000	Single Family Resid/R4	843.68
042-792-004-000	Single Family Resid/R4	843.68
042-792-005-000	Single Family Resid/R4	843.68
042-792-006-000	Single Family Resid/R4	843.68
042-792-007-000	Single Family Resid/R4	843.68
042-792-008-000	Single Family Resid/R4	843.68
042-792-009-000	Single Family Resid/R4	843.68
042-792-010-000	Single Family Resid/R4	843.68
042-792-011-000	Single Family Resid/R4	843.68
042-792-012-000	Single Family Resid/R4	843.68
042-792-013-000	Single Family Resid/R4	843.68
042-792-014-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-801-001-000	Single Family Resid/R4	843.68
042-801-002-000	Single Family Resid/R4	843.68
042-801-003-000	Single Family Resid/R4	843.68
042-801-004-000	Single Family Resid/R4	843.68
042-801-005-000	Single Family Resid/R4	843.68
042-801-006-000	Single Family Resid/R4	843.68
042-801-007-000	Single Family Resid/R4	843.68
042-801-008-000	Single Family Resid/R4	843.68
042-801-009-000	Single Family Resid/R4	843.68
042-801-011-000	Single Family Resid/R4	843.68
042-801-012-000	Single Family Resid/R4	843.68
042-801-013-000	Single Family Resid/R4	843.68
042-801-014-000	Single Family Resid/R4	843.68
042-801-015-000	Single Family Resid/R4	843.68
042-801-016-000	Single Family Resid/R4	843.68
042-801-017-000	Single Family Resid/R4	843.68
042-801-018-000	Single Family Resid/R4	843.68
042-801-020-000	Single Family Resid/R3	966.20
042-801-021-000	Single Family Resid/R3	966.20
042-801-022-000	Single Family Resid/R3	966.20
042-801-023-000	Single Family Resid/R3	966.20
042-801-024-000	Single Family Resid/R3	966.20
042-801-025-000	Single Family Resid/R3	966.20
042-801-026-000	Single Family Resid/R3	966.20
042-801-027-000	Single Family Resid/R3	966.20
042-801-028-000	Single Family Resid/R3	966.20
042-801-029-000	Single Family Resid/R3	966.20
042-802-001-000	Single Family Resid/R4	843.68
042-802-002-000	Single Family Resid/R4	843.68
042-802-003-000	Single Family Resid/R4	843.68
042-802-004-000	Single Family Resid/R4	843.68
042-802-005-000	Single Family Resid/R4	843.68
042-802-006-000	Single Family Resid/R4	843.68
042-802-007-000	Single Family Resid/R4	843.68
042-802-008-000	Single Family Resid/R4	843.68
042-802-009-000	Single Family Resid/R4	843.68
042-802-010-000	Single Family Resid/R4	843.68
042-802-011-000	Single Family Resid/R3	966.20
042-802-012-000	Single Family Resid/R4	843.68
042-802-013-000	Single Family Resid/R4	843.68
042-802-014-000	Single Family Resid/R4	843.68
042-802-015-000	Single Family Resid/R4	843.68
042-802-016-000	Single Family Resid/R4	843.68
042-802-017-000	Single Family Resid/R4	843.68
042-802-018-000	Single Family Resid/R4	843.68
042-802-019-000	Single Family Resid/R4	843.68
042-802-020-000	Single Family Resid/R4	843.68
042-803-001-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2021/2022 Assessment Roll

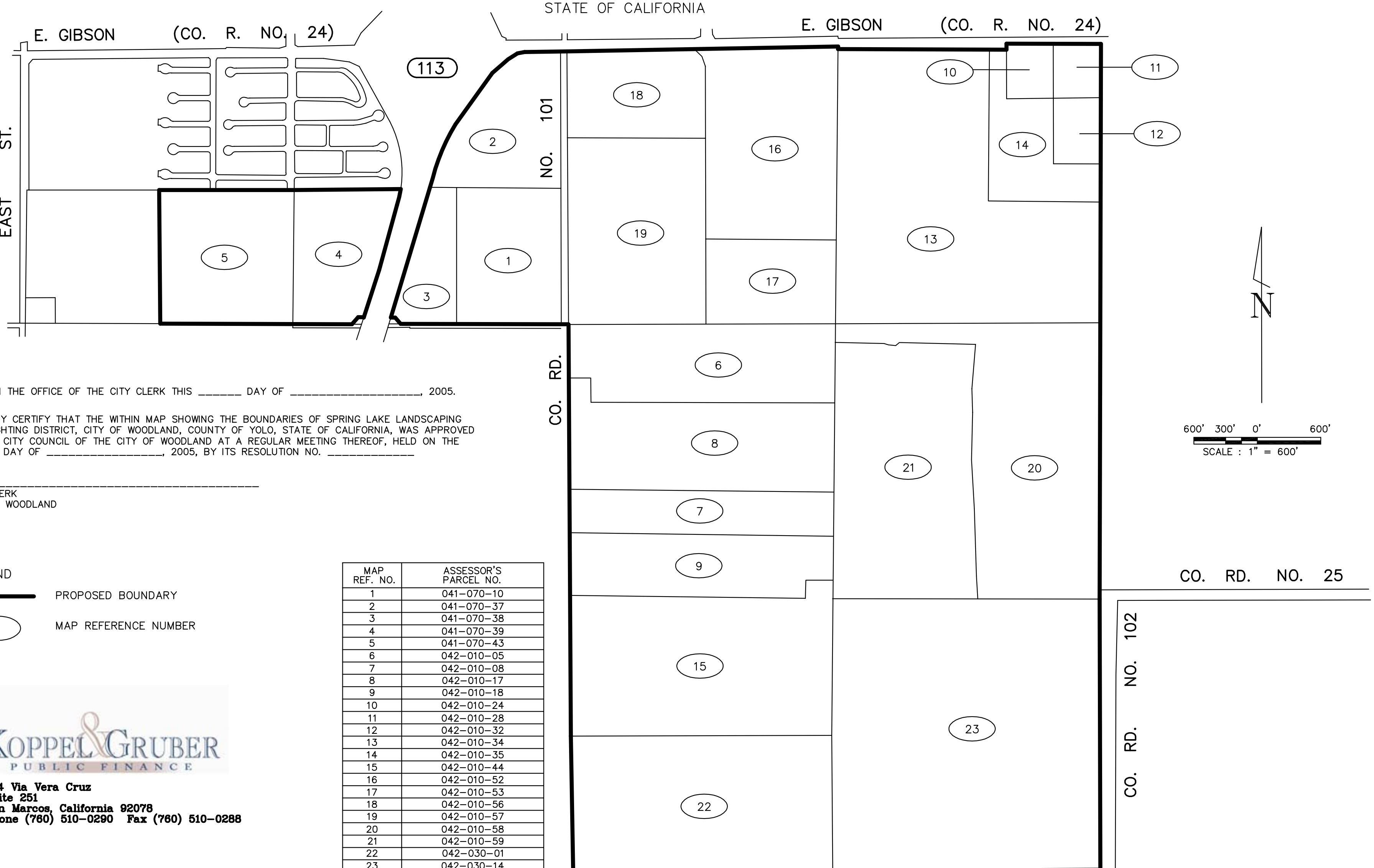
Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2021/2022 Levy Amount
042-803-002-000	Single Family Resid/R4	843.68
042-803-003-000	Single Family Resid/R4	843.68
042-803-004-000	Single Family Resid/R4	843.68
042-803-005-000	Single Family Resid/R4	843.68
042-803-006-000	Single Family Resid/R4	843.68
042-803-007-000	Single Family Resid/R4	843.68
042-803-008-000	Single Family Resid/R4	843.68
042-803-009-000	Single Family Resid/R4	843.68
042-803-010-000	Single Family Resid/R4	843.68
042-804-001-000	Single Family Resid/R3	966.20
042-804-002-000	Single Family Resid/R3	966.20
042-804-003-000	Single Family Resid/R3	966.20
042-804-004-000	Single Family Resid/R3	966.20
042-804-005-000	Single Family Resid/R3	966.20
042-804-006-000	Single Family Resid/R3	966.20
042-804-007-000	Single Family Resid/R3	966.20
042-804-008-000	Single Family Resid/R3	966.20
042-804-009-000	Single Family Resid/R3	966.20
042-805-001-000	Single Family Resid/R3	966.20
042-805-002-000	Single Family Resid/R3	966.20
042-805-003-000	Single Family Resid/R3	966.20
042-805-004-000	Single Family Resid/R3	966.20
042-805-005-000	Single Family Resid/R3	966.20
042-805-006-000	Single Family Resid/R3	966.20
042-805-007-000	Single Family Resid/R3	966.20
042-805-008-000	Single Family Resid/R3	966.20
042-805-009-000	Single Family Resid/R3	966.20
042-805-010-000	Single Family Resid/R3	966.20
042-805-011-000	Single Family Resid/R3	966.20
042-805-012-000	Single Family Resid/R3	966.20
042-805-013-000	Single Family Resid/R3	966.20
042-805-014-000	Single Family Resid/R3	966.20
042-805-015-000	Single Family Resid/R3	966.20
042-805-016-000	Single Family Resid/R3	966.20
042-805-017-000	Single Family Resid/R3	966.20
042-805-018-000	Single Family Resid/R3	966.20
2,714	**Sub Total**	**2,410,686.82**
2,720	**GRAND TOTAL**	**2,445,568.06**

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

(1) MAP REFERENCE NUMBER

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 2021/2022

Report Submitted by:

____

Scott Koppel
Koppel & Gruber Public Finance

____

Registered Engineer

APPENDIX

Appendix 1
Detail Fiscal Year 2019/2020 Maintenance Costs

SEGMNT	AREA	ALLOCATION METHOD	APPR. LENGTH (lf)	APPR. WIDTH (sf)	PARKS (costs in 2006 dollars) – LANDSCAPING ($0.18/sq.ft.) Quantity	Cost	GREENBELTS & PARKS ($15,000/ac.) Quantity	Cost	WALLS & FENCING ($1.10/ln. ft.) Level of effort (%)	Cost	CAPITAL Lump Sum	PUBLIC WORKS (costs is 2006 dollars) – LANDSCAPING Quantitiy	Lump Sum	TREES ($60/ea @ maturity) Quantity	Cost	LIGHTING ($153/each) Quantitiy	Cost	SIGNALIZED INTERSECTIONS ($11,498/each) Quantitiy	Cost	LINE ITEM TOTAL	PUBLIC AGENCY COST[1] Landscaping, Trees & Lights Area Cost
A1	Pioneer Avenue	PRODUCT TYPE - Dev/Undev (Base)	7825	Varies (41-53)	156,327	$53,306	24,551.0	$8,495	2,647	$433				386	$20,171	75	$15,353	3	$69,099	$166,857	
A2	Pioneer Avenue *(Fronting High School Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1815	16	21,574	$7,357	0.0		0	$0				36	$1,881	23	$4,708	2	$46,066	$60,012	$6,561.73
B	Parkway Drive	PRODUCT TYPE - Dev/Undev (Base)	5181	53	320,565	$109,310	106.8	$37	4,739	$776				751	$39,245	39	$7,984	0	$0	$157,350	
C1	Road 102	PRODUCT TYPE - Dev/Undev (Base)	5300	37	202,994	$69,219	0.0		3,527	$577				315	$16,461	45	$9,212	1	$23,033	$118,502	
C2	Road 102 *(Fronting College Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1186	37	47,959	$16,354	0.0		0	$0				76	$3,971	12	$2,456	0	$0	$22,782	$5,841.98
C3	Road 102 *(Fronting Yolo County Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1433	37	53,955	$18,398	0.0		0	$0				87	$4,546	13	$2,661	0	$0	$25,606	$6,183.14
D1	East Gibson Road (Includes total 1/2 median sf = 25656	PRODUCT TYPE - Dev/Undev (Base)	1400	24.5	0	$0	0.0		0	$0				0	$0	10	$2,047	0	$0	$2,047	
D2	East Gibson Road *(Fronting High School)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1200	24.5	36,244	$12,359	0.0		0	$0				27	$1,411	14	$2,866	0	$0	$16,636	$5,403.60
D3	East Gibson Road *(Fronting College)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1460	24.5	20,045	$6,835	0.0		0	$0				46	$2,404	17	$3,480	1	$23,033	$35,752	$5,569.89
D4	East Gibson Road *(Fronting Yolo County Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1097	24.5	34,150	$11,645	0.0		0	$0				54	$2,822	13	$2,661	1	$23,033	$40,161	$5,320.91
E	Road 25A	PRODUCT TYPE - Dev/Undev (Base)	5250	33	62,776	$21,406	16,406.6	$5,677	0	$0				89	$4,651	25	$5,118	0	$0	$36,852	
F1	Farmer's Central Road	ZONING - Dev Only	6604	varies (13-37)	8,105	$2,764	0.0	$0	0	$0				10	$523	8	$1,638	0	$0	$4,924	
F2	Farmer's Central Road *(Fronting School "A")*	ZONING - Dev Only	696	8	0	$0	0.6	$0	0	$0				0	$0	0	$0	0	$0	$0	
G	Mixed Use Channel*	PRODUCT TYPE - Dev/Undev (Drainage)	3560		0	$0	0.0		0	$0				401	$20,955	5	$1,024	0	$0	$21,978	
H	Road 24C	ZONING - Dev Only	2000		501	$171	1,058.9	$366	0	$0				0	$0	15	$3,071	1	$23,033	$26,641	
I1	Road 101	ZONING - Dev Only	5817	Varies (5-16)	11,860	$4,044	1,478.6	$512	0	$0				23	$1,202	25	$5,118	0	$0	$10,876	
I2	Road 101 *(Fronting School "A")*	ZONING - Dev Only	647	8	116	$40	0.0		0	$0				34	$1,777	7	$1,433	0	$0	$3,249	
J1	Matmor Road (West Side Only)	ZONING - Dev Only	1280		47,794	$16,297	0.0		0	$0				91	$4,755	8	$1,638	0	$0	$22,690	
J2	Matmor Road *(Fronting Private School - East Side Only)*	ZONING - Dev Only	1280	8	5,513	$1,880	0.0		0	$0				18	$941	8	$1,638	0	$0	$4,458	
K1	Collector One	ZONING - Dev Only	5200	varies	10,772	$3,673	0.1	$4,190	0	$0				140	$7,316	43	$8,802	0	$0	$23,981	
K2	Collector One *(Fronting School "B")* (680lf of Local)	ZONING - Dev Only	625	8	0	$0	0.0		0	$0				19	$993	10	$2,047	0	$0	$3,040	
K3	Collector One *(Fronting School "C")* (630lf of Local)	ZONING - Dev Only	490	8	10,428	$3,556	0.0		0	$0				47	$2,456	8	$1,638	0	$0	$7,650	
L	Collector Two (Greenbelt Corrid	ZONING - Dev Only	3200		84,412	$28,784	14.6	$6	0	$0				121	$6,323	12	$2,456	0	$0	$37,569	
M	Collector Four	ZONING - Dev Only	1300		0	$0	398.0	$138	0	$0				0	$0	1	$205	0	$0	$342	
N	Collector "A" Street	ZONING - Dev Only	5200	varies	22,378	$7,631	0.0		143	$23				164	$8,570	56	$11,464	0	$0	$27,688	
	Subdivision Trail Corridor	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Greenbelts	PRODUCT TYPE - Dev only (Parks)					27	$775,696							$0		$0		$0	$775,696	
	Highway 113 Buffer	PRODUCT TYPE - Dev only (Base)													$0		$0		$0	$0	
	Central Park	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Park "A" (Landscaping Strips Included in Road 101 & Loca	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Park "B" (Landscaping Strips Included in Coll. 1 & Loca	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Park "C" (Landscaping Strips Included in Coll. 1 & Loca	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Mini-Park	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Gateway Entries ($0.70/sq. ft.)	PRODUCT TYPE - Dev only (Base)													$0		$0		$0	$0	
	Local Streets	ZONING - Dev Only			561,032	$191,307			5,739	$940				3,859	$201,657	959	$196,313	0	$0	$590,217	
o	Local Streets *(Fronting School "B")*	ZONING - Dev Only	680	6		$0	169,128	$58,520		$0					$0		$0		$0	$58,520	
	Local Streets *(Fronting School "C")*	ZONING - Dev Only	630	6		$0		$0		$0					$0		$0		$0	$0	
	Off-Site Inlet Channel (South Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site Inlet Channel (North Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site Interceptor/Conveyance Facility (East Area Agricultural Interceptor)*	ZONING - Dev Only													$0		$0		$0	$0	
	Off-Site Interceptor/Conveyance Facility (West Area Agricultural Interceptor)*	ZONING - Dev Only													$0		$0		$0	$0	
	Off-Site Outlet Channel*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site East Regional Pond (East Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site East Regional Pond (West Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site Regional Pond Park	PRODUCT TYPE - Dev Only (Drainage)			0	$0			0	$0		0	$32,273	0	$0	6	$1,228	1	$23,033	$56,534	
	On-Site Temporary Agricultural Interceptor*	ZONING - Dev Only																		$0	
	Administration Costs	PRODUCT TYPE - Dev/Undev (Base)									$86,959									$86,959	
	TOTALS				1,719,500	$586,334	213,170	$853,636	16,795	$2,750	$86,959	0	$32,273	6,794	$355,030	1,457	$298,256	10	$230,330	$2,445,568	$34,881
						(1)		$0.06			(8)										

TOTAL ADMIN COST	=	$86,959
TOTAL PARKS	=	$1,442,720
**TOTAL PUBLIC WORKS	=	$915,889
SUBTOTAL	-	$2,445,568
TOTAL PUBLIC AGENCY	=	-$34,881
OVERALL TOTAL DEVELOPERS' COST		$2,358,609

$2,358,609.07

Segments refer to map (SLSP On-site Exbit)
*Cost estimated as a lump sum basis.
**Public Works phasing capital costs are shown in attached memo.
[1]Public Agency Formula = (12' of Landscaping*$.15)+(Tree Total/2)+(Lighting Total/2)
[2]Developers' Cost = Total Area Cost - Public Agency Cost

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CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 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
					ZONING[1]						
For Fiscal Year 2006/2007[1]											
4711	Monley Cronin	Heritage Park 1A	May-05	41		41					
4650	Russell Ranch Dev. Inc.	Heritage Unit 1	May-05	51	51						
4736	Russell Ranch Dev. Inc.	Heritage Unit 2	Jul-05	16	16						
4752	KB Home	TOC Village 2	Sep-05	145			145				
4764	Russell Ranch Dev. Inc.	Heritage Unit 3/Heritage Village	Aug-05	10					10		
4765	Monley Cronin	Heritage Park 1B/Liberty Village	Jul-05	10					10		
For Fiscal Year 2007/2008											
4648	KB Home North Bay Inc.	TOC Village 1-B	Mar-06	112				112			
4649	KB Home North Bay, Inc.	TOC Village 1-A	Mar-06	87				87			
4670	Pioneer Investors LLC	Heidrick Ranch, Phase 1	Jun-06	59			59				
4753	KB Home North Bay, Inc.	Village 3	May-06	134			134				
4754	Centex Homes	Village 4	Mar-06	140			140				
4821	HTW West Ventures LLC	Turn of the Century Large Lot Subdivision	Jan-06 n/a[2]	156							156
For Fiscal Year 2008/2009											
4778	Centex Homes	Beeghly Ranch	Mar-07	216		81	135				
For Fiscal Year 2010/2011											
4675	Standard Pacific Corp	Parkside at Spring Lake	Feb-11	42			42				
4993	Standard Pacific Corp	Huntington Square (Parkside)	Jun-11	120			120				
For Fiscal Year 2012/2013											
5019	Lennar Homes of CA Inc	Units 4A & 4C Miekle Lots[3]	Feb-13	13		13					
For Fiscal Year 2013/2014											
5004	Taylor Morrison of CA LLC	Parkview	Jul-13	108				108			
5029	Lennar Homes of CA Inc	Heritage Units 4C & 7	Sep-13	65		65					
5030	Lennar Homes of CA Inc	Heritage Units 4C	Sep-13	20		20					
For Fiscal Year 2015/2016											
4670	Spring Lake Housing Assoc	Heidrick Ranch - Phase 1		62							62
For Fiscal Year 2016/2017											
4853	Western Pacific Housing	Solara Ranch	Dec-14	94			94				
4986	Lennar Homes of CA Inc	Heidrick Ranch - Phase 2 & 3		99			99				
For Fiscal Year 2017/2018											
4986	Lennar Homes of CA Inc	Cal West Phase 1		74				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.

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City of Woodland

Streng Pond Landscaping Maintenance District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2021/2022

Intent Meeting: May 18, 2021
Public Hearing: June 15, 2021

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

www.willdan.com

WILLDAN

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 2021/2022, 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 ______________, 2021.

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

By: ________________________________

Chonney Gano
Project Manager, District Administration Services

By: ________________________________

Tyrone Peter
P. E. # C 81888

TABLE OF CONTENTS

I. OVERVIEW

A. INTRODUCTION

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

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2021/2022. 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 (the"County") Assessor's Office. The County 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 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 2021/2022 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 2021/2022.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

Pursuant to Article XIIID Section 5 of the Constitution, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the improvements and the annual assessment for maintaining the District improvements were part of the original conditions of development and approved by the original property owner (developer). As such, pursuant to Article XIIID Section 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 XIIID Section 4.

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

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

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this 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 XIIID Assessment Exemption

In accordance with the California Constitution Article XIIID Section 5, certain assessments existing on the effective date of Article XIIID (July 1, 1997), shall be exempt from the procedures and approval process set forth in Section 4 of Article XIIID 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 XIIID 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 XIIID and are exempt from the procedural and approval process set forth in Article XIIID 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 XIIID. 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 XIIID 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 2021/2022 is 182.50 EDU.

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

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

Total Balance to Levy / Total EDU = Levy per EDU

Parcel EDU x Levy per EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

Levy per EDU — This amount represents the assessment rate being applied to each EDU. 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 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 2021/2022

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$17,472.00
Utilities	25,160.00
Equipment & Supplies	405.00
Repairs/Miscellaneous Expenses	1,077.00
Direct Costs (Subtotal)	**$44,114.00**
ADMINISTRATION COSTS	
District Administration	$3,000.00
County Administration Fee	166.00
Administration Costs (Subtotal)	**$3,166.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$47,280.00
Reserve Collection/(Contribution)	(10,745.76)
General Fund Repayments/(Contribution)	(22,098.50)
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	$10,745.76
Reserve Fund Collection/(Contribution)	(10,745.76)
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 - 2021/2022 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 2021/2022 Preliminary Assessment Roll".

City of Woodland

West Wood Unit No. 1 Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2021/2022

Intent Meeting: May 18, 2021
Public Hearing: June 15, 2021

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

www.willdan.com

WILLDAN

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 2021/2022, 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 ______________, 2021.

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

By: ________________________________

Chonney Gano
Project Manager, District Administration Services

By: ________________________________

Tyrone Peter
P. E. # C 81888

TABLE OF CONTENTS

I. OVERVIEW

A. INTRODUCTION

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

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2021/2022. 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 (the"County") Assessor's Office. The County 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 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 City Council may order the levy and collection of assessments for fiscal year 2021/2022 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 2021/2022.

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 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 ("Article XIID") (Proposition 218).

In conjunction with the formation of the District, the City Council initiated and conducted property owner protest ballot proceedings for the District assessments in compliance with the substantive and procedural requirements of Article XIIID. At the conclusion of the Public Hearing on October 5, 2004 the property owner ballots returned were tabulated to determine if majority protest existed. The tabulation of the ballots indicated that majority protest did not exist and the property owners approved the special benefit assessment for maintaining the improvements within the District and assessment range formula connected therewith. The Assessment Range Formula is described in more detail within Section III (D) of this Report. Any increase to the assessment greater than the maximum assessment rate approved will require the City Council to once again conduct property owner protest ballot proceedings for the increase. The proposed assessment rate for fiscal year 2021/2022 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 XIIID requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Article XIIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district or District. The general enhancement of property value does not constitute a special benefit.

B. BENEFIT ANALYSIS

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

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

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

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

SPECIAL BENEFIT

The special benefits associated with the landscaping improvements are specifically:

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

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

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

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

GENERAL BENEFIT

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

Equivalent Dwelling Units:

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

EDU Application by Land Use:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Total Balance to Levy / Total EDU = Levy per EDU

Levy per EDU x Parcel EDU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

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

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

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

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

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

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

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

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

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

OPERATING RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2021/2022

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$12,660.00
Utilities	12,769.00
Equipment & Supplies	3,000.00
Repairs/Miscellaneous Expenses	998.00
Direct Costs (Subtotal)	**$29,427.00**
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	$30,765.00
Reserve Fund Collection (Contribution)	(4,350.54)
General Fund Repayment/(Contribution)	0.00
Total Charge	**$26,414.46**
Balance to Levy	**$26,414.56**
Difference (due rounding)	**$0.10**
DISTRICT STATISTICS	
Total Number of Parcels	38
Total Parcels Levied	38
Total Equivalent Dwelling Units	38
Levy Per EDU	**$695.12**
Maximum Assessment Per EDU	**$695.12**
Prior Year Maximum Assessment Per EDU	$684.44
OPERATING RESERVE INFORMATION	
Operating Reserve Balance	$115,253.49
Reserve Fund Collection/(Contribution)	(4,350.54)
Ending Operating Reserve Balance	**$110,902.95**

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 - 2021/2022 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 2021/2022 Assessment Roll".

RESOLUTION NO: ______________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2021/2022 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 2021/2022 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, 2021, and ending June 30, 2022, 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.

<u>Section 4</u> 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 2021/2022 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.

<u>Section 5</u> 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 15, 2021**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2021/2022, 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.

<u>Section 6</u> 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.

<u>Section 7</u> 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.

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:	**APPROVED AS TO FORM:**
______________________________	______________________________
Ana B. Gonzalez, City Clerk	Ethan J. Walsh, 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 2021/2022 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 2021/2022 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 2021/2022, 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 2021/2022; and

d) An exhibit showing the boundaries of the District

Upon completion of the Report, said Report shall be filed with the City Clerk, who shall submit the same to the City Council for its consideration pursuant to *Section 22586* of the Act.

Section 2 The proposed improvements for the District include but are not limited to: the maintenance and operation of public landscaping services and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

Section 3 The City Council hereby determines that to provide the improvements described in Section 2 of this resolution, it is necessary to levy and collect assessments against lots and parcels within the District.

Section 4 The Finance Officer of the City of Woodland is hereby authorized and directed to take any and all action necessary and appropriate in connection with the annual levy and collection of assessments for the District.

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan J. Walsh, City Attorney

RESOLUTION NO: ______________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2021/2022

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2021/2022 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, 2021, and ending June 30, 2022, 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 2021/2022" (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 2021/2022; and

d) An exhibit showing the boundaries of the District

<u>Section 3</u> The Report is hereby preliminary approved, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan J. Walsh, 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 2021/2022 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 2021/2022 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 2021/2022, 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 2021/2022; and

d) An exhibit showing the boundaries of the District.

Upon completion of the Report, said Report shall be filed with the City Clerk, who shall submit the same to the City Council for its consideration pursuant to *Section 22586* of the Act.

Section 2 The proposed improvements for the District include but are not limited to: the maintenance and operation of public landscaping services 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 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan J. Walsh, 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 2021/2022

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2021/2022 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, 2021 and ending June 30, 2022, 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 2021/2022" (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 2021/2022; and

d) An exhibit showing the boundaries of the District.

<u>Section 3</u> The Report is hereby preliminary approved, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan J. Walsh, City Attorney

RESOLUTION NO: ______________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2021/2022 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 2021/2022 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, 2021, and ending June 30, 2022, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public's best interest requires such levy and collection.

Section 3 The territory of the District is within the boundaries and jurisdiction of the District, and the City of Woodland within the County of Yolo, State of California. The boundary map describing the District is on file with the City Clerk and is hereby incorporated by reference into this Resolution. The District is designated as the "City of Woodland Spring Lake Landscaping and Lighting District."

Section 3 The proposed improvements for the District are briefly described as the maintenance and operation of and the furnishing of services and materials for the improvements within the District including, but not limited to, the maintenance and operation of public landscaping services including neighborhood parks and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2021/2022 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 15th, 2021**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2021/2022, 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 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan J. Walsh, 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 2021/2022.

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.

RESOLUTION NO.____________

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan J. Walsh, 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 GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2021/2022.

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 2021/2022 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 2021/2022 (Beginning July 1, 2021 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 2021/2022.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2021/2022.

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

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

<u>Section 9</u>: The proposed assessment for Fiscal Year 2021/2022 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

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

<u>Section 11</u>: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 15, 2021** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO.____________

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan J. Walsh, 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 2021/2022.

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.

RESOLUTION NO.___________

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan J. Walsh, 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 2021/2022.

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 2021/2022, 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 2021/2022 (Beginning July 1, 2021 and ending June 30, 2022) 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 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 2021/2022.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2021/2022.

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

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

<u>Section 9</u>: The proposed assessment for Fiscal Year 2021/2022 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

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

<u>Section 11</u>: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 15, 2021** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO.___________

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan J. Walsh, 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 2021/2022.

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:

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

<u>Section 2</u>: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2021.

RESOLUTION NO.____________

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan J. Walsh, 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 2021/2022.

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 2021/2022, 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 2021/2022 (Beginning July 1, 2021 and ending June 30, 2022) 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 2021/2022.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2021/2022.

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 2021/2022 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 15, 2021** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO.___________

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

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Ethan J. Walsh, 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 2021/2022.

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:

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

<u>Section 2</u>: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

RESOLUTION NO.___________

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan J. Walsh, 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 2021/2022.

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 2021/2022, 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 2021/2022 (Beginning July 1, 2021 and ending June 30, 2022) in accordance with *Chapter 1, Article 4* of the Act; and,

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

<u>Section 1</u>: The above recitals are all true and correct.

<u>Section 2</u>: The Report as presented, consists of the following:

a. A Description of Improvements.
b. A Description of the District.
c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2021/2022.

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

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

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

<u>Section 6</u>: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2021/2022.

<u>Section 7</u>: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

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 2021/2022 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 15, 2021** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO.___________

PASSED AND ADOPTED by the City Council this 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Ethan J. Walsh, City Attorney

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: H.13
SUBJECT: Contract with HDR Engineering, Inc. for Utility Rate Studies

Recommendation for Action: Staff recommends that the City Council authorize the City Manager to approve a contract with HDR Engineering, Inc. for completion of utility rate studies, in an amount not to exceed $65,000.

Staff Contact:

Kimberly McKinney, Director of Administrative Services, (530) 661-5849,
kimberly.mckinney@cityofwoodland.org

Fiscal Impact:

The funding for the rate studies, which includes $33,473 for the water rate study, and $31,527 for the sewer rate study, are included in the approved fiscal year 2020/21 budget.

Background:

The monthly water and sewer rates that are charged to City residents and businesses are adopted through a State prescribed legal process outline in Proposition 218. These rates periodically require updates, and the first part of the process is a comprehensive analysis of the overall cost of services necessary to provide water and sewer services for the City's customers. This process looks at ongoing costs of operations and maintenance, existing debt service requirements, capital improvement projects, and appropriate allocation of these costs among the various customer categories. These analyses typically forecast over a ten year period. The City has engaged the services of HDR Engineering, Inc. (HDR) to perform the rate study analyses for the water and sewer systems.

Discussion:

The City last updated the water system rates in 2016, which included adoption of a five year adjustment to rates that averaged 5.5% per year. The last approved rate was implemented in January 2021. The City has been monitoring the actual performance of revenues and expenditures in comparison to the previous rate study to determine if the adopted rates continue to be necessary each year. To date, the adjustments in the 2016 rate study have been necessary, and actual water fund performance has closely mirrored staff expectation. In order to allow rates to keep up with growth of expenditures in the water fund, a new analysis is necessary.

The sewer rates have remained unchanged in the City since 2018. Staff prepared an analysis of the rates in 2019, which indicated that the fund could maintain a healthy financial status without rate adjustments for about three years. Since that time, there have been some changes in State mandates surrounding wastewater discharge, as well as required changes in the process used to treat wastewater throughout the City. The proposed contract with HDR will update the rate study for the sewer system, factoring in these updated items as well as the inflationary costs of ongoing operations and maintenance requirements.

Following completion of the rate studies, staff will return to Council with the completed recommendations for adjustments to the rates and rate structures, as appropriate. Staff anticipates returning to Council in late August or early September. If the rate adjustments are approved by Council, a Proposition 218 compliant process to adjust the rates would be necessary. This process begins with Council approving the rates, then written notices are sent to all customers regarding the proposed rates and allowing for a protest period that last for forty-five (45) days. Finally, a public hearing is held, any qualifying protests to the proposed rates are tallied. If the rates are passed, they would typically become effective the following January.

Conclusion:
Staff recommends that the City Council authorize the City Manager to approve a contract with HDR Engineering, Inc. for completion of utility rate studies, in an amount not to exceed $65,000.

Prepared By: Kimberly McKinney, Director of Administrative Services

Ken Hiatt
City Manager

Attachments:
1. HDR Proposal for Woodland 2021 Water/Wastewater Rate Study

April 30, 2021

Kimberly McKinney
Director of Administrative Services
City of Woodland
300 First Street
Woodland, CA 95695

Subject: 2021 Water and Wastewater Rate Study

Dear Ms. McKinney:

HDR Engineering, Inc. (HDR) submitted to the City our professional qualifications for Technical and Professional Rate Service Analysis and Review Services in 2018. Based upon that submittal, HDR was requested to provide the attached detailed scope of services, project time schedule, and fees to conduct a water and wastewater rate study.

HDR is well qualified, and best positioned, to meet the City's time schedule, by virtue of having conducted the most recent water and wastewater rate studies for the City and having existing, City-specific, cost of service and rate models from which to start.

We appreciate the opportunity to provide this proposal to assist in developing the City's water and wastewater proposed rates for the upcoming rate setting period. Should you have any questions, please do not hesitate to contact Shawn Koorn, HDR's Project Manager, at 425.450.6366 or Shawn.Koorn@HDRinc.com. We look forward to the opportunity to continue to work with the City.

Sincerely,
HDR ENGINEERING, INC.

Holly L.L. Kennedy, PE (CA)	Shawn W. Koorn
Senior Vice President	Associate Vice President

21-10301158/SK/jah

HDR Engineering, Inc.
2379 Gateway Oaks Drive, Suite 200, Sacramento, CA 95833
(916) 817-4700

1. Scope of Services

1.1 Introduction

HDR Engineering, Inc. (HDR) proposes to provide a water and wastewater rate study for the City of Woodland (City). The overarching objective of this study is to determine the level of rate revenue adjustments needed to properly and adequately fund each of the City's utilities, while also attempting to minimize the rate adjustments and bill impacts to the City's water and wastewater customers. To accomplish this, HDR will utilize "generally accepted" rate-setting methodologies and tailor those methodologies to the specific circumstances of the City. This is similar to the approach successfully used in the past by HDR to develop the City's current water and wastewater rates.

1.2 Key Objectives for This Study and Project Approach

In discussion with the City, a number of objectives for the study were identified. These included:

- ✓ Determine the revenue increases needed to provide funds necessary to meet the City's current/future requirements and maintain the water and wastewater enterprise funds financial health, while maintaining awareness and sensitivity to the impact of rate increases on the City's water and wastewater customers.
- ✓ Calculate and document the functionalization, allocation, and distribution of costs among appropriate customer classes consistent with industry standards and State law (e.g., Prop. 218).
- ✓ Establish project revenue/expenditure needs for a 10-year period to create a 10-year Financial Plan.
- ✓ Develop a cost of service analysis to establish the unit costs (e.g., cost-based rates) for the development of the proposed rates in year 1 (January 1, 2022) for each utility.
- ✓ Design rates for the next 5 years that are appropriate and produce the targeted revenues outlined in the revenue requirement analyses.
- ✓ Attend up to two public meetings to present the results of the study.
- ✓ Assist the City in developing the required Proposition 218 noticing.

The proposed project approach for the City's study consists of three analytical elements: a revenue requirement analysis, a cost of service analysis, and a rate design analysis. Each of these analyses will be completed for each utility to develop cost-based and proportional rates.

The **revenue requirement analysis** evaluates the adequacy of the City's existing water and wastewater rates to meet the financial policies and/or financial planning targets (e.g., debt service coverage ratios, minimum reserves, replacement funding). This component of the study will develop a 10-year financial plan by projecting the revenues and expenses of the utility. This portion of the study includes the development of a detailed capital funding plan to determine the funding approach for each utility's capital needs over the 10-year period. Finally, the revenue requirement analysis will also establish cost-based rate revenue levels and develop a financially sustainable long-term funding approach for the City's water and wastewater utility.

Next, the **cost of service** analysis will equitably allocate and proportionally distribute costs to the various customer groups served by each utility. As a part of this study, a detailed review of the City's customer usage characteristics and customer classes of service will be undertaken. Similar to the prior studies, HDR will review the current customer classes of service and discuss any proposed changes to the customer classes with the City. The cost of service will provide the City with the cost-based level of revenue necessary for each customer class of service (e.g., residential, multi-family, commercial) for each utility. The cost of service also provides the cost justification for the pricing of the proposed rates (i.e., pricing requirements of Proposition 218).

Finally, using the findings from the revenue requirement and cost of service analyses, the **rate design analysis** will develop proposed water and wastewater rates. In designing the proposed rates for the next five year period (i.e., 2022–2026, consideration will be given to the City's rate design goals and objectives while meeting the requirements of California Constitution Article XIII D, Section 6 (Article XIII D), or Proposition 218.

The above analyses will be conducted in a manner such that they include the key study objectives and deliverables requested by the City.

1.3 Scope of Services

Provided below is a detailed scope of services to conduct the City's water and wastewater rate study. The proposed scope of services is designed to provide the professional and technical services needed to develop cost-based and proportional water and wastewater rates for a 5-year rate setting period.

Task 0—Project Management. Project management is a continuous task and will occur over the time period the study is being conducted. The HDR Project Manager will provide a monthly progress report to be included with the monthly invoice. The progress report will summarize the work completed during the invoicing period, the overall status of the project, any issues identified during the invoicing period and HDR's assessment of the overall project in relation to deliverables, time schedule and budget.

Deliverables as a Result of Task 0:

- Overall project management to provide adequate resources, quality control, and leadership to successfully complete the study on-time and within budget
- Monthly written progress reports and invoices

Task 1—Initial Project Meeting. HDR has worked extensively with the City in the past. Given that, HDR would propose a virtual initial project meeting to discuss the overall study's goals and objectives, the proposed project methodology, and any key issues or concerns either party may have. It is proposed that the initial project meeting conference call be approximately two hours in length.

Deliverables as a Result of Task 1:

- A two-hour initial project meeting (virtual meeting)
- Identification of study objectives, issues, and concerns by both parties
- Discussion of project data needs

Task 2—Data Collection. The initial written data request details the data and information required to conduct the study. HDR will provide a written data request to the City prior to the initial project meeting, so that it can be discussed during the meeting and any problem areas quickly resolved. Given HDR's familiarity with the City's data, and the City's past experience in collecting the necessary data for the previous water and wastewater rate studies, this aspect of the study should be expedited and the City's and HDR's efforts in this area minimized.

Deliverables as a Result of Task 2:

- An initial written data request to the City prior to the initial project meeting
- A review of the City's data for the project
- Identification of any data constraints

Task 3—Review of Customer Usage Data. Since the City's last water and wastewater rate studies, greater emphasis has been placed upon cost justification for the fixed and variable charges, and specifically the tiered rates for the water utility. For the water rate study, the difference in the pricing for the tiers and customer classes is based on the average annual consumption and peaking differences between customer classes. In a wastewater rate study, differences in rates are typically a function of differences in volumes of wastewater contributed and the strength of wastewater. This task focuses on the issue of water consumption and customer class characteristics and the volumes of wastewater contributed and strength of the wastewater. HDR has highlighted this portion of the study to emphasize its importance to the overall study and the ever-evolving legal/technical requirements under Proposition 218.

As a part of this task, HDR will review the City's metered water consumption data for each customer group in order to develop a reasonable profile of the water consumption characteristics and estimated contributed volumes of wastewater by each customer group. For residential and multi-family customers, the annualized average winter water usage is typically used as a surrogate for wastewater contributions. For commercial customers, their adjusted monthly usage is typically utilized. In summary, this task provides the needed linkage for each customer class of service between the consumption of water and estimated volumes of wastewater contributed and the rates charged for water and wastewater.

Deliverables as a Result of Task 3:

- Review of the City's metered water consumption data by customer class of service
- Develop customer group profiles of water consumption characteristics
- Estimate volumes of contributed wastewater by customer class of service

Task 4—Revenue Requirement Analyses (10-Year Financial Plans). The development of water and wastewater revenue requirement is the first major analytical task for each study. The revenue requirement analysis entails reviewing the various sources of funds (revenues) for each utility and comparing them to the applications of funds (expenses) of each utility, while considering the prudent and proper funding for operations and maintenance (O&M) and capital expenditures. This portion of the study determines the need for any future rate revenue adjustments and the size and timing of those adjustments.

The City's revenue requirement analysis will be developed utilizing a "generally accepted" methodology and projected for a 10-year period. By reviewing costs over this extended time frame, the City can determine if any major rate impacts are on the horizon and potentially take steps today to help minimize future cost and rate impacts. The analysis will be developed utilizing the "cash basis" methodology, which is the same methodology used by HDR and the City in the prior water and wastewater rate studies. The "cash basis" methodology is comprised of O&M expenses, taxes, debt service (principal and interest [P+I]), and capital improvements funded from rates.

The revenue requirement analysis is composed of two major types of costs: operational and capital. The operational costs are projected from historical or budgeted costs, using assumed escalation factors, and adjusted for any known changes in operations (e.g., additional personnel, growth/expansion). The starting point for projecting capital costs (expenditures) will be the City's approved capital improvement plan (CIP). In the financial planning process, consideration must be given to maximizing the capital improvements (expenditures) for the system, while minimizing rates to customers. This is accomplished by balancing of the use of rate funding (pay-as-you-go) and long-term debt. At a minimum, we assume that a utility should fund an amount equal to, or greater than, the utility's annual depreciation expense for renewal and replacement capital projects. This is a prudent level (i.e., best practice) of annual minimum funding from rates.

Similar to the City's prior rate studies, in developing the revenue requirement analysis prudent financial planning criteria (guidelines) will also be considered. These include maintaining adequate reserves, meeting minimum debt service coverage (DSC) ratios, and providing adequate funding for renewal and replacement infrastructure. In summary, a prudent 10-year financial plan will be developed that meets the City's goals and objectives, while attempting to minimize rates and bill impacts over time.

While this portion of the analysis will develop a projection of revenues and expenses for a 10-year period, ultimately, the City will be developing rates for a 5-year rate setting period. As a part of this task, if needed, HDR will develop a rate transition plan to smoothly implement any needed rate adjustments over the five-year time period to help minimize and smooth the projected rate and bill impacts to the City's water and wastewater customers. At the completion of the draft revenue requirement a half-day project review meeting will be held with City staff to review and discuss the results for each utility. At the completion of the review, HDR will develop the draft final revenue requirement based on feedback and discussion with City staff.

Deliverables as a Result of Task 4:

- A projected 10-year revenue requirement analysis (financial plan) that includes the projected operating and capital needs of each utility
- If needed, a rate transition plan to "phase in" any needed rate adjustments for the five-year rate setting period
- Recommendations regarding key financial/rate setting policies (e.g., debt service coverage, capital funding/replacement through rates, reserve levels)
- A half-day project meeting to review the draft revenue requirement analysis for each utility

Task 5—Cost of Service Analyses. A cost of service analysis equitably allocates and proportionally distributes the revenue requirement for each utility as developed in Task 4 between the various customer classes of service of each utility. As discussed earlier, the cost of service analysis, and this particular task, has taken on a higher level of importance since the City's most recent rate studies. It has always been important for a utility to have cost-based rates that are fair, equitable, and defendable. The basis for establishing water and wastewater rates that are fair, equitable, and defendable has traditionally been cost of service principles and methodologies.[1]

The State of California has certain well established legal constraints regarding utility ratemaking, of which Proposition 218 (California Constitution Article XIII D) is at the forefront. At its very core, Proposition 218 requires a utility to establish cost-based rates for the services provided. This task is designed to specifically address this legal requirement to develop the cost-basis for both the fixed and consumption/volumetric charges of the City's water and wastewater rates. To meet these cost-based requirements, the City's water and wastewater cost of service analyses will equitably allocate the City's revenue requirement to the various customer classes of service (e.g., single-family residential, multi-family, commercial) using a generally accepted cost of service methodology that is tailored to the City's system and customer characteristics.

The cost of service analyses will *functionalize, allocate,* and *distribute* the 2022 revenue requirement for each utility. Functionalization is the sorting of the City's cost data into functional components. For the water utility, this includes supply, treatment, transmission, storage, pumping, and distribution, for example. For wastewater, this generally included collection, conveyance, pumping, and treatment. For

[1] Generally-accepted cost of service principles and methodologies are best defined and discussed within the American Water Works Association M1 Manual, *Principles of Water Rates, Fees, and Charges* and the Water Environment Federation Manual of Practice No. 27, *Financing and Charges for Wastewater Systems*.

the City, this has historically been accomplished within the City's system of accounting for these costs. Next, the costs are allocated to various cost components (e.g., water – commodity, capacity, customer; and wastewater - volume, strength, customer), based upon the reason why the cost was incurred. The intent is to equitably allocate the costs (i.e., revenue requirement) of providing water and wastewater services to the to those cost components/customers which create or incur the cost. Finally, the allocated costs are equitably distributed to each customer class of service, based upon the proportional share of the type of cost. For example, water commodity (average day) related costs are allocated to each customer class of service based on average annual metered water sales while wastewater volume-related costs are allocated to each customer group based upon their proportional share of the volumes of wastewater each contributes to the system. This general approach of equitable allocation and proportional distribution of costs is used throughout the cost of service analysis and is the foundation for the development of cost-based rates.

From the above process, a summary page of the cost of service analysis is developed. The summary page compares the difference between the current level of rate revenues received from each class of service and the allocated costs to each class. This provides an understanding of the relationship between the costs each customer class of service places on the system and the revenues received from the customers. Finally, while the cost of service analysis provides the proportional distribution of costs to each class of service, it also provides average unit costs, or cost-based rates. In this case, the average unit costs, or cost-based rates, for both the fixed and consumption/volume components of the proposed rate structure. The average unit costs, or cost-based rates, are used as the basis for year 1 (e.g., 2022) proposed water and wastewater rates as developed in Task 6. This comports with the intent and requirements of Proposition 218.

Deliverables as a Result of Task 5:

- Review of the customer classes of service and determination of any revisions for cost allocation or rate design purposes
- An equitable allocation and proportional distribution of costs to each utility customer classes of service
- A summary of the average unit costs (cost-based rates) for each utility
- A half-day project meeting to review the approach, summary, and recommendations of the water and wastewater cost of service analyses

Task 6—Rate Design Analyses. The final analytical task of the water and wastewater rate study is the development of proposed rates. For the City's study, proposed water and wastewater rates will be developed for a 5-year period. A starting point in the water and wastewater rate design process is to gain an understanding of the rate design goals and objectives the City is striving for in this study. During the prior rate study, HDR and the City updated both the water and wastewater rate structures. Given that, it is not anticipated that any significant changes to the current water or wastewater rate structures will be made.

The cost of service analysis (Task 5) will have calculated average unit costs, or the cost basis, for the proposed rate structure components (i.e., fixed, consumption/volumetric) for year one of the five year proposed rate setting period. The proposed rates for the following four years will be based upon the findings and conclusions from the revenue requirement analysis for each utility. This provides for cost-based adjustments each year. In addition, bill impacts (i.e., bill comparisons) will be developed for each rate design that clearly illustrate and highlight the impacts to water and wastewater customers. All proposed rate designs will be reviewed with City staff via a two-hour virtual project meeting. The final proposed rates will be presented to the City Council for adoption.

Deliverables as a Result of Task 6:

- Development of proposed rates for each utility and each class of service for the projected five-year period
- Bill comparisons and graphs for the proposed rate designs developed

Task 7—Written Report. At the completion of the rate study, HDR will develop a draft written report for review by City staff. The written report is intended to be comprehensive in nature and document the activities undertaken as a part of the study, along with our findings, conclusions, and recommendations. HDR will provide an electronic copy of the draft report to the City staff and City legal review and comment. Report edits and comments will be incorporated into the final report and an electronic copy will be provided to the City after City Council action.

In providing the final report after final Council action, HDR includes a copy of the Proposition 218 notice, along with a copy of the final rate resolution/ordinance. In this way, the final report provides a more complete record of decision as to the process the City used to establish the proposed water and wastewater rates.

The City has also requested assistance with the required Proposition 218 noticing. HDR will provide as-needed assistance to the City in development of their Proposition 218 mailer. However, in providing this as-needed assistance, the City will still be responsible for the development, printing, mailing, and contents of the mailer.

Deliverables as a Result of Task 7:

- An electronic copy of the draft written report
- An electronic copy of the final written report
- Assistance in the development of the Proposition 218 mailer/noticing

Task 8—Meetings/Public Presentations. The overall quality and value of a rate study is often measured by the quality of the public presentation process. The ability of HDR's Project Manager, Shawn Koorn, to present this technical material in a manner that is easily understandable to the City Council and the public is critical to the success of the project. As Shawn and HDR have demonstrated in the past, we excel in this aspect of the study. This study has assumed up to two public meetings to present the results of the study to the City Council and Public. If additional public meetings are desired, they can be provided on a time-and-materials basis, using the hourly billing rates contained within the final agreed upon professional services agreement with the City.

Deliverables as a Result of Task 8:

- Up to two council/public presentations by HDR's Project Manager during the rate study process
- Development of presentation materials (e.g., PowerPoint presentation, study summary data)

1.4 Summary

The above scope of services has been developed based upon our past knowledge of working with the City, along with discussion with City staff. If needed and requested, HDR is willing to modify our proposed scope of services to meet the City's needs.

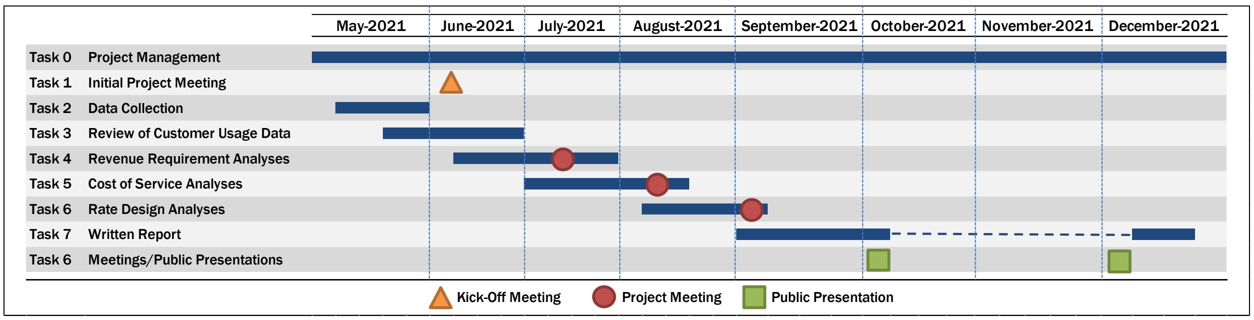
2. Project Time Schedule

2.1 Introduction

In the previous section of our proposal, HDR developed a detailed scope of services to conduct the City's comprehensive cost of service and wastewater rate design study. This section of our proposal will discuss the proposed project time schedule for this study.

2.2 Project Time Schedule

The City has specified a project time schedule such that the proposed rates are in place in January 2022. HDR has developed the following project time schedule with that completion/implementation date in mind.



HDR will make every effort to meet the City's requested schedule. HDR has a history of successfully meeting the City's rate study time schedules.

2.3 Summary

HDR has developed a project time schedule for the City's water and wastewater rate study, based upon the City's desired implementation date for the new water and wastewater rates.

3. Project Fees

3.1 Introduction

A detailed fee proposal has been developed for the City's 2021 water and wastewater rate study. Our fee proposal begins with the proposed hourly billing rates by employee classification, and then a detailed fee estimate has been developed based upon the hours, by individual, by task. A more detailed discussion of the development of the fee estimate is provided below.

3.2 Hourly Billing Rate Schedule and Expenses

Our proposed hourly rate schedule, by employee classification, is provided below. These hourly rate schedules will be in effect during the course of the study and were outlined in HDR's statement of qualifications. These rates shall apply for the proposed scope of work and any out-of-scope work.

HDR Hourly Rate Schedule
January 2021 through December 2021

Project Manager-QA/QC	$290.00/hour
Task Lead	$160.00/hour
Senior Financial Analyst	$225.00/hour
Accounting/Admin	$135.00/hour

In-House Expenses:

Vehicle Mileage	Current Federal Travel Regulation (FTR)
Black/white Photocopies (per copy)	$0.05 to $0.09
Color Copies (per copy)	$0.15 to $0.30

No markup on expenses. Other direct expenses (e.g., airfare, car rental, hotel, etc.) will be billed at cost.

3.3 Project Fee Estimate

The estimated project fees for the City's water and wastewater rate study are a function of the hourly billing rates for the employees to be utilized on the City's study and the proposed scope of services. Provided on the following page is a summary of the estimated project fees for the services requested by the City.

Summary of the Estimated Fees for the 2021 Water and Wastewater Rate Study				
Task Description		**Water**	**Wastewater**	**Total**
Labor:				
Task 0:	Project Management	$1,390	$1,390	$2,780
Task 1:	Initial Project Meeting	610	610	1,220
Task 2:	Data Collection	705	705	1,410
Task 3:	Review of Customer Usage Data	2,570	1,990	4,560
Task 4:	Revenue Requirement Analyses	6,480	5,840	12,320
Task 5:	Cost of Service Analyses	10,590	9,950	20,540
Task 6:	Rate Design Analyses	4,110	4,110	8,220
Task 7:	Written Reports	2,920	2,920	5,840
Task 8:	Meetings/Public Presentations	1,705	1,705	3,410
	Total Labor	$31,080	$29,220	$60,300
	Total Expenses			$4,615
	Grand Total Study Fees			**$64,915**

HDR is estimating a total fee of $64,915.00 for the proposed services. HDR is willing to enter into a "not to exceed" agreement to provide these services. During the course of the study, HDR will keep the City informed of the progress of the study with respect to time schedule and project budget.

HDR's fee estimate is based upon the scope of services as presented in our proposal. As the final scope of services is negotiated, HDR reserves the right to adjust the proposed fee to be reflective of the City's requested changes, if any, in the final scope of work.

Should additional services or public presentations be requested by the City, they will be billed on a time-and-material basis, using the hourly billing rates shown within this fee proposal. No out-of-scope services shall be provided to the City without the written authorization of the City.

3.4 Summary

HDR has developed a detailed fee estimate for the professional and technical services being requested by the City. HDR is willing to work with the City to develop a mutually accepted scope of services and fee.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: H.14
SUBJECT: Award Construction Contract for the State Route 113/County Road 25A Interchange Modifications Project, CIP 20-05

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to 1) Award a construction contract in the amount of $1,307,499 to Granite Rock Company for the State Route 113/County Road 25A Interchange Modifications Project (CIP 20-05) and authorize a contract contingency of up to 15% ($196,125); and 2) Approve a consultant agreement for construction management and inspection services with Associated Engineering Consultants, Inc. (AEC) in an amount up to $164,456, and authorize a contract contingency of up to 10% (16,446).

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

Fiscal Impact:
Funding for the SR-113/CR-25A Interchange Modifications Project, CIP 20-05, is included in the Capital Budget approved by City Council on June 16, 2020. The funding source is the Spring Lake Infrastructure Fund (Fund 682 – Roads).

Currently, approved funding for CIP 20-05 consists of $985,000 of Spring Lake Infrastructure Funds (SLIF) for road improvements. An additional $965,000 is included in the CIP budget for Fiscal Year 21/22. It was anticipated that SLIF funding would be used to pay for project construction with future cost participation from the Woodland Research and Technology Park Specific Plan.

The proposed contract award, plus 15% construction contingency, construction management and inspection costs, design, and project management results in a total project cost of $1.95 million dollars.

There are no impacts to the City's General Fund.

Background:

On May 15, 2018, the City initiated a contract with Mark Thomas to study the timing and phasing of construction work at the SR113/CR25A Interchange. That study determined that an interim project was needed to facilitate the full buildout of Spring Lake and provide some limited capacity for the initial build out of the Technology Park Specific Plan. At buildout of the urban limit line, a comprehensive interchange project at SR113/CR25A will be required at an estimated cost $8-12 million.

The project before the Council is the recommendation for award of the interim project. The project was authorized for bids on August 18, 2020.

Discussion:
The City advertised for bids on April 23, 2021. On May 11, 2021, the City received 4 bids for CIP 20-05 in the

amounts tabulated below:

	CONTRACTOR	BASE BID
1	Graniterock	$1,307,499.00
2	Martin Brothers Construction	$1,317,062.50
3	Lister Construction, Inc.	$1,421,070.50*
4	Western Engineering Contractors, Inc.	$1,477,177.00

*Bid adjusted due to minor tabulation error.

Construction costs have continued to escalate over the last couple of years, so it was not surprising to see estimated costs increase from initial project scoping through design and bid of the project. At the time of bid advertisement, the engineer's estimate for the project construction was $1,332,400.

Staff has performed due diligence in reviewing the bids. Granite Rock Company has been determined to be the lowest responsive, responsible bidder and has complied with all technical submittal requirements.

Staff completed a quality based selection process in October 2018, whereby a list of on-call construction management and inspection firms was created for use in selecting consultants for future roadway projects. Associated Engineering Consultants, Inc. (AEC) is one of the firms on the short list and staff has selected them to provide construction management, materials testing, and inspection services for this project based upon their experience and qualifications.

The construction contract provides 60 working days for completion of the project. Staff anticipates completion of the project in the late-summer/early-fall of 2021.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, to 1) Award a construction contract in the amount of $1,307,499 to Granite Rock Company for the State Route 113/County Road 25A Interchange Modifications Project (CIP 20-05) and authorize a contract contingency of up to 15% ($196,125); and 2) Approve a consultant agreement for construction management and inspection services with Associated Engineering Consultants, Inc. (AEC) in an amount up to $164,456, and authorize a contract contingency of up to 10% (16,446).

Prepared By: Ed Wisniewski, Senior Civil Engineer

Reviewed By: Brent Meyer, Community Development Director/City Engineer

Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Consultant Agreement (AEC)

3. Location Map

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT WITH GRANITE ROCK COMPANY IN THE AMOUNT OF $1,307,499 FOR THE STATE ROUTE 113/COUNTY ROAD 25A INTERCHANGE MODIFICATIONS PROJECT, CIP #20-05.

WHEREAS, the Project is identified in the current capital budget as SR-113/CR-25A Interchange Modifications (CIP #20-05); and

WHEREAS, the Project is currently funded with $985,000 in SLIF Roads (Fund 682) funding, with an additional $965,000 included in the fiscal year 21/22 CIP budget; and

WHEREAS, the City Council approved the plans and specifications and authorized advertisement for bids on August 18, 2020; and the City of Woodland advertised for bids on April 23, 2021; and

WHEREAS, on May 11, 2021 the City of Woodland received 4 bids, and Granite Rock Company was determined to be the lowest responsive bidder with a base bid of $1,307,499; and

WHEREAS, the City Council wishes to approve a Construction Contract with Granite Rock Company for CIP 20-05, SR-113/CR-25A Interchange Modifications and authorize its execution through adoption of this Resolution; and

WHEREAS, the City Council wishes to approve a construction contract contingency of up to 15% ($196,125); and

WHEREAS, the City Council wishes to approve a consultant agreement for construction management & inspection services with Associated Engineering Consultants, Inc. (AEC) for an amount up to $164,456, and authorize a 10% contract contingency ($16,446).

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

<u>Section 1.</u> The City Council hereby approves the Construction Contract with Granite Rock Company in the amount of $1,307,499 and approves a fifteen (15%) percent construction contingency in the amount of $196,125. The City Manager is hereby authorized and directed to execute the contract, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized herein does not change.

<u>Section 2.</u> The City Council hereby authorizes the City Manager to approve a consultant agreement with Associated Engineering Consultants, Inc. (AEC) for construction management & inspection services for an amount up to $164,456 and approves a 10% contract contingency ($16,446).

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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 a part of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 18th day of May 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

CITY OF WOODLAND
PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES

CM #	

This Agreement is made and entered into this _________ day of _________, 2021 by and between the City of Woodland, a California municipal corporation ("City") and Associated Engineering Consultants, Inc. (AEC), a California corporation ("Consultant"). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS

A. Consultant desires to perform and assume responsibility for the provision of certain professional consultant services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing construction management, inspection, and material testing services to public clients, is licensed in the State of California, and is familiar with the plans of City.

B. Consultant agrees that it is 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 Agreement is based on such independent investigation and research.

C. City desires to engage Consultant to render such services for the State Route 113/County Road 25A project ("Project") as set forth in this Agreement.

AGREEMENT

1. SCOPE OF SERVICES AND TERM.

1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional construction management and inspection consulting services necessary for the Project ("Services"). The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules, and regulations.

1.2 Term. The term of this Agreement shall be from the date of contract execution to June 30, 2022, unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

2. SCHEDULE OF SERVICES.

2.1 Schedule of Services. Consultant shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Consultant's conformance with the Schedule, City shall respond to Consultant's submittals in a timely manner. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

2.2 Extension of Time. Consultant may, for good cause, request extensions of time to perform the Services required hereunder. Such extensions shall be authorized in advance by the City in writing and shall be incorporated in written amendments to this Agreement.

2.3 Period of Performance and Liquidated Damages. Consultant shall perform and complete all Services under this Agreement within the term set forth in Section 2.1 above as it may be extended pursuant to Section 2.2 ("Performance Time"). Consultant shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits "A" or "B" attached hereto, or which may be separately agreed upon in writing by the City and Consultant ("Performance Milestones"). Consultant agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Project Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage.

3. FEES AND PAYMENTS.

3.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed ONE HUNDRED SIXTY FOUR THOUSAND FOUR HUNDRED FIFTY-SIX DOLLARS ($164,456) without written approval of the City Manager. Consultant shall not be reimbursed for any expenses unless authorized in writing by City. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2 Payment of Compensation. Consultant shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Consultant. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within forty-five (45) days of receiving such statement, review the statement and pay all approved charges thereon.

3.3 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from City's Representative.

4. CHANGES.

4.1 The Parties may, from time to time, request changes in the scope of the Services of Consultant to be performed hereunder. Such changes, including any increase or decrease in the amount of Consultant's compensation and/or changes in the schedule must be authorized in advance by City in writing. Mutually agreed changes shall be incorporated in written amendments to the Agreement.

5. RESPONSIBILITIES OF CONSULTANT.

5.1 Independent Contractor; Control and Payment of Subordinates. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Consultant retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Consultant shall also not be employees of City and shall at all times be under Consultant's exclusive direction and control. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

5.2 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of City.

5.3 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to the City, or who are determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by the Consultant at the request of the City. The key personnel for performance of this Agreement are as follows: Mark Burlew.

5.3.1 City's Representative. The City hereby designates Ed Wisniewski, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. Consultant shall not accept direction or orders from any person other than the City's Representative or his or her designee.

5.3.2 Consultant's Representative. Consultant hereby designates Mark Burlew, or his or her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

5.4 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

5.5 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subconsultants shall have sufficient skill and experience to perform the Services assigned to them. Finally, Consultant represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including a City Business License, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its sub-consultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform any of the Services or to work on the Project.

5.6 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and life saving equipment and procedures; (B) instructions in accident prevention for all employees and subconsultants, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

6. INSURANCE.

6.1 Time for Compliance. Consultant shall not commence Services under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

6.2 Types of Required Coverages. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder and without limiting the indemnity provisions of the Agreement, the Consultant in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement, the following policies of insurance.

6.2.1 Commercial General Liability. Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 0001, with minimum limits of at least $1,000,000 per occurrence. Defense costs shall be paid in addition to the limits.

The policy shall contain no endorsements or provisions limiting coverage for (1) products and completed operations; (2) contractual liability; (3) third party action over claims; or (4) cross liability exclusion for claims or suits by one insured against another.

6.2.2 Automobile Liability. Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 0001 covering "Any Auto" (Symbol 1) with minimum limits of $1,000,000 each accident.

6.2.3 Workers' Compensation. Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

6.2.4 Professional Liability. Professional Liability insurance for errors and omissions with minimum limits of $1,000,000. Covered Professional Services shall specifically include all work to be performed under the Agreement.

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

6.2.5 Contractors Pollution Liability: Contractors Pollution Liability Insurance covering all of the contractor's operations to include onsite and offsite coverage for bodily injury (including death and mental anguish), property damage, defense costs and cleanup costs with minimum limits of $5 million per loss and $10 million total all losses. Non-owned disposal site coverage shall be provided if handling, storing or generating hazardous materials or any material/substance otherwise regulated under environmental laws/regulations.

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least five (5) years from termination or expiration of this Agreement.

6.3 Endorsements.

6.3.1 The policy or policies of insurance required by Sections 6.2.1 Commercial General Liability and 6.2.2 Automobile Liability and 6.2.5 Contractor's Pollution Liability shall be endorsed to provide the following:

6.3.1.1 Additional Insured. The indemnified parties shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the Agreement.

6.3.1.2 Primary Insurance and Non-Contributing Insurance. This insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the indemnified parties shall not contribute with this primary insurance.

6.3.1.3 Severability. In the event of one insured, whether named or additional, incurs liability to any other of the insureds, whether named or additional, the policy shall cover the insured against whom claim is or may be made in the same manner as if separate policies had been issued to each insured, except that the limits of insurance shall not be increased thereby.

6.3.1.4 Cancellation. The policy shall not be canceled or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon the City except ten (10) days prior written notice shall be allowed for non-payment of premium.

6.3.1.5 Duties. Any failure by the named insured to comply with reporting provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the indemnified parties.

6.3.1.6 Applicability. That the coverage provided therein shall apply to the obligations assumed by the Consultant under the indemnity provisions of the Agreement, unless the policy or policies contain a blanket form of contractual liability coverage.

6.3.2 The policy or policies of insurance required by Section 6.2.3 Workers' Compensation shall be endorsed, as follows:

6.3.2.1 Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

6.3.2.2 Cancellation. The policy shall not be canceled or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon the City except ten (10) days prior written notice shall be allowed for non-payment of premium.

6.3.3 The policy or policies of insurance required by Section 6.2.4 Professional Liability shall be endorsed, as follows:

6.3.3.1 Cancellation. The policy shall not be canceled or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon the City except ten (10) days prior written notice shall be allowed for non-payment of premium.

6.4 Deductible. Any deductible or self-insured retention must be approved in writing by the City and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

6.5 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates and endorsements on forms approved by the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

6.6 Failure to Maintain Coverage. Consultant agrees to suspend and cease all operations hereunder during such period of time if the required insurance coverage is not in effect and evidence of insurance has not been furnished to the City. The City shall have the right to withhold any payment due Consultant until Consultant has fully complied with the insurance provisions of this Agreement.

In the event that the Consultant's operations are suspended for failure to maintain required insurance coverage, the Consultant shall not be entitled to an extension of time for completion of the Work because of production lost during suspension.

6.7 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

6.8 Insurance for Subconsultants. All subconsultants shall be included as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of this Agreement, including adding the City as an Additional Insured to the subconsultant's policies.

7. OWNERSHIP OF MATERIALS AND CONFIDENTIALITY.

7.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City's express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of four (4) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

7.1.1 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

7.1.2 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant's seal from the Documents & Data. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant, or for the use of Documents & Data on any other project by City.

7.1.3 Electronic Copies. Consultant shall provide electronic copies of the finished products in the original software format at the conclusion of the respective phases of work. Complex documents such as reports that utilize more than one type of software shall also be provided in a common format such as Adobe Acrobat (*.pdf). Files of construction drawings shall be provided in a current version of AutoCAD.

7.2 Confidentiality. All Documents & Data, either created by or provided to Consultant in connection with the performance of this Agreement, shall be held confidential by Consultant. All Documents & Data shall not, without the prior written consent of City or except pursuant to court order, be used or reproduced by Consultant for any purposes other than the performance of the Services. Consultant shall not disclose, cause or facilitate the disclosure of the Documents & Data to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant that is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

7.3 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

8. ACCOUNTING RECORDS.

8.1 Accounting Records. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

9. SUBCONTRACTING.

9.1 Prior Approval Required. Consultant shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

10. TERMINATION OF AGREEMENT.

10.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause.

10.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such document and other information within fifteen (15) days of the request.

10.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

11. GENERAL PROVISIONS

11.1 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
300 First Street
Woodland, CA 95695
Attn: Ed Wisniewski, Senior Civil Engineer

Consultant:

ASSOCIATED ENGINEERING CONSULTANTS, INC.
20179 Charlanne Dr
Redding, CA 96002
Attn: Mark Burlew, Principal

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.

11.2 Indemnification.

11.2.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), 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 of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

11.2.2 To the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's obligations under the above indemnity shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, but shall not otherwise be reduced. If Consultant's obligations to defend, indemnify, and/or hold harmless arise out of Consultant's performance of "design professional services" (as that term is defined under Civil Code section 2782.8), then upon Consultant obtaining a final adjudication that liability under a claim is caused by the comparative active negligence or willful misconduct of the City, Consultant's obligations shall be reduced in proportion to the established comparative liability of the City and shall not exceed the Consultant's proportionate percentage of fault.

11.3 Laws and Regulations; Employee/Labor Certifications. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with Services. If the Consultant performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, Consultant shall be solely responsible for all costs arising therefrom. Consultant shall defend, indemnify and hold City, its officials, directors, officers, employees, and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

11.3.1 Employment Eligibility; Consultant. By executing this Agreement, Consultant verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time. Such requirements and restrictions include, but are not limited to, examination and retention of documentation confirming the identity and immigration status of each employee of the Consultant.

Consultant also verifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement. Consultant shall avoid any violation of any such law during the term of this Agreement by participating in an electronic verification of work authorization program operated by the United States Department of Homeland Security, by participating in an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, or by some other legally acceptable method. Consultant shall maintain records of each such verification, and shall make them available to the City or its representatives for inspection and copy at any time during normal business hours. The City shall not be responsible for any costs or expenses related to Consultant's compliance with the requirements provided for in Section 11.3 or any of its sub-sections.

11.3.2 Employment Eligibility; Subcontractors, Consultants, Sub-subcontractors and Subconsultants. To the same extent and under the same conditions as Consultant, Consultant shall require all of its subcontractors, consultants, sub-subcontractors and subconsultants performing any work relating to the Project or this Agreement to make the same verifications and comply with all requirements and restrictions provided for in Section 11.3.1.

11.3.3 Employment Eligibility; Failure to Comply. Each person executing this Agreement on behalf of Consultant verifies that they are a duly authorized officer of Consultant, and understands that any of the following shall be grounds for the City to terminate the Agreement for cause: (1) failure of Consultant or its subcontractors, consultants, sub-subcontractors or subconsultants to meet any of the requirements provided for in Sections 11.3.1 or 11.3.2; (2) any misrepresentation or material omission concerning compliance with such requirements (including in those verifications provided to the Consultant under Section 11.3.2); or (3) failure to immediately remove from the Project any person found not to be in compliance with such requirements.

11.3.4 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the Yolo-Solano Air Quality Management District (YSAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by YSAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

11.4 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subconsultants to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

11.5 California Labor Code Requirements.

11.5.1 Consultant is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects ("Prevailing Wage Laws"). If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is $1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Consultant and all subconsultants to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

11.5.2 If the services are being performed as part of an applicable "public works" or "maintenance" project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Consultant and all subconsultants performing such services must be registered with the Department of Industrial Relations. Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants, as applicable. This Project may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

11.5.3 This Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor.

11.6 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

11.7 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California 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 agrees to comply with such provisions before commencing the performance of the Services.

11.8 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all other costs of such action.

11.9 Assignment or Transfer. Consultant shall not assign, hypothecate or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

11.10 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the Parties.

11.11 Amendment; Modification. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

11.12 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.

11.13 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

11.14 Governing Law; Government Code Claim Compliance. This Agreement shall be governed by the laws of the State of California. Venue shall be in Yolo County. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Consultant must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Consultant. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Consultant shall be barred from bringing and maintaining a valid lawsuit against the City.

11.15 Time of Essence. Time is of the essence for each and every provision of this Agreement.

11.16 Construction; References; Captions. 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. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Consultant include all personnel, employees, agents, and subconsultants of Consultant, 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 captions 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.

11.17 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

11.18 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the 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.

11.19 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.

11.20 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

11.21 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

11.22 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF WOODLAND	ASSOCIATED ENGINEERING CONSULTANTS
By: ____________________________	By: ____________________________
Ken Hiatt City Manager	Name: Title:
Attest:	*Attest:*
By: ____________________________	By: ____________________________
Ana Gonzales City Clerk	Name: Title:

EXHIBIT "A"

SCOPE OF SERVICES

ASSOCIATED ENGINEERING CONSULTANTS

May 4, 2021 Job No. 21-079

City of Woodland
Public Works Department
300 First Street
Woodland, CA 95695

Attn: Mr. Ed Wisniewski, PE
Sr. Civil Engineer

Subject: Proposal for Construction Management Services for:

SR-113/CR-25A Interchange Modification Project CIP #20-05

Mr. Wisniewski,

Associated Engineering Consultants, Inc. (AEC) is pleased to submit this Proposal to provide Construction Management Services for the subject project.

Included on our team are individuals who are knowledgeable in every aspect of pavement rehabilitation, construction management, material sampling and testing. As AEC's Vice President in charge of Construction Services, I will serve as managing principal on this project and represent the point of contact for the City and AEC.

Associated Engineering Consultants, Inc. is a State of California certified Microbusiness, DGS Ref# 25559.

We appreciate the opportunity to submit this proposal for engineering services, and look forward to working with you on this project.

Sincerely,
ASSOCIATED ENGINEERING CONSULTANTS, INC.

Mark E. Burlew
Principal Vice President/CFO

The City of Woodland is planning an Interchange Modification Project consisting of State Highway off ramp widening, cold planning/paving, installation of new guard rail and street lights, drainage, signs/striping and associated items of work.

Associated Engineering Consultants, Inc. (AEC) proposes to provide a Construction Manager, a part time Assistant Resident Engineer (ARE), a full-time on-site Construction Inspector and on-site materials sampling and testing.

AEC will perform the following tasks:

Task 1 – Mix Design/Submittal Review

AEC will review all mix designs and material submittals prior to incorporation into this project. We shall review and respond to all project submittals prior to construction.

Task 2 – Pre-Job Meeting/Project Start-Up

AEC's Construction Manager shall schedule a pre-job meeting, prepare an agenda, conduct the meeting, respond to contractor's submittals and record and prepare meeting minutes.

Task 3 – Construction Management and Inspection

AEC's Construction Manager and ARE shall provide such services as:

a) Review certified payroll documentation.
b) Prepare project change orders and make recommendations to the City.
c) Review progress payments and invoicing and submit to the City.
d) Schedule and conduct project progress meetings.
e) Review contractor's critical path schedule.
f) Oversee on-site inspection and testing.
g) Project document processing (as needed).

AEC's On-site Senior Construction Inspector shall oversee:

a) Material compliance.
b) Traffic control compliance.
c) Public safety monitoring.
d) Maintaining daily inspection logs.
e) Testing coordination.
f) Additional on-site tasks as required.

Task 4 – Materials Inspection/Testing

AEC shall provide asphalt hot plant quality assurance sampling and testing, conduct material sampling and laboratory testing and also provide on-site nuclear density testing of in place subgrade, base-rock and hot mix asphalt per the City's Quality Assurance Program (QAP) to ensure contract compliance.

Task 5 – Report / Records / Project Close Out

The Construction Manager shall prepare and review project close out documentation, including final payment application reconciliation and inspection documentation.

EXHIBIT "B"

SCHEDULE OF SERVICES

Schedule shall be in association with the project specifications (60 working days), plus any required pre-job/project startup and project closeout services.

EXHIBIT "C"

COMPENSATION

COST OF SERVICES

Table 1 provides a cost estimate breakdown for each of the above tasks. Our estimated total of $ 164,456.00, is to cover the construction management services outlined under each task and is a not to exceed amount without prior approval from the City of Woodland.

TABLE 1

ASSOCIATED ENGINEERING CONSULTANTS
18 N East St Suite #202 Woodland, CA 95776 530-723-4901

CITY OF WOODLAND
SR 113/CR-25A Interchange Modification Project
Project No. CIP 20-05
CM, Inspection & Testing Cost Proposal

4-May-21 Job No. 21-079

Tasks	Unit Fee	Units	Quantity	Fee
TASK-1 Mix Designs/Submittal Reviews				
Construction Manager	$ 194.00	hrs	10	$ 1,940.00
Assistant Resident Engineer (ARE)	$ 155.00	hrs	50	$ 7,750.00
			Task Subtotal	**$ 9,690.00**
TASK-2 Pre-Job Meeting / Project Start-Up				
Construction Manager	$ 194.00	hrs	4	$ 776.00
Assistant Resident Engineer (ARE)	$ 155.00	hrs	12	$ 1,860.00
			Task Subtotal	**$ 2,636.00**
TASK-3 CM / Inspection				
Construction Management & Field Administration				
(Assumed 60 days construction @ 2 hrs/day)				
Construction Manager (Quality Control Manager)	$ 194.00	hrs	120	$ 23,280.00
Assistant Resident Engineer (ARE)				
(Assumed 60 days construction @ 2 hrs/day)				
Assistant Resident Engineer	$ 155.00	hrs	150	$ 23,250.00
Construction Inspection				
(Assumed 60 days construction @ 8 hrs/day)				
Senior Construction Inspector	$ 149.00	hrs	480	$ 71,520.00
			Task Subtotal	**$ 118,050.00**
TASK-4 Materials Inspection/Testing				
Hot Plant Inspection / Laboratory Materials Testing*				
Based on the City of Woodland's current QAP requirements				$ 24,000.00
* Includes AC Plant Inspection and Monitoring.			**Task Subtotal**	**$ 24,000.00**
TASK-5 Report / Records / Project Close Out				
Construction Manager	$ 194.00	hr	20	$ 3,880.00
Assistant Resident Engineer	$ 155.00	hr	40	$ 6,200.00
			Task Subtotal	**$ 10,080.00**
			Estimated Construction Management / Materials Testing Total	**$ 164,456.00**
AMENDMENT - 1				
			AMENDMENT-1 Subtotal	
AMENDMENT - 2				
			AMENDMENT-2 Subtotal	
			Project Total	**$ 164,456.00**

PUBLIC WORKS
2021-2022 FEE SCHEDULE

ENGINEERING SERVICES	RATE / HR.
Principal Engineer	$ 204
Senior Engineer	$ 185
Associate Engineer	$ 168
Project Engineer	$ 154
Planner / Designer	$ 150
Draftsman	$ 115
Engineering Aide	$ 100
Expert Witness	$ 555 *
Dynaflect Input	$ 125
Clerical	$ 75

*4 hour minimum

CONSTRUCTION MANAGEMENT	
Project Manager	$ 202
Construction Manager	$ 194
Resident Engineer	$ 168
Assistant Resident Engineer	$ 155
Senior Construction Inspector	$ 149
Construction Inspector	$ 130

FIELD SERVICES	
Senior Surveyor	$ 175
Survey Crew / 2 persons	$ 295
Survey Crew / 3 persons	$ 380
Dynaflect Testing	$ 325
Dynaflect Travel / Calibration	$ 95
Field Technician	$ 125
Coring / Sampling	$ 250
Nuclear Gauge Testing	$ 125
Traffic Control	$ 120
Engineer Travel	$ 95
Technician Travel	$ 85

MISCELLANEOUS SERVICES	
Per Diem	$ 275 / day
Mileage	Current Federal Rate/mi.
Outside Services	Cost Plus 15%

- Rates include miscellaneous related costs: vehicle, cell phone, digital camera and standard tools and equipment. All other direct expenses will be billed at cost plus 15%.
- The above schedule is for straight time. Overtime will be charged at 135 percent of the standard hourly rates. Sundays and holidays will be charged at 170 percent of the standard hourly rates.
- A shift which commences after 2:00pm or before 4:00am, during any wenty-four hour period, commencing at 12:01am is subject to a twelve and one-half percent (12.5%) differential.
- The rate for Prevailing Wage Construction Inspector is in compliance with SB1999 pertaining to prevailing wage requirements.

18 N. East Street, Woodland CA 95695

City of Woodland

SR-113/CR-25A INTERCHANGE MODIFICATION PROJECT (CIP 20-05)

LOCATION MAP

SUMMARY OF IMPROVEMENTS

- WIDEN NB & SB OFF-RAMPS TO ALLOW FOR RIGHT AND LEFT TURN LANES ONTO CR-25A
- WIDEN CR-25A TO ALLOW FOR RIGHT AND LEFT TURN LANES TO NB & SB ON-RAMPS
- NO BRIDGE WIDENING IS PROPOSED WITH THIS PROJECT

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: I.15
SUBJECT: Presentation of the FY2021/22 Proposed Budget

Recommendation for Action: Staff recommends that the City Council formally receive and provide feedback on the proposed budget for FY2021/22.

Staff Contac@cityofwoodland.org

Background:
The City's annual budget process is a lengthy process, including all City departments and spanning several months. The budget process begins around December each year, and typically includes several discussions with the Council, including quarterly updates, budget workshops, spending plan discussions, incorporates Council's goals and priorities, and ultimately includes presentation of staff's proposed budget. Presented herein for your consideration is the City's Proposed Budget for fiscal year 2021/22, including assumptions consistent with the information provided to Council at the April 6, 2021 budget workshop.

Discussion:
The proposed budget totals $179.3 million, supporting city operating funds ($157.5 million), capital funds ($19.1 million) and debt service obligations ($24.1 million) and represents a decrease of 3% from last year's adopted budget.

The budget includes a set of specific funding recommendations totaling $3.3 million, including $2.6 million in one-time funding allocations and $674,304 in ongoing budget augmentations. The Proposed Budget includes funding recommendations to support six (6) new positions in Police (three COPS Grant sworn officer positions and three Records Specialist positions) and includes a minor reorganization in Administrative Services staffing. The proposed FY2021/22 full-time equivalent staffing level of 317 positions remains 35.5 positions (10%) fewer than pre-recession staffing levels of FY2008/09.

The General Fund budget, totaling $61.2 million, as proposed, represents an increase of $6.7 million (12%) over the prior year, including $2.0 million of one-time funding allocations from available excess General Fund reserves. The overall budget proposal, which includes specific funding recommendations to meet selected priority needs would, if approved, result in an anticipated year-end fund balance in the General Fund of $14.3 million (27.7%), or $4.0 million above the Council adopted reserve policy level of 20%.

The proposed FY2021/22 Capital Improvement Program (CIP) budget includes funding recommendations totaling $19.0 million, of which $8.9 million is allocated for investment in transportation infrastructure, $9.2 million to advance capital projects within the water and sewer utilities, $855,000 Spring Lake Infrastructure Fees (SLIF) projects, and $100,000 supports park and library facility improvements. The CIP includes funding of $1.5 million from Measure E and $2.5 million from Measure F, consistent with the FY2021/22 funding allocations presented to the Council via the respective spending plans. The budget proposal also recommends setting aside $575,000 in available Measure F fund balance for future rehabilitation of the City's public parking lot behind the Hotel Woodland.

The overall budget proposal remains consistent with the city's framework for advancing the Council's goal of fiscal stability. The proposed FY2021/22 budget uses a modest amount of budget flexibility to address priority needs. As the city continues to make progress in tackling its long-term structural budget deficit, focus remains on efforts to manage personnel costs and address unfunded liabilities. Specifically, while the budget proposal presented herein shows a deficit of $788,399 for FY2021/22, staff is planning for revenue recovery of approximately $1.8-$2.0 million via the federally approved American Rescue Plan funds, which will contribute to the General Fund unreserved fund balance. The updated General Fund forecast reflects a projected deficit of $1.0 million for FY2022/23, growing to $2.6 million by the end of the five-year forecast's planning horizon. This ongoing budget gap is attributable to expenditures outpacing revenues and mostly associated with projected increases in CalPERS retirement contribution rates resulting from lower interest earnings assumptions adopted by the CalPERS Board, and underperforming investment returns.

Proposed Budget Recommendations

Overall, the Proposed Budget is consistent with the budget framework developed over the past several fiscal years as well as feedback provided by the City Council through its regular quarterly budget updates and the Spring Budget Workshops held in April.

As has been the case in recent years, the budget necessarily incorporates fairly conservative revenue estimates, which contribute to limited discretionary budget flexibility. Nonetheless, the ability of the City to maintain, and increase, reserve levels has provided an opportunity to exercise diligence in implementing long-term, sustainable structural budget changes, while also providing the ability to utilize a prudent amount of one-time funding to address priority needs, above what can be supported by the baseline budget.

Several baseline General Fund budget adjustments are recommended in order to provide for a balanced budget and contribution to additional budget flexibility to support priority unmet needs.

The following summarizes the specific General Fund one-time funding recommendations included as part of the FY2021/22 Proposed Budget:

Three (3) Senior Records Specialists - Savings will be realized with YECA Contract	$318,885
Municipal Service Center - Future Roof Replacement - Partial Contribution	$250,000
Three (3) COPS Grant Patrol Officers - Vehicle and Equipment (Year 1 of 2)	$146,773
Contract Services - Building Permitting - Plan Check	$100,000
Continuation of Traffic Calming Program	$50,000
Code Violation - Abatement Funding	$50,000
Fire Station Alerting	$40,000
Police Public Relations Consulting Service Contract	$30,000
Temporary Staff - Building Inspection	$25,000
Special Event Funding	$25,000
Abandoned RV Towing	$20,000
Equipment Rental - Tree Stump Removal	$5,000
Rock Steady Boxing - Supplies	$3,000
	$1,063,658
New Fire Station Set-Aside	$1,000,000
Total General Fund One-Time Funding Recommendations	**$2,063,658**

Under the current budget framework, limited budget flexibility is available to support on-going budget augmentations. The following table summarizes the recommendations for limited supplemental funding toward ongoing, recurring annual General Fund appropriations:

Three (3) COPS Grant Patrol Officers - Personnel (Year 1 of 2)	$429,841
City share - County Mental Health Clinician	$60,000
Three (3) Senior Records Specialists	$53,973
Woodland Regional Park - Staffing and Maintenance	$25,000
Equipment Replacement for Police	$8,660
Continued Use of Two (2) Older Police Vehicles - Vehicle Maintenance Cost	$5,000
Economic Development - Increase in Regional Memberships	$2,000
Total General Fund Recurring Funding Recommendations	**$584,474**

These funding recommendations will be discussed in more detail during the Council presentation.

Capital Budget Overview

A major component of the city's annual budget process is the update to the five-year Capital Improvement Program. For FY2021/22, the CIP budget proposes funding totaling $19.0 million, allocated as follows:

Project Category		2020/21		2021/22		2022/23		2023/24		2024/25
Fire	$	50,000	$	-	$	-	$	-	$	-
General	$	5,207,146	$	-	$	-	$	-	$	-
Library	$	85,000	$	85,000	$	85,000	$	85,000	$	85,000
Park Facilities	$	1,050,417	$	15,000	$	15,000	$	15,000	$	15,000
Sewer	$	3,110,000	$	3,045,000	$	4,900,000	$	2,110,000	$	3,470,000
SLIF Infrastructure	$	2,820,000	$	855,000	$	-	$	-	$	-
Storm Drain	$	800,000	$	-	$	-	$	-	$	-
Transportation	$	15,919,700	$	8,891,617	$	5,411,000	$	4,030,000	$	4,630,000
Water	$	6,567,017	$	6,140,000	$	4,400,000	$	3,800,000	$	600,000
Grand Total	$	35,609,280	$	19,031,617	$	14,811,000	$	10,040,000	$	8,800,000

Selected highlights of the proposed FY2021/22 CIP Include:

Water and Sewer

1. 2022 Water & Sewer Repair & Replacement (Pendegast & College	$4,740,000
2. Large Diameter Wastewater Pipeline Repair, Replacement & Lining	$1,050,000
3. Groundwater Monitoring Wells	$800,000
4. Water Pollution Asset Replacement Project	$750,000
5. Annual Sewer Repair & Replacement	$700,000
6. Replacement of Orangeberg Sewer Laterals	$500,000

Transportation

1. Sports Park Drive Pedestrian Overcrossing	$2,010,000
2. Matmor Rd & E. Gum Ave Rehab (2020 Rehabilitation)	$1,700,000
3. Gibson Road Bicycle/Pedestrian Mobility Project - East to West St.	$1,063,617
4. 2021 Road Maintenance	$1,000,000

Spring Lake Infrastructure Fees (SLIF)

1. SR 113/CR 25A Interchange Modifications, Phase 1	$965,000
2. Gibson Road Interchange Modification	$415,000

As has been the case for the last ten years, CIP funding relies heavily on grants, sales tax measures and utility funds. While, development impact fee funds have improved over recent years due to healthy development activity many categories continue to face challenges with accumulated deficits, ongoing debt service and limited availability of money for project expenditures.

American Rescue Plan (ARP)

Final allocations from the U.S. Department of Treasury indicate that the City is eligible to receive $11.1 million in COVID relief funds from the federal government through American Rescue Plan Act funds. Monies will be distributed in two (2) installments, $5.55 million each, beginning in May 2020, and the City will have until December 2024 to expend the funds. A new fund has been set up in the budget to house the ARP allocations and is included in the FY2021/22 budget.

The Department of Treasury also recently released guidance related to permitted use of funds. Staff is reviewing the guidance and will be reconvening the Council Subcommittee to outline preliminary framework for investing these one-time funds. Discussions with the County and School District have also been initiated to explore opportunities for leveraging impact and avoiding duplication of effort. We anticipate being back before the Council in the June / July timeframe with the preliminary funding recommendations.

Looking Ahead

As we prepare to transition to a new fiscal year, there are a number of issues on the horizon that will have a direct impact on the City's ability to sustain our current and proposed service levels and/or provide additional budget flexibility to advance specific priority needs not provided for in this budget proposal.

Property and Sales Tax Revenue Updates
The City's fiscal outlook has improved since last year with the impact of the COVID-19 pandemic, in large part due to the protracted economic recovery which has yielded modest but consistent growth in our major tax revenues. The FY2021/22 budget assumes ongoing modest growth in property and sales tax revenues. Projected growth in sales tax is mostly attributable to a rebound from the COVID-19 pandemic revenue losses and bringing the City return to pre-pandemic economic activity. The updated five-year forecast assumes a modest revenue growth rates in both property and sales tax through the remaining five-year forecast and consistent with most economic forecasts. The City will receive its official assessed valuation of the property tax rolls in early July, soon after adoption of the FY2021/22 budget, and will continue to receive quarterly updates of sales tax receipts and projections. In the short-run, actual property and sales tax receipts are likely to be within the range of assumptions used in the development of the FY2021/22 budget, and in the medium-term, the budget plan provides for a level of general fund reserves sufficient to absorb any economic correction that negatively impacts tax revenues. Staff will continue to monitor revenue receipts and other factors that could very well inform updated financial forecast assumptions over the five-year planning horizon.

Ongoing Labor Negotiations
The City has eight employee bargaining groups with contracts that expire at various times. Management has begun discussions bargaining groups whose labor agreements expire on June 30, 2021 and will initiate discussions over the course of the next year with other bargaining groups that expire on June 30, 2022. While certain assumptions have been incorporated into the present Proposed Budget relative to personnel costs for employees represented by these bargaining groups, the terms of successor agreements may have direct short-term and long-term budget implications.

CalPERS Pension Costs
The Proposed Budget for FY2021/22 reflects the city's costs associated with employer contributions toward CalPERS pension obligations, as set by CalPERS for the coming fiscal year, and the five-year forecast, in turn, includes assumptions consistent with projected pension costs provided by CalPERS. In late July or early August updated CalPERS valuation reports are provided that will establish the pension contribution levels for FY2022/23 as well as updated five-year projections. The upcoming valuation reports (and those to follow) are expected to continue to have a significant impact on the city budget, particularly in light of last year's COVID-19 investment losses that will begin impacting rates in FY2022/23. Staff is evaluating options to and will ultimately present to Council a proposal for use of excess fund reserves to make additional contributions to CalPERS within the next year to allow for future savings in overall City contribution rates.

Conclusion

As we look forward to implementing the budget for FY2021/22, staff continues to look for ways to leverage local funding to enhance programs and services consistent with City Council and community priorities. Through ongoing partnerships and collaborations with public and private sector partners, we are seeing the fruits of key initiatives undertaken over the past few years. With renewal of Measure E (now Measure F) and Measure J (which will be Measure R in FY2022/23) the City has more resources and certainty to be able to carry out existing efforts and future Council priorities. It is the overall goal of the Proposed Budget and long-term financial plan of the City to ensure that the City of Woodland can continue to deliver quality programs and services, invest in the future of the community, while sustaining a fiscally prudent budgetary framework.

Lastly, staff will be providing City Council with a presentation of the information described herein as well as other funding recommendation in other funds at the May 18, 2021 meeting. Council feedback received will inform the final FY2021/22 Budget scheduled for adoption at the June 15th meeting.

Conclusion:

Staff recommends that the City Council formally receive the proposed budget for FY2021/22

Prepared By: Evis Morales, Finance Officer

Reviewed By: Kimberly McKinney, Director of Administrative Services

Ken Hiatt
City Manager

Attachments:

None

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: I.16
SUBJECT: SUBJECT: Approval of the Measure E Spending Plan

Recommendation for Action: Staff recommends that the City Council adopt Resolution No.____, approving the updated Measure E Spending Plan.

Staff Contact:
Evis Morales, Finance Officer, (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact:
Measure E (MSE) 1/2 cent sales tax revenue totaled $52.5 million through the 12-year life of the measure. In addition to the sales tax revenues, the MSE fund also received supplemental funding from other funds totaling $4.4 million, consisting mostly of interfund loan repayments from the Road Development Fund (Fund 582). Total MSE revenues, including sales taxes and current loan repayments, are projected to total $56.9 million and expenditures are projected to total $56.9 million through the life of the sales tax measure. In FY2021/22 revenue is from interfund loan payments is expected to be $1.56 million, and proposed expenditures also total $1.56 million. The spending plan remains balanced between annual revenues and expenditures.

Future repayments of loans from the Park Development Fund are anticipated, but because the timing is uncertain, those revenues and any related project expenditures will be factored into future Plan updates.

Background:
On June 6, 2006 the Woodland voters approved MSE, which extended the 1/2 cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland. Additionally, the voters approved three advisory measures outlining the type of projects for which the proceeds from MSE would be spent.

Measure B allocated minimum of $30.2 million or 45% of MSE for road rehabilitation;
Measure C approved funding for the Community and Senior Center Phase II, Sports Park and renovation and improvement of parks, recreation facilities and pools:
Measure D approved funding for the expansion of the Library, City Hall, and the Opera House.

The purpose of the MSE Spending Plan is to allocate the anticipated revenue between the various categories based on the advisory measures and overall community need. An update to the MSE Spending Plan is required based on voter desire to receive an update bi-annually and Council's request to update the MSE Spending Plan annually. Although collection of annual sales taxes through MSE ceased September 30, 2018, projects continue to utilize MSE fund balance and loan repayments; therefore an annual spending plan is still prepared.

In addition to the spending plan update being a requirement, the update is also necessary so the proposed MSE funded projects can be included in the FY2021/22 Capital Improvement Program.

Discussion:

Only one new project has been added to the proposed MSE Spending Plan since the last approval for FY2020/21. Several large projects funded by MSE are currently in progress, or planned for the upcoming fiscal year FY2021/22.

The following projects are in included in the updated spending plan:

1. $500,000: East Main Street Improvement Project will install bike lanes on Main Street and curb, gutter, landscape, fencing, irrigation and storm drainage on the north side of East Main Street between Pioneer Avenue and East Street. Project also includes an off-street bike path from Pioneer to Matmor Avenue. In addition to MSE funds, the project is also paid for with Transportation Grants and Water/Sewer Enterprise Funds.

2. $1,063,617: The Gibson Road Bicycle/Pedestrian Mobility Project will rehabilitate the pavement on Gibson Road between East and West Streets. Improvements include pavement rehabilitation, improved bike lanes, sidewalk repairs, ADA ramp improvements and traffic signal improvements. The project is also being funded by Transportation Grants, Measure F, and Water/Sewer Enterprise Funds.

The life-to-date MSE revenue estimate (including sales tax and other miscellaneous revenue) is projected to be $56.9 million though FY2021/22 of which $47.9 million has already been spent or committed, $7.4 million is planned for the current FY2020/21, and $1.56 is proposed for FY2021/22. The revenue is consistent with the proposed FY2021/22 Operation and Maintenance budget.

MSE continues to carry a $9.8 million long-term loan to the Park Development Fund, for funds used to assist with debt service payments on bonds issued in 2005 to construct the Community/Senior Center and Sports Park Complex. Measure F is now assisting with annual debt service payments and the bonds will be fully paid off in FY2025/26. As development impact fees are collected after debt service is complete, MSE will receive loan repayments and those funds will be available for allocation to future projects.

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

Prepared By: Evis Morales, Finance Officer

Reviewed By: Kimberly McKinney, Director of Administrative Services

Ken Hiatt
City Manager

Attachments:
1. MSE Spending Plan FY22
2. FY22 MSE RESOLUTION

	Prior Year Revenue	2017/18	2018/19	2019/20	2020/21	Proposed 2021/22	Totals	
MSE Revenue	$45,591,623	$5,211,712	$1,521,130	$209,518			$52,533,983	
Reimbursements/Transfers from Other Funds	$290,860				$2,501,865	$1,563,617	$4,356,342	
	Prior Year Expenditures	2017/18	2018/19	2019/20	2019/20	Proposed 2021/22	Totals	% of Total
Opera House/State Theater/City Hall Annex	$1,480,692						$1,480,692	3%
Library	$1,007,436	$12,436					$1,019,872	2%
Roads								
Road Program Support and Management	$3,233,284	$895,422	$17,589	$17,933			$4,164,228	
2005 Federal Aid Arterial	$113,516						$113,516	
Beamer Park Road Rehab	$1,245						$1,245	
Beamer St Under Road Rehab	$56,704						$56,704	
ADA Projects	$7,995	$104,098	$22,387	$16,568			$151,049	
I-5/SR113 Freeway to Freeway Connectors Phase 2	$85,000	$0					$85,000	
Kentucky Avenue Widening and Reconstruction	$887,048	$323,927	$443,353	$140,070	$372,306		$2,166,704	
Prop 1B Road Project	$6,854						$6,854	
ARRA Road Project	$140,209						$140,209	
Road Maintenance Projects	$7,098,752	$1,289,341	$634,575		$93,978		$9,116,645	
W. Main Street Bicycle/Ped Mobility & Safety Improvements	$8,570	$380,149	$525,363	$1,032,918			$1,947,000	
W. Woodland Safe Routes to School (Court St.)	$5,451	$382,915	$987,590	$155,038	$1,475,006		$3,006,000	
East Main Street Improvement Project	$19,462	$3,755	$4,728	$27,864	$1,594,191	$500,000	$2,150,000	
East Kentucky Rehab Project	$791,945	$0					$791,945	
Downtown Beautification	$535,739	$0					$535,739	
Doggone Alley Water Main Replacement	$18,464						$18,464	
Main Street Improvements (Elm to Cleveland)	$452,083						$452,083	
East & Main Storm Drain Repair	$14,570	$0					$14,570	
School Signalized Crosswalks	$83,840						$83,840	
2017 Corridor Safety Project	$1,517	$32,134	$3,982	$485			$38,118	
Gibson Road Bicycle/Pedestrian Mobility Project (West to East Streets)	$0					$1,063,617	$1,063,617	
Gibson Road Rehabilitation (West Street to County Road 98)	$0				$300,000		$300,000	
Woodland Parkway Safe Route to School & Connectivity Study	$0	$2,937	$9,752	$39,568	-$14,434		$37,822	
Main St Sanitary Sewer & Storm Repairs	$0	$0			$40,000		$40,000	
East main Pump Station Storm Main Repairs	$0	$3,705	$2,569	$370,301			$376,575	
Subtotal for Roads	$13,562,248	$3,418,382	$2,651,888	$1,800,745	$3,861,047	$1,563,617	$26,857,927	47%
Community/Senior Center - Sports Park Debt Service	$7,151,543	$106,090	$0				$7,257,633	
Miscellaneous Parks Projects								
Southland Park Irrigation	$115,601						$115,601	
Park Irrigation Rehab - Phase 1	$782,824						$782,824	
Ferns Park	$183,905						$183,905	
Misc. Park Rehab	$50,000						$50,000	
City Park Irrigation Project Phase 2, 3 & 4	$1,373,167	$0					$1,373,167	
Clark Field	$548,427	$15,000					$563,427	
Brooks Swim Center	$1,333,653	$0					$1,333,653	
Play Equipment & Electrical Panel - Crawford Park	$137,259						$137,259	
Main Distribution Panel - Brooks Pool	$49,838						$49,838	
Sports Park Field Repairs	$9,508	$23,860					$33,368	
Sports Park Turf Replacement	$0		$617	$53,787	$2,915,596		$2,970,000	
Grant Match - Camarena Field	$25,000	$0			$25,000		$50,000	
Park/Recreation Facility Planning	$0	$35,943	$12,746	$146	$16,165		$65,000	
Charles Brooks Pool Bleacher Project	$0			$26,309	$13,691		$40,000	
Parks Maintenance	$0		$110,890	$534,434	$66,676		$712,000	
Park Restrooms	$0				$522,250		$522,250	
Subotoal for Parks Projects	$11,760,725	$180,893	$124,254	$614,676	$3,559,377	$0	$16,239,924	29%
Long Term Loan for Debt Service on the CCS/Sports Park	$8,813,200	$986,365	$6,545		$0		$9,806,110	17%
Facilities/City Hall/ADA Facilities	$329,455						$329,455	1%
Overhead Allocation	$877,613	$173,259	$77,099	$28,374			$1,156,344	2%
Total Expenditures	$37,831,368	$4,771,335	$2,859,786	$2,443,795	$7,420,424	$1,563,617	$56,890,325	
Net Revenue/Expenditures	$8,051,114	$440,377	-$1,338,656	-$2,234,277	-$4,918,559	$0	$0	
MSE Fund Balance	$8,051,114	$8,491,492	$7,152,836	$4,918,559	$0	$0	$0	

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE UPDATED MEASURE E SPENDING PLAN

WHEREAS, on June 6, 2006 the Woodland voters approved Measure E (MSE) which extended the ½ cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland; and;

WHEREAS, on February 6, 2007 the City Council adopted Resolution 4804 that approved a MSE Spending Plan and defined a strategy for financing and execution of projects as defined in the advisory ballot measures; and

WHEREAS, the MSE Spending Plan is updated at least bi-annually; and

WHEREAS, a revised MSE Spending Plan was approved by Council on May 13, 2008 and September 21, 2010; and

WHEREAS, as part of the September 21, 2010 Council action, the City Council requested that the Spending Plan be updated annually and that $2 million of MSE revenue be set aside from project allocation as a reserve target to be programmed at the conclusion of the 12-year tax measure; and

WHEREAS, on March 20, 2012 Council authorized the use of MSE revenue as a loan to the Park Development Fund for the payment of debt service related to the Community Center and Sports Park facilities for FY2012 and directed staff to update project cost estimates and review the draft MSE Spending Plan with the Infrastructure Subcommittee prior to approving the Spending Plan; and

WHEREAS, on July 3, 2012 Council adopted Resolution No. 6085 authorizing the use of MSE revenue to cover on-going debt service requirements related to the Community and Senior Center and Sports Park up to $2 million per year and directed that a loan be established from MSE to the necessary development fee fund to be repaid to MSE as revenue becomes available, and approved the updated MSE Spending Plan;

WHEREAS, on April 23, 2013 Council adopted Resolution No. 6125 approving the updated MSE Spending Plan; and

WHEREAS, on April 15, 2014 Council adopted Resolution No. 6227 approving the updated MSE Spending Plan; and

WHEREAS, on March 17, 2015 Council adopted Resolution No. 6405 approving the updated MSE Spending Plan.

WHEREAS, on April 19, 2016 Council adopted Resolution No. 6620 approving the updated MSE Spending Plan.

WHEREAS, on May 4, 2017 Council adopted Resolution No. 6823 approving the updated MSE Spending Plan.

WHEREAS, on May 15, 2018 Council adopted Resolution No. 7066 approving the updated MSE Spending Plan.

WHEREAS, on May 5, 2020 Council adopted Resolution No. 7448 approving the updated MSE Spending Plan.

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

Section 1. That a change in the use of funds as recommended by the three advisory measures adopted on June 6, 2006 requires a vote of four members of the City Council during a regular meeting following a public hearing.

Section 2. That the attached MSE Spending Plan is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Woodland this 18th day of May 2021, by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Ethan Walsh, City Attorney

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: I.17
SUBJECT: SUBJECT: Approval of Measure F Spending Plan

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the updated Measure F Spending Plan.

Staff Contact:
Evis Morales, Finance Officer, (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact:
Measure F (MSF) revenues are estimated to total $88.4 million through the 12-year life of the sales tax measure. The spending plan remains balanced between annual revenues and expenditures and ensures no unauthorized interfund borrowing for City operations and project execution.

Fiscal year 2021/22 revenues are estimated at approximately $6.6 million, which is consistent with the assumption used for the sales tax forecast in the FY2021/22 preliminary Operations and Maintenance budget. Recommended appropriations for FY2021/22 total $5,839,344, which includes $273,218 in one-time funding recommendations above baseline budget.

Background:
In November 2016 the Woodland voters approved Measure F (MSF), which extended the 1/2 cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland. The 12-year approval of MSF, a General Tax, includes funding for general city services such as street maintenance, parks and facility improvements, public safety and promotion of economic development.

The purpose of the MSF Spending Plan is to allocate the anticipated revenue between the various categories based on overall community need. A spending plan is required based on the ordinance adopted to implement the tax.

Preparation of a spending plan not only meets the requirements of the measure, but is also necessary so the proposed MSF funded projects and ongoing operating programs can be included in the FY2021/22 Capital Improvement Program and overall City operating budget.

Discussion:
Over the life of MSF, the proposed spending plan will allocate revenues to four major categories: Parks, Roads, Public Safety, and Economic Development.

Parks: The allocation in this category will primarily supplement park impact fees to assist with payment of required debt service on the bonds issued in 2005 to build the Community Center and Sports Park Complexes. A moderate amount of development activity is anticipated in each year, and MSF revenues are planned to cover remaining debt service. To the extent that the entire planned amount is not needed to cover debt service, additional funding will be available to direct to priority projects in existing Park facilities. The bonds will be fully repaid in FY2025/26, and the allocation in this category subsequent to that year is expected to be available for projects.

Roads: The allocation in this category will provide for an ongoing support to the City's road maintenance program as well as funding for specific road projects. These projects are identified each year through the Capital Budget process.

Public Safety: The allocation in this category provides funding for staffing in both Fire and Police departments. Fire staffing includes the Fire Chief and Fire Marshal, Police staffing includes three sworn officers as well as temporary civilian staffing to assist with records management and non-emergency services.

Economic Development: The allocation in this category funds one Marketing and Business Relations Specialist position and supports other administrative positions and temporary staffing to assist with the City's economic development efforts. Supplemental non-personnel allocations in support of citywide economic development efforts are included in the General Fund budget.

The proposed funding plan for fiscal year 2021/22 includes the following:

Parks - $1.18 million is allocated for the Community Center/Sports Park Complex debt service. To the extent that funds allocated for debt service are offset by collection of Park Impact Fees, additional MSF funds will become available to support other park improvement projects. In FY2021/22, no funding allocated to Parks is required or set aside for debt service assistance, so $52,061 is proposed for park improvements and $15,000 to support annual Clark Field maintenance. Staff is also recommending that $175,018 be allocated to increase the funding available for park improvements. This funding had been reserved in FY2019/20 as a result of funds not needed to pay for debt service for the Community Center/Sporks Park.

Roads - $2.5 million in total allocations toward road improvement projects to assist with funding for the Gibson Road Projects (West to East Streets/West to County Road 98) in an amount of $610,000, the City's Annual Road Maintenance Project in an amount of $1,000,000, the City's Annual Pavement Maintenance Project for FY2022/23 in an amount of $100,000, and $750,000 to supplement other revenues that do not fully cover the costs of the City's annual road maintenance efforts. Staff is also recommending a one-time allocation of $50,000 to purchase supplies for the Sidewalk, Curb & Gutter program. Lastly, the recommended spending plan includes a set-aside of MSF reserves of $575,000 for rehabilitation of the parking lot behind the Hotel Woodland.

Public Safety - $1.5 million is dedicated to Public Safety staffing. Specifically, the MSF baseline budget will provide funding for the Fire Chief, Fire Marshal, three (3) Police Officers, and three (3) temporary non-sworn positions. In addition to baseline funding, staff is proposing one-time allocations of MSF to provide a 10% match toward AFG Grant funds for purchase of dual band radios ($45,000) for the Fire Department and $3,200 to purchase a license plate reader for the Police Department.

Economic Development - $227,506 is allocated to economic development staffing to continue the city's efforts in this category.

The MSF revenue estimate for FY2021/22 is approximately $6.6 million; the estimate used for this spending plan is consistent with the assumption used for the sales tax forecast in the FY2021/22 preliminary Operations and Maintenance budget. Recommended appropriations total $5,839,344, which includes $273,218 in one-time funding recommendations above baseline budget.

MSF Spending Plan by Category for FY2021/22:

Parks	$1,250,000
Roads	$2,517,000
Public Safety	$1,469,052
Economic Development	$227,506
Administrative Overhead	$102,568
	$5,566,126

Proposed Additions:

Parks	$175,018
Roads	$ 50,000
Public Safety	$ 48,200
	$273,218

The attached MSF spending plan shows revenues and baseline expenditures in each of the four categories listed above. In addition, staff has included a moderate amount of money set aside each year to build a reserve in the MSF fund to offset revenue fluctuations, since MSF pays for ongoing operating costs in addition to project related costs. Finally, the spending plan shows a significant accumulation of fund balance through the life of the measure. This is mostly due to projected future increases in revenues that aren't fully allocated among the categories noted within this report. Staff will continue to monitor and update these revenues and the related reserves; and future MSF plan discussions will also include use of reserves, as appropriate.

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

Prepared By: Evis Morales, Finance Officer

Reviewed By: Kimberly McKinney, Director of Administrative Services

Ken Hiatt
City Manager

Attachments:
1. MSF - FY22 Spending Plan
2. FY22 MSF RESOLUTION

MEASURE F SPENDING PLAN

	FY2018/19	FY2019/20	FY2020/21	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	Total
	Actual	Actual	Planned											
Revenues														**Over 12 Years**
MSF Annual Revenue Projection	4,053,546	5,935,626	6,042,120	6,595,400	6,938,500	7,249,000	7,545,100	7,826,700	8,094,000	8,344,914	8,603,606	8,870,318	2,286,324	88,385,156
Expenditures														
Parks														
Park Debt Service	-	-	1,187,232	1,182,939	1,178,561	1,174,096	1,169,541	1,164,895	-	-	-	-	-	7,057,263
Clark Field Maintenance	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	195,000
Sports Park Turf Replacement (19-19)	-	-	330,000	-	-	-	-	-	-	-	-	-	-	330,000
Other Park Projects	-	-	447,750	52,061	56,439	60,904	65,459	70,105	1,235,000	1,235,000	1,235,000	1,235,000	297,500	5,990,219
Parks Subtotal	15,000	15,000	1,979,982	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	312,500	13,572,482
Roads														
Measure F - Planning Management	19,142	22,351	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	12,500	553,994
Annual In-House Road Program Support	583,695	536,359	767,507	750,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	250,000	10,887,560
West Woodland Safe Routes to School (17-09)	-	-	1,416,000	-	-	-	-	-	-	-	-	-	-	1,416,000
West Main St Bicycle/Ped Mobility & Safety Improvements (17-16)	-	1,300,459	849,541	-	-	-	-	-	-	-	-	-	-	2,150,000
Gibson Road (West to East Streets; 20-01)	-	-	1,700,000	400,000	-	-	-	-	-	-	-	-	-	2,100,000
Gibson Road (West to CR98)				210,000	550,000									760,000
Local Roadway Safety Plan Project (21-13)				7,000										7,000
Matmor Rd & E. Gum Rehab					-	500,000	1,100,000							1,600,000
Annual Pavement Maintenance (Summer 2021)	-	-	-	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000
Annual Pavement Maintenance (Summer 2022)				100,000	1,000,000									1,100,000
Annual Pavement Maintenance (Summer 2023)					100,000	1,000,000								1,100,000
Annual Pavement Maintenance (Summer 2024)						100,000	700,000	300,000						1,100,000
Annual Pavement Maintenance (Summer 2025)								1,400,000						1,400,000
Annual Pavement Maintenance (Summer 2026)									1,500,000					1,500,000
Annual Pavement Maintenance (Summer 2027)									200,000	1,600,000				1,800,000
Other Road Projects	285	-	3,000		50,000	100,000		-	-	100,000	1,700,000	1,700,000	621,875	4,275,160
Roads Subtotal	603,122	1,859,169	4,786,048	2,517,000	2,750,000	2,750,000	2,850,000	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	884,375	32,749,714
Public Safety														
Fire Staffing	437,748	515,788	573,090	594,297	648,852	706,134	769,812	836,991	907,866	982,639	1,061,524	1,144,747	308,137	9,487,626
Police Staffing	224,048	577,395	823,843	874,755	960,983	1,031,508	1,105,220	1,186,762	1,272,628	1,363,052	1,458,277	1,558,561	416,044	12,853,077
Public Safety Subtotal	661,796	1,093,184	1,396,933	1,469,052	1,609,834	1,737,643	1,875,032	2,023,753	2,180,494	2,345,691	2,519,801	2,703,308	724,181	22,340,702
Economic Development														
Economic Development Staffing	235,687	223,060	249,773	227,506	237,516	246,779	259,118	272,074	285,677	299,961	314,959	330,707	86,811	3,269,628
Overhead	20,947	51,465	41,651	102,568	107,081	111,257	116,820	122,661	128,794	135,234	141,996	149,096	156,550	1,386,123
Total Expenditures	1,536,552	3,241,877	8,454,387	5,566,126	5,954,432	6,095,679	6,350,970	6,418,488	6,594,966	6,780,886	6,976,756	7,183,111	2,164,417	73,318,649
Proposed Additions														
Parks Project from Reserves				175,018										
Assistance to Firefighters Grant Matching Funds				45,000										
Police License Plate Reader				3,200										
Sidewalk, Curb & Gutter Supplies				50,000										
Net Revenues/Expenditures	2,516,994	2,693,750	(2,412,267)	756,056	984,068	1,153,321	1,194,130	1,408,212	1,499,034	1,564,028	1,626,850	1,687,207	121,908	14,793,289
Reserve Set Aside	125,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,325,000
														-
Parks Projects Reserve		905,000	(729,982)	(175,018)										-
														-
Parking Lot Rehabilitation Set-Aside (Hotel Woodland)				575,000										575,000
														-
Sports Park Reserve		500,000												500,000
Fund Balance	2,391,994	3,580,744	1,798,458	2,054,532	2,938,601	3,991,921	5,086,051	6,394,263	7,793,296	9,257,324	10,784,174	12,371,381	12,393,289	12,968,289

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE UPDATED MEASURE F SPENDING PLAN

WHEREAS, on November 8, 2016 the Woodland voters approved Measure F (MSF) which extended the ½ cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland; and

WHEREAS, the MSF Spending Plan will fund general city services, including, but not limited to, street maintenance, parks and facility capital projects, and public safety; and

WHEREAS, the MSF Spending Plan will be updated at least bi-annually; and

WHEREAS, on May 5, 2020 Council adopted Resolution No. 7449 approving the updated MSF Spending Plan.

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

Section 1. That the attached MSF Spending Plan is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Woodland this 18th day of May 2021, by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

____
Ethan Walsh, City Attorney

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: I.18
SUBJECT: SUBJECT: Approval of Measure J Spending Plan

Recommendation for Action: Staff recommends that the City Council adopt Resolution No.____, approving the updated Measure J Spending Plan.

Staff Contact:
Evis Morales, Finance Officer, (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact:
The Measure J (MSJ) revenues are estimated to total $22.1 million through the 8-year life of the sales tax measure. The spending pan remains balanced between annual revenues and expenditures, and ensures no interfund borrowing for city operations.

Actual appropriation of MSJ, which includes staffing and programming, occur annually with the adoption of the City's budget. Included in the spending plan for fiscal year 2021/22 is an anticipated $3.3 million in revenues, with recommended appropriations of the $3.3 million.

Background:
In January 2014 the City Council authorized placing re-authorization of a 1/4 cent sales tax before the voters for the June 2014 election. MSJ was approved with 68% of the Woodland vote. Companion advisory measures K,L, M and N were also approved and were intended to guide the City Council in the allocation of the revenues generated by MSJ for general city services, programs, and facilities for a period of eight (8) years as follows:

Measure K, approved by 65.5% of voters, provides that 60% of the additional sales tax received to expand and enhance youth and teen programs and facilities;

Measure L, approved by 66.4% of of voters, provides that 20% of the additional sales tax received to enhance educational and youth literacy and expand the hours of operation of the library;

Measure M, approved by 70.1% of voters, provides that 15% of the additional sales tax received to enhance public safety through expanded crime prevention programs such as Neighborhood Watch and services supporting at-potential youth including gang intervention strategies;

Measure N, approved by 53.6% of voters, provides that 5% of the additional sales tax received to support a city water and sewer utility ratepayer assistance program for low-income residents.

MSJ was approved for an eight (8) year term and will expire on September 30, 2022.

Discussion:
Over the life of MSJ, the proposed spending plan allocates revenues to four (4) major categories: Youth

Programming, Library Programming, Crime Prevention, and Utility Assistance.

Youth Programming: The allocation in this category allows for the continuation of after-school programs at both middle schools, clubs/leagues for middle school youth during the summer, aquatics programming, and assists with the waiver of per-player fees for youth sports.

Library Programming: The allocation in this category allows the for the continuation of increased hours of operation from 44 hours a week to 51 hours a week. MSJ funds children and teen collections, including current print and electronic material, and also expands the collection in both print and electronic form. MSJ also provides funding for operations and programming of the Square One work space.

Crime Prevention: The allocation in this category allows for the continuation of the crime prevention program including Neighborhood Watch, will continue the expansion of the Volunteers In Policing (VIP) program, and continues funding activities in the youth diversion program.

Utility Assistance Program: Measure J provides funding subsidies to assist low-income families with payment of their utility bill. The program provides a subsidy of $40 per month for up to twelve months in a fiscal year.

The proposed level of funding for MSJ starts with the allocation from the previous year. Despite the challenges and impact of the COVID19 pandemic the FY20/21 budget for MSJ continued to allocate the same level of baseline funding. The proposed funding plan for FY2021/22 includes the following:

Youth Programming - $1.5 million. This level of funding will continue the same programming and level of services from FY2020/21 to FY2021/22 and also includes funding recommendations of $124,000 that would fund a temporary pool maintenance position, Woodland girls fast pitch amenities (recreation fields/portable toilets), and the Community College Promise program that City Council recently approved in partnership with the Woodland Community College.

Library Programming - $655,592. This level of funding will continue the same programming and level of services from FY2020/21 to FY2021/22 and a recommended addition of $12,000 to reclassify an existing Literacy Coordinator to a Librarian for the Square One facility.

Crime Prevention - $695,592. This level of funding will continue the same programming and level of services from FY2020/21 to FY2021/22 and also provide funding for the city's Graffiti Program for the second of the two years planned. Funding of the Graffiti Program was previously paid by the General Fund and was moved to MSJ as part of the FY2020/21 balancing plan. Continuation of this program is important to the City and aligns with the goal of crime prevention and diversion.

Utility Assistance Program - $250,000. This level of will continue to provide the assistance program with the same existing subsidy level and qualifying criteria. Depending upon the timing of application for the program, this allocation will assist a minimum of 520 residential accounts.

The MSJ revenue estimate for FY2021/22 is approximately $3.3 million. Assumptions used for estimating sales taxes for MSJ are consistent with those used in the General Fund budget; these revenues are currently impacted by the COVID-19 pandemic, and may be subject to further fluctuation. Expenditures are estimated to be $3.3 million including $136,000 in additional funding recommendations.

MSJ Baseline Funding by Category for FY2021/22:

Youth Programming	$1,410,593
Library Programming	$ 643,592
Crime Prevention	$ 695,504
Utility Assistance	$ 250,000
	$2,999,689

Additional Funding Recommendations by Category:

Youth Programming	$ 124,000
Library Programming	$ 12,000
	$ 136,000

It is estimated that through the 8-year life of the sales tax measure, and based on prior/proposed expenditures of the spending plan, that the following programming will be achieved and is closely aligned with MSJ advisory measures:

Youth Programming 53% ($11.1 million)

Library Programming 22% ($4.5 million)

Crime Prevention 16% ($3.4 million)

Utility Assistance 8% ($1.6 million)

Should revenue projections prove out, the MSJ Spending Plan estimates $1.4 million in fund balance remaining at the end of the sales tax measure's life. This balance remains after factoring the $2.25 million in prior set-aside allocations to the future Pool and Sports Park projects. Because MSJ expires in September 2022, only a quarter of programming of costs are included in the last year of MSJ at this time. Utilization of fund balances will be informed by City Council discussions as part of next year's budget process and will be coordinated with the commencement of the new 1/4 cent sales tax measure (Measure R) spending plan.

Finally, as required by the resolution adopting MSJ, an annual report is prepared and provided to the City Council each year in December. This report details the activities paid for by MSJ, and well as information and statistics for residents who participate in and benefit from the MSJ programs. A summary of the FY2019/20 MSJ Annual Report, adopted December 15, 2020, is provided as an attachment.

Conclusion:
Staff recommends that the City Council adopt Resolution No.____, approving the updated Measure J Spending

Plan.

Prepared By: Evis Morales, Finance Officer

Reviewed By: Kimberly McKinney, Director of Administrative Services

Ken Hiatt
City Manager

Attachments:
1. Measure J FY22 Spending Plan
2. FY22 MSJ RESOLUTION
3. MSJ FY20 Statistics - Summary

MEASURE J SPENDING PLAN

	FY2014/15	FY2015/16	FY2016/17	FY2017/18	FY2018/19	FY2019/20	FY2020/21	FY2021/22	FY2022/23*	Total
Revenues										
MSJ Annual Revenue Projection	$ 1,724,611	$ 2,467,809	$ 2,483,241	$ 2,528,885	$ 2,772,407	$ 2,939,064	$ 3,014,979	$ 3,293,300	$ 866,350	$ 22,090,646
Expenditures										
Utility Assistance	$ 25,380	$ 192,866	$ 132,204	$ 202,816	$ 225,728	$ 266,084	$ 254,626	$ 250,000	$ 62,500	$ 1,612,205
General Recreation	140,947	469,829	329,274	409,562	395,596	338,311	559,033	510,317	127,579	$ 3,280,448
Middle School Programs	118,534	270,447	316,551	175,456	191,675	167,295	221,733	234,419	58,605	$ 1,754,715
Aquatics	5,703	116,340	161,344	180,225	211,828	145,411	310,803	273,403	68,351	$ 1,473,409
Recreation Van	50,323	57,469	49,242	74,104	85,307	85,193	104,309	126,865	31,716	$ 664,528
Summer Camp	48,196	96,298	123,114	100,982	119,928	113,203	157,745	165,277	41,319	$ 966,062
Youth Advisory Committee & Academy	0	308	1,058	3,633	1,248	182	5,000	5,000	1,250	$ 17,679
At-Potential Youth	1,716	165,808	312,161	205,137	185,784	250,707	635,715	573,757	143,439	$ 2,474,224
Crime Prevention	48,115	103,952	110,552	125,268	128,583	108,633	126,795	121,747	30,437	$ 904,082
GREAT Program (4th/7th Grades)	0	0	23,660	33,426	30,132	24,510	95,312	95,312	23,828	$ 326,180
Library	252,671	439,387	453,203	530,075	562,303	544,582	796,821	643,592	160,898	$ 4,383,532
Southeast Pool Area Project	0	0	0	0	250,000	0	0	0	0	$ 250,000
Programming Subtotal	$ 691,587	$ 1,912,704	$ 2,012,364	$ 2,040,685	$ 2,388,113	$ 2,044,111	$ 3,267,891	$ 2,999,689	$ 749,922	$ 18,107,066
Unallocated	0	0	0	0	0	0	0	157,611		157,611
Total Expenditures	$ 691,587	$ 1,912,704	$ 2,012,364	$ 2,040,685	$ 2,388,113	$ 2,044,111	$ 3,267,891	$ 3,157,300	$ 749,922	$ 18,264,677
Proposed Additions										
Temporary Position to Assist w/Pool Maintenance								$ 16,000	$ 4,000	$ 16,000
Woodland Girls Fast Pitch								$ 8,000		$ 8,000
Community College Promise Program								$ 100,000	$ 25,000	$ 100,000
Library-Square One Position Reclassification								$ 12,000	$ 3,000	$ 12,000
Net Revenue/Expenditures	$ 1,033,024	$ 555,105	$ 470,877	$ 488,200	$ 384,294	$ 894,953	$ (252,912)	$ -	$ 116,428	$ 3,689,969
Southeast Pool Reserve	$ -	$ -	$ -	$ -	$ 750,000	$ 500,000	$ -	$ -	$ -	$ 1,250,000
Phase 2 Sports Park Build-Out Reserve	$ -	$ -	$ -	$ -	$ 1,000,000	$ -	$ -	$ -	$ -	$ 1,000,000
Fund Balance	$ 1,033,024	$ 1,588,129	$ 2,059,006	$ 2,547,206	$ 1,181,500	$ 1,576,453	$ 1,323,541	$ 1,323,541	$ 1,439,969	$ 1,439,969

*Final Measure J Revenue/Program Year: Only one-quarter of revenue is received in FY2022/23 and also reflects one-quarter of recommended expenses

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE UPDATED MEASURE J SPENDING PLAN

WHEREAS, in June 2014 the Woodland voters approved Measure J (MSJ) which extended the ¼ cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland; and

WHEREAS, the MSJ Spending Plan will provide funding for youth programming, library programming, crime prevention, and utility assistance for low-income households.

WHEREAS, the MSJ Spending Plan will be updated at least bi-annually; and

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

Section 1. That the attached MSJ Spending Plan is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Woodland this 18th day of May 2021, by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

____
Ethan Walsh, City Attorney

FY2019/20 Measure J Statistics/Accomplishments

Youth Programming	
Camperships	Summertime Fun Club -38 Participants
	Summer Teen Pack - 18 Participants
Player Fees	$19,414 fees waived
	868 youth assisted
	$10,000 winter surcharge waived for Swim Team
	$8,500 provided to Woodland Girls Fast Pitch
Events	Teen Game Nights
	Dive-In Movie Night at Pool
	Movie in the Park
	Valentine's Day Cookie Decorating
	6th Grade Party
	Combined- Over 1,600 attendies
Outdoor Adventure Program	30 particpant taken to Yosemite
After School Teen Pack (Douglass/Lee Middle Schools)	Overall attendance for FY2019/20 school year was 4,515
Aquatics	Public Swim – 8,564 participants
	Swim Lessons – 782 participants
Rec2Go	Attended 68 park and community events
	Reached over 8,600 community members
Summer Teen Pack	462 participants during nine (9) weeks of summer
	42 sign-ins during one (1) week of drop-in
Other general programs	Baby & Me - 632 participants/sign-ins
	Boxing Club – 2,002 participants/sign-ins
	Night Hoops – 639 participants/sign-ins
Crime Prevention	
Crime Prevention Program	Books and Badges to Facebook three (3) times a week from March-June 2020
	Crime Prevention team completed 10 CPTED surveys for both businesses and residents. Some of the locations include the Motel 6, the Yolo County Office of Education, and Yolo County Housing Authority at Yolanno and Donnelly.
	In February 2020 the Crime Prevention Team took over supervising the Volunteers in Policing (ViP) program. The ViP program has 42 active volunteers who average about 250 hours a month. In the first few months of supervising the ViPs, the Crime Prevention Team was able to organize a 2-day vehicle abatement training course taught by Traffic Sergeant Ted Ruiz.
Gang Resistance and Education Training (GREAT)	G.R.E.A.T. provided to all fourth grade classes (approximately 500 students)
	G.R.E.A.T.resulted in 450 seventh grade students graduating from the program
School Resource Officers (SRO)	SROs taught three (3) Active Shooter (ALICE - Alert, Lockdown, Inform, Counter Evacuate) classes.

	SROs also participated in Fill the Trunk, Christmas and Back to School Shop with a Cop, Coffee with a Cop, National Night Out, National Shake Out (earthquake drills at the schools), National Walk to School Day, Read Across America and Red Ribbon Week.
	SROs spent much of their time acting as mentors to counsel, educate and develop numerous students on a day-to-day basis for preparation as adults. The SROs also participated in the School District Safety committee, SARB (Student Attendance Review Board), YTAC (Yolo Truancy Abatement Committee) and District Attorney Mediation as a form of youth diversion.
Woodland Police Activities League	Programs include Junior Giants Baseball, Art, Flag Football, MMA, Self-Defense, Girl's Boxing, and after school programs
	Continuation of the annual Summer Program
	Finished facility upgrades in preparation for tutoring and additional programs
	Opened for after school walk-ins
	Added a Vice President to the Board
	Annual Dinner
Library Programming	
Early Childhood Literacy	4,074 preschool children and caregivers attended 207 early childhood literacy programs (ages 0-5), which include story times in English and Spanish, STEM and arts programs, and special events.
Education and Lifelong Learning	7,556 school age children and their caregivers attended 202 school –age programs, which included coding classes, class visits and tours, Minecraft club, Lego club, STEM activities, crafts, tutoring, and special events.
	All first grade children in Woodland Joint Unified Schools receive a "My First Library Card" and a new book through class visits.
	2,149 teens attended 98 teen programs, which included Teen Advisory Board meetings and workshops, creativity and art programs, outreach at Fourth and Hope, and the Youth Empowerment Summit, as well as Gallop Strengths Leadership training, and a SAT Boot Camp.
Education and Life Long Learning- Square One	205 Woodland 3rd graders have toured and experienced hands on learning in Square One
	623 library patrons have taken a basic use and safety class or workshop
	1,801 library patrons have worked independently in Square One
Civic and Community Engagement	Teen Advisory Board works to develop library programming for teens at the library, and connects with the community through outreach and partnerships
Children and Teen Library	25 Interactive and live online events were held with 2,514 participants
	100 virtual story-times with live and recorded views 20,0000 minutes watched
	14,528 downloads of e-content, ebooks and e-audiobooks
	13, 446 electronic library card patrons
	1,180 Weekly craft and maker kits given out
	1,200 masks were made in Square One and distributed through partner organizations
Curbside Delivery	1,657 physical materials were loaned without contact
	The library had an average of 24 staff online hours per week
Utility Assistance Program	FY2019/20 the program provided funding of $40 per month to 579 households representing 1,710 residents.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 18, 2021
ITEM #: I.19
SUBJECT: Ordinance and Resolution relating to Appointment, Removal, and Duties of the Mayor and Mayor Pro Tempore

Recommendation for Action: Staff recommends that the City Council:

1). Introduce and waive first reading of Ordinance No. _____, amending Chapter 2.08 (Mayor and Mayor Pro Tempore of Title 2 (Administration) of the City of Woodland Municipal Code relating to Appointment, Removal, and duties of the Mayor and Mayor Pro Tempore; and
2). Adopt Resolution No. _____, amending the Selection and Rotation of Mayor and Mayor Pro Tempore for 2021 through 2030.

Staff Contact

Ken Hiatt, City Manager – (530) 661-5802, ken.hiatt@cityofwoodland.org

Fiscal Impact

No fiscal impact associated with this staff recommendation.

Background

The City Council previously adopted Ordinance No. 1604 amending the selection and rotation of Mayor and Mayor Pro Tempore of the Municipal Code on November 15, 2016 following the first Council District Election on November 8, 2016. The intent behind these revisions was to transition to one-year terms for the Council's officer positions and to establish a rotation according to district numbers.

The City Council, during its December 15, 2020 meeting, took action to appoint Council Member Stallard to fill the office of Mayor and Council Member Vega to fill the office of Mayor Pro Tempore following the certification of the results of the November 8, 2020 election. Under the sequential rotation scheduled, District 3 was set to be appointed as Mayor Pro Tempore. However, due to the pending vacancy on December 16, 2020 of the Council District 3 seat due to the resignation of Council Member Barajas, the Council voted to fill this position with District 5 Council Member Vega. This appointment raised the question of the order of rotation of the Mayor and Mayor Pro Tempore and the City Council directed staff to bring the selection and rotation of Mayor and Mayor Pro Tempore back to Council for further discussion.

Discussion

Prior to the December 15th appointments, the rotation was occurring sequentially by number of district (ie.1, 2,3,4, 5) with District 2 to serve as Mayor and District 3 to serve as Mayor Pro Tempore. Due to the vacancy in District 3, the Council voted to appoint Council Member Vega (District 5) as Mayor Pro Tempore to fill this position. Council requested staff bring back a discussion on the selection of their officer's and to confirm a new rotation that would provide clarity for future appointments. The Council's initial intent with the rotation was to provide each Council member the opportunity to serve as Mayor during their term where possible. By virtue of the fact that there are 5 Council Districts and council members serve 4-year terms there will be instances where a strict sequential rotation will result in a council member on occasion either not being able to serve as Mayor during their term or be in line to serve as Mayor during their first year of office.

Chapter 2.08 of the Municipal Code prescribes the process for appointment of the Mayor and Mayor Pro Tempore. As written, staff feels the language provides the Council the flexibility to order the rotation as they choose. However, staff recommends incorporating language to help clarify the Council's original intent for the rotation to provide each Council Member the opportunity to serve as Mayor. Additionally, staff recommends adoption of the attached Resolution that would establish the intended Mayor and Mayor Pro Tempore rotation for the next 10 years, or 2 full rotations through the Districts. This rotation sequence builds off the current appointments and would avoid a situation where a council member would not be able to serve as Mayor during their term of be in line to serve in their first year of office.

Staff has prepared the attached Ordinance amending the Municipal Code to clarify the Council's intent to rotate the duties of Mayor and Mayor Pro Tempore in such a manner to allow each Council member the privilege. The following highlights the proposed changes to the language in the Ordinance.

1. **<u>Title 2 (Administration), Chapter 2.08 (Mayor and Mayor Pro Tempore), Section 2.08.010.</u>** Section 2.08.010 is hereby amended to read as follows (deletions are made in ~~strikethrough~~, additions are made in <u>underline</u>):

   2.08.010 Appointment and removal.

   A. During the first City Council meeting following the certification of election results after any general municipal City election at which Council members are elected and during the first City Council meeting in December of every odd year beginning in 2017, the City Council shall meet and designate its presiding officer who shall have the title of Mayor. The Council member who served as Mayor Pro Tempore in accordance with Section 2.08.030 immediately prior to this meeting shall be designated as Mayor. The Mayor shall serve a term of one year. The Mayor shall serve in this capacity at the pleasure of the City Council.

   B. Should the person who was selected as Mayor Pro Tempore in accordance with Section 2.08.030 no longer be a Council member at the time of the above-referenced meeting, the remaining Council members shall select one of their ~~number~~ <u>members to serve</u> as Mayor by a majority vote, <u>in a manner intended to allow each Council member the opportunity to serve as Mayor for one year during their term, to the maximum extent possible</u>. (Prior code § 2-2-3)

2. **<u>Title 2 (Administration), Chapter 2.08 (Mayor and Mayor Pro Tempore), Section 2.08.030</u>.** Section 2.08.030 is hereby amended to read as follows (deletions are made in ~~strikethrough~~, additions are made in <u>underline</u>):

   2.08.030 Mayor Pro Tempore.

   At the same meeting at which the Mayor is selcted in accordance with Section 2.08.010(A), the City Council shall also designate one of its members as Mayor Pro Tempore, who shall perform the duties of the Mayor during the Mayor's absence or temporary disability. The Mayor Pro Tempore shall be selected from among the Council members on a rotating basis in accordance with their district numbers, in a manner intended to allow each Council member the opportunity to serve as Mayor for one year during their term, to the maximum extent possible. The Mayor Pro Tempore shall serve in this capacity for one year and shall serve at the pleasure of the City Council. (Prior code § 2-2-3)

The attached resolution would establish the order of rotation of Mayor and Mayor Pro Tempore through 2030. If circumstances arise in the future, such as a Council vacancy, the Council may choose to revisit the rotation order and amend it by similar resolution.

Conclusion

Staff recommends that the City Council:

1). Introduce and waive first reading of Ordinance No. _____, amending Chapter 2.08 (Mayor and Mayor Pro Tempore of Title 2 (Administration) of the City of Woodland Municipal Code relating to Appointment, Removal, and duties of the Mayor and Mayor Pro Tempore; and
2). Adopt Resolution No. _____, amending the Selection and Rotation of Mayor and Mayor Pro Tempore for 2021 through 2030.

Prepared by: Ken Hiatt, City Manager

Ken Hiatt
City Manager

Attachments:
1. Ordinance - Chapter 2.08 Mayor and Mayor Pro Tempore
2. Resolution - Mayor and Mayor Pro Tempore Rotation
3. Exhibit 1 - Mayor and Mayor Pro Tempore Rotation

ORDINANCE NO. ________

AN ORDINANCE OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING CHAPTER 2.08 (MAYOR AND MAYOR PRO TEMPORE) OF TITLE 2 (ADMINISTRATION) OF THE CITY OF WOODLAND MUNICIPAL CODE RELATING TO APPOINTMENT, REMOVAL, AND DUTIES OF THE MAYOR AND MAYOR PRO TEMPORE

WHEREAS, Chapter 2.08 of the City of Woodland Municipal Code currently governs the appointment and removal of the role of Mayor and Mayor Pro Tempore from among the members of the City Council, and sets forth the Mayor's duties accordingly; and

WHEREAS, the City Council desires to declare its intent that each member of the Council serve as Mayor during their term, to the extent possible.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. Title 2 (Administration), Chapter 2.08 (Mayor and Mayor Pro Tempore), Section 2.08.010. Section 2.08.010 is hereby amended to read as follows (deletions are made in ~~strikethrough~~, additions are made in underline):

2.08.010 Appointment and removal.

A. During the first City Council meeting following the certification of election results after any general municipal City election at which Council members are elected and during the first City Council meeting in December of every odd year beginning in 2017, the City Council shall meet and designate its presiding officer who shall have the title of Mayor. The Council member who served as Mayor Pro Tempore in accordance with Section 2.08.030 immediately prior to this meeting shall be designated as Mayor. The Mayor shall serve a term of one year. The Mayor shall serve in this capacity at the pleasure of the City Council.

B. Should the person who was selected as Mayor Pro Tempore in accordance with Section 2.08.030 no longer be a Council member at the time of the above-referenced meeting, the remaining Council members shall select one of their ~~number~~ members to serve as Mayor by a majority vote, in a manner intended to allow each Council member the opportunity to serve as Mayor for one year during their term to the extent possible. (Prior code § 2-2-3)

SECTION 2. Title 2 (Administration), Chapter 2.08 (Mayor and Mayor Pro Tempore), Section 2.08.030. Section 2.08.030 is hereby amended to read as follows (deletions are made in ~~strikethrough~~, additions are made in underline):

2.08.030 Mayor Pro Tempore.

At the same meeting at which the Mayor is selected in accordance with Section 2.08.010(A), the City Council shall also designate one of its members as Mayor Pro Tempore, who shall perform the duties of the Mayor during the Mayor's absence or temporary disability. The Mayor Pro Tempore shall be selected from among the Council members on a rotating basis in accordance with their district numbers, in a manner intended to allow each Council member the opportunity to serve as Mayor for one year during their term, to the maximum extent possible. The Mayor Pro Tempore shall serve in this capacity for one year and shall serve at the pleasure of the City Council. (Prior code § 2-2-3)

SECTION 3. Effective Date. This Ordinance shall take effect and be in full force 30 days from and after its passage. The City Clerk shall certify to the adoption of this Ordinance. This Ordinance shall be posted or published as required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland, California, at a regular meeting held on the _______ day of _____________, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST: APPROVED AS TO FORM:

________________________ ____________________________
Ana B. Gonzalez, City Clerk Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE SELECTION AND ROTATION OF MAYOR AND MAYOR PRO TEMPORE FOR 2021 THROUGH 2030

WHEREAS, California Government Code Section 36801 provides that the Mayor and Mayor Pro Tempore of a general law city is selected by a majority vote of the City Council; and

WHEREAS, said Government Code Section does not require nor provide for any particular procedure for selecting the Mayor; and

WHEREAS, the Woodland City Council, adopted Ordinance No. 1604 on November 15, 2016 and amended the Mayor and Mayor Pro Tempore Selection and Rotation Process, and

WHEREAS, at the December 15, 2020 City Council Meeting, the Woodland City Council designated a Mayor and Mayor Pro Tempore and directed staff to return on January 5, 2021 with further discussion regarding the selection and rotation of Mayor and Mayor Pro Tempore; and

WHEREAS, at the May 18, 2021 City Council Meeting, the Woodland City Council introduced an ordinance to amend the Woodland Municipal Code to further insure an equitable and flexible rotation amongst persons elected to the City Council and that emphasizes the intent for each council member to have the opportunity to serve as Mayor during their term, to the greatest extent possible.

WHEREAS, deviation from a strict sequential rotation based on Council Districts offers rotation options that can extend the period before the rotation would align such that a particular council member would not be afforded the previlige of serving as mayor during their four year term.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland adopts a resolution establishing the Mayor and Mayor Pro Tempore Rotation schedule for 2021 through 2030 as attached in Exhibit 1.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 18th day of May, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Tom Stallard, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

Attachment: Exhibit 1 – Mayor Rotation Illustration
Exhibit 2 – Copy of Ordinance No. _____

EXHIBIT 1

Mayor and Mayor Pro Tempore Rotation
2021-2030

	MAYOR	MAYOR PRO TEMPORE
2021	District 2	District 5
2022	District 5	District 4
2023	District 4	District 3
2024	District 3	District 1
2025	District 1	District 2
2026	District 2	District 5
2027	District 5	District 4
2028	District 4	District 3
2029	District 3	District 1
2030	District 1	District 2