



City of Woodland
Meeting Agenda
City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

June 7, 2022
6:00 PM

CITY COUNCIL

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. 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. In addition to live in person public comment, members of the public may submit their comments prior to 4:00 PM in the following manner: 1) Call (530) 661-5900 and leave a voicemail message no more than three (3) minutes when played. Voicemail messages received will be played during the City Council meeting and read into the record at the appropriate time; or 2) Submit an email to the City Clerk at CouncilMeetings@cityofwoodland.org. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud.

1. SUBJECT: General Public Comments

WRITTEN COMMUNICATIONS: This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communication submitted for items specific to this agenda will be attached as a file to the associated agenda item.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

2. SUBJECT: Long Range Calendar

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

F. CONSENT CALENDAR

3. SUBJECT: Pride Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation declaring the month of June 2021 as "Pride Month".

4. SUBJECT: City Council Meeting Minutes of May 10, 2022 and May 17, 2022

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Special City Council Meeting of May 10, 2022 and the Joint Regular City Council/Woodland Finance Authority Meeting of May 17, 2022.

5. SUBJECT: Second Reading and Adoption of an Ordinance Abolishing the Board of Building Appeals

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Ordinance No. 1687, An Ordinance of the City Council of the City of Woodland to Repeal Section 2.28.010 of the Woodland Municipal Code to Abolish the Board of Building Appeals.

6. SUBJECT: Second Reading and Adoption of Military Equipment Use Ordinance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Ordinance No. 1688, An Ordinance of the City Council of the City of Woodland Adopting a Military Equipment Use Policy Pursuant to Assembly Bill 481.

7. SUBJECT: Second Reading and Adoption of Retail Commercial Cannabis Ordinance Amendments

RECOMMENDATION FOR ACTION: Staff recommends that the City Council conduct the second reading and adopt Ordinance No. 1685, approving amendments to Chapter 17.110, and Ordinance 1686, approving amendments to Chapter 5.28, of the City of Woodland Municipal code related to commercial cannabis retail use.

8. SUBJECT: Second Reading and Adoption of Ordinance Rescinding Urgency Ordinance No. 1664 "Temporary Outdoor Use Permit" and Adopt Citywide Parklet Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Ordinance No. 1689, An Ordinance of the City Council of the City of Woodland Rescinding Urgency Ordinance No. 1664, which Authorized the Community Development Director to Grant Emergency Temporary Outdoor Use Permits during the Covid-19 Emergency.

9. 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 21, 2022.

10. SUBJECT: AgTech Innovation Alliance Grant Agreement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving a budget appropriation of \$100,000 from Measure F (507) and authorizing the Community Development Director to enter into a Grant Agreement with AgTech Innovation Alliance for the phase two expansion of The Lab@AgStart, a food and ag technology wet-lab incubator facility in Woodland.

11. SUBJECT: 2019 Homeland Security Grant Program Urban Area Security Initiative Appropriation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to appropriate \$33,500 to the Other Federal Grants Fund (330) for the purchase of the awarded equipment.

12. SUBJECT: East Main Street Improvement Project, CIP 13-05; Contract Amendments

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, :

1. Approving a construction contract contingency increase up to 15%(\$826,585) with the McGuire and Hester construction contract and authorize the City Manager to execute the construction contract change orders; and
2. Approving a consultant services amendment for design with Mark Thomas and Company, in the amount of \$53,454 for a total agreement amount of \$561,625.02 and authorize the City Manager to execute the amendment; and
3. Approving a consultant services amendment for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of \$300,000 for a total agreement amount of \$839,298 and authorize the City Manager to execute the amendment.

13. SUBJECT: Approval of Plans and Specifications and Authorization of Bid Advertisement for Fifth and Clover Streets Sewer Rehabilitation Project, CIP 08-21

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the plans and specifications and authorize bid advertisement for the Fifth and Clover Streets Sewer Rehabilitation Project, CIP 08-21.

14. SUBJECT: Award Construction Contract for Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, 1.) Approving a construction contract for the Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05; awarding the construction contract in the amount of \$5,191,118.00 to O.C. Jones & Sons,

Inc. for the base bid only; authorizing a contract contingency up to 20% (\$1,038,223.60); and authorizing the City Manager to execute the construction contract and change orders; and 2.) Approving a consultant services agreement for construction management and inspection services with Unico Engineering, Inc. in the amount of \$762,412.60; authorizing a contract contingency up to 20% (\$152,482.52); and authorizing the City Manager to execute the agreement and amendments.

15. SUBJECT: List of Projects for FY 22/23 Funded by SB1 RMRA

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, adopting a list of projects for FY 22/23 funded by SB1 Road Maintenance and Rehabilitation Account (RMRA) funds.

16. SUBJECT: Final Acceptance and Notice of Completion for the 2021 Sewer and Water Repair and Replacement Project, CIP 20-14

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, accepting the construction contract for the 2021 Sewer and Water Repair and Replacement Project, CIP 20-14, with Wahlund Construction, Inc., as complete and authorizing the City Clerk to file a Notice of Completion.

17. SUBJECT: Public Improvement Loan Agreement - Courtyard by Marriott and Hilton Home2 Suites

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving a General Fund (101) appropriation of \$500,000 and authorizing the City Manager to enter into a Public Improvement Loan Agreement with Woodland Partners I, LLC.

18. SUBJECT: Purchase of Magnesium Hydroxide with Hill Brothers Chemical Company

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, which authorizes the City Manager to purchase magnesium hydroxide under contract #000804 with Hill Brothers Chemical Company for a total of \$246,000 in FY22 and \$254,000 in FY23.

19. SUBJECT: Waste Management Delinquent Garbage/Refuse Accounts - Call for Public Hearing

RECOMMENDATION FOR ACTION: Staff recommends that the City Council set a Public Hearing for July 19, 2022 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

20. SUBJECT: Fastpitch Field Naming for Proposed Girl's Fastpitch Complex

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the name "Knaggs Family Field" for a fastpitch field at the proposed Dowling Fastpitch Complex.

G. PUBLIC HEARINGS

21. SUBJECT: Public Hearing and Adoption of Amendment #1 to the Fiscal Year 2021/22 Community Development Block Grant Action Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the following actions:

1. Hold a public hearing to receive community input on the proposed amendment to the City's Fiscal Year 2021/22 Community Development Block Grant Action Plan;
2. Adopt Resolution No. _____, approving Amendment #1 to the City's CDBG FY 2021/22 Action Plan to appropriate additional CDBG funds of \$51,000 for the City of Woodland Library ADA Restrooms Upgrade project;
3. Direct staff to complete the necessary paperwork to process Amendment #1, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating any public input received during the public comment period and tonight's public hearing;
4. Direct staff to forward the completed Amendment #1 and related documents to HUD;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out Amendment #1; and
6. Authorize the Finance Officer to make the budget allocation as specified.

H. REPORTS OF THE CITY MANAGER

22. SUBJECT: Appeal of Hearing Officer's Decision to Uphold a Notice to Abate Nuisance regarding 210 Lincoln Avenue, Woodland, APN 006-581-001-000 ("Subject Property")

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, affirming the Hearing Officer's decision and upholding the March 2, 2022 Notice to Abate Nuisance in its entirety.

23. SUBJECT: Public Meeting to Establish the Woodland Tourism Business Improvement District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council hold a public meeting to receive public testimony on the formation of the Woodland Tourism and Business and Improvement District (WTBID).

24. SUBJECT: Development Impact Fee Deferral Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council waive first reading and adopt, by title only, an Ordinance amending Woodland Municipal Code section 15.20 to delete the expiration date for the Fee Deferral Program so that the program will remain in effect until further amended by the Council as well as make clarifying changes to the existing City Code as needed.

25. SUBJECT: Presentation of the FY2022/23 Proposed Budget

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation on the proposed budget for FY2022/23.

26. SUBJECT: Placement of a Measure on the November 8, 2022 Municipal Election Ballot regarding City Council Salary

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council of the City of Woodland Calling for the Placement of a Measure on the November 8, 2022 Regular Municipal Election Ballot for the Submission to the Qualified Voters of a Proposed Ordinance Amending Section 2.04.300 of the Woodland Municipal Code to Allow City Council Salary to be Set at Five Hundred Dollars Per Month and Allowing City Council Salaries to be Set In the Future in Accordance with State Law.

27. SUBJECT: Placement of Measure on the November 8, 2022 Municipal Election Ballot regarding Cannabis Tax

RECOMMENDATION FOR ACTION: Staff recommends that City Council adopt Resolution No. _____, calling for the placement of a general tax measure on the November 8, 2022 regular municipal election ballot for the submission to the qualified voters of a proposed ordinance adding Chapter 3.36 to Title 3 (Taxation and Purchasing) of the Woodland Municipal Code, establishing a tax on cannabis businesses operating within the City of Woodland.

I. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority of the City of Woodland scheduled for June 7, 2022 was posted on Thursday, June 2, 2022 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.


Ana B. Gonzalez
City Clerk

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

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: D.1
SUBJECT: General Public Comments

ITEM: This section is reserved for "General" Public Comments received via email within two (2) hours prior to the start of the City Council Meeting. Any other written communication submitted for items specific to this agenda will be attached as a file.

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: E.2
SUBJECT: Long Range Calendar

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

Staff Contact:

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

Background:

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

A handwritten signature in black ink, appearing to read "Ken Hiatt", is written over the printed name and title.

Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

JUNE 21ST

REGULAR MEETING

Presentations

DEI Assessment

Climate Safe California – Presentation of Sustainability Advisory Committee

Consent Calendar

2nd reading Amend Development Impact Fee Deferral Ordinance

Woodland Storage Operating Agreement Modification

Appoint Board and Commission Members

Annual Water Quality Report and Presentation

Police Department Grant Funding Appropriation

Public Works Quarterly Report

Consolidation of November 8th Elections

Public Hearings

Levy Spring Lake Lighting and Landscaping District Assessment

Levy Gateway Lighting and Landscaping District Assessment

Levy Gibson Ranch Lighting and Landscaping District Assessment

Levy North Park Lighting and Landscaping District Assessment

Levy Streng Pond Lighting and Landscaping District Assessment

Levy Westwood Lighting and Landscaping District Assessment

Woodland Tourism Business Improvement District

Regular Calendar

Fiscal Year 22/23 Budget Adoption

JULY 5TH

REGULAR MEETING

City Council Meeting Minutes for June 7, 2022 and June 21, 2022

Ruby Estates SL R-15 PD & DA

JULY 19TH

REGULAR MEETING

Public Hearing – WM Delinquent Garbage/Refuse Accounts

Woodland Research Technology Park – EIR Specific Plan Adoption

SUMMER RECESS – JULY 20, 2022 THRU AUGUST 15, 2022

Future Topics / Study Sessions:

Youth Master Plan (August)

Comprehensive Zoning Update (Fall 2022)

Waste Management Residential Smart Truck (TBD)

Rule 20A Undergrounding District (TBD)



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.3
SUBJECT: Pride Proclamation

Recommendation for Action: Staff recommends that the City Council adopt a proclamation declaring the month of June 2022 as "Pride Month".

Staff Contact:

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

Discussion:

Council is asked to show their support for Pride Month via issuance of a proclamation.

A handwritten signature in black ink, appearing to read "Ken Hiatt", is written over the printed name and title.

Ken Hiatt
City Manager

Attachments:

1. Pride Proclamation_2022

**PROCLAMATION
DECLARING JUNE AS LESBIAN, GAY, BISEXUAL AND TRANSGENDER (LGBT) PRIDE MONTH
IN WOODLAND, CALIFORNIA**

WHEREAS, on June 28, 1969, the LGBT community took a brave stand for human rights at the Stonewall Inn in New York City, marking the first major demonstration for LGBT equal rights; and

WHEREAS, each June cities and towns throughout the United States, celebrate LGBT Pride Month to celebrate the bravery it takes for LGBT people to come out as their true selves, build community, and promote equal rights for all; and

WHEREAS, a tremendous amount of progress has been made since Stonewall, members of the LGBT community still face discrimination simply for being their true selves; and

WHEREAS, last fall the City Council re-affirmed the City of Woodland as a “safe and welcoming” place for all people, regardless of race, religion, age, gender, sexual orientation, disability or ethnicity; and

WHEREAS, countless individuals throughout Woodland, California are dedicated to improving and embracing the lives of the LGBT community; and

WHEREAS, Pride month offers the community an opportunity to reflect upon the discrimination and inequality that has troubled LGBT people, while celebrating and embracing the work of individuals and organizations who have continuously fought to create equality for all;

NOW, THEREFORE, BE RESOLVED that the Woodland City Council hereby declares the month of June “Lesbian, Gay, Bisexual, and Transgender Pride Month” in the City of Woodland; and

BE IT FURTHER RESOLVED that the City Council calls upon all citizens of Woodland to eliminate prejudice everywhere it exists, recognizing that all people in Woodland should be treated equally regardless of sexual orientation or gender identity, and to celebrate the magnificent diversity of our community during LGBT Pride Month.

DATED: June 7, 2022

Mayra Vega, Mayor

Vicky Fernandez, Mayor Pro Tem

Tania Garcia-Cadena, Council Member

Rich Lansburgh, Council Member

Tom Stallard, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.4
SUBJECT: City Council Meeting Minutes of May 10, 2022 and May 17, 2022

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Special City Council Meeting of May 10, 2022 and the Joint Regular City Council/Woodland Finance Authority Meeting of May 17, 2022

Staff Contact:

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



Ken Hiatt
City Manager

Attachments:

1. 05.10.2022 CC DRAFT Mins_Special
2. 05.17.2022 CC DRAFT Mins

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



SPECIAL CITY COUNCIL MEETING

Tuesday, May 10, 2022

6:00 PM

City Council

CITY COUNCIL

CLOSED SESSION

5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code §54957.6)
Agency Designated Representatives: N/A
Employee Organization(s): Woodland Police Officer's Association (WPOA),
Woodland Police Supervisors Association (WPSA), Mid-Management and
Professionals Association (MMPA)

SPECIAL CITY COUNCIL MEETING

6:00 PM

C. CALL TO ORDER

Meeting called to order at 6:27 PM.

D. ROLL CALL

Present: Members Fernandez, Lansburgh and Mayor Vega

Absent: Members Garcia-Cadena and Stallard

E. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mayor Vega.

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. 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. In addition to live in person public comment, members of the public may submit their comments prior to 4:00 PM in the following manner: 1) Call (530) 661-5900 and leave a voicemail message no more than three (3) minutes when played. Voicemail messages received will be played during the City Council meeting and read into the record at the appropriate time; or 2) Submit an email to the City Clerk at CouncilMeetings@cityofwoodland.org. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud.

Received email regarding Speed Limit Removal, voicemails regarding City Hall and homeless.

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.

Verbal updates provided by Council Members/Staff.

2. SUBJECT: Long Range Calendar

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

H. CONSENT CALENDAR

3. SUBJECT: Sacramento-Yolo Mosquito & Vector Control District Update

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a written update from Gary Goodman, District Manager for the Sacramento-Yolo Mosquito & Vector Control District regarding current mosquito control issues and what can be expected in the upcoming months relating to mosquitoes and West Nile virus.

Received a written update from Gary Goodman, District Manager for the Sacramento-Yolo Mosquito & Vector Control District regarding current mosquito control issues and what can be expected in the upcoming months relating to mosquitoes and West Nile virus.

4. SUBJECT: Public Works Week, May 15-21, 2022

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim May 15-21, 2022 as Public Works Week.

Proclaimed May 15-21, 2022 as Public Works Week.

5. SUBJECT: City Council Meeting Minutes of April 5, 2022 and April 19, 2022

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of April 5, 2022 and April 19, 2022.

Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of April 5, 2022 and April 19, 2022.

6. SUBJECT: Parks & Recreation Commission Meeting Minutes of March 28, 2022

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive March 28, 2022, Parks & Recreation Commission Meeting Minutes.

Received the Parks & Recreation Meeting Minutes of March 28, 2022.

7. SUBJECT: Quarterly Treasurer's Investment Report for the Quarter Ended March 31, 2022

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2022.

Accepted the quarterly Treasurer's Investment Report for the quarter ended March 31, 2022.

8. SUBJECT: Revised Public Facilities Fee Program Administrative Guidelines

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the revised Public Facilities Fee Program Administrative Guidelines dated May 2022.

Adopted RESOLUTION NO. 7885, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING REVISIONS TO THE PUBLIC FACILITIES FEE PROGRAM ADMINISTRATIVE GUIDELINES.

9. SUBJECT: SB 1383 Local Assistance Grant Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the appropriation of \$86,966 of grant funds to the State Grants Fund (325) to assist with the implementation of SB 1383 which requires reduction of organic waste disposal.

Adopted RESOLUTION NO. 7886, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING APPROPRIATION OF FUNDS TO THE STATE GRANT FUND (325) PROVIDED FROM CALRECYCLE.

10. SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP 09-15 - Urban Flood Risk Reduction Program Amendment #4 with the State of California Department of Water Resources

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to sign the Amendment #4 to the funding agreement with the State of California Department of Water Resources (DWR) under the Urban Flood Risk Reduction Program (UFRR) for the Lower Cache Creek Feasibility Study, CIP #09-15.

Adopted RESOLUTION NO. 7887, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENT #4 TO THE AGREEMENT WITH STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES FOR THE URBAN FLOOD RISK REDUCTION PROGRAM, CIP #09-15.

11. SUBJECT: Two New Storm Capital Infrastructure Projects - East Main Pump Station Emergency Generator Rehabilitation Project, CIP 22-02 & North Canal Pump Station Pipe Rehabilitation Project, CIP 22-08; and Appropriate Project Funding

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to:

- 1.) Create a new capital project, the East Main Pump Station Emergency Generator Rehabilitation Project, CIP 22-02; and appropriate \$50,000 from Fund 221, Storm Drainage; and
- 2.) Create a new capital project, the North Canal Pump Station Pipe Rehabilitation Project, CIP 22-08; and appropriate \$180,000 from Fund 221, Storm Drainage

Adopted RESOLUTION NO. 7888, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND CREATING TWO STORMWATER INFRASTRUCTURE PROJECTS: THE EAST MAIN PUMP STATION EMERGENCY GENERATOR REHABILITATION PROJECT, CIP 22-02 & THE NORTH CANAL PUMP STATION PIPE REHABILITATION PROJECT, CIP 22-08, AND APPROPRIATE PROJECT FUNDING.

12. SUBJECT: Approval of Final Maps 5162 & 5206 (Pioneer Village phases 1 & 2) and Related Subdivision Improvement Agreements.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council to 1) approve Final Subdivision Map 5162, Pioneer Village Phase 1, and Final Subdivision Map 5206, Pioneer Village Phase 2; and 2) approve the related Subdivision Improvement Agreements and authorize the City Manager to sign on behalf of the City; and 3) authorize the City Manager to approve amendments to the Subdivision Improvement Agreement for the extension of time.

This item was moved to the June 7, 2022 Council meeting.

13. SUBJECT: Third Amendment to Landscape Maintenance Contracts with Dominguez Landscape Services, Inc. and Figueroa Landscape Company

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____ and Resolution No. _____, authorizing the City Manager to execute the third contract amendments to two City Landscape Maintenance contracts. The third amendment to the contract with Dominguez Landscape Services, Inc. is for the amount of \$714,828.88 per year, through June 30, 2024, for services in Zones 1 & 2. The third amendment to the contract with Figueroa Landscape Company is for the amount of \$380,291.44 per year, through June 30, 2024, for services in Zone 3.

Adopted RESOLUTION NO. 7889, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A THIRD AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH DOMINGUEZ LANDSCAPE SERVICES, INC. FOR ZONES 1 & 2 and RESOLUTION NO. 7890, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A THIRD AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH FIGUEROA LANDSCAPE COMPANY FOR ZONE 3.

14. SUBJECT: Final Acceptance and Notice of Completion for 2021 ADA Improvement Project, CIP 20-09 & 21-06

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, accepting the 2021 ADA Improvement Project, CIP 20-09 & 21-06, as complete and authorizing the City Clerk to file a Notice of Completion.

Adopted RESOLUTION NO. 7891, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE 2021 ADA IMPROVEMENT PROJECT (CIP 20-09 & 21-06) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

15. SUBJECT: 2022 Spring Lake Parks Project, CIP 20-03; Approve Plans and Specifications and Bid Authorization

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

- 1) Adopt Resolution No. _____, approving the project plans and specifications and authorizing bid advertisement for the 2022 Spring Lake Parks Project, CIP 20-03; and
- 2) Appropriate \$370,000.00 of additional SLIF Parks & Recreation funding (Fund 640) to the project; and
- 3) Authorize the City Manager to execute a contract with PlayPower, Inc. for the purchase of playground equipment for Spring Lake Park utilizing a

cooperative purchasing agreement in the amount not to exceed \$87,621.64;
and

4) Authorize the City Manager to execute a contract with Park Planet for the purchase of the picnic shelter for Spring Lake Park utilizing a cooperative purchasing agreement in the amount not to exceed \$36,034.28.

5) Authorize the City Manager to execute a contract with Public Restroom Company for the purchase of restroom for Spring Lake Park utilizing a cooperative purchasing agreement in the amount not to exceed \$193,868.

This item was moved to the June 7, 2022 Council meeting.

On a motion by Council Member Lansburgh, seconded by Mayor Pro Tem Fernandez and carried on a 3-0 vote, Council Members approved Consent Calendar Items No. 3 through 11; 13, 14 and 17 through 20. Items No. 12 and 15 were moved to the June 7, 2022 Council meeting.

AYES: Members Fernandez, Lansburgh and Mayor Vega

NOES: None

ABSENT: Members Garcia-Cadena and Stallard

I. REPORTS OF THE CITY MANAGER

16. SUBJECT: Appeal of Hearing Officer's Decision to Uphold a Notice to Abate Nuisance regarding 210 Lincoln Avenue, Woodland, APN 006-581-001-000 ("Subject Property")

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, affirming the Hearing Officer's decision and upholding the March 2, 2022 Notice to Abate Nuisance in its entirety.

At the request of the appellant, this item was moved to the June 7, 2022 Council meeting.

On a motion by Mayor Vega, seconded by Mayor Pro Tem Fernandez and carried on a 3-0 vote, Council Members approved the appellant's request to move this item to the June 7, 2022 Council meeting.

AYES: Members Fernandez, Lansburgh and Mayor Vega

NOES: None

ABSENT: Members Garcia-Cadena and Stallard

17. SUBJECT: Implementation of Stage 2 of the City's Water Shortage Contingency Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, declaring that Stage 2 of the City's Water Shortage Contingency Plan is in effect and receive update on planned water supply for 2022.

On a motion by Mayor Pro Tem Fernandez, seconded by Council Member Lansburgh and carried on a 3-0 vote, Council Members adopted RESOLUTION NO. 7892, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND IMPLEMENTING STAGE 2 OF THE WATER SHORTAGE CONTINGENCY PLAN, APPENDIX I OF THE 2020 URBAN WATER MANAGEMENT PLAN.

AYES: Members Fernandez, Lansurgh and Mayor Vega

NOES: None

ABSENT: Members Garcia-Cadena and Stallard

18. 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.

On a motion by Council Member Lansburgh, seconded by Mayor Vega and carried on a 3-0 vote, Council Members adopted RESOLUTION NO. 7893, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE UPDATED MEASURE F SPENDING PLAN.

AYES: Members Fernandez, Lansurgh and Mayor Vega

NOES: None

ABSENT: Members Garcia-Cadena and Stallard

19. SUBJECT: Approve Measure J Spending Plan

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

On a motion by Council Member Lansburgh, seconded by Mayor Vega and carried on a 2-1 vote, Council Members adopted RESOLUTION NO. 7894, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE UPDATED MEASURE J SPENDING PLAN.

AYES: Members Lansurgh and Mayor Vega

NOES: Member Fernandez

ABSENT: Members Garcia-Cadena and Stallard

20. SUBJECT: Approval of Measure R Spending Plan

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

On a motion by Council Member Lansburgh, seconded by Mayor Vega and carried on a 3-0 vote, Council Members adopted RESOLUTION NO. 7895, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE UPDATED MEASURE R SPENDING PLAN.

AYES: Members Fernandez, Lansurgh and Mayor Vega

NOES: None

ABSENT: Members Garcia-Cadena and Stallard

21. SUBJECT: Introduce and Waive First Reading of Ordinance to Abolish the Board of Building Appeals

RECOMMENDATION FOR ACTION: Staff recommends that the City Council introduce and waive the first reading of an Ordinance to Repeal Section 2.28.010 of the Woodland Municipal Code to Abolish the Board of Building Appeals.

On a motion by Council Member Lansburgh, seconded by Mayor Pro Tem Fernandez and carried on a 3-0 vote, Council Members introduced and waived the first reading of an Ordinance to Repeal Section 2.28.010 of the Woodland Municipal Code to Abolish the Board of Building Appeals.

AYES: Members Fernandez, Lansurgh and Mayor Vega

NOES: None

ABSENT: Members Garcia-Cadena and Stallard

J. ADJOURN

Meeting adjourned at 7:56 PM.

Respectfully submitted,

Ana B. Gonzalez, City Clerk

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, May 17, 2022

6:00 PM

City Council

CITY COUNCIL

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING 6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:00 PM.

B. ROLL CALL

PRESENT: Members Fernandez, Garcia-Cadena, Lansburgh and Mayor Vega

ABSENT: Member Stallard

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mayor Vega.

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed 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. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to CouncilMeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

Email comments submitted by 4:00 PM were distributed to Council Members.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

Verbal updates provided by Council Members/Staff.

1. SUBJECT: Long Range Calendar

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

F. CONSENT CALENDAR

3. SUBJECT: Proclamation in Support of Equal Treatment for Asian American and Pacific Islanders (AAPI)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council

adopt a Proclamation in Support of Equal Treatment for Asian American and Pacific Islanders (AAPI).

Adopted a Proclamation in Support of Equal Treatment for Asian American and Pacific Islanders (AAPI).

4. SUBJECT: Sustainability Advisory Committee Meeting Minutes for March 2022

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive minutes for the March 16, 2022 meetings of the Sustainability Advisory Committee.

Received Sustainability Advisory Committee Minutes for the March 16, 2022 meeting.

5. SUBJECT: Fire Department Quarterly Status Report for the Period of January 2022 - March 2022

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2022 through March 2022.

Accepted the Fire Department Quarterly Status Report for January 2022 through March 2022.

6. SUBJECT: Police Department Quarterly Status Report for the period of January 2022 through March 2022.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Police Department quarterly status report for January 2022 through March 2022.

Accepted the Police Department quarterly status report for January 2022 through March 2022.

7. SUBJECT: Contract Amendment for Construction Management and Inspection Services for Improvements Associated with the Parkside 3 Subdivision Improvements

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to approve amendment #1 for construction management and inspection with UNICO Engineering Consultants (UNICO), in the amount of \$80,000 for the Parkside 3 Subdivision Improvements and authorize the City Manager to execute the agreement.

Adopted RESOLUTION NO. 7896, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE AN AMENDMENT WITH UNICO ENGINEERING CONSULTANTS, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR PARKSIDE 3 SUBDIVISION IMPROVEMENTS.

8. SUBJECT: Increase the Fiscal Year 2021/2022 Library Trust Fund Budget by \$58,965

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing an increase to the Library Trust Fund (fund 917) appropriations from \$38,500 to \$97,465, a total increase of \$58,965 in support of additional grant funded program costs.

Adopted RESOLUTION NO. 7897, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO THE FISCAL YEAR 2021/2022 LIBRARY TRUST FUND BUDGET.

9. SUBJECT: 2022 Road Maintenance Project, CIP 22-06; Approve Plans and Specifications, Authorize Bid Advertisement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2022 Road Maintenance Project, CIP 22-06 and authorizing bid advertisement.

Adopted RESOLUTION NO. 7898, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS FOR THE 2022 ROAD MAINTENANCE PROJECT, CIP 22-06; AND AUTHORIZING BID ADVERTISEMENT

10. SUBJECT: Yolo Bypass West Levee Culvert Replacement Project, CIP 20-06; Approve Contract Amendment No. 2 with Mead & Hunt for Professional Engineering, Environmental and Permitting Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment No. 2 to the professional services agreement with Mead & Hunt for the Yolo Bypass West Levee Culvert Replacement Project, also known as the Storm Drainage Outfall Channel Culvert Structure Project, for an additional amount up to \$49,592.

Adopted RESOLUTION NO. 7899, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A PROFESSIONAL SERVICES AMENDMENT FOR THE YOLO BYPASS WEST LEVEE CULVERT REPLACEMENT PROJECT, CIP 20-06.

11. SUBJECT: Agreement for Countywide Homeless Coordination Project

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving a new five-year Homeless Coordination Project Agreement for the period of July 1, 2021 – June 30, 2026 (Fiscal Years 2022 - 2026) and authorizing the City Manager to execute any and all agreements necessary for the City to implement the project.

Adopted RESOLUTION NO. 7900, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT FOR THE HOMELESS COORDINATION PROJECT FOR THE PERIOD OF JULY 1, 2021 – JUNE 30, 2026.

12. SUBJECT: Fire Department Grant Award Budget Appropriations

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to appropriate an additional \$1,915 to Fund 330 (Other Federal Grants) for the purchase of the additional SCBA equipment as awarded in the 2019 Homeland Security Grant; and appropriate \$12,000 to Fund 101 (General Fund) for the purchase of the Battery Operated Extrication equipment as received from the Springlake Fire Protection District via the Rural Communities Investment Program.

Adopted RESOLUTION NO. 7901, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE APPROPRIATION OF \$1,915 TO FUND 330 FOR THE PURCHASE OF SCBA EQUIPMENT AND \$12,000 TO FUN 101 FOR THE PURCHASE OF BATTERY OPERATED EXPRITATION EQUIPMENT.

13. SUBJECT: Approval of Final Maps 5162 & 5206 (Pioneer Village phases 1 & 2) and Related Subdivision Improvement Agreements

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council to 1) approve Final Subdivision Map 5162, Pioneer Village Phase 1, and Final Subdivision Map 5206, Pioneer Village Phase 2; and 2) approve the related Subdivision Improvement Agreements and authorize the City Manager to sign on behalf of the City; and 3) authorize the City Manager to approve amendments to the Subdivision Improvement Agreement for the extension of time.

Mayor Vega abstained from this item.

On a motion by Council Member Lansburgh, seconded by Council Member Garcia-Cadena and carried on a 3-0 vote, Council Members adopted RESOLUTION NO. 7902, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING FINAL MAPS 5162 AND 5206 (PIONEER VILLAGE, PHASE 1 & 2) AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH LENNAR HOMES OF CALIFORNIA AND AG ESSENTIAL HOUSING CA 2, L.P. FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS.

AYES: Members Fernandez, Garcia-Cadena and Lansburgh

NOES: None

ABSENT: Member Stallard and Vega

ABSTAIN: None

15. SUBJECT: Dick Klenhard Ballfield Light Upgrade

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a contract with Musco Sports Lighting, LLC in the amount of \$157,083.68 through a cooperative purchasing agreement with Sourcewell Contract Number 071619-MSL, and authorize a contract contingency up to 10% (\$15,708.37); and affirming the City Manager's determination that the City's public bidding requirement has been satisfied by another government agency's competitive bid procedure and the City's price is equal to the price negotiated by that government agency.

Adopted RESOLUTION NO. 7904, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND 1) AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH MUSCO SPORTS LIGHTING, LLC IN THE AMOUNT of \$157,083.68 THROUGH A COOPERATIVE PURCHASING AGREEMENT WITH SOURCEWELL CONTRACT NUMBER 071619-MSL; AND AUTHORIZE A CONTRACT CONTINGENCY UP TO 10% (\$15,708.37), AND 2) AFFIRMING THE CITY MANAGER'S DETERMINATION THAT THE CITY'S PUBLIC BIDDING REQUIREMENT HAS BEEN SATISFIED BY ANOTHER AGENCY'S COMPETITIVE BID PROCEDURE AND THE CITY'S PRICE IS EQUAL TO THE PRICE NEGOTIATED BY THAT GOVERNMENT AGENCY.

On a motion by Council Member Lansburgh, seconded by Council Member Garcia-Cadena and carried on a 4-0 vote, Council Members approved Consent Calendar Items No. 2 through 13 (with Mayor Vega recusing herself from 13) and 15.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh and Mayor Vega

NOES: None

ABSENT: Member Stallard

ABSTAIN: None

14. SUBJECT: 2022 Spring Lake Parks Project, CIP 20-03; Approve Plans and Specifications and Bid Authorization

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

- 1) Adopt Resolution No. _____, approving the project plans and specifications and authorizing bid advertisement for the 2022 Spring Lake Parks Project, CIP 20-03; and
- 2) Appropriate \$370,000.00 of additional SLIF Parks & Recreation funding (Fund 640) to the project; and
- 3) Authorize the City Manager to execute a contract with PlayPower, Inc. for the purchase of playground equipment for Spring Lake Park utilizing a cooperative purchasing agreement in the amount not to exceed \$87,621.64; and
- 4) Authorize the City Manager to execute a contract with Park Planet for the purchase of the picnic shelter for Spring Lake Park utilizing a cooperative purchasing agreement in the amount not to exceed \$36,034.28.
- 5) Authorize the City Manager to execute a contract with Public Restroom Company for the purchase of restroom for Spring Lake Park utilizing a cooperative purchasing agreement in the amount not to exceed \$193,868.

Mayor Vega recused herself from this item. This item was pulled from the Consent Calendar for discussion and voted on separately.

On a motion by Member Lansburgh, seconded by Member Garcia-Cadena and carried on a 3-0 vote, Council Members adopted RESOLUTION NO. 7903, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS AND APPROVING PURCHASE OF EQUIPMENT UTILIZING COOPERATIVE PURCHASING PROGRAMS FOR THE 2022 SPRING LAKE PARKS PROJECT; CIP 20-03.

AYES: Members Fernandez, Garcia-Cadena and Lansburgh

NOES: None

ABSENT: Member Stallard and Vega

ABSTAIN: None

2. SUBJECT: Proclamation Honoring May 2022 As Older Americans Month

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation declaring May 2022 as Older Americans Month.

Proclamation presented after discussion and vote on Item No. 14.

The proclamation Honoring May 2022 as Older Americans Month was presented to Don Campbell and Richard DeLiberty by Council Member Garcia-Cadena.

G. PUBLIC HEARINGS

16. SUBJECT: Amendments to the City Municipal Code related to Commercial Cannabis Retail Uses

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

1. Receive this Report;
2. Conduct a public hearing;
3. Find that neither of these Ordinances constitute a project subject to California Environmental Quality Act (CEQA) review pursuant to Section 15061(b) (3) of Title 14 of the California Code of Regulations as set forth in this Ordinance; and
4. Introduce and waive the first reading of Ordinance No. _____, to amend Chapter 17.110 of the City of Woodland Zoning Code, Exhibit B of the Interim Zoning Code, and Table 8.1 of the Downtown Specific Plan;
5. Introduce and waive the first reading of Ordinance No. _____, to amend Chapter 5.28 of the City of Woodland Municipal Code related to Cannabis Business Permits;
6. Adopt Resolution No. _____, to update Regulatory Permit Fees related to cannabis businesses.
7. Approve a \$90,000 contract amendment with HdL Companies for a total contract amount of \$118,500; and
8. Direct staff to return to City Council with a proposed ballot measure for the November 8, 2022 election to establish a cannabis business tax in the City of Woodland.

On a motion by Mayor Vega, seconded by Council Member Garcia Cadena and carried on a 3-1 vote, Council Members conducted a public hearing; Introduced and waived the first reading of an Ordinance amending Chapter 17.110 of the City of Woodland Zoning Code, Exhibit B of the Interim Zoning Code, and Table 8.1 of the Downtown Specific Plan; Introduced and waived the first reading of an Ordinance to amend Chapter 5.28 of the City of Woodland Municipal Code related to Cannabis Business Permits; adopted Resolution No. 7905, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING REVISED REGULATORY PERMIT FEES RELATED TO COMMERCIAL CANNABIS BUSINESSES AND CONTRACT AMENDMENT WITH HDL COMPANIES; and directed staff to return to City Council with a proposed ballot measure for the November 8, 2022 election to establish a cannabis business tax in the City of Woodland.

AYES: Members Garcia-Cadena, Lansburgh and Mayor Vega
NOES: Member Fernandez
ABSENT: Member Stallard
ABSTAIN: None

H. REPORTS OF THE CITY MANAGER

17. SUBJECT: Rescind Urgency Ordinance No. 1664 "Temporary Outdoor Use Permit" and Adopt Citywide Parklet Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

- 1.) Introduce and waive first reading of Ordinance No. _____, rescinding Urgency Ordinance No. 1664 originally adopted June 2, 2020, pertaining to Temporary Outdoor Use Permits; and
- 2.) Adopt Resolution No. _____, approving a citywide Parklet Program to allow for parklets within the city right-of-way, utilizing not more than two (2) city parking spaces in the absence of, or limited private outdoor seating for an annual fee; and appropriate \$125,000 from the General Fund to this Program,

to financially assist business owners with construction costs associated with (re)constructing and/or enhancing existing parklets.

At 8:56 PM a motion was made to extend the Council meeting to 9:15 PM.

On a motion by Mayor Vega, seconded by Mayor Pro Tem Fernandez and carried on a 3-1 vote, Council Members introduced and waived the first reading of an Ordinance rescinding Urgency Ordinance No. 1664 originally adopted June 2, 2020, pertaining to Temporary Outdoor Use Permits; the resolution was not approved; but instead, direction was given to staff to revise the program documents to modify the program to not extend beyond 24-months.

AYES: Members Fernandez, Garcia-Cadena and Mayor Vega

NOES: Member Lansburgh

ABSENT: Member Stallard

ABSTAIN: None

18. SUBJECT: Woodland Finance Authority Wastewater Revenue Refunding Bonds

RECOMMENDATION FOR ACTION: Staff recommends: (1) that the Board of the Woodland Finance Authority adopt Resolution No. _____, approving the Forms and Authorizing Execution and Delivery of the Second Supplemental Installment Purchase Contract, the Second Supplemental Trust Agreement, the Escrow Agreement; Authorizing the Issuance of the Woodland Finance Authority Wastewater Revenue Refunding Bonds; and Approving Other Actions Related to the Bond; AND (2) that the City Council adopt Resolution No. _____, approving the Issuance by the Woodland Finance Authority of a Wastewater Revenue Refunding Bond; Approving the Forms of and Authorizing Execution and Delivery of a Second Supplemental Installment Purchase Contract; and Authorizing Related Actions and Manners.

On a motion by Council Member Lansburgh, seconded by Mayor Pro Tem Fernandez and carried on a 4-0 vote, the Board of the Woodland Finance Authority adopted RESOLUTION NO. 22-01 RESOLUTION APPROVING THE FORMS OF AND AUTHORIZING EXECUTION AND DELIVERY OF THE SECOND SUPPLEMENTAL INSTALLMENT PURCHASE CONTRACT, THE SECOND SUPPLEMENTAL TRUST AGREEMENT, AND THE ESCROW AGREEMENT; AUTHORIZING THE ISSUANCE OF THE WOODLAND FINANCE AUTHORITY WASTEWATER REVENUE REFUNDING BOND; AND APPROVING OTHER ACTIONS RELATED TO THE BOND and City Council adopted RESOLUTION NO. 7906, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE ISSUANCE BY THE WOODLAND FINANCE AUTHORITY OF A WASTEWATER REVENUE REFUNDING BOND; APPROVING THE FORMS OF AND AUTHORIZING EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL INSTALLMENT PURCHASE CONTRACT; AND AUTHORIZING RELATED ACTIONS AND MATTERS.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh and Garcia-Cadena

NOES: None

ABSENT: Member Stallard

ABSTAIN: None

19. SUBJECT: Authorize Appropriations for an Extra Payment of Unfunded Liability to CalPERS

RECOMMENDATION FOR ACTION: Staff recommends that the City Council

adopt Resolution No. _____, authorizing amendments to the budget totaling \$6,123,367 for extra unfunded liability payments to CalPERS.

On a motion by Mayor Vega, seconded by Council Member Garcia-Cadena and carried on a 4-0 vote, Council Members adopted RESOLUTION NO. 7907, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING AMENDMENTS TO THE FISCAL YEAR 2021-2022 ANNUAL BUDGET FOR PAYMENT OF UNFUNDED PENSION LIABILITIES.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh and Garcia-Cadena

NOES: None

ABSENT: Member Stallard

ABSTAIN: None

I. ADJOURN

Meeting adjourned at 9:15 PM.

Respectfully submitted,

Ana B. Gonzalez, City Clerk

20. SUBJECT: General Public Comments

WRITTEN COMMUNICATIONS: This is section is reserved for written comments that were submitted under General Public Comment category.

Section reserved for written comments received prior to 4:00 pm under General Public comments.

Email submitted by Kevin S regarding General Public Comments Inbox and Adam Weissman regarding Public Use Airports.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.5
SUBJECT: Second Reading and Adoption of an Ordinance Abolishing the Board of Building Appeals

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1687, An Ordinance of the City Council of the City of Woodland to Repeal Section 2.28.010 of the Woodland Municipal Code to Abolish the Board of Building Appeals.

Staff Contact:

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

Background:

At the May 10, 2022 Council meeting, the City Council voted to introduce and waive the first reading of Ordinance No. 1687.

Should the Council choose to waive the second reading and adopt Ordinance No. 1687 at tonight's meeting, the Ordinance would be effective July 7, 2022, thirty days from the second reading.

Prepared by: Ana B. Gonzalez, City Clerk

A handwritten signature in black ink, appearing to read "Ken Hiatt", written over the printed name.

Ken Hiatt
City Manager

Attachments:

1. Ord_1687 2nd reading_Ord_Woodland_Ordinance to Abolish Board of Building Appeals

ORDINANCE NO. 1687

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO REPEAL SECTION 2.28.010 OF THE WOODLAND MUNICIPAL CODE TO ABOLISH THE BOARD OF BUILDING APPEALS

WHEREAS, section 2.28.010 of the Woodland Municipal Code establishes the Board of Building Appeals; and

WHEREAS, the City Council finds that the Commission's duties and membership have diminished over time, and thus has determined that the Board of Building Appeals is no longer necessary to achieve the purposes for which it was established; and

WHEREAS, the City Council therefore desires to abolish the Board of Building Appeals and repeal sections 2.28.010 of the Woodland Municipal Code to reflect the termination of the Board of Building Appeals.

NOW, THEREFORE, the City Council of the City of Woodland does hereby ordain as follows:

SECTION 1. Recitals. The City Council hereby adopts the above recitals as true and correct findings of the City Council in support of this Ordinance.

SECTION 2. Amendment. Sections 2.28.010 of the Woodland Municipal Code is hereby repealed in its entirety.

SECTION 3. Declaration to Abolish the Board of Building Appeals. The City Council hereby declares, by adoption of this ordinance that the Board of Building Appeals is abolished and shall be disbanded upon the effective date of this Ordinance.

SECTION 4. Publication. The City Clerk shall certify to the adoption of this Ordinance and shall within fifteen (15) days of its adoption, shall cause the ordinance to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933.

SECTION 6. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

INTRODUCED at a special meeting of the City Council held on the 10th day of May, 2022 and **PASSED AND ADOPTED** by the City Council of the City of Woodland at a regular meeting of the City Council held on the 7th day of June, 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayra Vega, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.6
SUBJECT: SUBJECT: Second Reading and Adoption of Military Equipment Use Ordinance

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1688, An Ordinance of the City Council of the City of Woodland Adopting a Military Equipment Use Policy Pursuant to Assembly Bill 481.

Staff Contact:

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

Background:

At the April 19, 2022 Council meeting, the City Council voted to introduce and waive the first reading of Ordinance No. 1688.

Should the Council choose to waive the second reading and adopt Ordinance No. 1688 at tonight's meeting, the Ordinance would be effective July 7, 2022, thirty days from the second reading.

Prepared by: Ana B. Gonzalez, City Clerk

A handwritten signature in black ink, appearing to read "Ken Hiatt", written over a horizontal line.

Ken Hiatt
City Manager

Attachments:

1. Ord_1688 2nd reading Ordinance Adopting AB 481 Military Equipment Use Policy-Final 2022-04-19 (1)
2. Attachment - Military Equipment Use Policy 2022-04-19 (1)

ORDINANCE NO. 1688

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF WOODLAND ADOPTING A MILITARY
EQUIPMENT USE POLICY PURSUANT TO ASSEMBLY
BILL 481**

WHEREAS, on September 30, 2021 Governor Newsom signed Assembly Bill 481 (“AB 481”) into law which requires law enforcement agencies to adopt a military equipment use policy (“Policy”) prior to taking certain actions relating to the funding, acquisition, or use of military equipment as defined by the law; and

WHEREAS, AB 481 requires adoption of the Policy by City Council before the law enforcement agency can take action to request military equipment as defined by the statute; seek funds (such as grants or in-kind donations) for acquiring military equipment; actually acquire military equipment, either permanently or temporarily by owning, borrowing, or leasing; collaborate with other law enforcement agencies to deploy or use military equipment in the agency’s territorial jurisdiction; use new or existing military equipment in a manner not previously subject to AB 481’s scope; solicit or respond to a proposal for, or enter into an agreement with, any person or entity to seek funds for, apply for, acquire, use, or collaborate in using military equipment; or to acquire military equipment through any other means not specifically detailed in the statute; and

WHEREAS, to continue to use military equipment acquired prior to January 1, 2022, the City must commence the process of adopting the Policy no later than May 1, 2022; and

WHEREAS, in accordance with AB 481, the proposed Policy was made available on the website of the Woodland Police Department (“Police Department”) at least thirty days prior to the public hearing by the City Council to adopt the Policy; and

WHEREAS, once adopted, the Policy will be made publicly available on the Police Department’s website for as long as the covered military equipment is available for use; and

WHEREAS, in accordance with AB 481, the Policy is being considered as an open session item at a regular meeting of the City Council, and public comment on the item will be allowed in accordance with the Brown Act; and

WHEREAS, this Ordinance shall be reviewed by the City Council at least annually, and based on an annual military equipment report that will be submitted to the City Council pursuant to AB 481, the City Council shall determine whether each type of military equipment identified in the report has complied with the standards for continued approval.

NOW, THEREFORE, the City Council of the City Of Woodland does ordain as follows:

SECTION 1. Recitals. The City Council hereby finds that all of the foregoing recitals are true and correct and are hereby incorporated and adopted as findings of the City Council as if fully set forth herein.

SECTION 2. Findings. Pursuant to Government Code section 7071(d)(1), as may be amended or renumbered from time to time, the City Council hereby makes the following findings in support of its adoption of the Policy:

A. The military equipment identified in the Policy is necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety.

B. The proposed Policy will safeguard the public's welfare, safety, civil rights, and civil liberties.

C. If the Police Department purchases military equipment pursuant to the Policy, the equipment is reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety.

D. Prior military equipment use complied with the military equipment use policy that was in effect at the time, or if prior uses did not comply with the accompanying military equipment use policy, corrective action has been taken to remedy nonconforming uses and ensure future compliance.

SECTION 3. Military Equipment Use Policy Adopted. In light of the findings in Section 2, and in accordance with AB 481, the Policy attached to this Ordinance as Exhibit "A" is hereby adopted by the City Council.

SECTION 4. CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 5. Severability. Each of the provisions of this Ordinance is severable from all other provisions. If any article, section, subsection, paragraph, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

SECTION 7. Publication. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause a summary or 1/4 page advertisement of the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Woodland, California, on the 19th day of April 2022, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 7th day of June 2022, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney

Exhibit “A”

Military Equipment Use Policy

[Attached behind this page]

Military Equipment

706.1 PURPOSE AND SCOPE

The purpose of this policy ("Policy") is to provide guidelines for the approval, acquisition, and reporting requirements of military equipment pursuant to Assembly Bill 481 ("AB 481"). (California Government Code § 7070; et seq.).

706.1.1 DEFINITIONS

Definitions related to this Policy include those provided in Government Code Section 7070 and as follows:

Governing body – City of Woodland City Council ("City Council") appointed body that oversees the Department.

Military equipment – Includes but is not limited to the following:

- Unmanned, remotely piloted, powered aerial or ground vehicles.
- Mine-resistant ambush-protected (MRAP) vehicles or armored personnel carriers.
- High mobility multipurpose wheeled vehicles (HMMWV), two-and-one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached.
- Tracked armored vehicles that provide ballistic protection to their occupants.
- Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.
- Weaponized aircraft, vessels, or vehicles of any kind.
- Battering rams, slugs, and breaching apparatuses that are explosive in nature. This does not include a handheld, one-person ram.
- Firearms and ammunition of .50 caliber or greater, excluding standard-issue shotguns and standard-issue shotgun ammunition.
- Specialized firearms and ammunition of less than .50 caliber, including firearms and accessories identified as assault weapons in Penal Code Section 30510 and Penal Code Section 30515, with the exception of standard-issue firearms.
- Any firearm or firearm accessory that is designed to launch explosive projectiles.
- Noise-flash diversionary devices and explosive breaching tools.
- Munitions containing tear gas or OC, excluding standard, service-issued handheld pepper spray.
- TASER® Shockwave, microwave weapons, water cannons, and long-range acoustic devices (LRADs).
- Kinetic energy weapons and munitions.
- Any other equipment as determined by City Council or a state agency to require additional oversight.

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706.2 POLICY

It is the Policy of the City of Woodland ("City") that members of the Woodland Police Department("Department") comply with the provisions of AB 481, with request to the funding, acquisition and use of military equipment.

706.3 MILITARY EQUIPMENT COORDINATOR

The Chief of Police shall designate a member of the department to act as the military equipment coordinator. The responsibilities of the military equipment coordinator include but are not limited to:

- (a) Acting as liaison to the City Council for matters related to the requirements of this Policy.
- (b) Identifying department equipment that qualifies as military equipment in the current possession of the Department, or the equipment the Department intends to acquire that requires approval by the City Council.
- (c) Conducting an inventory of all military equipment at least annually.
- (d) Collaborating with any allied agency that may use military equipment within the jurisdiction of the Department.
- (e) Preparing for, scheduling, and coordinating the annual community engagement meeting to include:
 - 1. Publicizing the details of the meeting; and
 - 2. Preparing for public questions regarding the department's funding, acquisition, and use of equipment.
- (f) Preparing the annual military equipment report for submission to the Chief of Police and City Council and ensuring that the report is made available on the department website.
- (g) Establishing the procedure for a person to register a complaint or concern, or how that person may submit a question about the use of a type of military equipment, and how the Department will respond in a timely manner.

706.4 MILITARY EQUIPMENT INVENTORY

The list of qualifying equipment for the Department is attached to this Policy as Exhibit "A" and incorporated into the Policy by this reference:

[See attachment: Woodland_ Military Equipment List \(Final Draft\).pdf](#)

706.4.1 MAINTENANCE OF MILITARY USE SUPPLY LEVELS

When stocks of military equipment have reached significantly low levels or have been exhausted, the Department may order up to 25% of stock in a calendar year without City Council approval to maintain essential availability for the Department's needs.

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706.5 APPROVAL

The Chief of Police or the authorized designee shall obtain approval from the City Council by way of an ordinance adopting this Policy. As part of the approval process, the Chief of Police or the authorized designee shall ensure this Policy is submitted to the City Council and is available on the department website at least thirty (30) days prior to any public hearing concerning the adoption of the Policy. The Policy must be approved by the City Council prior to engaging in any of the following :

- (a) Requesting military equipment made available pursuant to 10 USC § 2576a.
- (b) Seeking funds for military equipment, including but not limited to applying for a grant, soliciting or accepting private, local, state, or federal funds, in-kind donations, or other donations or transfers.
- (c) Acquiring military equipment either permanently or temporarily, including by borrowing or leasing.
- (d) Collaborating with another law enforcement agency in the deployment or other use of military equipment within the jurisdiction of this department.
- (e) Using any new or existing military equipment for a purpose, in a manner, or by a person not previously approved by the City Council.
- (f) Soliciting or responding to a proposal for, or entering into an agreement with, any other person or entity to seek funds for, apply to receive, acquire, use, or collaborate in the use of military equipment.
- (g) Acquiring military equipment through any means not provided above.

706.6 MILITARY EQUIPMENT USE CONSIDERATIONS

- (a) The military equipment acquired and authorized by the Department is:
 - 1. Necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety.
 - 2. Reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety.
- (b) Military equipment shall only be used by a Department employee only after applicable training, including any course required by the Commission on Peace Officer Standards and Training, has been completed, unless exigent circumstances arise.

706.7 COORDINATION WITH OTHER JURISDICTIONS

Military equipment used by any member of this jurisdiction shall be approved for use and in accordance with this Department policy. Military equipment used by other jurisdictions that are providing mutual aid to this jurisdiction shall comply with their respective military equipment use policies in rendering mutual aid.

The Department participates with the Yolo County Regional SWAT Team and works closely with local, county, state, and federal partners. In exigent circumstances and with the approval

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of the Chief of Police or designee, military equipment may be deployed from outside entities to promote the safety and security of community members. If the Police Department acquires, borrows, or uses military equipment in exigent circumstances, it will provide written notification of the acquisition or use to the City Council within thirty (30) days following the commencement of such exigent circumstance, unless such information is confidential or privileged under local, state or federal law.

While this procedure is wide-ranging, it is not all-inclusive. There may be instances wherein exigent circumstances demand the need for Incident Commanders to authorize military equipment to be used in a manner not outlined within this policy. In scrutinizing those particular instances, the judgment of the Incident Commander influenced by the totality of the circumstances, public safety, officer safety, civil rights, and information available at the time will be used.

706.8 ANNUAL REPORT

Upon approval of the Policy, the Chief of Police or the authorized designee should submit a military equipment report to the City Council for each type of military equipment approved within one year of approval, and annually thereafter for as long as the military equipment is available for use.

The Chief of Police or the authorized designee should also make each annual military equipment report publicly available on the department website for as long as the military equipment is available for use. The report shall include all information required by Government Code section § 7072 for the preceding calendar year for each type of military equipment in department inventory.

706.9 COMPLIANCE

- (a) Department members are bound to adhere to this Policy, in addition to state and local laws and ordinances when employing the use of military equipment at any time. Violations of the law or this Policy may result in criminal or administrative investigations and/or actions.
- (b) Members of the public may register complaints or concerns or submit questions about the use of each specific type of military equipment in this Policy and how the military equipment is used by any of the following means:
 - 1. Via email to: wpd@cityofwoodland.org
 - 2. Via phone call to: (530) 661-7800
 - 3. Via mail to: Woodland Police Department Attn: Military Equipment Coordinator
1000 Lincoln Avenue Woodland, California 95695

The Department is committed to responding to complaints, concerns, and questions received through any of the above methods in a timely manner.

706.10 COMMUNITY ENGAGEMENT

Within thirty (30) days of submitting and publicly releasing the annual report, the Department shall hold at least one well-publicized and conveniently located community engagement meeting, at

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which the Department should discuss the report and respond to public questions regarding the funding, acquisition, or use of military equipment.

Attachments

Woodland_ Military Equipment List (Final Draft).pdf

EXHIBIT "A"

MILITARY USE EQUIPMENT LIST

1. **Unmanned Aircraft System (UAS):** An unmanned aircraft along with the associated equipment necessary to control it remotely.
 - a. Description, quantity, capabilities, and purchase cost of current UAS:
 - i. DJI MAVIC MINI 2, cost: \$500 each, quantity: 3. Miniature UAS that weighs less than 249 grams and is able to record video with approximately 30 minutes of flight time.
 - ii. DJI MAVIC 2 ENTERPRISE ADVANCED, cost: \$6,500 each, quantity: 1. UAS that has a color and infrared camera as well as audible speaker and light. Capable of video recording and weighs less than 6,000 grams with approximately 30 minutes of flight time.
 - b. Purpose

To be deployed when its view would assist officers or incident commanders with the following situations, which include but are not limited to:

 - a. major collision investigations.
 - i. search for missing persons.
 - ii. natural disaster management.
 - iii. crime scene photography.
 - iv. SWAT, tactical or other public safety and life preservation missions.
 - v. In response to specific requests from local, state or federal fire authorities for fire response and/or prevention.
 - c. Authorized Use

Only assigned operators who have completed the required training shall be permitted to operate the UAS during approved missions.
 - d. Expected Life Span

All UAS equipment, 3-5 years.
 - e. Fiscal Impact

Annual maintenance and battery replacement cost is approximately \$1,500.
 - f. Training

All Department UAS operators are licensed by the Federal Aviation Administration for UAS operation. In addition, each operator must attend a 16-hour department training and ongoing quarterly training.
 - g. Legal and Procedural Rules

Use is established under FAA Regulation 14 CFR Part 107 and the Woodland Police Department UAS policy 444. It is the policy of the Woodland Police Department ("WPD") to utilize UAS only for official law enforcement purposes, and in a manner that respects the privacy of our community, pursuant to State and Federal law.
2. **Mine-Resistant Ambush-Protected (MRAP) vehicle:** Commercially produced wheeled armored personnel vehicle utilized for law enforcement purposes.

- a. Description, quantity, capabilities, and purchase cost
 - i. The MRAP Maxx Pro cost: approximately \$500,000.00, but received from the military at no cost, quantity: 1. The MRAP is an armored vehicle that seats 8 personnel with open floor plan that allows for rescue of down personnel. It can stop various projectiles, which provides greater safety to citizens and officers beyond the protection level of shield and personal body armor. It was painted and outfitted with decals, lights and siren to match the department's police vehicles.
 - b. Purpose

To be used in response to critical incidents to enhance officer and community safety, improve scene containment and stabilization, and assist in resolving critical incidents.
 - c. Authorized Use

The use of armored vehicles shall only be authorized by a watch commander or SWAT commander, based on the specific circumstances of a given critical incident. Armored vehicles shall be used only by officers trained in their deployment and in a manner consistent with Department policy and training.
 - d. Lifespan

MRAP Maxx Pro, 25 years.
 - e. Fiscal Impact

Annual maintenance cost of approximately \$4961.
 - f. Training

The driver/operator shall receive training in the safe handling of the vehicle on a closed training course. Once the operator has shown competence in vehicle handling, the driver/operator will drive the vehicle throughout the city with an experienced driver. Driver/operators shall also undergo California Department of Motor Vehicles commercial vehicle testing. Drivers must obtain a Class B driver's license.
 - g. Legal and Procedural Rules

Use is established under General Order 410. It is the policy of the Department to utilize armored vehicles only for official law enforcement purposes, and pursuant to State and Federal law.
3. **S.W.A.T. Command and Storage Vehicle:** A vehicle that carries S.W.A.T. Equipment, and had large boards for operational planning.
- a. Description, quantity, capabilities, and purchase cost

2007 Ford Utlimaster (custom built) vehicle, cost: \$ 52,000.00 quantity: 1. The vehicle can also be utilized for SWAT/CNT and other critical incidents.
 - b. Purpose

To be used for S.W.A.T. training and other critical incidents where S.W.A.T. is needed.
 - c. Authorized Use

The vehicle used by officers who have been properly trained in the safe handling of the vehicle. The driver of the vehicle shall have a valid California driver license.
 - d. Lifespan

The vehicle has a 30 year lifespan on chassis and vehicle structure.

- e. Fiscal Impact
Annual maintenance cost is approximately \$1,709
 - f. Training
The operator will drive the vehicle throughout the city with an experienced driver, until comfortable driving alone.
 - g. Legal and Procedural Rules
It is the policy of the Department to use the vehicle only for official law enforcement purposes, and in accordance with California State law regarding the operation of motor vehicles.
4. **Crisis Negotiation Team (CNT) Vehicle:** A vehicle used as a mobile office that provides shelter, access to the Police Department computer systems on extended events.
- a. Description, quantity, capabilities, and purchase cost
1980 Chevy Pannel truck (custom built) vehicle, cost: \$1000.00, quantity: 1. The CNT vehicle can be utilized with SWAT/CNT callouts. The vehicle was purchased used in 1999 and is overdue for replacement. The replacement cost is around \$50,000.00 fully equipped.
 - b. Purpose
To be used based for C.N.T. training and other critical incidents where C.N.T. is needed.
 - c. Authorized Use
The CNT vehicle used by officers and staff who have been properly trained in the safe handling of the vehicle. The driver of the vehicle shall have a valid California driver license.
 - d. Lifespan
The CNT vehicle has a 30-year lifespan on a chassis and vehicle.
 - e. Fiscal Impact
Annual maintenance, \$1,652
 - f. Training
The operator will drive the vehicle throughout the city with an experienced driver, until comfortable driving alone.
 - g. Legal Procedural Rules
Use shall be in accordance with California State law regarding the operation of motor vehicles.
5. **40 MM Launchers and Rounds:** 40MM Launchers are utilized by department personnel as a less lethal tool to launch impact rounds.
- a. Description, quantity, capabilities, and purchase cost
 - i. LEWIS MACHINE & TOOL Co. 40MM SINGLE SHOT LAUNCHER, cost \$ 1000.00
Quantity: 1. The 40MM Single Launcher is a tactical single shot launcher that is equipped with a EOTECH sight, a TLR-1 light and sling. It will fire standard 40mm less lethal ammunition, up to 4.8 inches in cartridge length. It will launch a

- 40MM less lethal round up to 131 feet and is only authorized to be used by trained personnel.
- ii. DEF TECH 40 MM SINGLE SHOT LAUNCHER Model 1327 cost \$ 1000.00
Quantity: 5. The 40MM Single Launcher is a tactical single shot launcher that is equipped with a M3 light and sling. It will fire standard 40mm less lethal ammunition, up to 4.8 inches in cartridge length. It will launch a 40MM less lethal round up to 131 feet and is only authorized to be used by trained personnel.
 - iii. DEFENSE TECHNOLOGY, 40MM DIRECT IMPACT OC, #6320, cost: \$30, quantity: 21. A less lethal 40MM lightweight plastic and crushable foam projectile fired from a single or multi-round purpose-built 40mm grenade launcher with a rifled barrel at 295 FPS. The 39-gram crushable foam projectile delivers 120 ft/lbs of energy upon impact in addition to dispersion of 5 grams of OC irritant. The 40mm Direct Impact OC Round provides accurate and effective performance when fired from the approved distance of not less than five (5) feet and as far as 120 feet from the target.
 - iv. DEFENSE TECHNOLOGY, 40MM DIRECT IMPACT MARKING (GREEN), #6326, cost: \$30.30 quantity: 12. A less lethal 40MM lightweight plastic and crushable foam projectile fired from a single or multi-round purpose-built 40mm grenade launcher with a rifled barrel at 295 FPS. The 40 gram crushable foam projectile delivers 120 ft/lbs of energy upon impact. The 40mm Direct Impact marking round provides accurate and effective performance when fired from the approved distance of not less than five (5) feet and as far as 120 feet from the target.
 - v. DEFENSE TECHNOLOGY, 40MM EXACT IMPACT, #6325, cost: \$28.65, quantity: 9. A less lethal 40MM lightweight plastic and crushable foam projectile fired from a single or multi-round purpose-built 40mm grenade launcher with a rifled barrel at 295 FPS. The 30 gram crushable foam projectile delivers 120 ft/lbs of energy upon impact. The 40mm Direct Impact marking round provides accurate and effective performance when fired from the approved distance of not less than five (5) feet and as far as 120 feet from the target.
 - vi. DEFENSE TECHNOLOGY, 40MM EXACT IMPACT LE EXTENDED RANGE, #6325LE, cost: \$30.30, quantity: 10. A less lethal 40MM lightweight plastic and crushable foam projectile fired from a single or multi-round purpose-built 40mm grenade launcher with a rifled barrel at 295 FPS. The 41 gram crushable foam projectile delivers 120 ft/lbs of energy upon impact. The 40mm Direct Impact marking round provides accurate and effective performance when fired from the approved distance of not less than thirty-three (33) feet and as far as 233 feet from the target.
 - vii. DEFENSE TECHNOLOGY, 40MM DIRECT IMPACT CS, #6322, cost: \$30.30, quantity: 3. A less lethal 40MM lightweight plastic and crushable foam projectile fired from a single or multi-round purpose-built 40mm grenade launcher with a rifled barrel at 295 FPS. The 40 gram crushable foam projectile delivers 120

ft/lbs of energy upon impact in addition to dispersion of 3 grams of OC irritant. The 40mm Direct Impact marking round provides accurate and effective performance when fired from the approved distance of not less than five (5) feet and as far as 120 feet from the target.

- viii. DEFENSE TECHNOLOGY, 40 MM WARNING / SIGNALING (50 meters), #6028WS, cost:\$43.60, quantity: 4. The 40mm Aerial Warning/Signaling Munition, 50 meters, is intended for use in situations where stand-off distance is desired, giving the operator the ability to engage crowds, vehicles, or vessels. Launched from a 40mm platform, the munitions deflagrate at a set distance of 50 meters to deliver 170 dB of sound and 5 million candelas of light, noticeable in day or night conditions. A tactile feature on the nose of the cone indicates the designated distance.
- ix. DEFENSE TECHNOLOGY, 40 MM WARNING / SIGNALING (100 meters), #6029WS, cost: \$43.60, quantity: 2. The 40mm Aerial Warning/Signaling Munition, 100 meters, is intended for use in situations where stand-off distance is desired, giving the operator the ability to engage crowds, vehicles, or vessels. Launched from a 40mm platform, the munitions deflagrate at a set distance of 50 meters to deliver 170 dB of sound and 5 million candelas of light, noticeable in day or night conditions. A tactile feature on the nose of the cone indicates the designated distance.
- x. DEFENSE TECHNOLOGY, 40 MM CS WARNING / SIGNALING (100 meters), #6029CS, cost: \$45.60, quantity: 6. The 40mm Aerial Warning/Signaling Munition, 100 meters, is intended for use in situations where stand-off distance is desired, giving the operator the ability to engage crowds, vehicles, or vessels. Launched from a 40mm platform, the munitions deflagrate at a set distance of 50 meters to deliver 170 dB of sound and 5 million candelas of light, noticeable in day or night conditions, and releases 1.8 grams of CS. A tactile feature on the nose of the cone indicates the designated distance.
- xi. DEFENSE TECHNOLOGY, 40 MM FERRET OC (liquid), #1260(no longer manufactured – replacement is part# 2260), cost: \$28.90, quantity: 44. The Ferret® 40mm Round is non-burning and suitable for indoor use. Used primarily by tactical teams, it is designed to penetrate barriers, such as windows, hollow core doors, wallboard and thin plywood. Upon impacting the barrier, the nose cone ruptures and instantaneously delivers a small chemical payload inside of a structure or vehicle.
- xii. DEFENSE TECHNOLOGY, 40 MM FERRET CS (powder), #1292 (no longer manufactured) – replacement is part# 2292), cost: \$27.85, quantity: 39. The Ferret® 40 mm Barricade Penetrating Round is filled with a CS powder chemical

agent. It is a frangible projectile that is spin stabilized utilizing barrel rifling. It is non-burning and designed to penetrate barriers. Primarily used to dislodge barricaded subjects, it can also be used for area denial. Primarily used by tactical teams, it is designed to penetrate barriers, such as windows, hollow core doors, wallboard and thin plywood. Upon impact the nose ruptures and instantaneously delivers the agent payload inside a structure or vehicle.

- xiii. DEFENSE TECHNOLOGY, 40 MM FERRET CS (liquid), #2262, cost: \$28.15, quantity: 6. The Ferret® 40mm Round is non-burning and suitable for indoor use. Used primarily by tactical teams, it is designed to penetrate barriers, such as windows, hollow core doors, wallboard and thin plywood. Upon impacting the barrier, the nose cone ruptures and instantaneously delivers a small chemical payload inside of a structure or vehicle.
- xiv. DEFENSE TECHNOLOGY, 40 MM SPEDE-HEAT CS, #6182, cost: \$30.65, quantity: 26. The Ferret® 40mm Round is non-burning and suitable for indoor use. Used primarily by tactical teams, it is designed to penetrate barriers, such as windows, hollow core doors, wallboard and thin plywood. Upon impacting the barrier, the nose cone ruptures and instantaneously delivers a small chemical payload inside of a structure or vehicle.
- xv. DEFENSE TECHNOLOGY, 40 MM SPEDE-HEAT SAF-SMOKE, #6183, cost: \$27.85, quantity: 3. The Spede-Heat™ Saf-Smoke™ Long Range Munitions is designed to deliver one chemical canister of Saf-Smoke™ payload down range up to 150 yards. The Spede-Heat is a pyrotechnic round designed specifically for outdoor use in crowd control situations with a high volume continuous burn that expels its payload in approximately 20-40 seconds from a single source. The Spede-Heat 40 mm is designed for outdoor and has a maximum effective range of 150 yards.

b. Purpose

To limit the escalation of conflict where employment of lethal force is prohibited or undesirable.

c. Authorized Use

Situations for use of the less lethal weapon systems may include, but are not limited to:

- i. Self-destructive, dangerous and/or combative individuals.
- ii. Riot/crowd control and civil unrest incidents.
- iii. Circumstances where a tactical advantage can be obtained.
- iv. Potentially vicious animals.
- v. Training exercises or approved demonstrations.

d. Training

Sworn members utilizing 40MM less lethal chemical agents or impact rounds are trained in their use by POST certified less lethal and chemical agents instructors.

e. Lifespan

- i. LEWIS MACHINE & TOOL Co. 40MM SINGLE SHOT LAUNCHER – 25 years
- ii. DEF TECH 40 MM SINGLE SHOT LAUNCHER Model 1327 – 25 years
- iii. DEFENSE TECHNOLOGY, 40MM DIRECT IMPACT OC, #6320 – 5 years
- iv. DEFENSE TECHNOLOGY, 40MM DIRECT IMPACT MARKING (GREEN), #6326 – 5 years
- v. DEFENSE TECHNOLOGY, 40MM EXACT IMPACT, #6325 – 5 years
- vi. DEFENSE TECHNOLOGY, 40MM EXACT IMPACT LE EXTENDED RANGE, #6325LE, - 5 years
- vii. DEFENSE TECHNOLOGY, 40MM DIRECT IMPACT CS, #6322 – 5 years
- viii. DEFENSE TECHNOLOGY, 40 MM WARNING / SIGNALING (50 meters), #6028WS – 5 years
- ix. DEFENSE TECHNOLOGY, 40 MM WARNING / SIGNALING (100 meters), #6029WS – 5 years
- x. DEFENSE TECHNOLOGY, 40 MM CS WARNING / SIGNALING (100 meters), #6029CS – 5 years
- xi. DEFENSE TECHNOLOGY, 40 MM FERRET OC (liquid), #1260(no longer manufactured – replacement is part# 2260) – 5 years
- xii. DEFENSE TECHNOLOGY, 40 MM FERRET CS (powder), #1292 (no longer manufactured) – 5 years
- xiii. DEFENSE TECHNOLOGY, 40 MM FERRET CS (liquid), #2262 – 5 years
- xiv. DEFENSE TECHNOLOGY, 40 MM SPEDE-HEAT CS, #6182 – 5 years
- xv. DEFENSE TECHNOLOGY, 40 MM SPEDE-HEAT SAF-SMOKE, #6183 – 5 years

f. Fiscal Impact

Annual maintenance is approximately \$25 for each launcher.

g. Legal and Procedural Rules

Use is established under General Order 300 and 303. It is the policy of the WPD to utilize the 40mm only for official law enforcement purposes, and pursuant to State and Federal law, including those regarding the use of force.

6. **Noise Flash Distraction Devices:** A distraction device is ideal for distracting dangerous suspects during assaults, hostage rescue, room entry or other high-risk arrest situations.

a. Description, quantity, capabilities, and purchase cost

- i. Safari Land #8901 Distraction Device reload steel collar, cost \$34.65, quantity: 32. A non-bursting, non-fragmenting multi-bang device that produces a loud bang with an intense bright light. Ideal for distracting dangerous suspects during assaults, hostage rescue, room entry or other high-risk arrest situations.
- ii. Safari Land #8933 Distraction Device low roll body, cost \$ 52, quantity: 10. This body holds the above distraction device which can be reloaded.

b. Purpose

Noise/flash distraction devices (NFDD) are less lethal weapons used to facilitate an effective resolution to assaultive or high risk situations where disorienting or moving an individual or group of people, to effect an arrest or clear an area, is desired.

c. Authorized Use

Noise Flash Diversionary Devices shall only be used:

- iii. By officers who have been trained in their proper use.
- iv. In hostage and barricaded subject situations.
- v. In high risk warrant (search/arrest) services where there may be extreme hazards to officers.
- vi. During other high-risk situations where their use would enhance officer safety.
- vii. During training exercises.

d. Lifespan

Until used.

e. Fiscal Impact

No annual maintenance.

f. Training

Prior to use, officers must attend diversionary device training that is conducted by Post certified instructors.

g. Legal and Procedural Rules

Use is established under General Order 407. It is the policy of the WPD to utilize diversion devices only for official law enforcement purposes, and pursuant to State and Federal law regarding the use of force.

7. **Rifles:** Guns that are fired from shoulder level, having a long spirally grooved barrel intended to make bullets spin and thereby have greater accuracy over a long distance.

a. Description, quantity, capabilities, and purchase cost

- i. ARMALITE, 7.62 CALIBER RIFLE, MODEL AR-10, COST: \$2000.00, quantity: 1. This rifle is equipped with a scope, sling and bi-pods. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol.
- ii. COLT, .223 CALIBER RIFLE, MODEL AR-15, COST: \$1000.00, quantity: 1. This rifle allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol.
- iii. SMITH & WESSON, 5.56 mm RIFLE, MODEL M&P 15, COST \$2000.00, quantity: 1. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol. The rifle is capable of firing both 5.56 mm or .223 caliber ammunition.
- iv. COLT, 5.56mm, MODEL: M16A1, received from the military at no cost (replacement cost of \$2000.00 each). Quantity: 6. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer

better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol. The rifle is capable of firing both 5.56 mm or .223 caliber ammunition.

- v. COLT, 5.56mm, MODEL: M16A1, received from the military at no cost. (Replacement cost of approximately \$1400.00 each) Quantity 2. It is a short barreled rifle converted to simmunitions (marking paint) to use for training purposes only.
- vi. COLT, 5.56, MODEL M16A2, COST \$2000.00, quantity: 4. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol. The rifle is capable of firing both 5.56 mm or .223 caliber ammunition.
- vii. REMINGTON, .308 CALIBER RIFLE, MODEL 700, COST \$3000.00, quantity: 2. This rifle is equipped with a scope, sling and bi-pods. This rifle is a very highly accurate, used primarily in an over-watch capacity to protect the community during large events and for hostage rescue situations.
- viii. BERGARA, 6.53CM mm RIFLE, MODEL, PREMIER, COST \$3500.00, quantity: 1. This rifle is equipped with a scope, sling and bi-pods. This rifle is a very highly accurate, used primarily in an over-watch capacity to protect the community during large events and for hostage rescue situations.
- ix. COLT LAW ENFORCEMENT 5.56 mm RIFLE, MODEL CARBINE, Cost: \$2000.00, quantity 27. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol. The rifle is capable of firing both 5.56 mm or .223 caliber ammunition.
- x. BUSHMASTER 5.56 mm RIFLE, MODEL M4, Cost: \$2000.00. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol. The rifle is capable of firing both 5.56 mm or .223 caliber ammunition.
- xi. SPRINGFIELD AMORY, 7.62 CALIBER RIFLE, MODEL Socom II US Rifle M1A, COST: \$1800.00, quantity: 1. This rifle allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol.
- xii. HORNADY DUTY .223 CALIBER 60 GRAIN RIFLE ROUND, cost: \$185.00 per case of 200, quantity 50 cases.
- xiii. WINCHESTER TRAINING .223 CALIBER, 55 GRAIN RIFLE ROUND, cost: \$314.20 per case of 1000, quantity 19 cases
- xiv. FRONTIER TRAINING .223 CALIBER, 55 GRAIN RIFLE ROUND, cost: \$185.00 per case of 500, quantity 12 cases
- xv. HORNADY DUTY, 6.53CM mm, 147 GRAIN MTAP RIFLE ROUND, cost: \$ 270.00 per case of 200, quantity 5 cases.
- xvi. HORNADY DUTY, 6.53CM mm, 140 GRAIN GMX RIFLE ROUND, cost:

\$ 340.00 per case of 200, quantity 1 cases.

xvii. HORNADY DUTY, .308 CALIBER, 155 GRAIN ELD RIFLE ROUND, cost: \$250.00 per case of 200, quantity 11 cases.

xviii. HORNADY DUTY, .308 CALIBER, 165 GRAIN GMX TAP RIFLE ROUND, cost: \$380.00 per case of 200, quantity 2 cases.

b. Purpose

To be used as precision weapons to address a threat with more precision and/or greater distances than a handgun, if present and feasible.

c. Authorized Use

Only officers that have received department training are authorized to use a rifle.

d. Lifespan

Colt Law Enforcement 5.56 carbine rifle- 15 years.

Bushmaster M4 5.56 rifle – 15 years.

Hornady Duty .223, 60 grain rifle round – no expiration.

Winchester Training .223, 55 grain rifle round – no expiration.

Frontier Training .223, 55 grain rifle round – no expiration.

Hornady Duty, 6.53CM mm, 147 grain mtap rifle round – no expiration.

Hornady Duty, 6.53CM mm, 140 grain gmx rifle round - no expiration.

Hornady Duty, .308 caliber, 155 grain eld rifle round – no expiration.

Hornady duty, .308 caliber, 165 grain gmx tap rifle round – no expiration.

e. Fiscal Impact

Annual maintenance is approximately \$25 for each rifle.

f. Training

Prior to using a rifle, officers must be certified by POST instructors in the operation of the rifle. Additionally, all members that operate any rifle are required to pass a range qualification once a year.

g. Legal and Procedural Rules

Use is established under General Order 306. It is the policy of the WPD to utilize rifles only for official law enforcement purposes, and pursuant to State and Federal law regarding the use of force.

8. **Chemical Agent and Smoke Canisters:** Canisters that contain chemical agents that are released when deployed.

a. Description, quantity, capabilities, and purchase cost

i. DEFENSE TECHNOLOGY, POCKET TACTICAL GRENADE, CS, #1016, cost: \$28, quantity: 16. The Pocket Tactical CS Grenade is small, and lightweight. The 0.9 oz. of active agent will burn approximately 20-40 seconds. At 4.75 in. by 1.4 in. in size, it easily fits in most tactical pouches. Though this device is slightly over four inches length, it produces a smoke cloud so fast it appears to be an enveloping screen produced by a full size tactical grenade.

ii. DEFENSE TECHNOLOGY, HAN-BALL GRENADE, CS, #1092, cost: \$40.75, quantity: 3. The Han-Ball™ CS Grenade is an outdoor use grenade expelling its payload in approximately 15-20 seconds. The rubber ball round has an over all size of 4.8

- in. tall, including the fuse head, and 3.1 in. diameter. This launch-able grenade holds approximately 1.6 oz. of active agent which is expelled through three ports around the equator of the ball.
- iii. DEFENSE TECHNOLOGY, SPEDE-HEAT CONTINUOUS DISCHARGE CHEMICAL GRENADE, CS, #1072, cost: \$33.05, quantity: 24. The Spede-Heat™ CS Grenade is a high volume, continuous burn it expels its payload in approximately 20-40 seconds. The payload is discharged through four gas ports on top of the canister, three on the side and one on the bottom. This hand held, outdoor use grenade is 6.12 in. by 2.62 in. and holds approximately 2.9 oz. of active agent.
 - iv. DEFENSE TECHNOLOGY, FLAMELESS TRI-CHAMBER CS GRENADE, #1032, cost: \$46.25, quantity: 39. The design of the Tri-Chamber Flameless CS Grenade allows the contents to burn within an internal can and disperse the agent safely with reduced risk of fire. The grenade is designed primarily for indoor tactical situations to detect and/or dislodge a barricaded subject. This grenade will deliver approximately .70 oz. of agent during its 20-25 seconds burn time. The Tri-Chamber Flameless Grenade can be used in crowd control as well as tactical deployment situations by Law Enforcement and Corrections, but was designed with the barricade situation in mind. Its applications in tactical situations are primarily to detect and/or dislodge barricaded subjects. The purpose of the Tri-Chamber Flameless Grenade is to minimize the risks to all parties through pain compliance, temporary discomfort, and/or incapacitation of potentially violent or dangerous subjects. The Tri-Chamber Flameless Grenade provides the option of delivering a pyrotechnic chemical device indoors, maximizing the chemicals' effectiveness via heat and vaporization, while minimizing or negating the chance of fire to the structure.
 - v. DEFENSE TECHNOLOGY, RIOT CONTROL CONTINUOUS DISCHARGE CS GRENADE, #1082, cost: \$29.30, quantity: 16. The Riot Control CS Grenade is designed specifically for outdoor use in crowd control situations with a high volume continuous burn that expels its payload in approximately 20-40 seconds through four gas ports located on the top of the canister. This grenade can be used to conceal tactical movement or to route a crowd. The volume of smoke and agent is vast and obtrusive. This launch-able grenade is 6.0 in. by 2.35 in. and holds approximately 2.7 oz. of active agent.
 - vi. DEFENSE TECHNOLOGY, TRIPLE CHASER SEPARTING CANISTER, CS, #1026, cost: \$52.35, quantity: 9. The Triple-Chaser® CS consists of three separate canisters pressed together with separating charges between each. When deployed, the canisters separate and land approximately 20 feet apart allowing increased area coverage in a short period of time. This grenade can be hand thrown or launched from a fired delivery system. The grenade is 6.5 in. by 2.7 in. and holds an approximately 3.2 oz. of active agent payload. It has an approximate burn time of 20-30 seconds.
 - vii. DEFENSE TECHNOLOGY, INSTANTANEOUS BLAST CS, #1042, cost: \$54.60, quantity: 4. The Instantaneous Blast CS Grenade is designed for indoor or outdoor use; this grenade's powder is expelled upon initiation of a small

internal detonator that has sufficient force to split the canister at six machined grooves on the outside surface. This device is well suited for affecting numerous subjects grouped within a contained portion of a prison yard or area, using wind to the advantage. This 6.12 in. by 2.62 in. grenade will deliver approximately 1.5 oz. of active agent.

- viii. DEFENSE TECHNOLOGY, FLAMELESS TRI-CHAMBER OC GRENADE, #1030, cost: \$49.00, quantity: 4. Designed for law enforcement and corrections, the OC Flameless Tri-Chamber Pyrotechnic Grenade combines the effectiveness of Oleoresin Capsicum (OC) as an incapacitating agent with the flexible delivery methods, range and area coverage of pyrotechnic munitions. The OC Flameless Tri-Chamber Grenade can be used in crowd control, or barricade situations, as a less lethal solution to incapacitate subjects through temporary respiratory discomfort, while reducing or negating the chance of fire to structures. The Tri-Chamber Flameless Grenade can be used in crowd control as well as tactical deployment situations by Law Enforcement and Corrections, but was designed with the barricade situation in mind. Its applications in tactical situations are primarily to detect and/or dislodge barricaded subjects. The purpose of the Tri-Chamber Flameless Grenade is to minimize the risks to all parties through pain compliance, temporary discomfort, and/or incapacitation of potentially violent or dangerous subjects. The Tri-Chamber Flameless Grenade provides the option of delivering a pyrotechnic chemical device indoors, maximizing the chemicals' effectiveness via heat and vaporization, while minimizing or negating the chance of fire to the structure.
- ix. DEFENSE TECHNOLOGY, OC VAPOR AEROSOL GRENADE, #1056, cost: \$50.15, quantity: 2. The Defense Technology® OC Vapor Aerosol Grenade is for law enforcement and corrections use to deliver a high concentration of Oleoresin Capsicum (OC) in a powerful mist. The grenade is designed for indoor-use in confined areas and, once deployed, inflames the mucous membranes and exposed skin resulting in an intense burning sensation. The incapacitating effect of the OC Vapor on the subject is dramatic, yet requires minimal decontamination. Removing the subject from the affected area to fresh air will resolve respiratory effects within minutes. The OC Vapor Aerosol Grenade is ideal for cell extractions or barricade situations where the use of pyrotechnic, powder or liquid devices is not practical or desired.
- x. DEFENSE TECHNOLOGY, OC VAPOR AEROSOL GRENADE, #1073, cost: \$42.15, quantity: 22. The Maximum Smoke Grenade is designed specifically for outdoor use in crowd control situations with a high volume continuous burn that expels its payload in approximately 1.5 – 2 minutes through four gas ports located on the top of the canister. This grenade can be used to conceal tactical movement or to route a crowd. The volume of smoke and agent is vast and obtrusive. This grenade is 6.0 in. by 2.6 in. and holds approximately 2.9 oz. of active agent.

b. Purpose

To limit the escalation of conflict where employment of lethal force is prohibited or undesirable. Situations for use of the less lethal weapon systems may include, but are not limited to:

- i. Dangerous and/or combative individuals.
- ii. Hostage situation or barricaded suspects.
- iii. Riot/crowd control and civil unrest incidents.
- iv. Circumstances where a tactical advantage can be obtained.
- v. Potentially vicious animals.
- vi. Training exercises or approved demonstrations.

c. Authorized Use

Only SWAT officers who have received training in the use chemical agents are authorized to use chemical agents.

d. Training

Sworn SWAT Officers utilizing chemical agent canisters are certified by POST less lethal and chemical agents instructors.

e. Lifespan

5 years from manufacturing date.

f. Fiscal Impact

No annual maintenance.

g. Legal and Procedural Rules

Use is established under the WPD SWAT Manual. It is the policy of the WPD to utilize chemical agents only for official law enforcement purposes, and pursuant to State and Federal law, including those regarding the use of force.

9. Explosive Breaching Tools: Tools that are used to conduct an explosive breach.

a. Description, quantity, capabilities, and purchase cost

- i. ROYAL REMINGTON 870 EXPRESS BREACHING SHOTGUN, cost: \$500, quantity: 1. This weapon allows for breaching officers to safely utilize shotgun breaching rounds in order to destroy deadbolts, locks, and hinges. The stand-off that is attached to the end of the barrel allows for positive placement of the gun into the correct position and vents gases to prevent overpressure. This weapon can also defeat windows and sliding glass doors with a flash bang round. A less lethal 2.4- inch 12-gauge shotgun round firing a ballistic fiber bag filled with 40 grams of lead shot at a velocity of 270-290 feet per second (FPS).
- ii. ROYAL ARMS TESAR-1 ORANGE CAP 275 GRAIN COPPER FRANGILBE BREACHING ROUND, cost: \$5 per round, quantity: 15. The round is fired from a breaching shotgun and is used to destroy solid and hollow wood doors, locks and hinges.
- iii. ROYAL ARMS TESAR-2 BACK CAP 425 GRAIN COPPER FRANGILBE BREACHING ROUND, cost: \$5 per round, quantity: 10. The round is fired from a breaching shotgun and is used to destroy deadbolts, locks and hinges.
- iv. ROYAL ARMS TESAR-3 GREEN CAP 375 GRAIN CLAYVON FRANGIBLE BREACHING ROUND, cost: \$5 per round, quantity: 15. The round is fired from a breaching shotgun and is used to destroy deadbolts, locks and hinges.

- v. ROYAL ARMS TESAR-4 YELLOW CAP 750 GRAIN COPPER FRANGIBLE BREACHING ROUND, cost: \$5 per round, quantity: 15. The round is fired from a breaching shotgun and is used to destroy deadbolts, locks, and hinges.
- vi. ROYAL ARMS HP CUTTER 12 GAUGE HOLLOW POINT REBAR CUTTER BREACHING ROUND, cost: \$6 per round, quantity: 10. The round is fired from a breaching shotgun and is used to cut rebar, penetrate security glass, car doors, and can penetrate engine blocks.
- i. ROYAL ARMS MB-70S 12 GAUGE MUZZLE BLAST FLASH BANG SOFT BREACHING ROUND, cost: \$6 per round, quantity: 29. The round is fired from a breaching shotgun and is used as a diversionary round and can be used to break glass.

b. Purpose

To safely gain entry into a structure.

c. Authorized Use

Explosive breaching may only occur after authorization by the Incident Commander or SWAT Commander in the field, and during training exercises.

d. Lifespan

Breaching Shotgun- 25 years

Royal Arms Tesar-1 orange cap 275 grain copper breaching round – 5 years

Royal Arms Tesar-2 black cap 425 grain copper breaching round- 5 years

Royal Arms Tesar-3 green cap 375 grain clayvon frangible breaching round- 5 years

Royal Arms Tesar-4 yellow cap 750 grain copper frangible breaching round- 5 years

Royal Arms HP cutter 12-gauge hollow point rebar cutter breaching round- 5 years

Royal Arms MB-70S 12-gauge muzzle blast flash bang soft breaching round- 5 years

e. Fiscal Impact

Annual maintenance is approximately \$50.

f. Training

All SWAT officers who use explosive breaching tools shall attend 40 hours of explosive breaching instruction and must additionally receive quarterly training for explosive operations.

g. Legal and Procedural Rules

It is the policy of the WPD to utilize breaching tools only for official law enforcement purposes, and pursuant to State and Federal law.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.7
SUBJECT: SUBJECT: Second Reading and Adoption of Retail Commercial Cannabis Ordinance Amendments

Recommendation for Action: Staff recommends that the City Council conduct the second reading and adopt Ordinance No. 1685, approving amendments to Chapter 17.110, and Ordinance 1686, approving amendments to Chapter 5.28, of the City of Woodland Municipal code related to commercial cannabis retail use.

Staff Contact:

Cindy Norris, Principal Planner, (530) 661-5911, cindy.norris@cityofwoodland.org

Fiscal Impact:

Perfect Union, a commercial cannabis retailer that originally approached the City with this inquiry, funded the initial Ordinance development costs through a developer deposit account. The City's General Fund has covered costs subsequent to the November 16, 2021, Council meeting. Depending on the final implementation of a retail cannabis program by the City Council, there is potential for realized revenue through negotiated operating agreements and/or development agreements with applicants that receive Conditional Use Permits. The proposed fees are intended to fully recover staff costs associated with administering and enforcing the City's Commercial Cannabis Program. Total revenue to be generated by the proposed fees will depend entirely upon the number of Commercial Cannabis Business Permits issued by the City, limited by the caps imposed on the number of Conditional Use Permits established by the City Council.

Currently, the City collects two types of revenue associated with cannabis businesses: Permit and Community Benefit Fees.

Permit Revenue, when a new business applies for a permit the City will collect \$46,280 to allow for staff to review and process the application. This includes site visits by both Community Development and Police staff. Thereafter, businesses are responsible for requesting a renewal of the permit on an annual basis. These permit fees pay for program oversight, police site visits and police compliance, accounting, and an annual financial audit. Staff, over the last few years, have refined the Permit renewal cost for manufacturing and distribution businesses. Staff estimates that it will cost \$10,000 for a financial audit and \$7,621 in staff time. For Testing/Lab businesses, staff estimates it will cost \$10,000 for a financial audit and \$6,115 in staff time. For retail businesses, staff estimates that it will cost \$12,000 for a financial audit and \$7,621 in staff time. These revised renewal permit fees are included in the staff recommendation as a change to existing fees.

Currently, existing cannabis businesses are comprised of two manufacturing and one distribution. The City does not make revenue above the cost of service on these fees and is legally only allowed to charge the City's cost of doing business. From FY2018/19 through FY2021/21 the City has collected \$365,551 and the City estimates \$46,326 in permit renewal fees in FY2021/22. Total revenue over the course of four (4) fiscal years is estimated to be \$411,877.

The City also collects a Community Benefit Fee that has been agreed to by the existing cannabis businesses in the City. The City negotiates an operating agreement with each of the cannabis businesses whereby a percent of gross receipts is remitted to the City. These funds assist the City in providing general services to the community. The percentage of the gross receipt sales is negotiated with each business but is normally about 5%. From FY2019/20 through FY2020/21 the City has collected \$344,373 and the City estimates \$240,000 in

community benefit fees in FY2021/22. Total revenue over the course of three (3) fiscal years is estimated to be \$584,373. It is difficult to estimate the future potential additional community benefit funds that may be realized from cannabis retail sales as it will depend upon the success of the business and the negotiated percentage of the gross receipt sales. At minimum, assuming a similar realized community benefit as existing businesses, total additional annual revenue will be a minimum of \$240,000, but likely much greater given the higher volume of taxable sales from retail uses.

Background:

At its November 21, 2017 meeting, the City Council introduced and waived the first reading of two ordinances.

Ordinance No. 1685 approved amendments to Chapter 17.110, Zoning, which would allow as follows:

- Up to four cannabis retail only Conditional Use Permits;
- Allow cannabis retail in most commercial and mixed use districts, including District A in the Downtown,
- Allow storefront retail with delivery, but no delivery only uses,
- Allow incidental cannabis distribution to serve the retail business only.

Ordinance 1686 approved amendments to Chapter 5.28, Cannabis Business Permits, which includes the following:

- New operating regulations for retail cannabis business.
- Additional security requirements
- A required cannabis work permit for cannabis employees
- Additional Business Operations requirements including a Community Benefit Plan, A Social Policy and Local Enterprise Plan, and a Community Relations and Neighborhood Compatibility Plan.

Conclusion:

Staff recommends that the City Council conduct the second reading and adopt Ordinance No. 1685, approving amendments to Chapter 17.110, and Ordinance 1686, approving amendments to Chapter 5.28, of the City of Woodland Municipal code related to commercial cannabis retail use.

Prepared by: Cindy Norris, Principal Planner

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



Ken Hiatt
City Manager

Attachments:

1. ATT 1 - Ord_1685 Ordinance Relating to Zoning Updates 17.110
2. ATT 2 - Cannabis Zoning Code Chapter 17.110 Amendments.(ATT A to Ordinance)
3. ATT 3-IZO Comprehensive Use Table Amendments
4. ATT 4-Downtown Specific Plan Table 8.1
5. ATT 5 - Ord_1686 Regulatory Ordinance 5.28 Amendments (1)
6. ATT 6 - Cannabis Business Permit Chapter 5.28

ORDINANCE NO. 1685

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING CHAPTER 17.110 TO THE CITY OF
WOODLAND MUNICIPAL CODE, EXHIBIT B THE COMPREHENSIVE
USE TABLE OF THE INTERIM ZONING ORDINANCE, AND TABLE 8.1
OF THE DOWNTOWN SPECIFIC PLAN RELATED TO ZONING OF
COMMERCIAL CANNABIS RETAIL BUSINESSES IN THE CITY OF
WOODLAND**

WHEREAS, the City of Woodland’s Municipal Code prohibits any person from carrying on a business in the City that is in violation of state or federal law; and

WHEREAS, the voters of the State of California adopted Proposition 64, the Adult Use of Marijuana Act, on November 8, 2016, which authorized certain personal cultivation and use of cannabis; and

WHEREAS, on June 27, 2017, the Governor signed SB 94 into law, a budget trailer bill effective immediately, to consolidate state licensing of medicinal and recreational “adult-use” cannabis businesses into a single regulatory scheme, now titled the “Medicinal and Adult-Use Cannabis Regulation and Safety Act” (MAUCRSA); and

WHEREAS, state law authorizes the City of Woodland to either prohibit or regulate commercial cannabis uses; and

WHEREAS, on December 5, 2017, the City Council of the City of Woodland approved Ordinances 1629 and 1630 thereby adding Chapter 17.110 and Chapter 5.28 to establish zoning and business permit regulations regarding commercial cannabis manufacturing, testing, and distribution businesses in the City.

WHEREAS, the City Council of the City of Woodland has determined that reasonable regulations regarding the establishment of commercial cannabis businesses in the City, as defined in this Ordinance and consistent with State law, will provide an appropriate balance between the City’s interests in fostering certain commercial, agricultural, and research-related activities while also protecting the public health, safety, and welfare of Woodland residents; and

WHEREAS, the City of Woodland Planning Commission considered the proposed Ordinance to amend the Zoning Code regarding commercial cannabis retail uses during a duly noticed public hearing on October 7, 2021, and voted 5-0, 1 absent, to recommend that the City Council adopt this Ordinance and the proposed Zoning Code amendments; and

WHEREAS, the City Council of the City of Woodland considered the proposed Ordinance to amend the Zoning Code regarding commercial cannabis retail uses during a duly noticed public hearing on November 16, 2021, and requested that staff consider additional amendments; and

WHEREAS, the City of Woodland Planning Commission considered the proposed amendments to the Zoning Code regarding commercial cannabis retail uses during a duly noticed public hearing on May 5, 2022, and voted _____ to recommend that the City Council adopt this Ordinance and the proposed Zoning Code amendments; and

WHEREAS, the City Council finds, based on the Planning Commission's recommendation, that this Ordinance is in general conformance with the City's General Plan and that the public necessity, convenience, and general welfare require the adoption of this Ordinance to balance the City's interests in maintaining and developing certain commercial cannabis activities in the City while preserving the public health and safety of Woodland residents; and

WHEREAS, the City Council also finds that adoption of this Ordinance preserves and clarifies the City's intended Zoning regulations regarding cannabis uses and is intended to retain and maintain local land use authority over those uses in light of State law and State licensing of commercial cannabis uses; and

WHEREAS, the City Council finds that this Ordinance will not result in any significant changes to the character or use of properties in the City and is not a project with the potential for causing a significant effect on the environment requiring California Environmental Quality Act (CEQA) analysis, and is categorically exempt from CEQA; and

NOW, THEREFORE, the City Council of the City of Woodland does hereby ordain as follows:

Section 1. Chapter 17.110 of the Woodland Municipal Code is hereby amended to read as set forth in Exhibit A, with removals identified in strike out and text additions identified with bold/underline.

Section 2. Exhibit B, the Comprehensive Land Use Table of the Interim Zoning Ordinance, is hereby amended to read as set forth in Exhibit B, with text removals identified in strike out and text additions identified with bold/underline.

Section 3. Table 8.1 of the Downtown Specific Plan, is hereby amended to read as set forth in Exhibit C, with text removals identified in strike out and text additions identified with bold/underline.

Section 4. **Severability.** If any provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are declared to be severable.

Section 5. **CEQA.** The City Council hereby finds that the Zoning regulations in this Ordinance are consistent with existing zoning standards that apply to other similar commercial uses in the City.

Section 6. **Effective Date.** This Ordinance shall take effect thirty (30) days after its adoption

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular scheduled meeting of the City Council held on the 7th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, MAYOR

Attest:

Approved as to Form:

Ana Gonzalez, City Clerk

Ethan Walsh, City Attorney

Exhibit A: Chapter 17.110 of the Woodland Municipal Code as amended

Exhibit B: Comprehensive Land Use Table of the Interim Zoning Ordinance as amended

Exhibit C: Table 8.1 of the Downtown Specific Plan as amended

Woodland Municipal Code

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17.110.010 Purpose.

The purpose of this chapter is to impose zoning restrictions on commercial cannabis businesses in the City of Woodland as authorized and/or licensed by the State of California pursuant to State law. This chapter is not intended to, and does not, give any person or entity independent legal authority to operate a cannabis business. Rather, it is intended to impose zoning restrictions regarding cannabis businesses that may operate in the City pursuant to this code and State law. This chapter is in addition to any other business license and regulatory requirements imposed on cannabis businesses by this code or other applicable law. (Prior code § 25-21.6-10)

17.110.020 Applicability.

No part of this chapter shall be deemed to conflict with Federal law, as contained in the Controlled Substances Act, nor to otherwise permit any activity that is prohibited under that Act or any other local, State, or Federal law, statute, rule, or regulation. Nothing in this chapter shall be construed to allow any conduct or activity relating to cultivation, distribution, dispensing, sale or consumption of cannabis that is otherwise illegal under local or State law. No provision of this chapter shall be deemed a defense or immunity to any action brought against any person by the Yolo County District Attorney's office, the Attorney General of the State of California, or the United States of America. (Prior code § 25-21.6-20)

17.110.030 Definitions.

The following words and phrases shall have the following meanings when used in this section:

“Cannabis” means all or any parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin.

“Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis, and cannabis as defined by Section 11018 of the California [Health and Safety Code](#), as it may be amended. For purposes of this chapter, “cannabis” means and includes both cannabis for medical purposes and non-medical, “adult-use” purposes, unless otherwise specified. Cannabis shall does, but does not include industrial hemp.

“Cannabis business” means a business activity, including, but not limited to, planting, cultivation, harvesting, transporting, manufacturing, compounding, converting, processing, preparing, storing, packaging, distributing, researching, testing, providing, or selling wholesale and/or retail sales of cannabis. A cannabis business includes any facility, building structure, or location, expressly including dispensaries and deliveries, and shall expressly include those commercial cannabis activities authorized and/or licensed by State law.

“Cannabis cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis licensed by the State and intended for commercial sale. For purposes of this chapter, cannabis cultivation does not mean or include personal cultivation of cannabis regulated by Chapter [17.108](#).

“Cannabis distribution facility” means any facility engaged in the procurement, temporary storage, non-retail sales, and transport of cannabis or cannabis products between State-licensed cannabis business, including warehouses and similar structures.

“Cannabis laboratories and research” means a laboratory, facility, or entity that offers or performs tests or testing of cannabis or cannabis products, including accredited testing laboratories licensed by the State and involved in commercial cannabis activity in the State. Cannabis laboratories and research also includes start-up or incubator research activities, which typically include, but are not limited to, research, design, analysis, development, and/or testing of a cannabis product, and laboratories or facilities engaged in scientific research studies, investigation, testing, or experimentation, but not including cannabis manufacturing or sales of cannabis.

“Cannabis manufacturing” means the compounding, blending, extracting, infusing, or otherwise making or preparing a cannabis product. For purposes of this chapter, cannabis manufacturing expressly includes the production, preparation, propagation, processing, or compounding of cannabis or cannabis products directly or indirectly, including through extraction and/or chemical synthesis methods. Cannabis manufacturing may include distribution of wholesale products from the premises, but shall not include any retail sales of cannabis or cannabis products or other sales to consumers.

“Cannabis retailer” means a premises permanently located in the City licensed by the State of California pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act, California [Business and Professions Code](#) Section 26000 et seq., as may be amended, where cannabis is provided for retail sale to consumers, including an establishment that delivers cannabis as part of a retail sale. Unless otherwise specified, “cannabis retailer” means both a retailer selling medical cannabis and medical cannabis products to patients with valid physician’s recommendations, and a retailer providing adult-use cannabis and cannabis products for adults 21 years of age and over, pursuant to State law. (Prior code § 25-21.6-30)

“Temporary Cannabis Event” means a temporary cannabis event where people can sell and consume cannabis. These events last from one to four days.

17.110.040 General conditions.

A. No cannabis business may operate in any zoning district in the City of Woodland except as expressly permitted by and in conformance with the provisions of this chapter. No cannabis business may engage in the retail sales of cannabis unless expressly permitted or conditionally permitted pursuant to this chapter. **No temporary cannabis events shall be permitted or conditionally permitted.**

B. Any cannabis business permitted by this chapter must, prior to operating a cannabis business, obtain and maintain at all times a valid license issued by the State of California, as may be applicable, and any other local or regulatory licenses required by this code. Any cannabis business operating without a valid license from the State of California shall cease operations until a valid State license is obtained, in addition to any other State and local requirements that may apply.

C. Pursuant to California [Business and Professions Code](#) Section 26054(b), as may be amended, no cannabis business may be located within a 600-foot radius of a school providing K-12 instruction, a day care center or a youth center in existence at the time the license is issued. Additionally, no cannabis business may be located within a 600-foot radius of a public park. (Prior code § 25-21.6-40)

(1) The City Council may make an exception if there is clear evidence based on considerations such as the separation of sensitive uses by a significant physical barrier, no expressed evidence of public concern, and the potential revitalization of an existing blighted condition, that there will be no public health, safety, or nuisance issues due to closer proximity of cannabis retail uses to an identified sensitive use.

17.110.050 City Council review.

A. The Planning Commission shall review all conditional use permit applications submitted pursuant to this chapter and provide a recommendation regarding approval to City Council.

B. The City Council shall serve as the final review authority for all conditional use permit applications submitted pursuant to this chapter, and is authorized to approve or deny issuance of all cannabis conditional use permits.

C. In evaluating whether to recommend approval or approve conditional use permit applications, the Planning Commission and City Council shall consider the following factors, in addition to all other requirements provided for in Chapter [17.132](#) of this title:

1. The type of proposed use by the applicant;
2. Whether the proposed use will be detrimental to the health, safety and welfare of the community;
3. Whether the use would enhance the economic viability of the area in which it is proposed to be located, including adjacent and surrounding properties;

4. Whether the applicant has adequately addressed potential community benefits of the use to offset potential adverse impacts;
5. The extent of support or opposition to the proposed use and location from members of the community, and applicant's plans to ensure strong community relations and compatibility with the surrounding neighborhood;
6. The number of cannabis uses located or proposed to be located within 1,000 feet of the proposed location;
7. The extent to which the proposed use would cause a further overconcentration of that particular type of use in the area;
8. The background and the history of the applicant, including the experience and qualifications of the applicant and those persons involved in the management, oversight and day to day operations of the proposed use, the professional training and certifications of the applicant and/or persons involved in the management, oversight and day to day operations of the proposed use, and the nature and extent of problems on any premises where ~~he or she~~ the applicant has operated a cannabis business in the past; and
9. Whether there is a history of police or crime-related problems in the area of the proposed location which may be exacerbated by establishment of the proposed cannabis use.
10. Whether the proposed license would enhance recreational or entertainment opportunities in the area.

D. The City Council is authorized to approve up to a maximum of six total conditional use permits for commercial cannabis manufacturing, distribution and/or testing businesses pursuant to this chapter. The City Council is authorized to approve up to a maximum of four total conditional use permits for cannabis retailers pursuant to this chapter. (Prior code § 25-21.6-50).

E. The community development director or designee is authorized to administer reasonable guidelines and policies, including appropriate application periods for accepting requests for zoning approvals and use permits for cannabis retailers, consistent with this section, and evaluation and scoring criteria that may be used for the selection of cannabis retailers, in the event that the City receives more applications than the number of available conditional use permits. The community development director or designee may use such evaluation and scoring criteria for making recommendations to the Planning Commission and City Council on the proposed uses.

F. The community development director or city council may address additional development and operational standards through conditions on the conditional use permit as it determines necessary or appropriate for the cannabis retailer conditional use permit under consideration, provided that any such conditions shall not conflict with operating requirements that may be applicable pursuant to other provisions of this Code.

17.110.060 Cannabis manufacturing.

Cannabis manufacturing may be permitted, subject to the requirements of this code, including all applicable performance standards, and the granting of a conditional use permit as provided for in Chapter 17.132, in the industrial (I) and industrial with light industrial flex overlay (I/LIF) zones. (Prior code § 25-21.6-60)

17.110.070 Cannabis laboratories and research.

Cannabis laboratories and research facilities may be permitted, subject to the requirements of this code, including all applicable performance standards, and the granting of a conditional use permit as provided for in Chapter 17.132, in the industrial (I) and industrial with light industrial flex overlay (I/LIF) zones. Cannabis laboratories and research facilities are prohibited from engaging in commercial cultivation, manufacturing, distribution and sales of cannabis. (Prior code § 25-21.6-70)

17.110.080 Cannabis distribution facilities.

Cannabis distribution facilities may be permitted, subject to the requirements of this code, including all applicable performance standards, and the granting of a conditional use permit as provided for in Chapter 17.132, in the industrial (I) and industrial with light industrial flex overlay (I/LIF) zones. (Prior code § 25-21.6-80)

17.110.090 Cannabis cultivation.

Cannabis cultivation is prohibited. (Prior code § 25-21.6-90)

17.110.100 Cannabis retailers.

A. Cannabis retailers may be permitted, subject to the requirements of this code including all applicable performance standards, and granting of a conditional use permit as provided in Chapter 17.132, and Section 17.110.050, in the Corridor Mixed Use East Street (CMU-E), Corridor Mixed Use West Main (CMU-WM), Corridor Mixed Use Kentucky (CMU-K); Corridor Mixed Use Light Industrial Flex Overlay (CMU-LIF), Community Commercial, Regional Commercial Light Industrial Flex Overlay (RC-LIF), Downtown Mixed Use (DMU) zone, District A. Cannabis retailers are prohibited in all other zoning districts of the City. Cannabis retailers are prohibited. (Prior code § 25-21.6-100)

B. Cannabis retailers that will not be open to the public and that perform sales exclusively by delivery are prohibited.

C. Cannabis retailers may include a cannabis distribution facility as an accessory use to serve the on-site business pursuant to this chapter and shall be subject to the following:

- (1) The distribution facility shall be appurtenant and incidental to the retail use, both in terms of size and use and shall only be used to support the retail facility that is the primary use on site and, if applicable, other retail facilities owned and operated by the applicant. The distribution facility shall not be used for distribution of cannabis or cannabis products to other cannabis retailers.
- (2) The distribution facility shall not be predominantly visible to the public from the street frontage adjacent to the cannabis retailer or if the distribution facility is located within a commercial center, the distribution facility shall not be a specific and identifiable use apart from the cannabis retailer.
- (3) There shall be adequate parking and loading on site to serve both the cannabis retailer and the distribution facility, and spaces for loading associated with the distribution facility shall be located in the rear of the applicable property, outside of view from the street frontage or frontage of the commercial center. Only smaller vehicles, vans, or sprinter vans shall be used for delivery vehicles. Larger trucks, such as CA legal "Semi-trucks" or "18-wheelers", and any trucks over five-tons are prohibited from delivering cannabis product on site. The location and storage of all vehicles used for the cannabis business shall be provided in a safe and secure manner and meet all security requirements of the City of Woodland Police Chief and applicable State requirements.
- (4) Accessory distribution facilities shall comply with all provisions applicable to cannabis distribution facilities as a primary land use.

D. Public notice of a commercial cannabis retail conditional use permit application shall be provided to all properties within a minimum 600-foot radius 10 days prior to any scheduled public hearing date, and the site shall be posted with a highly visible notice.

- (1) The highly visible notice shall be a minimum of 4 foot x 8 foot in size mounted on a freestanding sign or posted on the building frontage.
- (2) The applicant shall be responsible for posting the site consistent with a format provided by the City, and shall provide verification of such posting.

E. Cannabis retailers shall be no closer than 500-feet to each other, and no more than two (2) cannabis retailers shall be located within a 1,000 foot radius, except under the following circumstances:

- (1) The City Council may make an exception to Section 17.110.100 E if there is clear evidence based on

considerations such as the separation of cannabis retail uses by a significant physical barrier, no expressed evidence of public concern, and potential economic revitalization to the proximate area, that there will be no public health, safety, or nuisance issues resulting from the closer proximity of one cannabis retail use to another.

17.110.110 Additional regulatory requirements.

In addition to complying with all applicable requirements in this chapter and obtaining a State license for commercial cannabis activities, no commercial cannabis use may operate in the City without first obtaining a cannabis business permit. (Prior code § 25-21.6-110)

View the [mobile version](#).

EXHIBIT B - COMPREHENSIVE USE TABLE - SUMMARY OF ALLOWED LAND USES AND PERMIT REQUIREMENTS

Adopted May 1, 2018 (Rev April 7, 2020) **(Revised XX, 2021)**

	Zoning District										
LAND USE	Corridor Mix Use (CMU)				Commercial			Industrial		Residential	Comments
	CMU-East	CMU-Kentucky	CMU-West Main	CMU-Light Industrial Flex Overlay	Community Commercial	Regional Commercial	Regional Commercial Light Industrial Flex Overlay	Industrial Light Industrial Flex Overlay	Industrial	High Density Residential	<i>P = Permitted A = Zoning Administrator Permit C = Conditional Use Permit “-“ = Not Permitted L = Special Criteria – Provides clarification whether a use is allowed, when and under what conditions. *See the Industrial Use Table 3 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..</i>
	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I*	HDR	
COMMERCIAL CANNABIS USES											
Manufacturing: both volatile and non-volatile (limited to manufacturing for wholesale, distribution for resale); Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	-	Sections 17.110.60 and 5.2804
Testing, Research and Development: Retail (on-site) sales prohibited.	-	-	-	-	-	-	-	C	C	-	Sections 17.110.60 and 5.28
Distribution: Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	-	Sections 17.110.60 and 5.28
Retailers: Storefront (Dispensaries): prohibited	C-L38	C-L38	C-L38	C-L38	C-L38	-	C-L38	-	-	-	A storefront retail use may include delivery Distribution as an accessory use may be allowed Section 17.110
Retailers: (Delivery only): prohibited	-	-	-	-	-	-	-	-	-	-	
Indoor Commercial Cultivation: prohibited	-	-	-	-	-	-	-	-	-	-	
Outdoor Cultivation: prohibited	-	-	-	-	-	-	-	-	-	-	
Indoor Personal Cultivation	L31	L31	L31	L31	-	-	-	-	-	-	

SPECIAL LIMITATIONS:

- L1 May be allowed with a Zoning Administrator use permit
- L2 Residential or other similar sensitive uses may be considered on the south side of Kentucky Avenue, but on the north side these uses may only be allowed with an approved Specific Plan.
- L3 A Zoning Administrator Permit is required for more than 2,000 sq. ft.
- L4 Cannot be located within 500 feet of a school or park.
- L5 Over 10,000 square feet, may be approved with a Zoning Administrator Permit.
- L6 Allowed on a shopping center site as an accessory use within an enclosed structure, which may be portable.
- L7 Only allowed on the rear half of a lot and not within 500 feet of a school or public park, must be located more than 750 feet from any following zones: OS, R-1, R-2, NP, or RM, must be more than 1,000 feet from any other adult book store or adult motion picture theater, and a conditional use permit is required. Refer to Section 17.104.170
- L8 Only allowed as an accessory use to a gas station or car dealership, typically on the same parcel. Drive through lane and wash stall area shall be screened from public view.
- L9 Not allowed under 5,000 square feet in the RC,RC/LIF, CMU, CC districts, and only if associated with a service station. No hard alcohol sales may be allowed if associated with a service station.
- L10 Shall be designed to minimize noise, light, glare, vibration, and other nuisance concerns. Where adjacent to a residential district shall require a Zoning Administrator Permit.
- L11 A conditional use permit required if site is abutting a residential zone.
- L12 – Up to 10% of the total square footage of shops within a regional commercial center may consist of ancillary office spaces that support other uses. Limit does not apply to stand alone, professional office buildings.
- L13 – Requires a master plan in which 50% shall be commercial or uses other than mini-storage and all necessary access and utility easements and improvements are identified and installed as necessary to ensure adequate service to the site and master plan areas; mini-storage portions shall be set back from a street frontage and no closer than 300- feet from an arterial , buildings shall be a minimum of two stories where adjacent to freeway or major arterial to screen views; buildings shall exhibit exemplary architectural design, and facilitate a lively and vibrant street/active street frontage. The project shall incorporate conservation and sustainability features to achieve net zero energy use, shall provide a lighting and security plan, and shall demonstrate measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement.
- L14 - All materials stored outside must be fully screened from view from any rights of way and below fence height. If outdoor storage of materials or equipment is adjacent to a residential district a conditional use permit is required. Any work bay area shall be screened from public view.
- L14a – Outdoor storage may only be allowed in conjunction with an existing active business located and operated within a building and active business license. The storage or truck parking area must be an accessory use to the existing business. A single use outdoor storage or truck parking lot is not permitted.

- L15 – On-site rental car parking is limited to the minimum needed for immediate customer pick up only, no on site storage of cars.
- L16 - Subject to Section 17.104.180; Wireless Facilities Ordinance
- L17 – Auto sales in an open lot may be considered as an accessory use to a retail showroom and service area, or as part of a complete dealership complex. Site access, internal vehicle circulation, auto-display, and landscaping are subject to review. No surface parking lot or outdoor display area solely intended for the sale of new or used cars and not accessory to an indoor showroom is allowed as a primary use on a site
- L17a- Used car sales must be associated with a new car dealership, except for large format used car dealerships (as example Carmax). A single use used car sale lot is not permitted.
- L18 – In the Industrial areas small-scale establishments serving local businesses are allowed. The proximity of fast food uses within 1/2 mile of schools, youth facilities or residential uses shall be evaluated for overconcentration. The General Plan emphasized “dining” and “slow food: establishments.
- L19 -.Reserved
- L20 - Zoning Administrator permit is required for more than 3,000 sq. ft.
- L21 - Drive through fast food may not be allowed within 1/2 mile of a school, evaluate the extent of overconcentration of existing or proposed fast food restaurants and drive through fast food within 1,000 feet of the proposed location, minimize the siting of unhealthy land uses, and evaluate the impact to the City’s GHG emissions. See Section 3.06
- L22 - Only allowed as a secondary use occupying less than one-third of the floor area in a multi-tenant building.
- L23 - Allowed within a shopping center on in an Industrial zone on the site of a recycling processing facility and must be within an enclosed structure, which may be portable.
- L24 - Only allowed as an accessory use with a service station with a Zoning Administrator permit.
- L25 - Only allowed on the rear half of a lot in order to ensure that the street frontage is activated.
- L26 –Tasting room is permitted as an ancillary use to an existing active business. If it is a stand-alone business it is considered a micro-brewery/wine bar/brew pub.
- L27 New mini-storage is not permitted, except the expansion of a previously approved and constructed mini-storage facility subject to a Conditional Use Permit. The new buildings shall be a minimum of two-stories in height. The project shall incorporate conservation and sustainability features to achieve net zero energy use; shall provide a security and lighting plan; and shall demonstrate measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement.
- L28 - Outdoor storage may be allowed as an ancillary use on the same parcel as the primary business with a Zoning Administrator Permit. All outdoor storage must be fully screened from view from any public rights-of-way and below fence height. All work areas, work bays shall be screened from public view.
- L29 Agricultural Production may be allowed as an accessory or ancillary use to a primary use, as example, for research, testing or demonstration purposes with a Zoning Administrator Permit
- L 30 Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.
- L31 provides that any person within the City of Woodland may cultivate cannabis inside of any residence or enclosed and secure secondary structure that meets certain requirements specified in the ordinance, consistent with state law that permits indoor cultivation of cannabis for medical and non-medical purposes
- L32 Smoke shops, tobacco stores, hooka/smoking lounge shall not be located within 1000 feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather.
- L33 – Mixed uses are allowed, consistent with the manner in which the individual uses are otherwise allowed in the District. The review required will be dependent upon the most restricted use intended for the development.
- L34 - Permitted with a license per Municipal Code Section **5.20.010** or with a Conditional Use Permit
- L35 – May not be located within 500 feet of a school, shall hold and maintain all applicable licenses and permits with the State Department of Justice, exterior areas shall be well lit and include video surveillance. Advertising and signage on clear windows and doors shall be placed so that law enforcement have personnel have a clear and unobstructed view of the interior.
- L 36 – Non-residential uses may occupy up to 1/3 of the square footage of the building/buildings, as long as residential use occupies 2/3 of the building (s) square footage. Nonresidential uses that may be considered are those listed as P/A in the Comprehensive Use Table
- L 37 – A Crematorium shall provide adequate analysis to verify that the use meets all AQMD standards, meets the City’s Climate Action Plan goals and policies, and will not create harmful odor, particulate, or other environmental impacts to adjacent uses. No more than one crematorium facility shall be permitted.
- L 38 – Subject to provisions contained in Section 17.110 and 5.28**

8

Policies and Standards

8.3 ALLOWED LAND USES

Table 8-1 shows the land use matrix that will be used by the City in determining appropriate land uses within the Downtown. The matrix uses three symbols to indicate whether a use is allowed, conditionally allowed, or subject to a CUP process. If a land use is not listed on the matrix, the use is not permitted within the Downtown area. The Community Development Director will determine which category best fits a given use if questions arise.

To determine if a land use is allowed in a district, the following steps will be taken:

1. Find the closest land use type in the left hand column of the matrix (land uses are grouped by categories) and then find the appropriate district on the matrix (in what area is the site located, see Figure 3-3, "Downtown Districts" for locations). Where the row and column meet will be a cell that contains either a "■," a "○," a "Z," a "C," or a blank space.
2. If a "■" appears in the cell, that land use type is an *allowed use* in that district. Development can proceed subject to the project meeting the other requirements specified in this Specific Plan and other applicable City requirements and permits.
3. If a "○" appears, the land use is a *conditionally allowed use*. Uses with this designation have previously been required to go through a CUP process. To enhance the responsiveness of the City while still protecting the future of the Downtown, a set of performance standards has been developed, and is included in Section 8.5, "Performance Standards." Projects in this category will be reviewed by the Zoning Administrator to determine if the project meets the appropriate performance standards, complies with the other requirements of this Specific Plan and applicable City regulations, and does not pose any design or operational features that would require warrant further public review. If acceptable, the project can proceed like an allowed use, with no CUP required. A CUP may be required if the performance standards cannot be met, the applicant does not concur with the requirements presented, or the Zoning Administrator determines that further review is required.
4. Some uses possess locational, use, structural, traffic, or operating characteristics requiring special consideration best handled through a Zoning Administrator Permit (ZAP) in order to be compatible with neighboring properties. These uses, noted with a "Z" must go through a Zoning Administrator Permit process which allows for public consultation and if needed a staff level public hearing.

5. Some uses have unique or significant siting issues that are best handled through a CUP process. These uses, noted with a “C,” must go through a CUP process. Adult-oriented uses are subject to the CUP process and the requirements found in Section 25-21-75 of City of Woodland Zoning Ordinance.
6. If no symbol appears in a cell, the use is not allowed in that district.

able 8-1. Land Use Matrix

Land Use	Districts (per Figure 3-3)				
	A	B	C	D	E
Office					
Medical and dental clinics	■	■	■	■	■
Medical laboratories	■	■		■	■
Offices, small (less than 5,000 square feet)	■	■	■	■	■
Offices, large (greater than 5,000 square feet)	■	■		■	■
Opticians	■	■	■	■	■
Veterinary offices and clinics				○	○
Residential					
Boarding and rooming houses	C		C	C	
Residential – single family/duplex/split lot (3)			■	○	○
Residential – multiple family (3)	○	○		○	○
Residential hotels	C				
Miscellaneous – General					
Bus depot	○				
Parking facilities, off site	○	○	○	○	○
Passenger terminals	○				
Mixed use developments (4)	See note				
Adult-Oriented Land Uses (see Section 25-21-75 17.104.170 of City of Woodland Zoning Ordinance)					
Commercial Cannabis Uses (See Section 17.110 of the Woodland Zoning Ordinance)					
Store Front Retail (Dispensary)	C				
Retail Delivery (As Accessory to a Store Front Retail Facility)	C				
Distribution (As Accessory to a Store Front Retail Facility)	C				

- (1) Facility or use where food is regularly served on a not-for-profit basis. All activities, including waiting areas, must be conducted indoors unless otherwise modified through the CUP process. Bathroom facilities of adequate size to serve the expected clientele shall be provided within the facility.
- (2) Facility or use that provides temporary housing for individuals on a not-for-profit basis. May include, but is not limited to, emergency housing on a short-term basis or temporary transitional basis until permanent

8. Policies and Standards



housing is available. Does not include temporary shelters for the relief of natural disasters or similar emergencies.

- (3) In District E, residential uses allowed only in areas shown on Figure 7-1.
- (4) Mixed uses are allowed in any district. Development requirements will be based on the use proposed for a given space (e.g., residential requirements for residential areas, commercial requirements for commercial areas). For common areas or shared facilities, requirements will be based on the land use with the most restrictive requirements.

ORDINANCE NO. 1686

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING CHAPTER 5.28 TO THE CITY OF WOODLAND MUNICIPAL CODE RELATED TO REGULATORY AND PERMITTING REQUIREMENTS FOR COMMERCIAL CANNABIS BUSINESSES LOCATED IN THE CITY OF WOODLAND

WHEREAS, on June 27, 2017, the Governor signed SB 94 into law, a budget trailer bill effective immediately, to consolidate state licensing of medicinal and recreational “adult-use” commercial cannabis businesses into a single regulatory scheme, now titled the “Medicinal and Adult-Use Cannabis Regulation and Safety Act” (MAUCRSA); and

WHEREAS, state law authorizes the City of Woodland to either prohibit or regulate commercial cannabis uses; and

WHEREAS, the City Council of the City of Woodland has determined that reasonable regulations regarding the establishment of commercial cannabis cultivation, manufacturing, testing, research, distribution, and retail delivery businesses in the City, as conditionally permitted in the City’s Zoning Code, will provide an appropriate balance between the City’s interests in fostering certain commercial, agricultural, and research-related activities while also protecting the public health, safety, and welfare of Woodland residents; and

WHEREAS, on December 5, 2017, the City Council of the City of Woodland approved Ordinances 1629 and 1630 thereby adding Chapter 17.110 and Chapter 5.28 to establish zoning and business permit regulations regarding commercial cannabis manufacturing, testing, and distribution businesses in the City; and

WHEREAS, the City Council finds that the proposed amendments to Chapter 5.28 allow for issuance of CBPs to cannabis retailers, and include specific operational requirements that will apply to those retailers. The proposed amendments additionally add a cannabis work permit requirements that will provide for annual review of cannabis business employees and ensure that they remain in compliance with the City’s requirements regarding background checks and criminal history and additional security requirements for all cannabis businesses that reflect best practices.

WHEREAS, the City Council finds that this Ordinance will not result in any significant changes to the character or use of properties in the City and is not a project with the potential for causing a significant effect on the environment requiring California Environmental Quality Act (CEQA) analysis, and is categorically exempt from CEQA; and

NOW, THEREFORE, the City Council of the City of Woodland does hereby ordain as follows:

Section 1. Amendment. Chapter 5.28 of the Woodland Municipal Code is hereby amended to read as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. **Severability.** If any provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 3. **CEQA.** The City Council hereby finds that this Ordinance merely establishes a permitting process and reasonable regulations on commercial cannabis businesses, to the extent such businesses are authorized to operate in the City pursuant to state and local law, and does not independently authorize any particular cannabis business or use to establish or operate in the City. Accordingly, it can be seen with certainty that there is no possibility this Ordinance will have a significant effect on the environment. This Ordinance is therefore not a project subject to California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

Section 4. **Effective Date.** This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 7th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney

Exhibit A: Chapter 5.28 with amendments

Woodland Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Collapse](#)[Search](#)[Print](#)[No Frames](#)[Title 5 BUSINESS LICENSES AND REGULATIONS](#)**Chapter 5.28 COMMERCIAL CANNABIS BUSINESS PERMITS****Article 1. General Provisions****5.28.010 Purpose and intent.**

It is the purpose and intent of the City Council to regulate cannabis businesses consistent with State law and to protect the health, safety, and welfare of the residents of the City. The regulations in this chapter do not interfere with a qualified patient's right to obtain and use cannabis as authorized under State law, nor do they criminalize the possession or cultivation of cannabis by certain individuals as authorized under State law. Cannabis businesses shall comply with all provisions of the Woodland Municipal Code, State law, and all other applicable local codes and regulations, including all applicable land use and zoning regulations imposed on cannabis businesses. It is neither the intent of this chapter to condone or legitimize the illegal use or consumption of cannabis under Federal, State, or local law, nor to authorize the operation of a legal business in an illegal manner. (Prior code § 13A-1-01)

5.28.020 Definitions.

As used in this chapter, the following words and phrases shall have the following meanings, unless otherwise specified:

“Cannabis” means all or any parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin.

“Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis, and cannabis as defined by Section 11018 of the California [Health and Safety Code](#), as it may be amended. For purposes of this article, “cannabis” means and includes both cannabis for medical purposes and non-medical, “adult-use” purposes, unless otherwise specified, but does not include industrial hemp.

“Cannabis business” means a business activity, including, but not limited to, planting, cultivation, harvesting, transporting, manufacturing, compounding, converting, processing, preparing, storing, packaging, distributing, researching, testing, providing, or selling wholesale and/or retail sales of cannabis. A cannabis business includes any facility, building structure, or location, expressly including dispensaries and deliveries, and shall expressly include those commercial cannabis activities authorized and/or licensed by State law.

“Cannabis business permit” means any permit issued to a cannabis business pursuant to the provisions of this chapter.

“Cannabis cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis licensed by the State and permitted by Chapter [17.110](#) of this code. For purposes of this chapter, cannabis cultivation does not mean or include personal cultivation of cannabis regulated by Chapter [17.108](#) of this code.

“Cannabis distribution facility” means any facility engaged in the procurement, temporary storage, non-retail sales, and transport of cannabis or cannabis products between State-licensed cannabis businesses, including warehouses and similar structures, as permitted by Chapter [17.110](#) of this code.

“Cannabis laboratories and research” means a laboratory, facility, or entity that offers or performs tests or testing of cannabis or cannabis products, as permitted by Chapter [17.110](#) of this code, including accredited testing laboratories licensed by the State and involved in commercial cannabis activity in the State, and start-up or incubator research activities, which typically include, but are not limited to, research, design, analysis, development, and/or testing of a cannabis product, and laboratories or facilities engaged in scientific research studies, investigation, testing, or experimentation, but not including cannabis manufacturing or sales of cannabis.

“City Manager” means the City Manager and designee.

“Cannabis manufacturing” means the compounding, blending, extracting, infusing, or otherwise making or preparing a cannabis product, as permitted by Chapter [17.110](#) of this code, expressly including the production,

preparation, propagation, processing, or compounding of cannabis or cannabis products directly or indirectly, including through extraction and/or chemical synthesis methods.

“Cannabis retailer” means a premises permanently located in the City licensed by the State of California pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act, California [Business and Professions Code](#) Section 26000 et seq., as may be amended, where cannabis is provided for retail sale to consumers, including an establishment that delivers cannabis as part of a retail sale, as permitted by Chapter [17.110](#) of this code.

“Community Development Director” means the Community Development Director **of the City or their** and designee.

“Conditional use permit” means any conditional use permit issued by the City pursuant to Chapter [17.132](#) of this code related to the operation of a **commercial** cannabis business.

“Interested parties” means any of the following:

1. Any individual that has an aggregate ownership interest, other than a security interest, lien, or encumbrance, of 20% or more in the **commercial** cannabis business;
2. Partners, officers, directors, and stockholders of every corporation, limited liability company, or general or limited partnership that owns at least 20% of the cannabis business, or that is one of the partners in the cannabis business;
3. The manager(s) of the cannabis business; and
4. The staff of the cannabis business.

“Juvenile” means any natural person who is under the age of 21 years.

“Manager” means a person with responsibility for the establishment, registration, supervision, or oversight of the operation of a cannabis business, including, but not limited to, a person who performs the functions of a board member, director, officer, owner, operating officer, or manager of the cannabis business.

“Medical cannabis” means cannabis used for medical purposes in accordance with the Compassionate Use Act (California [Health and Safety Code](#) Section 11362.5 et seq.) and the Medical Cannabis Program Act (California [Health and Safety Code](#) Section 11362.7 et seq.), as they may be amended from time to time.

“Physician” means a licensed medical doctor as defined in California [Business and Professions Code](#) Section 4039.

“Police Chief” shall mean the City of Woodland Chief of Police and designee.

“Primary caregiver” shall have the same definition as set forth in California [Health and Safety Code](#) Section 11362.7, as may be amended.

“Private medical records” means records related to the medical history of a qualified patient and includes the recommendation of a physician for the medical use of medical cannabis and the designation of a primary caregiver by a qualified patient.

“Qualified patient” shall have the same definition as set forth in California [Health and Safety Code](#) Section 11362.7, as may be amended.

“Staff” means a person other than a manager who works or provides services on the site of a cannabis business, whether as an employee, contractor, or volunteer. (Prior code § 13A-1-02)

5.28.030 All State and local licenses required.

- A. No cannabis business shall operate unless it is in possession of all applicable State and local licenses or permits.
- B. If any applicable State or local license or permit required for a cannabis business’s operation is denied, suspended, modified, revoked, or expired, the cannabis business shall notify the Community Development Director in writing within 10 days. (Prior code § 13A-1-03)

5.28.040 Payment of taxes.

In addition to any fees established and imposed pursuant to this chapter, all cannabis businesses are required to pay all applicable taxes, including any applicable business license tax imposed by the Woodland Municipal Code. (Prior code § 13A-1-04)

5.28.050 Cannabis transfer between permitted businesses only.

A cannabis business shall not transfer cannabis or cannabis products to or from another cannabis business, unless both businesses are in possession of all required State and local licenses and permits. (Prior code § 13A-1-05)

5.28.060 Permits not transferable.

Cannabis business permits issued pursuant to this chapter are not property and have no value. Cannabis business permits may not be transferred, sold, assigned or bequeathed expressly or by operation by law. Any attempt to directly or indirectly transfer a cannabis business permit is unlawful and void, and shall automatically revoke the permit. (Prior code § 13A-1-06)

5.28.070 Service of notices.

All notices required by this chapter shall be deemed issued and served upon the date they are either deposited in the United States mail, postage pre-paid, addressed to the applicant or cannabis business at the mailing address identified in its application, the last updated address on file with the Community Development Director, or the mailing address on the appeal form; or the date upon which personal service of the notice is provided to the applicant or a manager identified on the application or appeal form. (Prior code § 13A-1-07)

5.28.080 Inspection authority.

- A. The Police Chief may enter and inspect the site of a cannabis business at any reasonable time to ensure compliance and enforcement of the provisions of this chapter.
- B. No person shall refuse, impede, obstruct, or interfere with a lawful inspection performed pursuant to this chapter. (Prior code § 13A-1-08)
- C. **The Police Chief or Community Development Director or their respective designees may inspect and demand copies of records maintained by the cannabis business, except for private medical records, which shall be made available to law enforcement agencies only pursuant to a properly executed search warrant, subpoena, or court order.**

5.28.090 Violations.

- A. Any person who violates the provisions of this chapter shall be subject to a fine of up to \$1,000.00 for each day the violation continues.
- B. Violations of this chapter are hereby declared to be public nuisances. In addition to any other remedy allowed by law, any person who violates a provision of this chapter is subject to civil action and administrative penalties pursuant to Chapter 9.20 of this code.
- C. All remedies prescribed under this chapter shall be cumulative and the election of one or more remedies shall not bar the City from the pursuit of any other available remedy for the purpose of enforcing the provisions hereof. (Prior code § 13A-1-09)

5.28.100 Severability.

If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this chapter is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, that decision shall not affect the validity or effectiveness of the remaining portions of this chapter. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional, invalid, or ineffective. (Prior code § 13A-1-10)

- A. Any applicant or permittee aggrieved by a decision of the Community Development Director in denying, suspending, modifying or revoking a permit, or imposing conditions on the issuance of a permit or permit renewal, may appeal the decision to the City Manager in accordance with the procedures set forth in this article.
- B. Any applicant or permittee who desires to appeal a decision of the Community Development Director, may appeal the decision by submitting a written appeal to the City Manager within 10 calendar days from the date of service of the notice of denial, suspension, modification, revocation, or conditioned approval or renewal. The written appeal shall contain:
1. A brief statement in ordinary and concise language of the specific decision or condition protested, together with any material facts claimed to support the contentions of the appellant;
 2. A brief statement in ordinary and concise language of the relief sought, and the reasons why it is claimed the protested action should be reversed or otherwise set aside;
 3. The signatures of all parties named as appellants and their official mailing addresses; and
 4. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.
- C. Upon receipt of a timely filed appeal, the City Manager may hire or appoint a hearing officer or may serve as the hearing officer.
- D. Upon receipt of any appeal filed pursuant to this section, the hearing officer shall calendar it for hearing within ~~30~~**15** calendar days.
- E. Written notice of the time and place of the hearing shall be given at least seven calendar days prior to the date of the hearing to each named appellant either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at the address(es) shown on the appeal.
- F. Failure of any person to timely file an appeal in accordance with the provisions of this section shall constitute an irrevocable waiver of the right to an administrative hearing and a final adjudication of the notice and decision, or any portion thereof.
- G. Only those matters or issues specifically raised by the appellant in the appeal notice shall be considered in the hearing of the appeal.
- H. In the case of a suspension, modification, or revocation of a permit or permit renewal, the permittee may continue to conduct the cannabis business during the pendency of any appeal. (Prior code § 13A-2-01)

I. The provisions of the Administrative Procedure Act (commencing with Section 11500 of the Government Code of the State) shall not be applicable to such a hearing, nor shall formal rules of evidence in civil or criminal justice proceedings be so applicable.

J. The City Council shall by resolution from time to time establish a fee for the filing of appeals. Such fee shall be for the sole purpose of defraying costs incurred for the administration of appeals. The fee for an appeal shall be paid at the time of and with the filing of an appeal. No appeal shall be deemed valid unless the prescribed fee has been paid.

5.28.120 Hearings—Generally.

- A. At the time set for hearing, the hearing officer shall proceed to hear the testimony of the Community Development Director, the appellant, and other competent persons, including members of the public, respecting those matters or issues specifically raised by the appellant in the notice of appeal.
- B. The proceedings at the hearing shall be electronically recorded. Either party may provide a certified shorthand reporter to maintain a record of the proceedings at the party's own expense.
- C. The hearing officer may, upon request of the appellant or upon request of the City, grant continuances from time to time for good cause shown, or upon his or her own motion.
- D. In any proceedings under this chapter, the hearing officer has the power to administer oaths and affirmations and to certify to official acts. (Prior code § 13A-2-02)

5.28.130 Conduct of hearing.

- A. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.
- B. Oral evidence shall be taken only upon oath or affirmation.
- C. Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of the evidence over objection in civil actions.

- D. The hearing officer has discretion to exclude evidence if its probative value is substantially outweighed by the probability that its admission will necessitate undue consumption of time.
- E. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence but over timely objection shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions. An objection is timely if made before submission of the case or on reconsideration.
- F. Each party shall have these rights, among others:
1. To call and examine witnesses on any matter relevant to the issues of the hearing;
 2. To introduce documentary and physical evidence;
 3. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;
 4. To impeach any witness regardless of which party first called the witness to testify;
 5. To rebut the evidence presented against the party; and
 6. To represent him, her, or itself or to be represented by anyone of his, her, or its choice who is lawfully permitted to do so.
- G. In reaching a decision, official notice may be taken, either before or after submission of the case for decision, of any fact that may be judicially noticed by the courts of this State or that may appear in any of the official records of the City or any of its departments. (Prior code § 13A-2-03)

5.28.140 Form, contents, finality of decision.

- A. If it is shown, by a preponderance of the evidence, that one or more bases exist to deny, suspend, modify, or revoke the permit, the hearing officer shall affirm the Community Development Director's decision to deny, suspend, modify, revoke or condition the permit.
- B. Following the hearing and after reviewing the testimony and evidence presented at the hearing, the City Manager shall issue a decision, or if the City Manager appointed a hearing officer, the hearing officer shall issue a recommendation to the City Manager, regarding the propriety of the Community Development Director's determination. The decision or recommendation shall be in writing and shall contain findings of fact and a determination of the issues presented. The City Manager shall accept, amend and accept, or reject a hearing officer's recommendation.
- C. The City Manager's determination of the appeal shall be final.
- D. The final decision shall inform the appellant that the decision is a final decision and that the time for judicial review is governed by California [Code of Civil Procedure](#) Section 1094.6. Copies of the decision shall be delivered to the appellant personally or sent by certified mail to the address shown on the appeal within 10 business days following the conclusion of the hearing.
- E. The decision shall be final when signed by the City Manager and served as provided in this section. (Prior code § 13A-2-04)

Article 3. Issuance of Cannabis Business Permits

5.28.150 Applicability and scope.

This chapter applies to every cannabis business permitted by Chapter [17.110](#) of this code. (Prior code § 13A-3-01)

5.28.160 Cannabis business permit required.

No person shall operate a cannabis business without obtaining a valid cannabis business permit issued pursuant to this article, **except that an outside cannabis delivery service, as defined in Section 5.28.360, shall instead be required to obtain an outside cannabis delivery permit pursuant to Article 5 of this chapter.** (Prior code § 13A-3-02)

5.28.170 Cannabis business permit program fee.

The cannabis business permit program fee is hereby established and imposed. The City Council shall establish by resolution the amount of the cannabis business permit program fee applicable to each respective cannabis business permitted by this chapter, and any related penalties. (Prior code § 13A-3-03)

5.28.180 Applications for cannabis business permit.

- A. A person may apply for a cannabis business permit, or a permit renewal, by filing an application with the Community Development Director. The application shall be on a form approved by the Community Development Director and may require any information or documentation consistent with the provisions of this code and State law, including the following:
1. Applicant.
 - a. A description of the statutory entity or business form that will serve as the legal structure for the applicant and a copy of its formation and organizing documents, including, but not limited to, articles of incorporation, statement of information, articles of association, and fictitious business name statement.
 - b. The phone number and address to which notice of action on the application and correspondence is to be mailed.
 2. Interested Parties.
 - a. The name, address, telephone number, title, and function of each of the interested parties in the cannabis business.
 - b. For each of the interested parties identified pursuant to subsection (A)(2)(a):
 - i. A legible copy of one valid government-issued form of photo identification, such as a State driver's license, a passport issued by the United States, or a permanent resident card.
 - ii. A list of his or her misdemeanor and felony convictions, if any. For each conviction, the list must set forth the date of arrest, the offense charged, the offense convicted, the jurisdiction of the court, and whether the conviction was by verdict, plea of guilty, or plea of nolo contendere.
 - iii. Consent to fingerprinting and a criminal background investigation.
 - c. A description of the previous experience of the applicant and interested parties that will be directing, controlling and/or managing State regulated cannabis businesses or experience in a similarly State regulated activity.
 - d. A description of cannabis businesses or similarly State regulated activities owned and/or operated by applicant, and the role of the interested parties in those businesses.
 - e. A description of any profession certifications or formal training of the interested parties to be involved in the day-to-day operations and/or oversight of the proposed cannabis business.
 3. Cannabis Business Site.
 - a. Description. A general description of the proposed cannabis business site, including the street address, parcel number, total square footage of the site, and the characteristics of the surrounding area.
 - b. Floor Plan. A scaled floor plan for each level of each building that makes up the business site, including the entrances, exits, walls, and cultivation, manufacturing, laboratory and research, distribution and retail storage areas, as applicable. The floor plan must be professionally prepared by a licensed civil engineer or architect.
 - c. Site Plan. A scaled site plan of the business site, including all buildings, structures, driveways, parking lots, landscape areas, and boundaries. The site plan must be professionally prepared by a licensed civil engineer or architect.
 - d. Compliance with Title 17, the Zoning Ordinance. A copy of a valid conditional use permit approved by the City for the proposed location, as may be applicable.
 - e. Statement of Owner's Consent. Written consent of the owner or landlord of the proposed site to operate a cannabis business, specifying the street address and parcel number.
 4. Security.
 - a. Security Plan. A detailed security plan outlining the measures that will be taken to ensure the safety of persons and property on the business site. The security plan must be prepared by a qualified

professional, **consistent with Section 5.28.260 and approved by both the Police Chief and Community Development Director.**

- b. Lighting Plan. A lighting plan showing existing and proposed exterior and interior lights that will provide adequate security lighting for the use.
- 5. Odor Control. A detailed ventilation plan describing the air treatment system, or other methods that will be implemented to prevent offensive odors generated from the manufacturing, testing and/or storage of

cannabis from being detected outside the buildings on the site.

6. Business Operations.

a. **Business Plan.** A plan describing how the cannabis business will operate in accordance with this code, State law, and other applicable regulations. The business plan must include ownership and qualifications, budget, quality control, inventory control, plans for hours of operation, handling cash, and transporting cannabis and cannabis products to and from the business site, as may be applicable.

b. **Community Benefit Plan.** A plan describing the benefits the cannabis business has provided or will provide to the local community including direct aid, participation in, and commitment to funding the work of local non-profits, community, civic, or social service based organizations. The development of public outreach and education program related to risks of youth and drugs, and any other agreed upon community benefit between the City and applicant.

c. **Social Policy and Local Enterprise Plan.** A plan describing applicant's plans for local outreach and hiring of residents of the City of Woodland for open positions and/or compensation for continuing education, and any other actions proposed by applicant that are intended to benefit the local workforce and/or applicant's local employees.

d. **Community Relations and Neighborhood Compatibility Plan.** A plan describing who is designated as being responsible for outreach and communication with the surrounding community, including the neighborhood and businesses, and how the designee can be contacted. ~~The community relations plan must include a description of the community benefit the business will provide, or proposes to provide, to the surrounding community.~~ The plan should additionally describe how the cannabis business will proactively address and respond to complaints from the surrounding community related to noise, light, odor, litter, vehicles and pedestrian traffic and any other activities that could become a nuisance or have impacts on the cannabis business's neighbors and the surrounding community.

e. **State Licenses.** Copies of the applicant's State licenses relating to cannabis, as required by State law. If the applicant applies for a cannabis business permit prior to the State issuing the appropriate licenses, the applicant shall specify which State license(s) will be obtained once the State begins issuing licenses.

f. **Tax Compliance.** A current copy of the applicant's City business license tax certificate, State sales tax seller's permit, and the applicant's most recent year's financial statement and tax returns, as may be applicable.

g. **Insurance.** The applicant's certificate of commercial general liability insurance and endorsements and certificates of all other insurance related to the operation of the cannabis manufacturing business.

h. **Budget.** A copy of the applicant's most recent annual budget for operations.

i. **Price List.** A list of the most recent prices for all products and services provided by the applicant, as may be applicable.

7. **City Authorization.** Authorization and consent for the Community Development Director to seek verification of the information contained within the application.

8. **Applicant's Certification.** A statement dated and signed by the applicant, under penalty of perjury, that the applicant has personal knowledge of the information contained in the application, that the information contained therein is true and correct, and that the application has been completed under the applicant's supervision.

9. **Operating Agreement and Indemnification.** The City and applicant shall enter into an operating agreement, in a form approved by the City Attorney, whereby the applicant:

a. Releases the City, and its agents, officers, elected officials, and employees from any and all claims, injuries, damages, or liabilities of any kind arising from: (i) any repeal or amendment of this chapter or any provision of the Zoning Ordinance relating to the cannabis business, and (ii) any arrest or prosecution of the applicant or its managers, employees, or members for violation of State or Federal laws; and

- b. Defends, indemnifies, and holds harmless the City and its agents, officers, elected officials, and employees from and against any and all claims or actions: (i) brought by adjacent or nearby property owners or any other parties for any damages, injuries, or other liabilities of any kind arising from operations at the manufacturing site, and (ii) brought by any party for any problems, injuries, damages, or other liabilities of any kind arising out of the distribution of cannabis or cannabis products at the business site.
 - c. Agrees to abide by the requirements of this code and any other operating terms and conditions as mutually agreed by the parties to ensure that the [social policy and local enterprise plan commitments and](#) community benefits derived from the proposed cannabis business adequately address potential adverse impacts.
- B. Every application for a cannabis business permit shall be accompanied by a nonrefundable cannabis business permit program fee.
- C. No person shall knowingly make a false statement of fact or knowingly omit any information that is required in an application for a cannabis business permit. (Prior code § 13A-3-04)

5.28.190 Application process.

The Community Development Director, in consultation with the City Manager and Police Chief, is authorized to establish procedures and guidelines to process cannabis business permit applications. (Prior code § 13A-3-05)

5.28.200 Denial of a cannabis business permit.

A. The Community Development Director may deny a cannabis business permit if he or she determines that one or more of the following circumstances exist:

1. The application received is incomplete, filed late, or not responsive to the requirements of this article;
2. The application contains a false or misleading statement or omission of a material fact;
3. The operation of the business site described in the application fails to comply with any of the requirements in this code, State law, or any other regulation;
4. The applicant has not received a conditional use permit from the City for the corresponding cannabis business.
5. The applicant or any of its managers has any unpaid and overdue administrative penalties imposed for violations of this chapter;
6. ~~Within 12 months of the date of application, either the applicant has had a State or local cannabis-related land use or business permit revoked; or any of its managers were associated with a cannabis business that had its cannabis-related permit(s) revoked;~~
7. The applicant was notified that it was conducting commercial cannabis activity in violation of this chapter and any other city of Woodland ordinances, codes and requirements, and failed to cure the violation in a timely manner;
8. The applicant is delinquent in payment of federal, state or local taxes and/or fees, and took no steps to cure the delinquency when notified by the appropriate agencies; or
9. Operation of the proposed cannabis business site, as represented in the application, is a threat to the public health, safety, or welfare.

B. The denial of a cannabis business permit is subject to and shall comply with Article 2 of this chapter. (Prior code § 13A-3-06)

5.28.210 Terms of cannabis business permit.

- A. A cannabis business permit issued pursuant to this article is valid for one year from the date that the permit is issued, unless suspended or revoked sooner.
- B. A cannabis business permit is only valid for the operator of the cannabis business(es) identified on the cannabis business permit for that particular cannabis business site. In the event of multiple operators located on a single cannabis business site, each operator shall obtain and maintain a separate cannabis business permit to operate the operator's cannabis business(es).
- C. A cannabis business permittee shall not allow cannabis or cannabis products on the business site to be visible from the public right-of-way, the unsecured areas surrounding the building(s) on the site, or the site's main entrance and lobby.
- D. The permittee shall notify the Community Development Director of any change in the information provided on the application to obtain the cannabis business permit within 30 days of the change.
- E. Conditions placed on the conditional use permit issued under Chapter 17.132 of this code are also conditions of the cannabis business permit. Any violation of the conditions of the conditional use permit is grounds for suspending or revoking the cannabis business permit.
- F. The Community Development Director may impose additional conditions on the cannabis business permit, including the maximum amount of cannabis and cannabis products allowed on the site, number and types of equipment allowed, and security features. (Prior code § 13A-3-07)

5.28.220 Renewal.

A. A permittee may apply for a cannabis business permit renewal by submitting to the Community Development Director at least 30 calendar days before the expiration of the permit, a renewal application and a non-refundable renewal fee in an amount set by resolution of the City Council. Failure to timely submit a renewal application prior to expiration of the permit shall result in permit expiration, and an application for a new permit shall be required pursuant to Section 5.28.180.

- B. If a timely and complete application for renewal is filed, the permit's expiration shall be stayed until a decision on the renewal application is issued.
- C. The Community Development Director shall either approve or deny the renewal of a permit within 30 calendar days of receipt of the complete application. The Community Development Director may extend the time for consideration of the application for up to an additional 30 calendar days upon written notice to the applicant. The failure of the Community Development Director to timely act shall constitute approval of the renewal of the permit.
- D. The Community Development Director shall approve the renewal of a permit if he or she finds that the circumstances existing during the term of the permit and during the review period of the application for renewal are consistent with all of the findings required for approval of a new permit specified in Section [5.28.180](#), and that no permittee or interested party of the cannabis business has committed, permitted, or failed to prevent violations of the municipal code, or any license or permit condition, during the preceding permit term.
- E. Notwithstanding an approval for a permit renewal, the Police Chief may add, delete or modify the permit conditions using the criteria set forth in Section [5.28.210](#).
- F. A permit renewed pursuant to this section may be extended for up to two additional years.
- G. The renewal application shall be on a form approved by the Community Development Director. The Community Development Director, in consultation with the City Manager and Police Chief, is authorized to establish procedures and guidelines to process cannabis business permit renewal applications. (Prior code § 13A-3-08)

5.28.230 Suspending, modifying, or revoking a permit.

- A. The Community Development Director may suspend, modify, or revoke a cannabis business permit issued pursuant to the provisions of this article for any of the following reasons:
 - 1. One or more of the circumstances upon which a cannabis business permit could be denied, as described in Section [5.28.200](#), exists or has occurred;
 - 2. One or more conditions of the cannabis business permit has been violated; or
 - 3. The permittee, its managers or interested parties have violated any provision of this chapter.
- B. The suspension, modification, or revocation of a cannabis business permit shall comply with Article 2 of this chapter. (Prior code § 13A-3-09)

5.28.240 Emergency contact manager.

A cannabis business permittee shall provide the Community Development Director with the current name and primary and secondary telephone numbers of at least one 24-hour on-call manager to address and resolve complaints and to respond to emergency operating problems or concerns associated with the cannabis business. (Prior code § 13A-3-10)

Article 4. Operating Requirements

5.28.250 Cannabis business site buildings.

A cannabis business site shall comply with the following requirements:

- A. Entrances. All entrances into the buildings on the business site shall be locked at all times with entry controlled by the cannabis business permittee's managers and staff.
- B. Main Entrance and Lobby. The business site shall have a building with a main entrance that is clearly visible from the public street or sidewalk. Inside of the main entrance, there shall be a lobby to receive persons into the site and to verify whether they are allowed in the cultivation, manufacturing, testing, distribution and/or retail storage areas.
- C. All cultivation, manufacturing, testing, distribution and/or retail storage areas in any building on the business site shall be separated from the main entrance and lobby, and shall be secured by a lock accessible only to managers and staff of the cannabis business permittee.

- D. Transport Area. Each building shall have an area designed for the secure transfer of cannabis from a vehicle to the secured business area(s), as applicable. **If the business will conduct sales by delivery, each building shall have an area designed for the secure transfer of cannabis from the business to the delivery vehicle. Delivery drivers shall be accompanied by a security escort during the transfer of cannabis from the business to the delivery vehicle.**
- E. Storage Area. Each building that will be used for storing cannabis or cannabis products shall have adequate storage space separated from the main entrance and lobby, and shall be secured by a lock accessible only to managers and staff of the cannabis manufacturing permittee. (Prior code § 13A-4-01)

5.28.260 Cannabis business site security.

A cannabis business site shall comply with the following security requirements:

- A. A cannabis business permittee shall comply with the security plan that is approved by Community Development Director **and Police Chief**, which plan may **shall include sufficient security measures to deter and prevent the unauthorized entrance into areas containing cannabis or cannabis products, and to deter and prevent the theft of cannabis or cannabis products at the commercial cannabis business building** specifications, lighting, alarms, and State-licensed security personnel.
- B. Each security plan approved by the Community Development Director **and Police Chief** must include, **but is not limited to**, the following:
1. Security Surveillance ~~Cameras~~ **System**. Security surveillance cameras **of at least HD quality** and a video recording system must be **professionally** installed to monitor all doors into the buildings on the ~~manufacturing business~~ site, the parking lot, loading areas, **interior spaces where cannabis, cash or currency is being stored for any period of time on a regular basis and all interior spaces where diversion of cannabis could reasonably occur** and all exterior sides of the property adjacent to the public rights-of-way **in a manner that protects the inventory, facility and employees**. ~~The cameras and recording system must be of adequate quality, color rendition, and resolution to allow the identification of any individual present on the manufacturing site.~~ **All cameras shall record in color, and all exterior cameras shall be in weather-proof enclosures, shall be located so as to minimize the possibility of vandalism, and shall have the capability to automatically switch to black and white in low light conditions.** The recording system must be capable of exporting the recorded video in standard MPEG formats to another common medium, such as a DVD or USB drive. **The business shall have network security protocols that are certified by Underwriters Laboratories.**
 2. Security Video Recording and Retention. **The cannabis business permittee shall be responsible for ensuring that the security surveillance cameras' footage is remotely accessible by the Police Department or its designee on a real-time, live access basis, and the cannabis business shall provide such internet protocol address information to facilitate such remote access. Video shall be of sufficient quality for effective prosecution of any crime found to have occurred on the site of the cannabis business and shall be capable of enlargement via projection or other means.** Video from the security surveillance cameras must be recording at all times (24 hours a day, seven days a week) and the recording shall be maintained for at least 30 days. The video recordings shall be made available to the City upon request.
 3. Alarm System. Professionally and centrally-monitored fire, robbery, and burglar alarm systems must be installed **by a security company license by the State of California Bureau of Security and Investigative Services** and maintained in good working condition. The alarm system must include a private security company that is required to respond to every alarm.
 4. **Locking of Access Doors. All entrance areas to the cannabis business shall be locked at all times and under the control of a designated responsible party that is either (i) an employee of the cannabis business or (ii) a licensed security professional. Further, all cannabis businesses shall have the capability to remain secure during a power outage and shall ensure that all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage.**
 5. **Sensors. Sensors shall be installed to detect entry and exit from all secure areas and shall be monitored on a real-time basis by a security company licensed by the State of California Bureau of Security and Investigative Services.**

6. Panic Buttons. Panic buttons shall be installed in all cannabis businesses in locations as approved by the Police Chief or his/her designee with direct notification to the Woodland Police Department dispatch
7. Perimeter Lighting. Perimeter security and lighting systems (including motion sensors) for after-hours security as approved by the Police Chief and Community Development Director or their respective designees.
8. Security of Cannabis and Cannabis Products. Except for live growing plants which are being cultivated at a cultivation operation, all cannabis and cannabis products shall be stored in a secured and locked vault or vault equivalent. All safes and vaults shall be compliant with Underwriters Laboratories burglary-resistant and fire-resistant standards. All cannabis and cannabis products, including live plants that are being cultivated, shall be kept in a manner as to prevent diversion, theft, and loss.
9. Limited Access Areas. Areas where cannabis, cash or currency is being stored for any period of time on a regular basis shall only be accessible to authorized cannabis business personnel.
10. A requirement prohibiting individuals from remaining on the premises of the cannabis if they are not engaging in any activity directly related to the permitted operations of the cannabis business.
11. Security Personnel. Security personnel shall be on site twenty-four hours a day or alternative security as authorized by the Police Chief or his/her designee(s), and must have a verified response security patrol when closed. A minimum staffing level of security guards shall be set by the Police Chief or his/her designee(s) and reviewed annually. Security personnel must be licensed by the state of California Bureau of Security and Investigative Services personnel and shall be subject to the prior review and approval of the Police Chief or his/her designee(s), with such approval not to be unreasonably withheld. Firearms may be carried by security personnel while they are on duty only if authorized by the Police Chief.
12. A permittee shall report to the City Police Department all criminal activity occurring on the business site. (Prior code § 13A-4-02)

5.28.270 Cannabis employee requirements and cannabis work permit.

- A. All cannabis businesses must ensure that their employee and any other persons who work within the business comply with the following as a condition of the cannabis business permit:
 1. All employees or persons who otherwise works within a commercial cannabis business must be legally authorized to do so under applicable state law.
 2. Cannabis businesses shall be required to provide the Police Chief with evidence of the completion of a criminal background check for all persons in their employment that, at a minimum, identifies the following:
 - i. Whether the individual applying for employment has ever been convicted of a violent felony as defined by California Penal Code Section 667.5, or equivalent offenses in other states;
 - ii. Whether the individual applying for employment has ever been convicted of a crime involving dishonesty, fraud or deceit, including but not limited to fraud, forgery, theft, or embezzlement as those offenses are defined in California Penal Code Sections 186.11, 470, 484, and 504a, respectively; or equivalent offenses in other states;
 - iii. Whether the individual applying for employment has ever been convicted of the illegal use, possession, transportation, distribution or similar activities related to controlled substances, as defined in the Federal Controlled Substances Act, not including cannabis-related offenses for which the conviction occurred after the passage of the Compassionate Use Act of 1996.
 3. Evidence of a conviction of any the offenses enumerated in subsection (A)(2) of this section shall be grounds for denial of employment. Employers who wish to hire an individual notwithstanding this restriction shall apply to the Police Chief, who at his/her sole discretion may issue a written waiver.
 4. Violation of the requirements under this subsection (A) shall be grounds for immediate suspension of the business permit, pending a hearing on revocation of the business permit in accordance with Article 2 of this Chapter.

- B. All employees of a cannabis business must additionally hold and maintain a current cannabis work permit that is issued by the Police Department in accordance with this subsection (B) prior to and as a condition of maintaining employment with a cannabis business:
1. The initial application shall be submitted on forms supplied by the police department and shall include, but not be limited to, the true name, address and description of the applicant, the name and address of the applicant's employer and the position the applicant holds. The application shall be accompanied by the fingerprints of the applicant in cases where the applicant's fingerprints are not already on file at the police department. Each application for a cannabis work permit shall be accompanied by a nonrefundable fee in an amount established by resolution of the city council plus any applicable processing or administrative fees established by other federal or state agencies.
 2. The Police Chief or his/her designee may deny to such applicant a work permit if the applicant has been convicted of a felony or any crime enumerated in Section 5.28.270(A). Furthermore, the Police Chief or his/her designee may deny such permit if, based upon investigation into the background of the applicant, the Police Chief or his/her designee determines that the applicant has deliberately given false answers to questions contained in the application submitted. No person shall work in a cannabis business in the city and no cannabis business shall employ any person after the Police Chief or his/her designee has denied his or her application for a work permit. Any work permit issued hereunder shall expire one year from the date of issuance.
 3. Any person whose application for a work permit pursuant to this section has been denied may appeal that determination to the City Manager. Written notice of such appeal shall be filed with the city clerk no later than ten days after the denial of the permit. The appeal shall include a statement of the grounds of the appeal. The City Manager shall thereafter hear the appeal and affirm, modify or overrule the determination appealed. Upon failure to file the notice of appeal within such ten-day period, the denial shall be final and conclusive.
 4. Not less than thirty days prior to the expiration date of a currently valid cannabis work permit, the permittee shall apply for the renewal of said permit. Renewal is not automatic. The application shall be accompanied by a nonrefundable fee in an amount established by resolution of the city council. The Police Chief or his/her designee may grant such renewal provided it finds that all facts set forth in the renewal application are substantially the same as on the original application and the permittee has not violated any provisions of this chapter, or the Police Chief or his/her designee may deny such renewal pursuant to the process set forth in this Subsection (B).
 5. The cannabis work permit shall be issued by the police department as a laminated or plastic-coated identification badge which shall be displayed by the cannabis business employee at all times while working at a cannabis business.

5.28.2870 Display of cannabis business permit.

The cannabis business permittee shall display its current valid cannabis business permit issued in accordance with this article inside the lobby or waiting area of the main entrance to the business. The permit shall be displayed at all times in a conspicuous place so that it may be readily seen by all persons entering the business site. (Prior code § 13A-4-03)

5.28.2980 Signs (Non-Retail Cannabis Businesses).

- C. A **non-retail** cannabis business permittee shall post in the lobby of the business site signs that state the following:
1. "This site is not open to the public."
 2. "On-site retail sales of any goods and services is prohibited."
 3. "Juveniles are prohibited from entering this site."
 4. "Smoking, ingesting, or consuming cannabis on this site is prohibited."
- D. Each sign described in subsection A must be at least eight inches by 10 inches in size and must be displayed at all times in a conspicuous place so that it may be readily seen by all persons entering the business site. (Prior code § 13A-4-04)

5.28.30290 Site restricted (Non-Retail Cannabis Businesses).

- A. No **non-retail** cannabis business permittee shall open his or her cannabis business site to the general public.

B. No **non-retail** cannabis business permittee shall allow anyone on the cannabis business site, except for managers, staff, and other persons with a bona fide business or regulatory purpose for being there, such as City officials, contractors, inspectors, and cannabis transporters.

- C. A manager must be on the **non-retail** cannabis business site at all times that any other person, except for security guards, is on the site.
- D. Any person other than managers or staff who are on the **non-retail** cannabis business site must sign in, wear a visitor badge, and be escorted on the site by a manager at all times. (Prior code § 13A-4-05)

5.28.3100 Juveniles prohibited.

- A. No juvenile shall be on the cannabis business site or operate a cannabis business in any capacity, including, but not limited to, as a manager, staff, employee, contractor, or volunteer.
- B. No permittee shall allow any violation of subsection A. (Prior code § 13A-4-06)

5.28.3210 Cannabis consumption prohibited.

No person, including managers, employees and visitors, shall smoke, ingest, or otherwise consume cannabis in any form on or within the cannabis business site. (Prior code § 13A-4-07)

5.28.3320 Alcohol prohibited.

No person shall possess, consume, or store any alcoholic beverage on the cannabis business site. (Prior code § 13A-4-08)

5.28.3430 Maintenance of records.

- A. A cannabis business shall maintain the following records in printed format for at least three years on the business site and shall produce them to the City within 24 hours after receipt of the City's request:
 1. The name, address, and telephone numbers of the owner and landlord of the property.
 2. The name, date of birth, address, and telephone number of each manager and staff of the cannabis business; the date each was hired; and the nature of each manager's and staff's participation in the cannabis business.
 3. A written accounting of all income and expenditures of the cannabis business, including, but not limited to, cash and in-kind transactions.
 4. A copy of the cannabis business's commercial general liability insurance policy and all other insurance policies related to the operation of the business.
 5. A copy of the cannabis business's most recent year's financial statement and tax return.
 6. An inventory record documenting the dates and amounts of cannabis and cannabis products received at the business site, the daily amounts of cannabis and cannabis products stored on the site, and the daily amounts of cannabis and cannabis products transported from the site.
- B. **Each cannabis business shall have an accounting software system in place to provide point of sale data as well as audit trails for both product and cash, where applicable.**
- C. **Each cannabis business shall demonstrate to the chief of police, city manager or their designees compliance with the state's track and trace system for cannabis and cannabis products, as soon as it is operational.**
- D. A cannabis business shall report any loss, damage, or destruction of these records to the City Manager within 24 hours of the loss, damage, or destruction. (Prior code § 13A-4-09)

5.28.3540 Site management.

- A. The cannabis business permittee shall prevent and eliminate conditions on the cannabis business site that constitute a nuisance.

- B. The permittee shall properly store and dispose of all waste generated on the cannabis business site, including chemical and organic waste, in accordance with all applicable laws and regulations. (Prior code § 13A-4-10)

5.28.3650 Retail cannabis business operating requirements.

A retail cannabis business shall, at a minimum, comply with the following operating requirements as conditions of their permit:

- A. **The maximum hours of operation shall be daily from nine a.m. to nine p.m., unless the City imposes more restrictive hours as a condition of the permit. A retail cannabis business conducting sales by deliveries shall not conduct any deliveries outside the applicable hours of operation of the business.**
- B. **Retail customers shall only be permitted in designated retail customer areas of the cannabis business. Retail customer areas are those areas where limited quantities of cannabis and cannabis goods are sold and displayed for purchase. The retail cannabis business shall verify that persons entering the retail customer areas are authorized to purchase cannabis. Authorized retail customers mean the following:**
- (1) **For a retail cannabis business authorized to sell medical cannabis, an “authorized retail customer” means a medical cannabis patient who is at least eighteen years old and possesses a physician’s recommendation in accordance with the Compassionate Use Act of 1996, [Health and Safety Code Section 11362.5 et seq.](#) Medical cannabis patients under the age of 18 shall be accompanied by a parent, legal guardian, or primary caregiver. Medical cannabis patients shall provide proof of a valid physician’s recommendation and valid proof of identification.**
 - (2) **For a retail cannabis business authorized to sell adult-use cannabis, an “authorized retail customer” means an individual that is at least twenty-one years of age. Every retail customer shall provide valid proof of identification demonstrating the age of the individual.**

- C. A retail cannabis business shall not allow or permit any person to smoke or ingest cannabis or cannabis products on the business site.
- D. Other than retail customer areas, all other areas of the retail cannabis business shall be limited access areas restricted to managers, staff, and other persons with a bona fide business or regulatory purpose for being there, such as city officials, contractors, inspectors, and cannabis transporters.
- E. The retail cannabis business shall prohibit loitering by persons outside the establishment, either on the premises or within fifty feet of the premises.
- F. A manager must be on the cannabis business site at all times that any other person, except for security guards, is on the site. For purposes of this section, a “manager” shall mean and include the retail cannabis business permittee, owner, proprietor, manager, assistant manager, or other person exercising control over the operation of the cannabis business.
- G. Employees of the retail cannabis business shall not smoke or consume cannabis or cannabis products on the business premises.
- H. A retail cannabis business shall comply with all signage, packaging, labeling, and advertising requirements imposed by state law.

5.28.3760 Cannabis delivery services originating in city.

If a retail cannabis business in the city conducts any retail sales by delivery, the retail cannabis business shall comply with the following additional requirements as conditions of their permit as part of the retail cannabis business permit:

- A. The delivery services shall be conducted by employees of the retail cannabis business who are at least twenty-one years old. The retail cannabis business shall not use the services of an independent contractor or courier service to deliver cannabis for retail sale.
- B. Every employee of the retail cannabis business engaging in delivery services shall maintain on his or her person a physical copy of the following when conducting a delivery:
 - (1) The business’s current valid retail cannabis business permit;
 - (2) Valid driver’s license;
 - (3) Employer-provided badge containing the name and photo of the employee; and
 - (4) Each customer’s delivery request. The delivery request must identify the retail cannabis business, the customer’s name and address, and the product(s) being delivered.
- C. Cannabis may only be delivered in-person to the customer that made the delivery request, and shall not be left unattended or delivered to any other person. The delivery-employee shall verify the customer’s age, identity, delivery request, and, if applicable, valid physician’s recommendation prior to completing the delivery.
- D. Cannabis may not be delivered to an address located on publicly-owned land or any address on land or in a building leased by a public agency.
- E. All deliveries shall be conducted in an enclosed motor vehicle or other acceptable delivery method in compliance with state law, operated by the delivery employee or another delivery employee of the retail cannabis business.
- F. Cannabis and cannabis products shall not be left unattended in a vehicle, except for brief periods as necessary to deliver cannabis to a customer. If cannabis and cannabis products are left unattended in a vehicle, the vehicle must remain locked and must be equipped with an active vehicle alarm system.
- G. For purposes of this section, a delivery begins when an employee leaves the retail cannabis business premises with cannabis intended for delivery, and ends when the delivery employee returns to the retail cannabis business premises. When conducting deliveries, the employee shall only travel from the business premises to a delivery address, from one delivery address to another delivery address, or from a delivery address back to the business premises.
- H. The police chief is authorized to establish permitted and preferred delivery routes applicable to retail cannabis businesses.
- I. These regulations are intended to be the minimum requirements imposed by law, and shall not be construed to conflict with state law. Where state law provides more restrictive requirements for cannabis deliveries, state law controls.

Article 5. Outside Cannabis Delivery Service Permits

5.28.38650 Cannabis delivery services originating outside of the City.

- A. For purposes of this section, “**outside** cannabis delivery service” means a cannabis business located outside of the City that delivers cannabis or cannabis products to a physical location in the City as part of a retail sale.
- B. **∓This article does not apply to a retail cannabis business located and permitted in the city pursuant to Article 3 of this Chapter, in which proposed delivery services shall be included in the application for retail cannabis uses..**

- C. No person shall perform an outside cannabis delivery service in the City without first obtaining a valid business license issued by the City, and a cannabis delivery permit issued pursuant to this section.
- D. **The Cannabis outside delivery permit fee is hereby established and imposed.** The City Council shall establish by resolution the amount of the outside cannabis delivery permit fee.
- E. **An application for an outside cannabis delivery permit shall be submitted to the Community Development Director, on a form approved by the Community Development Director. The application shall contain the following minimum information:**
1. A description of the statutory entity or business form that serves as the legal structure for the outside cannabis delivery service and a copy of its formation and organizing documents, including, but not limited to, articles of incorporation, statement of information, articles of association, and fictitious business name statement.
 2. The phone number and address to which notice of action on the application and correspondence is to be mailed.
 3. The name, address, telephone number, title, and function of each of the outside cannabis delivery service's owners and managers.
 4. The name, address, telephone number, and title of each of the employees that are authorized to perform deliveries from the cannabis business. For each employee authorized to perform deliveries, proof of valid driver's license and current employment by the business is required.
 5. A general description of the retail cannabis business site, including the street address, parcel number, and hours of operation, from which the outside cannabis delivery service operates. The business description should indicate whether the business intends to sell medical or adult-use cannabis.
 6. Copies of the applicant's State license(s) relating to cannabis, as required by State law. If the applicant applies for an outside cannabis delivery permit prior to the State issuing the appropriate licenses, the applicant shall specify which State license(s) will be obtained once the State begins issuing licenses.
 7. The cannabis business's certificate of commercial general liability insurance and endorsements and certificates of all other insurance related to the operation of the cannabis retail business and deliveries.
 8. Applicant's Certification. A statement dated and signed by the applicant, under penalty of perjury, that the applicant has personal knowledge of the information contained in the application, that the information contained therein is true and correct, and that the application has been completed under the applicant's supervision
 9. Indemnification. An agreement, on a form approved by the City Attorney, whereby the applicant:
 - a. Releases the City, and its agents, officers, elected officials, and employees from any and all claims, injuries, damages, or liabilities of any kind arising from: (i) any repeal or amendment of this chapter, and (ii) any arrest or prosecution of the applicant or its managers, employees, or members for violation of State or Federal laws; and
 - b. Defends, indemnifies, and holds harmless the City and its agents, officers, elected officials, and employees from and against any and all claims or actions: (i) brought by City property owners or any other parties for any damages, injuries, or other liabilities of any kind arising from the business delivery operations, and (ii) brought by any party for any problems, injuries, damages, or other liabilities of any kind arising out of the distribution of cannabis or cannabis products from the business site in the City.
 10. Every application for an outside cannabis delivery permit shall be accompanied by a nonrefundable outside cannabis delivery permit fee.
 11. No person shall knowingly make a false statement of fact or knowingly omit any information that is required in an application for an outside cannabis delivery permit.
- C. **An outside** cannabis delivery permit shall be valid for a term of one year from the date that the permit is issued, unless suspended or revoked sooner. A permittee may apply for an outside cannabis delivery permit renewal at least 30 days before the expiration of the permit on a form approved by the Community Development Director.
- D. **An outside** cannabis delivery permit may be denied, revoked, or suspended if one or more of the following circumstances exist:

1. The application received is incomplete or not responsive to the requirements of this section;
2. The application contains a false or misleading statement or omission of a material fact;

3. The operation of the delivery service described in the application fails to comply with any of the requirements in this code, State law, or any other regulation; or
 4. The applicant or any of its managers has any unpaid and overdue administrative penalties imposed for violations of this chapter.
- F. Denial, suspension, and revocation of a cannabis delivery permit is subject to the appeal procedures set forth in Article 2 of this chapter.
- G. Deliveries of cannabis and cannabis products within the City shall comply with the following requirements:
1. The delivery services shall be conducted by employees of the retail cannabis business who are at least 21 years old. The retail cannabis business shall not use the services of an independent contractor or courier service to deliver cannabis for retail sale.
 2. Every employee of the retail cannabis business engaging in delivery services shall maintain on his or her person a physical copy of the following when conducting a delivery:
 - a. The business's current valid retail cannabis business permit;
 - b. Valid driver's license;
 - c. Employer-provided badge containing the name and photo of the employee; and
 - d. Each customer's delivery request. The delivery request must identify the retail cannabis business, the customer's name and address, and the product(s) being delivered.
 3. Cannabis may only be delivered in-person to the customer that made the delivery request, and shall not be left unattended or delivered to any other person. The delivery-employee shall verify the customer's age, identity, delivery request, and, if applicable, valid physician's recommendation prior to completing the delivery.
 4. Cannabis may not be delivered to an address located on publicly-owned land or any address on land or in a building leased by a public agency.
 5. All deliveries shall be conducted in an enclosed motor vehicle or other acceptable delivery method in compliance with State law, operated by the delivery employee or another delivery employee of the retail cannabis business.
 6. Cannabis and cannabis products shall not be left unattended in a vehicle, except for brief periods as necessary to deliver cannabis to a customer. If cannabis and cannabis products are left unattended in a vehicle, the vehicle must remain locked and must be equipped with an active vehicle alarm system.
 7. For purposes of this section, a delivery begins when an employee leaves the retail cannabis business premises with cannabis intended for delivery, and ends when the delivery employee returns to the retail cannabis business premises. When conducting deliveries, the employee shall only travel from the business premises to a delivery address, from one delivery address to another delivery address, or from a delivery address back to the business premises.
 8. The Community Development Director is authorized to establish permitted and preferred delivery routes applicable to retail cannabis businesses.
 9. These regulations are intended to be the minimum requirements imposed by law, and shall not be construed to conflict with State law. Where State law provides more restrictive requirements for cannabis deliveries, State law controls.
 10. ~~A cannabis delivery service is prohibited from conducting cash transactions at the time of delivery in the City. (Prior code § 13A-4-11)~~



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.8
SUBJECT: Second Reading and Adoption of Ordinance Rescinding Urgency
Ordinance No. 1664 "Temporary Outdoor Use Permit" and Adopt Citywide
Parklet Program

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1689, An Ordinance of the City Council of the City of Woodland Rescinding Urgency Ordinance No. 1664, which Authorized the Community Development Director to Grant Emergency Temporary Outdoor Use Permits during the Covid-19 Emergency.

Background:

At the May 17, 2022 Council meeting, the City Council voted to introduce and waive the first reading of Ordinance No. 1689.

Should the Council choose to waive the second reading and adopt Ordinance No. 1689 at tonight's meeting, the Ordinance would be effective July 7, 2022, thirty days from the second reading.

Prepared by: Ana B. Gonzalez, City Clerk

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

Ken Hiatt
City Manager

Attachments:

1. Ord_1689 Rescinding Ordinance 1664 - Emergency Outdoor Use Permit - COVID 19 (1)

ORDINANCE NO. 1689

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND RESCINDING URGENCY ORDINANCE NO. 1664, WHICH AUTHORIZED THE COMMUNITY DEVELOPMENT DIRECTOR TO GRANT EMERGENCY TEMPORARY OUTDOOR USE PERMITS DURING THE COVID-19 EMERGENCY

WHEREAS, in response to the COVID-19 pandemic and global health crisis, the President of the United States, the Governor of the State of California, the County of Yolo, and the City of Woodland, have each proclaimed a state of emergency; and

WHEREAS, on March 19, 2020, the Governor issued Executive Order N-33-20 (the “Stay-at-Home Order”), ordering all State of California residents to shelter at home or at their place of residence, except as needed to ensure continuity of operations in essential critical infrastructure sectors and additional sectors as directed by the State Public Health Officer; and

WHEREAS, as the result of the Stay-at-Home Order and the County Health Officer’s orders, businesses that serve food or beverages were only permitted to provide food and beverages by take-out or delivery; and

WHEREAS, considering the adverse financial effects of these mandatory closures, the City of Woodland issued an Urgency Ordinance (Ordinance No. 1664) and Temporary Outdoor Dining & Use Permit on June 2, 2020, which is valid until the termination of the State and County’s state of emergency in response to COVID-19, or until rescinded by the City Council; and

WHEREAS, parklets remain an important and desirable option for Downtown businesses, particularly restaurants and cafes, to support business activity and recovery from the devastating and compounding financial impacts of the COVID-19 pandemic; and

WHEREAS, the City seeks to implement an updated Parklet Program, which shall be considered by City Council on May 17, 2022.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Council hereby rescinds Ordinance no. 1664, which authorized the community development director to grant emergency temporary outdoor use permits during the covid-19 emergency. On the effective date of this Ordinance, Ordinance No. 1664 shall have no further force or effect.

INTRODUCED at a regular meeting of the City Council held on the 17th day of May 2022 and **PASSED AND ADOPTED** by the City Council of the City of Woodland at a regular meeting of the City Council held on the 7th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
 AGENDA: City Council Regular Meeting
 DATE: June 7, 2022
 ITEM #: F.9
 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 21, 2022.

Staff Contact:

Evis Morales, Finance Officer, (530)661-5923, evis.morales@cityofwoodland.org

Fiscal Impact:

If approved, the Lighting and Landscaping (L&L) Districts would generate a total of \$3,588,730 in revenues to cover anticipated costs of operations. The proposed levy for each District for fiscal year (FY) 2022/23 is as follows:

Zoning	FY2022/23					Total Assessment
	Maximum Levy	Proposed Levy	FY2021/22 Levy	Difference		
Gateway						
Commercial Per Acre	\$ 4,190.93	\$ 4,190.93	\$ 4,101.67	\$ 89.26		\$ 216,000.35
Gibson Ranch	\$ 360.50	\$ 360.50	\$ 355.62	\$ 4.88		\$ 803,159.92
North Park	\$ 215.40	\$ 215.40	\$ 215.40	\$ -		\$ 26,709.60
Spring Lake						\$ 2,500,636.61
Single Family Development Residential R3	\$ 1,574.08	\$ 966.20	\$ 966.20	\$ -		
Single Family Development Residential R4	\$ 1,353.78	\$ 843.68	\$ 843.68	\$ -		
Single Family Development Residential R5	\$ 1,221.60	\$ 770.17	\$ 770.17	\$ -		
Single Family Development Residential R8	\$ 1,023.33	\$ 659.90	\$ 659.90	\$ -		
Single Family Development Residential R15	\$ 669.25	\$ 455.78	\$ 455.78	\$ -		
Single Family Development Residential R20	\$ 625.19	n/a	n/a	n/a		
Single Family Development Residential R25	\$ 598.76	\$ 416.58	\$ 416.58	\$ -		
Neighborhood Commercial Per Acre	\$ 16,227.94	\$ 6,677.14	\$ 6,677.14	\$ -		
Streng Pond	\$ 79.10	\$ 79.10	\$ 79.10	\$ -		\$ 14,435.74
West Wood	\$ 731.27	\$ 731.26	\$ 695.12	\$ 36.14		\$ 27,787.88
						\$ 3,588,730.10

With the exception of Streng Pond, the revenues generated by the assessments within each District will cover the total budgeted expenditures for FY2022/23. Streng Pond 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, the General Fund will advance \$19,628 to cover the shortfall. The proposed FY2022/23 Spring Lake L&L assessment (by zoning) will not increase compared to the FY2021/22 levy. The additional \$193,193 in the Spring Lake L&L budget for FY2022/23 will be covered by reserves rather than increasing the annual assessment. The proposed assessment increase for the Gateway and Gibson Ranch Districts is due to normal operations costs, primarily irrigation and landscape maintenance increases. With the exception of the Spring Lake L&L, all Districts are being assessed at 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 map detailing the District boundaries and the various items maintained within each District is attached to the staff report, and a brief description of each District is as follows:

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, includes only commercial properties and is currently being assessed at the maximum assessment amount. This District formation report included an annual CPI escalator, which will continue to be applied each year, as applicable.
- 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 not 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, because Spring Lake is not fully built-out, the District is currently being assessed 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 the Council's review.

In the Spring Lake L&L, costs are projected to increase by \$247,227. However, due to the addition of new housing units in Spring Lake that are able to participate in cost sharing of the L&L, the cost was lowered to \$193,193. The increase in cost is due to ongoing irrigation and landscape maintenance costs, as well as maintenance of new landscaping installed over the last year. This increase in cost will be absorbed by the District's reserves and the rates (by zone) will remain unchanged in FY2022/23.

The proposed assessment increase for the Gateway L&L District is due to normal ongoing operations. The proposed assessment is 100% of the maximum allowable assessment.

The proposed assessment increase for the West Wood L&L District is due to normal ongoing operations. The proposed assessment is 100% of the maximum allowable assessment.

State regulations require a two-part process to complete the annual levy. The first part of the process requires the 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 21, 2022. 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 21, 2022.

Prepared By: Evis Morales, Finance Officer

Reviewed By: Kim McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. FY2023 Spring Lake-Resolution (Intent)
2. FY23 Spring Lake-Resolution (Intent)-Preliminary Approve
3. FY2023 Spring Lake-Resolution Declare Intention
4. FY2023 Gateway-Resolution (Intent)
5. FY23 Gateway-Resolution (Intent)-Preliminary Approve
6. FY2023 Gateway-Resolution Declare Intention
7. FY2023-Woodland-Gibson-Resolution (Intent)
8. FY23-Gibson Ranch-Resolution (Intent)-Preliminary Approve
9. FY2023-Woodland-NorthPark-Resolution (Intent)
- 10 FY23-NorthPark-Resolution (Intent)-Preliminary Approve
- .
- 11 FY2023-Woodland-StrengPond-Resolution (Intent)
- .
- 12 FY23-StrengPond-Resolution (Intent)-Preliminary Approve
- .
- 13 FY2023-Woodland-West Wood Unit No. 1-Resolution (Intent)
- .
- 14 FY23-West Wood-Resolution (Intent)-Preliminary Approve
- .
- 15 Gateway Engineers Report FY22_23
- .
- 16 Gibson Ranch Engineers Report FY22_23
- .
- 17 North Park Engineers Report FY22_23
- .
- 18 Spring Lake Engineer's Report FY2022-23
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- 21 Gateway L&L Map
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- 22 GibsonRanch L&L Map
- .
- 23 NorthPark L&L Map
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- 24 SpringLake L&L Map
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- 25 StrengPond L&L Map
- .

26 Westwood L&L Map

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**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 2022/2023 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 2022/2023 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 2022/2023, 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 2022/2023; and
- d) An exhibit showing the boundaries of the District.

RESOLUTION NO: _____

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

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

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

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

RESOLUTION NO: _____

PASSED AND ADOPTED by the City Council this 7th day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

**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 2022/2023**

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2022/2023 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, 2022 and ending June 30, 2023, 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 2022/2023” (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 2022/2023; and
- d) An exhibit showing the boundaries of the District.

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

RESOLUTION NO: _____

PASSED AND ADOPTED by the City Council this 7th day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

Attest:

Ana Gonzalez, City

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 2022/2023 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 2022/2023 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, 2022, and ending June 30, 2023, 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

RESOLUTION NO: _____

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 2022/2023 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 21st, 2022**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2022/2023, 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 7th day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

**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 2022/2023 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 2022/2023 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 2022/2023, 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 2022/2023; and
- d) An exhibit showing the boundaries of the District

RESOLUTION NO: _____

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

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

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

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

RESOLUTION NO: _____

PASSED AND ADOPTED by the City Council this 7th day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

**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 2022/2023**

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2022/2023 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, 2022, and ending June 30, 2023, 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 2022/2023" (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 2022/2023; and
- d) An exhibit showing the boundaries of the District

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

RESOLUTION NO: _____

PASSED AND ADOPTED by the City Council this 7th day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

**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 2022/2023 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 2022/2023 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, 2022, and ending June 30, 2023, 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

RESOLUTION NO: _____

storm drainage and other appurtenant facilities related thereto. The Engineer's Report describes in more detail the items to be maintained and serviced.

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2022/2023 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 21, 2022**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2022/2023, 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 7th day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

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 2022/2023.

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

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

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

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

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

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

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2022.

RESOLUTION NO. _____

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mayra Vega, Mayor
City of Woodland

City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023.

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 2022/2023 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 2022/2023 (Beginning July 1, 2022 and ending June 30, 2023) 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.

RESOLUTION NO. _____

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 2022/2023.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2022/2023.

RESOLUTION NO. _____

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

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

Section 9: The proposed assessment for Fiscal Year 2022/2023 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 21, 2022** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2022.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mayra Vega, Mayor
City of Woodland

City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2022/2023.

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, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2022.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mayra Vega, Mayor
City of Woodland

City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2022/2023.

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 2022/2023, 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 2022/2023 (Beginning July 1, 2022 and ending June 30, 2023) 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.

RESOLUTION NO. _____

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

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2022/2023.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2022/2023.

RESOLUTION NO. _____

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

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

Section 9: The proposed assessment for Fiscal Year 2022/2023 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 21, 2022** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2022.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Mayra Vega, Mayor
City of Woodland

_____,
City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2022/2023.

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

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

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, AS FOLLOWS:

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

Section 2: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2022.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, _____, City Clerk of the City of Woodland, County of Yolo,
State of California do hereby certify that the foregoing Resolution No. _____ was
regularly adopted by the City Council of said City of Woodland at a regular meeting of
said council held on the _____ day of _____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mayra Vega, Mayor
City of Woodland

City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2022/2023.

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 2022/2023, 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 2022/2023 (Beginning July 1, 2022 and ending June 30, 2023) 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.

RESOLUTION NO. _____

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 2022/2023.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2022/2023.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation

RESOLUTION NO. _____

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 2022/2023 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 21, 2022** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2022.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mayra Vega, Mayor
City of Woodland

City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023.

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

WHEREAS, The City Council has, by previous Resolutions, formed the West Wood Unit No. 1 Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

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

Section 2: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2022.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mayra Vega, Mayor
City of Woodland

City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023.

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 2022/2023, 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 2022/2023 (Beginning July 1, 2022 and ending June 30, 2023) 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.

RESOLUTION NO. _____

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

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 2022/2023.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2022/2023.

RESOLUTION NO. _____

Section 7: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: To the north by Quail Drive, to the south by W. Kentucky Avenue, to the West by Dove Drive and to the east by Mallard Drive; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as “West Wood Unit No. 1 Landscaping and Lighting District.”

Section 9: The proposed assessment for Fiscal Year 2022/2023 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 21, 2022** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2022.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, _____, City Clerk of the City of Woodland, County of Yolo,
State of California do hereby certify that the foregoing Resolution No. _____ was
regularly adopted by the City Council of said City of Woodland at a regular meeting of
said council held on the _____ day of _____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mayra Vega, Mayor
City of Woodland

City Clerk
City of Woodland



**CITY OF WOODLAND
GATEWAY LANDSCAPING AND LIGHTING
DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2022/2023**

JUNE 7, 2022

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

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I. OVERVIEW

A. INTRODUCTION

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Gateway Landscaping and Lighting District ("District") for FY 2022/2023 which provides updated information regarding the budget and factors that affect the assessment. The District was formed in July 2008 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street trees, street lighting, traffic signals, drainage, and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIID of the Constitution of the State of California ("Article XIID"), and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1972 Act, Article XIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year ("FY") commencing July 1, 2022 and ending June 30, 2023 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2022/2023 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 2022/2023 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 2022/2023 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 2022/2023 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 21, 2022, the City Council will confirm the Engineer’s Report as submitted or amended and may order the collection of assessments for FY 2022/2023.

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 2022/2023 budget.

	MAXIMUM BUDGET^[1]	PROPOSED FY 2022/2023 BUDGET
DIRECT COST ITEMS		
Landscaping Maintenance	\$105,805.94	\$133,366.00
Tree Maintenance	37,859.63	19,630.00
Street Lighting	8,458.74	18,439.00
Traffic Signals	33,978.33	22,680.00
Fence Repairs and Maintenance	2,129.02	2,000.00
Graffiti and Entry Way Maintenance	1,363.08	2,350.00
Bus Shelter Repair and Maintenance	2,348.38	1,013.00
Appurtenant Facility Maintenance	6,279.54	0.00
DIRECT COST SUBTOTAL	\$198,222.66	\$199,478.00
INCIDENTAL COSTS/EXPENSES		
City Administration	\$5,017.90	\$5,017.90
Consultant/County Administration	5,017.90	5,017.90
Reserve Fund Contingency	7,741.90	6,486.56
INCIDENTAL COSTS SUBTOTAL	\$17,777.69	\$16,522.35
TOTAL ASSESSMENT	\$216,000.35	\$216,000.35
Total Assessors Parcels	12	12
Total Levied Acreage	51.54	51.54
Assessment Per Acre	\$4,190.93	\$4,190.93

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

B. DESCRIPTION OF COST ITEMS

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

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

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

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

IV. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. SPECIAL BENEFIT ANALYSIS

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

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

Landscaping Special Benefit

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

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

- Landscaping and street trees within the parkways and the entry way monuments provide special benefit to those developments that are located within 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 2022/2023.

No. of Parcels	Total Acreage	Maximum Acreage Rate	Proposed FY 2022/2023 Acreage Rate
12	51.54	\$4,190.93 per acre or portion thereof	\$4,190.93 per acre or portion thereof

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

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

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

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

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

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

D. ASSESSMENT RANGE FORMULA

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

The Assessment Range Formula shall be applied to all future assessments within the District beginning in FY 2022/2023. 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 1.06%.

V. ASSESSMENT ROLL

The assessment roll is a listing of both Maximum Assessment and the FY 2022/2023 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.

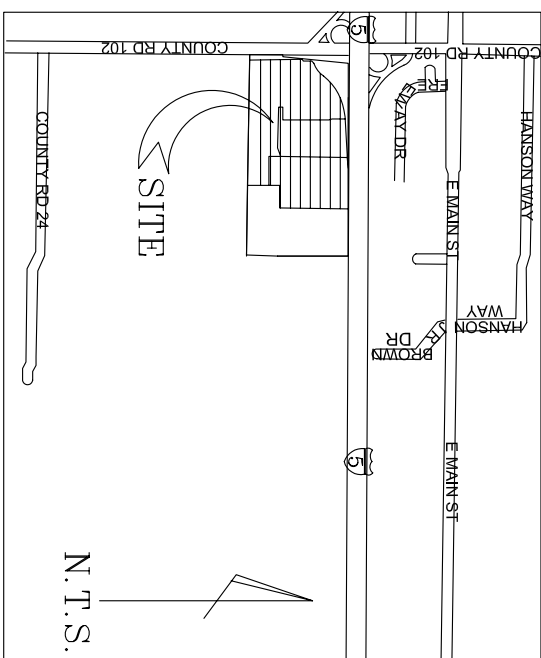
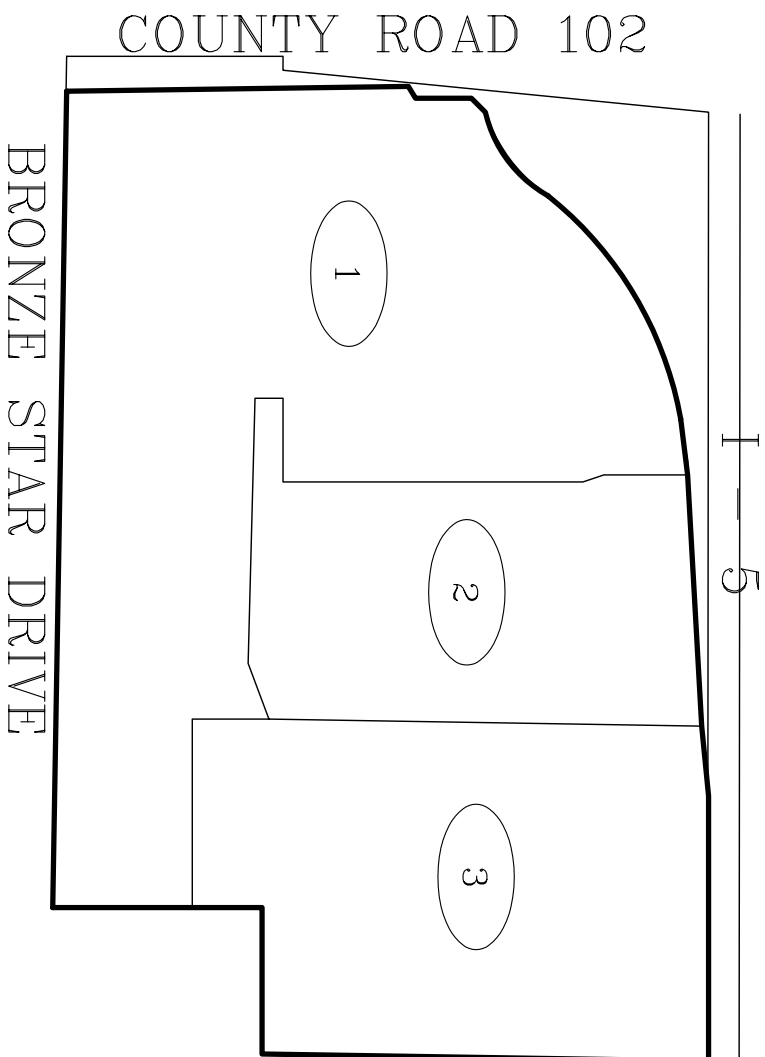
Assessor Parcel		Approximate Acreage	Maximum Levy Amount	Actual FY 2022/2023 Levy Amount
Number	Owner Name			(Rounded)
027-852-003-000	Target Corporation	10.060	\$42,160.72	\$42,160.72
027-852-004-000	Costco Wholesale Corporation	15.170	63,576.35	63,576.34
027-852-010-000	Woodland Development Co. LLC	4.680	19,613.54	19,613.52
027-852-011-000	Woodland Development Co. LLC	1.300	5,448.20	5,448.20
027-852-029-000	Woodland Development Co. LLC	2.220	9,303.86	9,303.84
027-852-030-000	Merrimac Development Co Llc	3.280	13,746.24	13,746.22
027-852-018-000	Woodland Development Co. LLC	1.590	6,663.57	6,663.56
027-852-019-000	Woodland Development Co. LLC	0.810	3,394.65	3,394.64
027-852-022-000	Woodland Development Co. LLC	7.420	31,096.67	31,096.66
027-852-023-000	In-N-Out Burgers	1.530	6,412.12	6,412.10
027-852-024-000	Kim Hong Seok & Flora T	0.970	4,065.20	4,065.18
027-852-025-000	Woodland Development Co. LLC	2.510	10,519.23	10,519.22
Total*		51.540	\$216,000.35	\$216,000.20

*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.

COUNTY OF YOLO
STATE OF CALIFORNIA



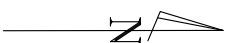
VICINITY MAP

N.T.S.

PROPOSED BOUNDARY



MAP REFERENCE NUMBER



N.T.S

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

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NOVEMBER 2007

CITY OF WOODLAND

GATEWAY LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report Fiscal Year 2022-2023

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 2022/2023

Intent Meeting: June 7, 2022
Public Hearing: June 21, 2022

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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 2022/2023, 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 _____, 2022.

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

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I. OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2022/2023. 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 2022/2023 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 2022/2023.

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

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

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

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

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

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits

Landscaping Special Benefits

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

Park Special Benefits

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

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

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

Street Lighting Special Benefits

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

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

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

LAND USES AND EQUIVALENT DWELLING UNITS

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

EDU Application by Land Use

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

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

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

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

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

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

D. ASSESSMENT RANGE FORMULA

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

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

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

Annual Maximum Assessment Cap Formula

If,

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

Then, the maximum amount shall be:

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

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 2022/2023.

**MAXIMUM ASSESSMENT CAP FOR FY 2006/2007 THROUGH 2022/2023
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
2022/23	Jan	2022	24,365.52	1.366%	1.366%	\$360.50

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

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

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

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

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

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

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2022/2023

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	\$308,587.40	\$54,456.60	\$14,601.00	\$34,069.00	\$411,714.00
Utilities	316,313.10	35,145.90	5,962.50	13,912.50	371,334.00
Equipment & Supplies	71,599.50	7,955.50	1,770.00	4,130.00	85,455.00
Repairs/Miscellaneous Expenses	73,733.40	8,192.50	3,419.10	7,977.90	93,322.90
Direct Costs (Subtotal)	\$770,233.40	\$105,750.50	\$25,752.60	\$60,089.40	\$961,825.90
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	\$779,567.30	\$106,787.60	\$25,782.60	\$60,159.40	\$972,296.90
Reserve Collection/(Contribution)	(216,702.31)	(33,168.60)	35,572.83	45,161.09	(169,136.98)
General Fund Replenishment/(Contribution)	0.00	0.00	0.00	0.00	0.00
Balance to Levy	\$562,864.99	\$73,619.00	\$61,355.43	\$105,320.49	\$803,159.92
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⁾	\$245.66	\$37.73	\$23.13	\$53.98	\$360.50
Prior Year Levy Per EDU	\$242.34	\$37.22	\$22.81	\$53.25	\$355.62
Maximum Assessment Per EDU	\$245.66	\$37.73	\$23.13	\$53.98	\$360.50
Prior Year Maximum Assessment Per EDU	\$242.35	\$37.23	\$22.81	\$53.26	\$355.64
Percent (%) change in Max Rate	1.366%	1.366%	1.366%	1.366%	1.366%
RESERVE INFORMATION					
Beginning Operating Reserve Balance	\$174,698.12	\$23,930.70	\$5,777.78	\$13,481.50	\$217,888.11
Reserve Fund Collection/(Contribution)	(216,702.31)	(33,168.60)	35,572.83	45,161.09	(169,136.98)
Ending Operating Reserve Balance	(\$42,004.19)	(\$9,237.89)	\$41,350.62	\$58,642.59	\$48,751.13

⁽¹⁾ Levy per EDU shown above is based on FY 2022/2023 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 2022/2023

Based on the Budget for fiscal year 2022/2023 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	479,265.55	73,627.94	45,129.87	105,310.29	703,333.64
Multi-Family Residential	70,113.85	0.00	6,897.87	0.00	77,011.72
Commercial/Institution	13,470.13	0.00	9,344.57	0.00	22,814.70
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 - 2022/2023 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 2022/2023 Assessment Roll".

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2022/2023
Preliminary Report

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-490-001-000	2 ARELLANO CT	\$84,395.00	\$193,366.00	\$277,761.00	\$360.50
027-490-002-000	6 ARELLANO CT	90,476.00	229,688.00	320,164.00	\$360.50
027-490-003-000	10 ARELLANO CT	92,071.00	207,867.00	299,938.00	\$360.50
027-490-004-000	14 ARELLANO CT	89,350.00	294,329.00	383,679.00	\$360.50
027-490-005-000	18 ARELLANO CT	106,087.00	349,584.00	455,671.00	\$360.50
027-490-006-000	22 ARELLANO CT	92,071.00	210,778.00	302,849.00	\$360.50
027-490-007-000	26 ARELLANO CT	88,823.00	310,887.00	399,710.00	\$360.50
027-490-008-000	939 FARNHAM AVE	84,397.00	164,326.00	248,723.00	\$360.50
027-490-009-000	935 FARNHAM AVE	100,602.00	242,635.00	343,237.00	\$360.50
027-490-010-000	931 FARNHAM AVE	87,490.00	355,433.00	442,923.00	\$360.50
027-490-011-000	927 FARNHAM AVE	194,151.00	242,691.00	436,842.00	\$360.50
027-490-012-000	1928 MAXWELL AVE	79,645.00	186,807.00	266,452.00	\$360.50
027-490-013-000	1932 MAXWELL AVE	79,645.00	151,995.00	231,640.00	\$360.50
027-490-014-000	1936 MAXWELL AVE	165,375.00	180,931.00	346,306.00	\$360.50
027-490-015-000	1940 MAXWELL AVE	77,719.00	349,749.00	427,468.00	\$360.50
027-490-016-000	1944 MAXWELL AVE	92,828.00	175,217.00	268,045.00	\$360.50
027-490-017-000	1948 MAXWELL AVE	86,610.00	200,422.00	287,032.00	\$360.50
027-490-018-000	1952 MAXWELL AVE	95,000.00	440,000.00	535,000.00	\$360.50
027-490-019-000	1956 MAXWELL AVE	92,071.00	145,788.00	237,859.00	\$360.50
027-490-020-000	900 BURNS WAY	83,271.00	144,806.00	228,077.00	\$360.50
027-490-021-000	904 BURNS WAY	85,775.00	246,605.00	332,380.00	\$360.50
027-490-022-000	908 BURNS WAY	87,490.00	300,204.00	387,694.00	\$360.50
027-490-023-000	912 BURNS WAY	219,418.00	260,747.00	480,165.00	\$360.50
027-490-024-000	916 BURNS WAY	79,645.00	207,086.00	286,731.00	\$360.50
027-490-025-000	920 BURNS WAY	163,815.00	245,726.00	409,541.00	\$360.50
027-490-026-000	1969 WITHAM DR	90,267.00	176,743.00	267,010.00	\$360.50
027-490-028-000	1947 MAXWELL AVE	60,149.00	218,727.00	278,876.00	\$360.50
027-490-029-000	1943 MAXWELL AVE	69,692.00	273,411.00	343,103.00	\$360.50
027-490-030-000	1939 MAXWELL AVE	69,620.00	121,839.00	191,459.00	\$360.50
027-490-031-000	1935 MAXWELL AVE	69,692.00	316,299.00	385,991.00	\$360.50
027-500-001-000	30 ROMAN CT	95,000.00	380,000.00	475,000.00	\$360.50
027-500-002-000	26 ROMAN CT	85,331.00	193,953.00	279,284.00	\$360.50
027-500-003-000	22 ROMAN CT	93,091.00	184,906.00	277,997.00	\$360.50
027-500-004-000	18 ROMAN CT	85,335.00	155,148.00	240,483.00	\$360.50
027-500-005-000	14 ROMAN CT	103,056.00	340,087.00	443,143.00	\$360.50
027-500-006-000	10 ROMAN CT	95,000.00	425,000.00	520,000.00	\$360.50
027-500-007-000	6 ROMAN CT	93,091.00	183,077.00	276,168.00	\$360.50
027-500-008-000	932 FARNHAM AVE	78,086.00	217,073.00	295,159.00	\$360.50
027-500-009-000	936 FARNHAM AVE	100,602.00	172,802.00	273,404.00	\$360.50
027-490-036-000	1973 WITHAM DR	81,123.00	178,324.00	259,447.00	\$360.50
027-490-037-000	1977 WITHAM DR	95,000.00	415,000.00	510,000.00	\$360.50
027-490-038-000	1981 WITHAM DR	81,123.00	135,540.00	216,663.00	\$360.50
027-490-039-000	1985 WITHAM DR	79,645.00	179,564.00	259,209.00	\$360.50
027-490-040-000	1989 WITHAM DR	95,000.00	395,000.00	490,000.00	\$360.50
027-490-041-000	1993 WITHAM DR	92,959.00	317,157.00	410,116.00	\$360.50
027-490-042-000	931 WITHAM DR	95,527.00	277,697.00	373,224.00	\$360.50
027-490-044-000	1967 SCHLOTZ CT	86,889.00	240,512.00	327,401.00	\$360.50
027-490-045-000	1971 SCHLOTZ CT	100,602.00	166,765.00	267,367.00	\$360.50
027-490-046-000	1975 SCHLOTZ CT	76,553.00	311,687.00	388,240.00	\$360.50
027-490-047-000	1979 SCHLOTZ CT	79,645.00	149,150.00	228,795.00	\$360.50
027-490-048-000	1983 SCHLOTZ CT	95,000.00	380,000.00	475,000.00	\$360.50
027-490-049-000	1987 SCHLOTZ CT	79,645.00	186,807.00	266,452.00	\$360.50
027-490-050-000	1991 SCHLOTZ CT	79,645.00	203,309.00	282,954.00	\$360.50
027-490-051-000	1995 SCHLOTZ CT	124,911.00	160,602.00	285,513.00	\$360.50
027-490-052-000	1996 SCHLOTZ CT	77,719.00	347,529.00	425,248.00	\$360.50
027-490-053-000	1992 SCHLOTZ CT	76,553.00	381,680.00	458,233.00	\$360.50
027-490-054-000	1988 SCHLOTZ CT	77,719.00	310,889.00	388,608.00	\$360.50
027-490-055-000	1984 SCHLOTZ CT	79,645.00	199,408.00	279,053.00	\$360.50
027-490-056-000	1980 SCHLOTZ CT	84,094.00	388,936.00	473,030.00	\$360.50
027-490-057-000	1976 SCHLOTZ CT	79,645.00	157,348.00	236,993.00	\$360.50
027-490-058-000	1972 SCHLOTZ CT	79,645.00	167,253.00	246,898.00	\$360.50
027-490-059-000	1968 SCHLOTZ CT	87,490.00	349,965.00	437,455.00	\$360.50
027-500-010-000	50 ROMAN CT	123,668.00	386,462.00	510,130.00	\$360.50
027-500-011-000	46 ROMAN CT	90,000.00	340,000.00	430,000.00	\$360.50

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027-500-012-000	42 ROMAN CT	73,610.00	339,750.00	413,360.00	\$360.50
027-500-013-000	38 ROMAN CT	78,086.00	156,184.00	234,270.00	\$360.50
027-500-014-000	34 ROMAN CT	77,719.00	310,889.00	388,608.00	\$360.50
027-500-015-000	960 FARNHAM AVE	85,331.00	195,026.00	280,357.00	\$360.50
027-500-016-000	956 FARNHAM AVE	85,775.00	321,660.00	407,435.00	\$360.50
027-500-017-000	952 FARNHAM AVE	124,911.00	167,740.00	292,651.00	\$360.50
027-500-018-000	948 FARNHAM AVE	84,395.00	194,503.00	278,898.00	\$360.50
027-500-019-000	54 ROMAN CT	86,889.00	173,791.00	260,680.00	\$360.50
027-500-020-000	1936 WITHAM DR	76,553.00	278,330.00	354,883.00	\$360.50
027-500-021-000	1940 WITHAM DR	78,838.00	370,540.00	449,378.00	\$360.50
027-500-022-000	1944 WITHAM DR	84,397.00	180,487.00	264,884.00	\$360.50
027-500-023-000	1948 WITHAM DR	87,598.00	331,327.00	418,925.00	\$360.50
027-500-024-000	1952 WITHAM DR	71,085.00	311,687.00	382,772.00	\$360.50
027-500-025-000	1956 WITHAM DR	90,000.00	340,000.00	430,000.00	\$360.50
027-500-026-000	1960 WITHAM DR	151,680.00	242,691.00	394,371.00	\$360.50
027-500-027-000	1964 WITHAM DR	90,932.00	362,719.00	453,651.00	\$360.50
027-500-028-000	1968 WITHAM DR	148,421.00	229,859.00	378,280.00	\$360.50
027-500-029-000	1972 WITHAM DR	82,022.00	305,125.00	387,147.00	\$360.50
027-500-030-000	1973 HACKETT DR	84,397.00	150,378.00	234,775.00	\$360.50
027-500-031-000	1969 HACKETT DR	84,395.00	150,901.00	235,296.00	\$360.50
027-500-032-000	1965 HACKETT DR	79,271.00	367,496.00	446,767.00	\$360.50
027-500-033-000	1961 HACKETT DR	92,751.00	326,689.00	419,440.00	\$360.50
027-500-034-000	1957 HACKETT DR	85,775.00	285,740.00	371,515.00	\$360.50
027-500-035-000	1953 HACKETT DR	84,397.00	182,946.00	267,343.00	\$360.50
027-500-036-000	1949 HACKETT DR	73,610.00	260,472.00	334,082.00	\$360.50
027-500-037-000	1945 HACKETT DR	84,397.00	138,100.00	222,497.00	\$360.50
027-500-038-000	1941 HACKETT DR	100,602.00	194,108.00	294,710.00	\$360.50
027-500-039-000	1972 HACKETT DR	136,807.00	243,883.00	380,690.00	\$360.50
027-500-040-000	1968 HACKETT DR	79,271.00	277,462.00	356,733.00	\$360.50
027-500-041-000	1964 HACKETT DR	82,744.00	181,930.00	264,674.00	\$360.50
027-500-042-000	1960 HACKETT DR	90,000.00	340,000.00	430,000.00	\$360.50
027-500-043-000	1956 HACKETT DR	131,170.00	220,613.00	351,783.00	\$360.50
027-500-044-000	1952 HACKETT DR	157,558.00	229,504.00	387,062.00	\$360.50
027-500-045-000	1948 HACKETT DR	84,094.00	367,912.00	452,006.00	\$360.50
027-500-046-000	1944 HACKETT DR	87,598.00	396,768.00	484,366.00	\$360.50
027-500-047-000	1947 HOWARD DR	112,439.00	224,881.00	337,320.00	\$360.50
027-500-048-000	971 FARNHAM AVE	169,881.00	254,828.00	424,709.00	\$360.50
027-500-049-000	975 FARNHAM AVE	106,523.00	209,222.00	315,745.00	\$360.50
027-500-050-000	979 FARNHAM AVE	93,956.00	198,362.00	292,318.00	\$360.50
027-500-051-000	983 FARNHAM AVE	124,911.00	193,915.00	318,826.00	\$360.50
027-500-052-000	987 FARNHAM AVE	82,744.00	197,078.00	279,822.00	\$360.50
027-500-053-000	991 FARNHAM AVE	82,744.00	142,930.00	225,674.00	\$360.50
027-500-054-000	995 FARNHAM AVE	82,744.00	167,881.00	250,625.00	\$360.50
027-511-001-000	979 HUSTON CIR	77,292.00	314,322.00	391,614.00	\$360.50
027-500-056-000	1976 WITHAM DR	81,123.00	189,709.00	270,832.00	\$360.50
027-500-057-000	1980 WITHAM DR	79,645.00	142,025.00	221,670.00	\$360.50
027-500-058-000	1984 WITHAM DR	58,992.00	158,554.00	217,546.00	\$360.50
027-500-059-000	1988 WITHAM DR	81,123.00	151,858.00	232,981.00	\$360.50
027-500-060-000	1989 HACKETT DR	81,123.00	150,315.00	231,438.00	\$360.50
027-500-061-000	1985 HACKETT DR	95,000.00	395,000.00	490,000.00	\$360.50
027-500-062-000	1981 HACKETT DR	72,169.00	266,476.00	338,645.00	\$360.50
027-500-063-000	1977 HACKETT DR	81,639.00	244,786.00	326,425.00	\$360.50
027-500-064-000	1976 HACKETT DR	90,000.00	340,000.00	430,000.00	\$360.50
027-500-065-000	1980 HACKETT DR	68,255.00	232,077.00	300,332.00	\$360.50
027-500-066-000	1984 HACKETT DR	81,123.00	220,898.00	302,021.00	\$360.50
027-500-067-000	1988 HACKETT DR	95,000.00	405,000.00	500,000.00	\$360.50
027-500-068-000	951 WITHAM DR	130,861.00	237,933.00	368,794.00	\$360.50
027-500-069-000	947 WITHAM DR	93,704.00	136,436.00	230,140.00	\$360.50
027-500-070-000	943 WITHAM DR	95,527.00	238,833.00	334,360.00	\$360.50
027-500-071-000	939 WITHAM DR	87,490.00	317,157.00	404,647.00	\$360.50
027-500-072-000	935 WITHAM DR	79,645.00	166,531.00	246,176.00	\$360.50
027-500-073-000	999 FARNHAM AVE	81,123.00	127,591.00	208,714.00	\$360.50
027-530-011-000	1076 BARNES CIR	119,106.00	178,050.00	297,156.00	\$360.50
027-530-012-000	1072 BARNES CIR	73,582.00	341,633.00	415,215.00	\$360.50

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027-530-013-000	1068 BARNES CIR	71,085.00	267,941.00	339,026.00	\$360.50
027-530-014-000	1064 BARNES CIR	85,331.00	150,394.00	235,725.00	\$360.50
027-530-015-000	1060 BARNES CIR	85,335.00	121,683.00	207,018.00	\$360.50
027-530-016-000	1056 BARNES CIR	170,751.00	200,960.00	371,711.00	\$360.50
027-530-017-000	1052 BARNES CIR	85,335.00	148,804.00	234,139.00	\$360.50
027-530-018-000	1048 BARNES CIR	111,139.00	257,641.00	368,780.00	\$360.50
027-530-019-000	1044 BARNES CIR	92,071.00	176,902.00	268,973.00	\$360.50
027-530-020-000	1040 BARNES CIR	82,744.00	141,925.00	224,669.00	\$360.50
027-530-021-000	1036 BARNES CIR	79,645.00	127,410.00	207,055.00	\$360.50
027-530-022-000	1032 BARNES CIR	111,139.00	275,828.00	386,967.00	\$360.50
027-530-023-000	1028 BARNES CIR	84,395.00	139,911.00	224,306.00	\$360.50
027-530-024-000	1024 BARNES CIR	80,828.00	343,522.00	424,350.00	\$360.50
027-530-025-000	1020 BARNES CIR	101,360.00	166,949.00	268,309.00	\$360.50
027-530-026-000	1016 BARNES CIR	84,397.00	123,756.00	208,153.00	\$360.50
027-530-027-000	1012 BARNES CIR	76,027.00	153,177.00	229,204.00	\$360.50
027-530-028-000	1008 BARNES CIR	84,397.00	116,257.00	200,654.00	\$360.50
027-530-029-000	1004 BARNES CIR	62,284.00	212,342.00	274,626.00	\$360.50
027-530-030-000	1000 BARNES CIR	84,397.00	108,802.00	193,199.00	\$360.50
027-530-031-000	996 CAMPBELL CIR	84,397.00	117,775.00	202,172.00	\$360.50
027-530-032-000	992 CAMPBELL CIR	84,397.00	113,676.00	198,073.00	\$360.50
027-530-033-000	988 CAMPBELL CIR	84,397.00	138,545.00	222,942.00	\$360.50
027-530-034-000	984 CAMPBELL CIR	84,397.00	113,712.00	198,109.00	\$360.50
027-530-035-000	980 CAMPBELL CIR	84,397.00	111,344.00	195,741.00	\$360.50
027-530-036-000	976 CAMPBELL CIR	75,422.00	156,651.00	232,073.00	\$360.50
027-530-037-000	972 CAMPBELL CIR	84,397.00	111,848.00	196,245.00	\$360.50
027-530-038-000	968 CAMPBELL CIR	83,599.00	180,837.00	264,436.00	\$360.50
027-530-039-000	964 CAMPBELL CIR	85,319.00	216,148.00	301,467.00	\$360.50
027-530-040-000	960 CAMPBELL CIR	84,395.00	117,848.00	202,243.00	\$360.50
027-530-041-000	956 CAMPBELL CIR	84,397.00	143,336.00	227,733.00	\$360.50
027-530-042-000	952 CAMPBELL CIR	84,397.00	130,286.00	214,683.00	\$360.50
027-530-043-000	948 CAMPBELL CIR	72,169.00	199,855.00	272,024.00	\$360.50
027-530-044-000	939 CAMPBELL CIR	84,395.00	123,862.00	208,257.00	\$360.50
027-530-045-000	935 CAMPBELL CIR	72,169.00	177,649.00	249,818.00	\$360.50
027-530-046-000	931 CAMPBELL CIR	81,123.00	114,108.00	195,231.00	\$360.50
027-530-047-000	927 CAMPBELL CIR	87,598.00	358,637.00	446,235.00	\$360.50
027-530-048-000	923 CAMPBELL CIR	80,414.00	277,699.00	358,113.00	\$360.50
027-530-049-000	919 CAMPBELL CIR	90,932.00	281,890.00	372,822.00	\$360.50
027-530-050-000	915 CAMPBELL CIR	81,123.00	115,790.00	196,913.00	\$360.50
027-530-051-000	1077 BARNES CIR	85,331.00	122,281.00	207,612.00	\$360.50
027-530-052-000	1073 BARNES CIR	94,684.00	133,742.00	228,426.00	\$360.50
027-530-053-000	1069 BARNES CIR	167,468.00	187,169.00	354,637.00	\$360.50
027-530-054-000	1065 BARNES CIR	76,027.00	129,616.00	205,643.00	\$360.50
027-530-055-000	1061 BARNES CIR	72,169.00	205,408.00	277,577.00	\$360.50
027-530-056-000	1057 BARNES CIR	82,445.00	340,087.00	422,532.00	\$360.50
027-530-057-000	1053 BARNES CIR	89,350.00	272,254.00	361,604.00	\$360.50
027-530-058-000	1025 BARNES CIR	73,610.00	253,679.00	327,289.00	\$360.50
027-530-059-000	1021 BARNES CIR	84,397.00	127,240.00	211,637.00	\$360.50
027-530-060-000	1017 BARNES CIR	110,380.00	210,730.00	321,110.00	\$360.50
027-530-061-000	1013 BARNES CIR	90,476.00	153,122.00	243,598.00	\$360.50
027-530-062-000	1009 BARNES CIR	93,652.00	216,754.00	310,406.00	\$360.50
027-511-002-000	983 HUSTON CIR	88,767.00	106,523.00	195,290.00	\$360.50
027-511-003-000	987 HUSTON CIR	164,183.00	169,436.00	333,619.00	\$360.50
027-511-004-000	991 HUSTON CIR	133,794.00	183,971.00	317,765.00	\$360.50
027-511-005-000	995 HUSTON CIR	70,988.00	99,386.00	170,374.00	\$360.50
027-511-006-000	999 HUSTON CIR	118,963.00	151,088.00	270,051.00	\$360.50
027-511-007-000	1003 HUSTON CIR	83,271.00	277,578.00	360,849.00	\$360.50
027-511-008-000	1007 HUSTON CIR	75,422.00	96,310.00	171,732.00	\$360.50
027-511-009-000	1011 HUSTON CIR	68,759.00	257,686.00	326,445.00	\$360.50
027-511-010-000	1015 HUSTON CIR	75,221.00	162,799.00	238,020.00	\$360.50
027-511-011-000	1019 HUSTON CIR	69,620.00	101,531.00	171,151.00	\$360.50
027-511-012-000	1023 HUSTON CIR	231,792.00	173,841.00	405,633.00	\$360.50
027-511-013-000	1027 HUSTON CIR	164,183.00	170,751.00	334,934.00	\$360.50
027-511-014-000	1031 HUSTON CIR	190,453.00	188,482.00	378,935.00	\$360.50
027-511-015-000	1035 HUSTON CIR	145,611.00	139,546.00	285,157.00	\$360.50

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027-511-016-000	1039 HUSTON CIR	100,602.00	123,092.00	223,694.00	\$360.50
027-511-017-000	1992 HUSTON CIR	77,570.00	149,214.00	226,784.00	\$360.50
027-511-018-000	1988 HUSTON CIR	77,570.00	131,623.00	209,193.00	\$360.50
027-511-019-000	1984 HUSTON CIR	68,326.00	309,045.00	377,371.00	\$360.50
027-511-020-000	1980 HUSTON CIR	69,620.00	78,903.00	148,523.00	\$360.50
027-511-021-000	1976 HUSTON CIR	107,320.00	116,861.00	224,181.00	\$360.50
027-511-022-000	1972 HUSTON CIR	147,175.00	187,315.00	334,490.00	\$360.50
027-511-025-000	1960 MORRIS CIR	72,407.00	108,613.00	181,020.00	\$360.50
027-511-026-000	1956 MORRIS CIR	69,692.00	273,411.00	343,103.00	\$360.50
027-512-001-000	996 HUSTON CIR	76,723.00	138,825.00	215,548.00	\$360.50
027-512-002-000	992 HUSTON CIR	157,614.00	186,510.00	344,124.00	\$360.50
027-512-003-000	988 HUSTON CIR	113,014.00	154,596.00	267,610.00	\$360.50
027-512-004-000	984 HUSTON CIR	85,000.00	345,000.00	430,000.00	\$360.50
027-512-005-000	980 HUSTON CIR	75,221.00	102,288.00	177,509.00	\$360.50
027-512-006-000	976 HUSTON CIR	132,755.00	204,674.00	337,429.00	\$360.50
027-512-007-000	972 HUSTON CIR	75,221.00	102,288.00	177,509.00	\$360.50
027-512-008-000	968 HUSTON CIR	103,056.00	252,488.00	355,544.00	\$360.50
027-512-009-000	1959 STEPHENS LN	80,000.00	350,000.00	430,000.00	\$360.50
027-512-010-000	1963 STEPHENS LN	75,221.00	113,488.00	188,709.00	\$360.50
027-512-011-000	1967 STEPHENS LN	68,326.00	299,585.00	367,911.00	\$360.50
027-512-012-000	1971 STEPHENS LN	75,221.00	109,812.00	185,033.00	\$360.50
027-512-013-000	1975 STEPHENS LN	85,290.00	163,082.00	248,372.00	\$360.50
027-512-014-000	1979 STEPHENS LN	75,221.00	122,302.00	197,523.00	\$360.50
027-512-015-000	1983 STEPHENS LN	56,880.00	176,331.00	233,211.00	\$360.50
027-512-016-000	1987 STEPHENS LN	74,537.00	129,792.00	204,329.00	\$360.50
027-513-001-000	1988 STEPHENS LN	80,000.00	269,900.00	349,900.00	\$360.50
027-513-002-000	1984 STEPHENS LN	69,620.00	110,234.00	179,854.00	\$360.50
027-513-003-000	1980 STEPHENS LN	81,303.00	106,364.00	187,667.00	\$360.50
027-513-004-000	1976 STEPHENS LN	56,622.00	165,342.00	221,964.00	\$360.50
027-513-005-000	1972 STEPHENS LN	85,000.00	335,000.00	420,000.00	\$360.50
027-513-006-000	1968 STEPHENS LN	77,570.00	135,437.00	213,007.00	\$360.50
027-513-007-000	1967 HUSTON CIR	77,292.00	289,589.00	366,881.00	\$360.50
027-513-008-000	1971 HUSTON CIR	76,723.00	112,006.00	188,729.00	\$360.50
027-513-009-000	1975 HUSTON CIR	73,582.00	244,924.00	318,506.00	\$360.50
027-513-010-000	1979 HUSTON CIR	75,053.00	198,356.00	273,409.00	\$360.50
027-513-011-000	1983 HUSTON CIR	69,692.00	289,494.00	359,186.00	\$360.50
027-513-012-000	1987 HUSTON CIR	107,033.00	220,769.00	327,802.00	\$360.50
027-514-001-000	963 HUSTON CIR	80,414.00	219,800.00	300,214.00	\$360.50
027-514-002-000	967 HUSTON CIR	75,221.00	126,364.00	201,585.00	\$360.50
027-514-003-000	971 HUSTON CIR	82,744.00	110,150.00	192,894.00	\$360.50
027-515-003-000	1004 FARNHAM AVE	75,221.00	118,521.00	193,742.00	\$360.50
027-515-004-000	1008 FARNHAM AVE	75,053.00	257,327.00	332,380.00	\$360.50
027-515-005-000	1012 FARNHAM AVE	56,622.00	201,922.00	258,544.00	\$360.50
027-515-006-000	1016 FARNHAM AVE	56,880.00	164,955.00	221,835.00	\$360.50
027-515-007-000	1020 FARNHAM AVE	75,221.00	94,766.00	169,987.00	\$360.50
027-515-008-000	1024 FARNHAM AVE	75,221.00	104,441.00	179,662.00	\$360.50
027-515-009-000	1028 FARNHAM AVE	170,751.00	216,915.00	387,666.00	\$360.50
027-515-010-000	1032 FARNHAM AVE	80,000.00	309,900.00	389,900.00	\$360.50
027-515-011-000	1036 FARNHAM AVE	70,988.00	139,144.00	210,132.00	\$360.50
027-515-012-000	1040 FARNHAM AVE	81,878.00	170,591.00	252,469.00	\$360.50
027-530-001-000	944 CAMPBELL CIR	87,490.00	273,411.00	360,901.00	\$360.50
027-530-002-000	940 CAMPBELL CIR	90,932.00	272,797.00	363,729.00	\$360.50
027-530-003-000	936 CAMPBELL CIR	82,744.00	102,288.00	185,032.00	\$360.50
027-530-004-000	932 CAMPBELL CIR	81,123.00	112,101.00	193,224.00	\$360.50
027-530-005-000	928 CAMPBELL CIR	90,000.00	330,000.00	420,000.00	\$360.50
027-530-006-000	924 CAMPBELL CIR	154,329.00	194,391.00	348,720.00	\$360.50
027-530-007-000	920 CAMPBELL CIR	90,000.00	330,000.00	420,000.00	\$360.50
027-530-008-000	916 CAMPBELL CIR	81,123.00	104,711.00	185,834.00	\$360.50
027-530-009-000	912 CAMPBELL CIR	78,838.00	257,538.00	336,376.00	\$360.50
027-530-010-000	1080 BARNES CIR	107,320.00	134,153.00	241,473.00	\$360.50
027-511-029-000	1968 HUSTON CIR	77,570.00	142,377.00	219,947.00	\$360.50
027-511-027-000	1964 MORRIS CIR	76,725.00	104,335.00	181,060.00	\$360.50
027-530-063-000	1005 BARNES CIR	107,033.00	287,671.00	394,704.00	\$360.50
027-530-064-000	1001 BARNES CIR	95,000.00	325,000.00	420,000.00	\$360.50

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027-530-065-000	995 CAMPBELL CIR	90,000.00	330,000.00	420,000.00	\$360.50
027-530-066-000	991 CAMPBELL CIR	92,114.00	197,886.00	290,000.00	\$360.50
027-530-067-000	987 CAMPBELL CIR	90,932.00	272,797.00	363,729.00	\$360.50
027-530-068-000	983 CAMPBELL CIR	81,225.00	142,726.00	223,951.00	\$360.50
027-530-069-000	979 CAMPBELL CIR	103,689.00	257,564.00	361,253.00	\$360.50
027-530-070-000	975 CAMPBELL CIR	80,414.00	262,688.00	343,102.00	\$360.50
027-530-071-000	971 CAMPBELL CIR	118,963.00	172,500.00	291,463.00	\$360.50
027-540-001-000	985 BOURN DR	86,996.00	185,835.00	272,831.00	\$360.50
027-540-002-000	979 BOURN DR	81,123.00	134,212.00	215,335.00	\$360.50
027-540-003-000	973 BOURN DR	95,000.00	400,000.00	495,000.00	\$360.50
027-540-004-000	967 BOURN DR	90,932.00	308,159.00	399,091.00	\$360.50
027-540-005-000	961 BOURN DR	82,744.00	171,273.00	254,017.00	\$360.50
027-540-006-000	955 BOURN DR	92,959.00	298,564.00	391,523.00	\$360.50
027-540-007-000	949 BOURN DR	81,123.00	152,911.00	234,034.00	\$360.50
027-540-008-000	943 BOURN DR	69,303.00	147,507.00	216,810.00	\$360.50
027-540-009-000	937 BOURN DR	100,000.00	410,000.00	510,000.00	\$360.50
027-540-010-000	960 DUNCAN CIR	97,436.00	177,482.00	274,918.00	\$360.50
027-540-011-000	956 DUNCAN CIR	79,631.00	323,542.00	403,173.00	\$360.50
027-540-012-000	952 DUNCAN CIR	119,246.00	165,753.00	284,999.00	\$360.50
027-540-013-000	948 DUNCAN CIR	78,086.00	162,575.00	240,661.00	\$360.50
027-540-014-000	944 DUNCAN CIR	85,186.00	217,099.00	302,285.00	\$360.50
027-540-015-000	940 DUNCAN CIR	81,639.00	159,658.00	241,297.00	\$360.50
027-540-016-000	936 DUNCAN CIR	87,490.00	289,815.00	377,305.00	\$360.50
027-540-017-000	932 DUNCAN CIR	95,000.00	400,000.00	495,000.00	\$360.50
027-540-018-000	928 DUNCAN CIR	178,236.00	229,887.00	408,123.00	\$360.50
027-540-019-000	924 DUNCAN CIR	107,320.00	249,231.00	356,551.00	\$360.50
027-540-020-000	920 DUNCAN CIR	100,344.00	322,806.00	423,150.00	\$360.50
027-540-021-000	916 DUNCAN CIR	123,668.00	390,069.00	513,737.00	\$360.50
027-540-022-000	912 DUNCAN CIR	87,026.00	191,462.00	278,488.00	\$360.50
027-540-023-000	908 DUNCAN CIR	90,932.00	388,988.00	479,920.00	\$360.50
027-540-024-000	904 DUNCAN CIR	81,225.00	191,462.00	272,687.00	\$360.50
027-540-025-000	900 DUNCAN CIR	90,932.00	338,470.00	429,402.00	\$360.50
027-540-026-000	896 DUNCAN CIR	81,123.00	169,617.00	250,740.00	\$360.50
027-540-027-000	892 DUNCAN CIR	83,517.00	189,319.00	272,836.00	\$360.50
027-540-028-000	888 DUNCAN CIR	106,523.00	183,456.00	289,979.00	\$360.50
027-540-029-000	1665 BRENNEN DR	69,692.00	230,522.00	300,214.00	\$360.50
027-540-030-000	884 DUNCAN CIR	76,027.00	91,943.00	167,970.00	\$360.50
027-540-031-000	4 MAST CT	79,271.00	254,811.00	334,082.00	\$360.50
027-540-032-000	8 MAST CT	76,027.00	174,872.00	250,899.00	\$360.50
027-570-032-000	1649 CRAFT DR	73,610.00	266,136.00	339,746.00	\$360.50
027-570-033-000	1653 CRAFT DR	79,631.00	275,307.00	354,938.00	\$360.50
027-570-034-000	1657 CRAFT DR	81,123.00	130,275.00	211,398.00	\$360.50
027-570-035-000	1658 CRAFT DR	79,645.00	162,202.00	241,847.00	\$360.50
027-570-036-000	1654 CRAFT DR	79,645.00	183,926.00	263,571.00	\$360.50
027-570-037-000	1650 CRAFT DR	85,775.00	310,938.00	396,713.00	\$360.50
027-570-038-000	1632 CRAFT DR	82,744.00	188,055.00	270,799.00	\$360.50
027-570-039-000	1628 CRAFT DR	43,005.00	122,571.00	165,576.00	\$360.50
027-570-040-000	1624 CRAFT DR	82,744.00	168,723.00	251,467.00	\$360.50
027-570-041-000	1620 CRAFT DR	82,744.00	142,917.00	225,661.00	\$360.50
027-570-042-000	871 PRATHER CT	111,139.00	363,729.00	474,868.00	\$360.50
027-570-043-000	879 PRATHER CT	82,744.00	203,103.00	285,847.00	\$360.50
027-570-044-000	887 PRATHER CT	84,397.00	224,006.00	308,403.00	\$360.50
027-570-045-000	888 PRATHER CT	175,951.00	224,489.00	400,440.00	\$360.50
027-570-046-000	880 PRATHER CT	72,169.00	274,802.00	346,971.00	\$360.50
027-570-047-000	872 PRATHER CT	103,689.00	311,085.00	414,774.00	\$360.50
027-570-048-000	864 PRATHER CT	118,963.00	113,014.00	231,977.00	\$360.50
027-570-049-000	856 PRATHER CT	82,445.00	357,606.00	440,051.00	\$360.50
027-570-050-000	848 PRATHER CT	84,397.00	156,515.00	240,912.00	\$360.50
027-570-051-000	840 PRATHER CT	100,539.00	197,233.00	297,772.00	\$360.50
027-570-052-000	832 PRATHER CT	90,932.00	334,429.00	425,361.00	\$360.50
027-570-053-000	824 PRATHER CT	118,963.00	130,861.00	249,824.00	\$360.50
027-570-054-000	825 BOURN DR	87,258.00	237,570.00	324,828.00	\$360.50
027-570-055-000	833 BOURN DR	81,123.00	172,658.00	253,781.00	\$360.50
027-570-056-000	841 BOURN DR	95,000.00	345,000.00	440,000.00	\$360.50

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027-570-057-000	849 BOURN DR	82,848.00	206,495.00	289,343.00	\$360.50
027-570-058-000	857 BOURN DR	95,000.00	380,000.00	475,000.00	\$360.50
027-570-059-000	865 BOURN DR	81,123.00	158,013.00	239,136.00	\$360.50
027-570-060-000	873 BOURN DR	76,027.00	173,329.00	249,356.00	\$360.50
027-570-061-000	881 BOURN DR	67,946.00	266,136.00	334,082.00	\$360.50
027-570-062-000	889 BOURN DR	118,963.00	178,448.00	297,411.00	\$360.50
027-570-063-000	897 BOURN DR	81,123.00	174,432.00	255,555.00	\$360.50
027-580-001-000	46 DARBY CT	82,744.00	288,746.00	371,490.00	\$360.50
027-580-002-000	42 DARBY CT	82,744.00	198,257.00	281,001.00	\$360.50
027-580-003-000	38 DARBY CT	90,932.00	429,403.00	520,335.00	\$360.50
027-580-004-000	34 DARBY CT	81,123.00	237,952.00	319,075.00	\$360.50
027-580-005-000	30 DARBY CT	99,926.00	350,860.00	450,786.00	\$360.50
027-580-006-000	26 DARBY CT	92,071.00	159,735.00	251,806.00	\$360.50
027-580-007-000	22 DARBY CT	95,984.00	396,061.00	492,045.00	\$360.50
027-580-008-000	18 DARBY CT	95,527.00	348,015.00	443,542.00	\$360.50
027-580-009-000	14 DARBY CT	96,998.00	369,958.00	466,956.00	\$360.50
027-580-010-000	10 DARBY CT	84,397.00	217,003.00	301,400.00	\$360.50
027-580-011-000	6 DARBY CT	82,445.00	412,226.00	494,671.00	\$360.50
027-580-012-000	2 DARBY CT	83,517.00	200,072.00	283,589.00	\$360.50
027-540-033-000	12 MAST CT	85,186.00	173,223.00	258,409.00	\$360.50
027-540-034-000	20 LUCERO PL	100,000.00	430,000.00	530,000.00	\$360.50
027-540-035-000	24 LUCERO PL	84,395.00	161,062.00	245,457.00	\$360.50
027-540-036-000	28 LUCERO PL	82,744.00	177,523.00	260,267.00	\$360.50
027-540-037-000	32 LUCERO PL	82,744.00	144,605.00	227,349.00	\$360.50
027-540-038-000	996 DUNCAN CIR	68,255.00	149,028.00	217,283.00	\$360.50
027-540-039-000	992 DUNCAN CIR	90,932.00	383,835.00	474,767.00	\$360.50
027-540-040-000	988 DUNCAN CIR	80,036.00	277,026.00	357,062.00	\$360.50
027-540-041-000	984 DUNCAN CIR	68,000.00	198,935.00	266,935.00	\$360.50
027-540-042-000	980 DUNCAN CIR	92,751.00	360,698.00	453,449.00	\$360.50
027-540-043-000	976 DUNCAN CIR	136,807.00	203,145.00	339,952.00	\$360.50
027-540-044-000	972 DUNCAN CIR	82,744.00	144,420.00	227,164.00	\$360.50
027-540-045-000	968 DUNCAN CIR	73,610.00	317,098.00	390,708.00	\$360.50
027-540-046-000	964 DUNCAN CIR	100,602.00	229,617.00	330,219.00	\$360.50
027-540-047-000	951 DUNCAN CIR	78,838.00	259,114.00	337,952.00	\$360.50
027-540-048-000	967 DUNCAN CIR	100,344.00	193,873.00	294,217.00	\$360.50
027-540-049-000	947 DUNCAN CIR	81,123.00	186,130.00	267,253.00	\$360.50
027-540-050-000	943 DUNCAN CIR	81,123.00	155,750.00	236,873.00	\$360.50
027-540-051-000	939 DUNCAN CIR	164,183.00	285,682.00	449,865.00	\$360.50
027-540-052-000	935 DUNCAN CIR	113,284.00	268,191.00	381,475.00	\$360.50
027-540-053-000	931 DUNCAN CIR	81,123.00	154,867.00	235,990.00	\$360.50
027-540-054-000	925 DUNCAN CIR	72,169.00	178,760.00	250,929.00	\$360.50
027-540-055-000	907 DUNCAN CIR	70,725.00	282,395.00	353,120.00	\$360.50
027-540-056-000	903 DUNCAN CIR	68,326.00	273,306.00	341,632.00	\$360.50
027-540-057-000	1655 SANTONI LN	81,225.00	116,036.00	197,261.00	\$360.50
027-540-058-000	1647 SANTONI LN	82,744.00	220,862.00	303,606.00	\$360.50
027-540-059-000	1643 SANTONI LN	82,744.00	147,295.00	230,039.00	\$360.50
027-540-060-000	1639 SANTONI LN	85,775.00	285,643.00	371,418.00	\$360.50
027-540-061-000	1635 SANTONI LN	81,123.00	169,617.00	250,740.00	\$360.50
027-540-062-000	1631 SANTONI LN	82,744.00	157,100.00	239,844.00	\$360.50
027-540-063-000	971 DUNCAN CIR	59,620.00	95,993.00	155,613.00	\$360.50
027-540-064-000	1627 SANTONI LN	76,027.00	108,464.00	184,491.00	\$360.50
027-540-065-000	1628 SANTONI LN	68,255.00	125,137.00	193,392.00	\$360.50
027-540-066-000	989 DUNCAN CIR	69,692.00	246,605.00	316,297.00	\$360.50
027-540-067-000	1632 SANTONI LN	76,553.00	326,998.00	403,551.00	\$360.50
027-540-068-000	1636 SANTONI LN	174,034.00	213,437.00	387,471.00	\$360.50
027-540-069-000	1640 SANTONI LN	76,553.00	339,029.00	415,582.00	\$360.50
027-540-070-000	1644 SANTONI LN	79,858.00	258,261.00	338,119.00	\$360.50
027-540-071-000	1648 SANTONI LN	85,775.00	327,556.00	413,331.00	\$360.50
027-540-072-000	1656 SANTONI LN	88,701.00	144,659.00	233,360.00	\$360.50
027-540-073-000	887 DUNCAN CIR	72,407.00	100,474.00	172,881.00	\$360.50
027-550-001-000	1112 POWERS CIR	137,135.00	190,799.00	327,934.00	\$360.50
027-550-002-000	1108 POWERS CIR	67,946.00	289,917.00	357,863.00	\$360.50
027-550-003-000	1104 POWERS CIR	84,397.00	199,506.00	283,903.00	\$360.50
027-550-004-000	1100 POWERS CIR	87,598.00	344,209.00	431,807.00	\$360.50

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027-550-005-000	1096 POWERS CIR	84,397.00	146,266.00	230,663.00	\$360.50
027-550-006-000	1092 POWERS CIR	82,848.00	168,662.00	251,510.00	\$360.50
027-550-007-000	1088 POWERS CIR	81,123.00	126,852.00	207,975.00	\$360.50
027-550-008-000	1084 POWERS CIR	76,553.00	306,219.00	382,772.00	\$360.50
027-550-009-000	1080 POWERS CIR	95,000.00	405,000.00	500,000.00	\$360.50
027-550-010-000	1076 POWERS CIR	84,397.00	147,172.00	231,569.00	\$360.50
027-550-011-000	1072 POWERS CIR	164,183.00	216,219.00	380,402.00	\$360.50
027-550-012-000	1068 POWERS CIR	80,414.00	364,547.00	444,961.00	\$360.50
027-550-013-000	1064 POWERS CIR	80,414.00	289,494.00	369,908.00	\$360.50
027-550-014-000	1060 POWERS CIR	151,045.00	321,673.00	472,718.00	\$360.50
027-550-015-000	1056 POWERS CIR	94,684.00	156,487.00	251,171.00	\$360.50
027-550-016-000	1052 POWERS CIR	78,838.00	333,222.00	412,060.00	\$360.50
027-550-017-000	1048 POWERS CIR	93,956.00	242,911.00	336,867.00	\$360.50
027-550-018-000	1044 POWERS CIR	84,397.00	153,989.00	238,386.00	\$360.50
027-550-019-000	1040 POWERS CIR	91,046.00	159,578.00	250,624.00	\$360.50
027-550-020-000	1036 POWERS CIR	93,091.00	184,090.00	277,181.00	\$360.50
027-550-021-000	1051 BOURN DR	107,067.00	154,654.00	261,721.00	\$360.50
027-550-022-000	1045 BOURN DR	81,225.00	141,564.00	222,789.00	\$360.50
027-550-023-000	1039 BOURN DR	95,527.00	221,088.00	316,615.00	\$360.50
027-550-024-000	1033 BOURN DR	151,680.00	191,725.00	343,405.00	\$360.50
027-550-025-000	1027 BOURN DR	82,022.00	333,561.00	415,583.00	\$360.50
027-550-026-000	1021 BOURN DR	94,684.00	191,741.00	286,425.00	\$360.50
027-550-027-000	1608 AMMONS ST	56,880.00	133,670.00	190,550.00	\$360.50
027-550-028-000	1015 BOURN DR	84,397.00	99,508.00	183,905.00	\$360.50
027-550-029-000	1003 BOURN DR	84,397.00	98,061.00	182,458.00	\$360.50
027-550-030-000	1607 AMMONS ST	72,139.00	287,528.00	359,667.00	\$360.50
027-550-031-000	997 BOURN DR	101,360.00	190,799.00	292,159.00	\$360.50
027-550-032-000	991 BOURN DR	72,169.00	280,354.00	352,523.00	\$360.50
027-550-033-000	1000 DUNCAN CIR	145,611.00	200,221.00	345,832.00	\$360.50
027-550-034-000	1004 DUNCAN CIR	90,932.00	358,677.00	449,609.00	\$360.50
027-550-035-000	1008 DUNCAN CIR	82,744.00	139,616.00	222,360.00	\$360.50
027-550-036-000	1612 AMMONS ST	84,397.00	87,827.00	172,224.00	\$360.50
027-550-037-000	1016 POWERS CIR	84,397.00	102,136.00	186,533.00	\$360.50
027-550-038-000	1020 POWERS CIR	67,946.00	271,798.00	339,744.00	\$360.50
027-550-039-000	1024 POWERS CIR	67,946.00	271,798.00	339,744.00	\$360.50
027-550-040-000	1028 POWERS CIR	68,255.00	181,452.00	249,707.00	\$360.50
027-550-041-000	1032 POWERS CIR	87,026.00	248,323.00	335,349.00	\$360.50
027-550-042-000	1029 POWERS CIR	95,000.00	380,000.00	475,000.00	\$360.50
027-550-043-000	1025 POWERS CIR	80,414.00	324,876.00	405,290.00	\$360.50
027-550-044-000	1021 POWERS CIR	151,680.00	224,489.00	376,169.00	\$360.50
027-550-045-000	1017 POWERS CIR	80,414.00	332,382.00	412,796.00	\$360.50
027-550-046-000	1013 POWERS CIR	73,610.00	322,648.00	396,258.00	\$360.50
027-550-047-000	1009 DUNCAN CIR	177,318.00	288,309.00	465,627.00	\$360.50
027-550-048-000	4 LUCERO PL	87,490.00	246,069.00	333,559.00	\$360.50
027-550-049-000	8 LUCERO PL	87,598.00	373,065.00	460,663.00	\$360.50
027-550-050-000	12 LUCERO PL	76,553.00	321,529.00	398,082.00	\$360.50
027-550-051-000	16 LUCERO PL	163,815.00	348,266.00	512,081.00	\$360.50
027-550-052-000	16 MAST CT	90,476.00	213,450.00	303,926.00	\$360.50
027-550-053-000	20 MAST CT	14,909.00	59,435.00	74,344.00	\$360.50
027-550-054-000	24 MAST CT	84,094.00	383,680.00	467,774.00	\$360.50
027-550-055-000	28 MAST CT	96,497.00	300,216.00	396,713.00	\$360.50
027-550-056-000	1103 POWERS CIR	76,027.00	212,170.00	288,197.00	\$360.50
027-550-057-000	1099 POWERS CIR	92,828.00	147,367.00	240,195.00	\$360.50
027-550-058-000	1095 POWERS CIR	85,775.00	332,382.00	418,157.00	\$360.50
027-550-059-000	1091 POWERS CIR	84,397.00	151,317.00	235,714.00	\$360.50
027-550-060-000	1087 POWERS CIR	84,397.00	100,966.00	185,363.00	\$360.50
027-550-061-000	1069 POWERS CIR	107,033.00	189,993.00	297,026.00	\$360.50
027-550-062-000	4 BAIRD CT	94,606.00	404,703.00	499,309.00	\$360.50
027-550-063-000	8 BAIRD CT	81,123.00	135,700.00	216,823.00	\$360.50
027-550-064-000	12 BAIRD CT	87,490.00	323,718.00	411,208.00	\$360.50
027-550-065-000	16 BAIRD CT	36,057.00	100,045.00	136,102.00	\$360.50
027-550-066-000	20 BAIRD CT	98,630.00	182,113.00	280,743.00	\$360.50
027-550-067-000	24 BAIRD CT	105,762.00	289,194.00	394,956.00	\$360.50
027-550-068-000	28 BAIRD CT	101,036.00	404,144.00	505,180.00	\$360.50

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027-550-069-000	32 BAIRD CT	100,000.00	390,000.00	490,000.00	\$360.50
027-550-070-000	36 BAIRD CT	85,331.00	230,734.00	316,065.00	\$360.50
027-550-071-000	40 BAIRD CT	95,000.00	380,000.00	475,000.00	\$360.50
027-550-072-000	1045 POWERS CIR	84,397.00	174,643.00	259,040.00	\$360.50
027-550-073-000	1049 POWERS CIR	84,395.00	156,205.00	240,600.00	\$360.50
027-570-001-000	850 PIONEER AVE	713,668.00	5,227,288.00	5,940,956.00	\$4,176.70
027-570-002-000	825 LAUGENOUR CT	107,879.00	329,765.00	437,644.00	\$360.50
027-570-003-000	829 LAUGENOUR CT	105,000.00	465,000.00	570,000.00	\$360.50
027-570-004-000	833 LAUGENOUR CT	90,267.00	213,066.00	303,333.00	\$360.50
027-570-005-000	837 LAUGENOUR CT	88,497.00	245,493.00	333,990.00	\$360.50
027-570-006-000	841 LAUGENOUR CT	103,689.00	384,679.00	488,368.00	\$360.50
027-570-007-000	845 LAUGENOUR CT	64,487.00	206,512.00	270,999.00	\$360.50
027-570-008-000	849 LAUGENOUR CT	90,932.00	414,247.00	505,179.00	\$360.50
027-570-009-000	853 LAUGENOUR CT	136,807.00	208,191.00	344,998.00	\$360.50
027-570-010-000	857 LAUGENOUR CT	70,174.00	382,683.00	452,857.00	\$360.50
027-570-011-000	861 LAUGENOUR CT	81,123.00	166,666.00	247,789.00	\$360.50
027-570-012-000	860 LAUGENOUR CT	100,602.00	213,047.00	313,649.00	\$360.50
027-570-013-000	856 LAUGENOUR CT	100,000.00	365,000.00	465,000.00	\$360.50
027-570-014-000	852 LAUGENOUR CT	117,738.00	263,584.00	381,322.00	\$360.50
027-570-015-000	848 LAUGENOUR CT	100,000.00	350,000.00	450,000.00	\$360.50
027-570-016-000	840 LAUGENOUR CT	90,267.00	147,431.00	237,698.00	\$360.50
027-570-017-000	836 LAUGENOUR CT	112,439.00	183,456.00	295,895.00	\$360.50
027-570-018-000	832 LAUGENOUR CT	82,744.00	210,626.00	293,370.00	\$360.50
027-570-019-000	828 LAUGENOUR CT	82,744.00	197,142.00	279,886.00	\$360.50
027-570-020-000	824 LAUGENOUR CT	94,130.00	220,137.00	314,267.00	\$360.50
027-570-021-000	1632 GILLETTE DR	82,744.00	173,010.00	255,754.00	\$360.50
027-570-022-000	1628 GILLETTE DR	82,744.00	135,389.00	218,133.00	\$360.50
027-570-023-000	1624 GILLETTE DR	95,000.00	455,000.00	550,000.00	\$360.50
027-570-024-000	1620 GILLETTE DR	81,123.00	125,362.00	206,485.00	\$360.50
027-570-025-000	1621 CRAFT DR	73,610.00	322,761.00	396,371.00	\$360.50
027-570-026-000	1625 CRAFT DR	81,123.00	103,248.00	184,371.00	\$360.50
027-570-027-000	1629 CRAFT DR	78,086.00	199,463.00	277,549.00	\$360.50
027-570-028-000	1633 CRAFT DR	136,807.00	255,123.00	391,930.00	\$360.50
027-570-029-000	1637 CRAFT DR	157,747.00	290,017.00	447,764.00	\$360.50
027-570-030-000	1641 CRAFT DR	73,944.00	230,255.00	304,199.00	\$360.50
027-570-031-000	1645 CRAFT DR	83,271.00	335,315.00	418,586.00	\$360.50
027-580-014-000	901 CRANSTON DR	76,553.00	382,774.00	459,327.00	\$360.50
027-580-015-000	905 CRANSTON DR	95,000.00	390,000.00	485,000.00	\$360.50
027-580-016-000	909 CRANSTON DR	79,645.00	255,118.00	334,763.00	\$360.50
027-580-017-000	913 CRANSTON DR	81,123.00	216,764.00	297,887.00	\$360.50
027-580-018-000	917 CRANSTON DR	164,183.00	239,709.00	403,892.00	\$360.50
027-581-001-000	1884 OLVERA DR	79,645.00	214,919.00	294,564.00	\$360.50
027-581-002-000	900 CRANSTON DR	87,026.00	218,731.00	305,757.00	\$360.50
027-581-003-000	902 CRANSTON DR	95,000.00	425,000.00	520,000.00	\$360.50
027-581-004-000	1880 OLVERA DR	90,932.00	378,885.00	469,817.00	\$360.50
027-581-005-000	1876 OLVERA DR	148,705.00	202,242.00	350,947.00	\$360.50
027-581-006-000	908 CRANSTON DR	76,027.00	181,612.00	257,639.00	\$360.50
027-581-007-000	912 CRANSTON DR	79,645.00	250,806.00	330,451.00	\$360.50
027-581-008-000	1872 OLVERA DR	79,645.00	230,187.00	309,832.00	\$360.50
027-581-009-000	1868 OLVERA DR	79,645.00	216,762.00	296,407.00	\$360.50
027-581-010-000	916 CRANSTON DR	81,123.00	277,876.00	358,999.00	\$360.50
027-581-011-000	1864 OLVERA DR	80,414.00	399,930.00	480,344.00	\$360.50
027-581-012-000	920 CRANSTON DR	84,094.00	455,160.00	539,254.00	\$360.50
027-581-013-000	1860 OLVERA DR	82,744.00	202,006.00	284,750.00	\$360.50
027-581-014-000	1856 OLVERA DR	82,744.00	292,882.00	375,626.00	\$360.50
027-581-015-000	1852 OLVERA DR	82,744.00	163,096.00	245,840.00	\$360.50
027-581-016-000	1848 OLVERA DR	79,631.00	308,300.00	387,931.00	\$360.50
027-581-017-000	1844 OLVERA DR	82,744.00	252,546.00	335,290.00	\$360.50
027-581-018-000	1840 OLVERA DR	113,362.00	453,449.00	566,811.00	\$360.50
027-581-019-000	16 OLVERA CT	90,267.00	279,989.00	370,256.00	\$360.50
027-581-020-000	12 OLVERA CT	115,000.00	460,000.00	575,000.00	\$360.50
027-581-021-000	8 OLVERA CT	105,117.00	462,518.00	567,635.00	\$360.50
027-590-001-000	1848 E GUM AVE	79,645.00	218,763.00	298,408.00	\$360.50
027-590-002-000	1844 E GUM AVE	95,000.00	380,000.00	475,000.00	\$360.50

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027-590-003-000	1840 E GUM AVE	80,414.00	344,176.00	424,590.00	\$360.50
027-590-004-000	1836 E GUM AVE	76,027.00	210,576.00	286,603.00	\$360.50
027-590-005-000	1832 E GUM AVE	71,085.00	313,874.00	384,959.00	\$360.50
027-590-006-000	1828 E GUM AVE	106,523.00	224,881.00	331,404.00	\$360.50
027-590-007-000	1824 E GUM AVE	68,255.00	204,773.00	273,028.00	\$360.50
027-590-008-000	1820 E GUM AVE	95,000.00	425,000.00	520,000.00	\$360.50
027-590-009-000	1816 E GUM AVE	79,645.00	166,548.00	246,193.00	\$360.50
027-590-010-000	1812 E GUM AVE	164,183.00	246,935.00	411,118.00	\$360.50
027-590-011-000	1808 E GUM AVE	81,225.00	208,868.00	290,093.00	\$360.50
027-590-012-000	1804 E GUM AVE	81,123.00	222,030.00	303,153.00	\$360.50
027-590-013-000	1800 E GUM AVE	90,476.00	316,242.00	406,718.00	\$360.50
027-590-014-000	50 COLLINS PL	97,903.00	309,170.00	407,073.00	\$360.50
027-590-015-000	46 COLLINS PL	73,610.00	379,387.00	452,997.00	\$360.50
027-590-016-000	42 COLLINS PL	95,000.00	450,000.00	545,000.00	\$360.50
027-590-017-000	38 COLLINS PL	87,026.00	185,661.00	272,687.00	\$360.50
027-590-018-000	34 COLLINS PL	170,751.00	362,524.00	533,275.00	\$360.50
027-590-019-000	30 COLLINS PL	92,071.00	223,468.00	315,539.00	\$360.50
027-590-020-000	22 EATON CT	86,889.00	176,090.00	262,979.00	\$360.50
027-590-021-000	18 EATON CT	94,374.00	368,625.00	462,999.00	\$360.50
027-590-022-000	14 EATON CT	84,397.00	175,563.00	259,960.00	\$360.50
027-590-023-000	10 EATON CT	84,397.00	191,756.00	276,153.00	\$360.50
027-590-024-000	6 EATON CT	73,747.00	160,045.00	233,792.00	\$360.50
027-590-025-000	2 EATON CT	95,984.00	392,019.00	488,003.00	\$360.50
027-590-026-000	46 EATON CT	136,807.00	249,831.00	386,638.00	\$360.50
027-590-027-000	42 EATON CT	85,775.00	316,299.00	402,074.00	\$360.50
027-590-028-000	38 EATON CT	85,335.00	221,349.00	306,684.00	\$360.50
027-590-029-000	34 EATON CT	137,135.00	224,188.00	361,323.00	\$360.50
027-590-030-000	30 EATON CT	85,335.00	175,457.00	260,792.00	\$360.50
027-590-031-000	26 EATON CT	93,093.00	197,915.00	291,008.00	\$360.50
027-590-032-000	26 COLLINS PL	88,497.00	250,769.00	339,266.00	\$360.50
027-590-033-000	22 COLLINS PL	91,136.00	369,908.00	461,044.00	\$360.50
027-590-034-000	18 COLLINS PL	76,553.00	399,179.00	475,732.00	\$360.50
027-590-035-000	14 COLLINS PL	84,397.00	241,568.00	325,965.00	\$360.50
027-590-036-000	10 COLLINS PL	82,445.00	355,545.00	437,990.00	\$360.50
027-590-037-000	6 COLLINS PL	78,838.00	404,703.00	483,541.00	\$360.50
027-590-038-000	2 COLLINS PL	118,356.00	325,488.00	443,844.00	\$360.50
027-590-039-000	30 CLARK CT	100,602.00	307,736.00	408,338.00	\$360.50
027-590-040-000	26 CLARK CT	82,744.00	185,667.00	268,411.00	\$360.50
027-590-041-000	22 CLARK CT	84,397.00	277,037.00	361,434.00	\$360.50
027-590-042-000	18 CLARK CT	73,944.00	192,655.00	266,599.00	\$360.50
027-590-043-000	14 CLARK CT	78,086.00	161,153.00	239,239.00	\$360.50
027-590-044-000	10 CLARK CT	77,719.00	383,059.00	460,778.00	\$360.50
027-590-045-000	6 CLARK CT	92,751.00	428,406.00	521,157.00	\$360.50
027-590-046-000	2 CLARK CT	89,350.00	372,116.00	461,466.00	\$360.50
027-590-047-000	70 CLARK CT	81,639.00	202,330.00	283,969.00	\$360.50
027-590-048-000	66 CLARK CT	68,255.00	210,461.00	278,716.00	\$360.50
027-590-049-000	62 CLARK CT	90,000.00	373,500.00	463,500.00	\$360.50
027-590-050-000	58 CLARK CT	107,320.00	252,810.00	360,130.00	\$360.50
027-590-051-000	54 CLARK CT	90,476.00	253,350.00	343,826.00	\$360.50
027-590-052-000	50 CLARK CT	84,397.00	178,391.00	262,788.00	\$360.50
027-590-053-000	46 CLARK CT	84,397.00	175,730.00	260,127.00	\$360.50
027-590-054-000	42 CLARK CT	92,071.00	242,547.00	334,618.00	\$360.50
027-590-055-000	38 CLARK CT	95,000.00	440,000.00	535,000.00	\$360.50
027-590-056-000	34 CLARK CT	103,056.00	437,991.00	541,047.00	\$360.50
027-640-008-000	884 BROWNING CIR	66,617.00	293,123.00	359,740.00	\$360.50
027-640-009-000	880 BROWNING CIR	125,208.00	152,638.00	277,846.00	\$360.50
027-640-010-000	876 BROWNING CIR	93,652.00	222,105.00	315,757.00	\$360.50
027-640-011-000	872 BROWNING CIR	76,553.00	336,295.00	412,848.00	\$360.50
027-640-012-000	868 BROWNING CIR	107,033.00	206,051.00	313,084.00	\$360.50
027-640-013-000	864 BROWNING CIR	96,497.00	332,382.00	428,879.00	\$360.50
027-640-014-000	860 BROWNING CIR	72,169.00	205,408.00	277,577.00	\$360.50
027-640-015-000	856 BROWNING CIR	77,432.00	155,602.00	233,034.00	\$360.50
027-640-016-000	852 BROWNING CIR	77,432.00	132,335.00	209,767.00	\$360.50
027-640-017-000	848 BROWNING CIR	65,617.00	278,879.00	344,496.00	\$360.50

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027-640-018-000	844 BROWNING CIR	83,517.00	175,394.00	258,911.00	\$360.50
027-640-019-000	840 BROWNING CIR	95,000.00	410,000.00	505,000.00	\$360.50
027-640-020-000	876 KINCHELOE DR	90,932.00	343,522.00	434,454.00	\$360.50
027-640-021-000	845 BROWNING CIR	77,432.00	127,575.00	205,007.00	\$360.50
027-640-022-000	849 BROWNING CIR	92,114.00	213,585.00	305,699.00	\$360.50
027-640-023-000	853 BROWNING CIR	84,094.00	307,995.00	392,089.00	\$360.50
027-640-024-000	857 BROWNING CIR	81,123.00	203,589.00	284,712.00	\$360.50
027-640-025-000	30 MULCAHY CT	95,527.00	186,967.00	282,494.00	\$360.50
027-640-026-000	26 MULCAHY CT	81,123.00	153,389.00	234,512.00	\$360.50
027-640-027-000	22 MULCAHY CT	79,271.00	250,537.00	329,808.00	\$360.50
027-640-028-000	18 MULCAHY CT	84,935.00	174,359.00	259,294.00	\$360.50
027-640-029-000	14 MULCAHY CT	87,490.00	344,497.00	431,987.00	\$360.50
027-640-030-000	10 MULCAHY CT	82,744.00	117,335.00	200,079.00	\$360.50
027-640-031-000	6 MULCAHY CT	92,751.00	417,379.00	510,130.00	\$360.50
027-640-032-000	2 MULCAHY CT	100,602.00	147,948.00	248,550.00	\$360.50
027-640-033-000	891 BROWNING CIR	81,123.00	126,837.00	207,960.00	\$360.50
027-640-034-000	895 BROWNING CIR	85,775.00	278,772.00	364,547.00	\$360.50
027-640-037-000	888 KINCHELOE DR	78,086.00	151,479.00	229,565.00	\$360.50
027-640-038-000	884 KINCHELOE DR	67,946.00	272,931.00	340,877.00	\$360.50
027-640-039-000	880 KINCHELOE DR	90,000.00	325,000.00	415,000.00	\$360.50
027-600-001-000	1096 LEAKE CIR	100,000.00	358,000.00	458,000.00	\$360.50
027-600-002-000	1092 LEAKE CIR	81,225.00	139,244.00	220,469.00	\$360.50
027-600-003-000	1088 LEAKE CIR	78,838.00	268,050.00	346,888.00	\$360.50
027-600-004-000	1084 LEAKE CIR	95,169.00	135,916.00	231,085.00	\$360.50
027-600-005-000	1080 LEAKE CIR	80,414.00	336,670.00	417,084.00	\$360.50
027-600-006-000	1076 LEAKE CIR	177,318.00	216,724.00	394,042.00	\$360.50
027-600-007-000	1072 LEAKE CIR	130,861.00	151,863.00	282,724.00	\$360.50
027-600-008-000	1068 LEAKE CIR	82,744.00	121,436.00	204,180.00	\$360.50
027-600-009-000	1064 LEAKE CIR	112,580.00	318,442.00	431,022.00	\$360.50
027-600-010-000	1060 LEAKE CIR	90,932.00	293,004.00	383,936.00	\$360.50
027-600-011-000	1056 LEAKE CIR	80,828.00	277,849.00	358,677.00	\$360.50
027-600-012-000	1052 LEAKE CIR	82,744.00	110,164.00	192,908.00	\$360.50
027-600-013-000	1048 LEAKE CIR	82,744.00	107,102.00	189,846.00	\$360.50
027-600-014-000	1044 LEAKE CIR	82,744.00	100,787.00	183,531.00	\$360.50
027-600-015-000	1040 LEAKE CIR	72,169.00	239,985.00	312,154.00	\$360.50
027-600-016-000	1036 LEAKE CIR	190,453.00	223,292.00	413,745.00	\$360.50
027-600-017-000	1032 LEAKE CIR	136,807.00	165,070.00	301,877.00	\$360.50
027-600-018-000	1028 LEAKE CIR	95,000.00	375,000.00	470,000.00	\$360.50
027-600-019-000	1024 LEAKE CIR	82,022.00	278,879.00	360,901.00	\$360.50
027-600-020-000	1020 LEAKE CIR	81,225.00	162,452.00	243,677.00	\$360.50
027-600-021-000	1016 LEAKE CIR	72,169.00	224,282.00	296,451.00	\$360.50
027-600-022-000	1012 LEAKE CIR	130,861.00	187,906.00	318,767.00	\$360.50
027-600-023-000	1008 LEAKE CIR	82,022.00	269,691.00	351,713.00	\$360.50
027-600-024-000	1004 LEAKE CIR	82,744.00	122,917.00	205,661.00	\$360.50
027-600-026-000	1001 LEAKE CIR	82,744.00	107,237.00	189,981.00	\$360.50
027-600-027-000	1005 LEAKE CIR	130,861.00	161,672.00	292,533.00	\$360.50
027-600-028-000	1009 LEAKE CIR	107,320.00	149,059.00	256,379.00	\$360.50
027-600-029-000	1011 LEAKE CIR	78,086.00	146,264.00	224,350.00	\$360.50
027-600-030-000	1015 LEAKE CIR	81,123.00	119,474.00	200,597.00	\$360.50
027-600-031-000	1019 LEAKE CIR	81,123.00	139,043.00	220,166.00	\$360.50
027-600-032-000	1023 LEAKE CIR	77,719.00	258,703.00	336,422.00	\$360.50
027-600-033-000	1024 GUERRERO LN	87,490.00	317,157.00	404,647.00	\$360.50
027-600-034-000	1020 GUERRERO LN	95,527.00	188,334.00	283,861.00	\$360.50
027-600-035-000	1016 GUERRERO LN	76,027.00	146,995.00	223,022.00	\$360.50
027-600-036-000	1012 GUERRERO LN	68,255.00	180,313.00	248,568.00	\$360.50
027-600-037-000	1008 GUERRERO LN	90,932.00	316,242.00	407,174.00	\$360.50
027-600-038-000	1004 GUERRERO LN	81,225.00	116,036.00	197,261.00	\$360.50
027-600-039-000	1000 GUERRERO LN	124,911.00	151,680.00	276,591.00	\$360.50
027-600-040-000	1001 GUERRERO LN	82,744.00	143,774.00	226,518.00	\$360.50
027-600-041-000	1005 GUERRERO LN	83,517.00	150,809.00	234,326.00	\$360.50
027-600-042-000	1009 GUERRERO LN	103,753.00	188,051.00	291,804.00	\$360.50
027-600-043-000	1013 GUERRERO LN	68,255.00	158,128.00	226,383.00	\$360.50
027-600-044-000	1017 GUERRERO LN	82,744.00	144,976.00	227,720.00	\$360.50
027-600-045-000	1021 GUERRERO LN	84,094.00	273,306.00	357,400.00	\$360.50

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027-600-046-000	1025 GUERRERO LN	82,744.00	139,782.00	222,526.00	\$360.50
027-600-047-000	1071 LEAKE CIR	81,123.00	176,108.00	257,231.00	\$360.50
027-600-048-000	1075 LEAKE CIR	81,225.00	174,055.00	255,280.00	\$360.50
027-600-049-000	1079 LEAKE CIR	103,689.00	229,463.00	333,152.00	\$360.50
027-600-050-000	1083 LEAKE CIR	96,530.00	139,632.00	236,162.00	\$360.50
027-600-051-000	1087 LEAKE CIR	80,414.00	327,021.00	407,435.00	\$360.50
027-600-052-000	1091 LEAKE CIR	218,915.00	194,124.00	413,039.00	\$360.50
027-600-053-000	1095 LEAKE CIR	147,175.00	214,077.00	361,252.00	\$360.50
027-600-054-000	1000 LEAKE CIR	81,123.00	137,016.00	218,139.00	\$360.50
027-581-022-000	1832 OLVERA DR	95,000.00	425,000.00	520,000.00	\$360.50
027-581-023-000	1828 OLVERA DR	83,271.00	427,472.00	510,743.00	\$360.50
027-581-024-000	1824 OLVERA DR	100,000.00	470,000.00	570,000.00	\$360.50
027-581-025-000	1812 OLVERA DR	90,267.00	245,294.00	335,561.00	\$360.50
027-581-026-000	835 WALKER ST	104,397.00	292,333.00	396,730.00	\$360.50
027-582-001-000	1883 OLVERA DR	124,911.00	275,466.00	400,377.00	\$360.50
027-582-002-000	1879 OLVERA DR	79,645.00	232,971.00	312,616.00	\$360.50
027-582-003-000	1875 OLVERA DR	95,000.00	395,000.00	490,000.00	\$360.50
027-582-004-000	1871 OLVERA DR	107,320.00	286,200.00	393,520.00	\$360.50
027-582-005-000	1867 OLVERA DR	80,414.00	345,248.00	425,662.00	\$360.50
027-582-006-000	1863 OLVERA DR	79,645.00	211,254.00	290,899.00	\$360.50
027-582-007-000	1855 OLVERA DR	90,476.00	285,371.00	375,847.00	\$360.50
027-582-008-000	1851 OLVERA DR	76,553.00	371,838.00	448,391.00	\$360.50
027-582-009-000	1843 OLVERA DR	73,610.00	322,761.00	396,371.00	\$360.50
027-582-010-000	1839 OLVERA DR	151,680.00	269,269.00	420,949.00	\$360.50
027-582-011-000	1835 OLVERA DR	95,000.00	455,000.00	550,000.00	\$360.50
027-582-012-000	1831 OLVERA DR	90,000.00	405,000.00	495,000.00	\$360.50
027-582-013-000	1827 OLVERA DR	86,623.00	340,738.00	427,361.00	\$360.50
027-582-014-000	1823 OLVERA DR	92,071.00	164,261.00	256,332.00	\$360.50
027-582-015-000	1819 OLVERA DR	90,476.00	422,353.00	512,829.00	\$360.50
027-582-016-000	1815 OLVERA DR	131,170.00	274,274.00	405,444.00	\$360.50
027-582-017-000	1811 OLVERA DR	90,932.00	387,473.00	478,405.00	\$360.50
027-582-018-000	1807 OLVERA DR	107,033.00	401,403.00	508,436.00	\$360.50
027-632-009-000	992 NELSON WAY	100,602.00	265,715.00	366,317.00	\$360.50
027-661-001-000	931 ANDERSON CIR	135,989.00	173,925.00	309,914.00	\$360.50
027-661-002-000	927 ANDERSON CIR	75,422.00	131,120.00	206,542.00	\$360.50
027-661-003-000	923 ANDERSON CIR	75,053.00	262,688.00	337,741.00	\$360.50
027-661-004-000	919 ANDERSON CIR	127,102.00	230,134.00	357,236.00	\$360.50
027-661-005-000	915 ANDERSON CIR	74,537.00	156,875.00	231,412.00	\$360.50
027-661-006-000	913 ANDERSON CIR	78,838.00	399,447.00	478,285.00	\$360.50
027-661-007-000	909 ANDERSON CIR	80,828.00	287,952.00	368,780.00	\$360.50
027-661-008-000	905 ANDERSON CIR	90,000.00	340,000.00	430,000.00	\$360.50
027-661-009-000	901 ANDERSON CIR	84,094.00	291,175.00	375,269.00	\$360.50
027-661-010-000	967 ANDERSON CIR	76,027.00	119,271.00	195,298.00	\$360.50
027-661-011-000	971 ANDERSON CIR	72,139.00	314,322.00	386,461.00	\$360.50
027-661-012-000	975 ANDERSON CIR	78,838.00	333,222.00	412,060.00	\$360.50
027-661-013-000	979 ANDERSON CIR	74,537.00	143,884.00	218,421.00	\$360.50
027-661-014-000	983 ANDERSON CIR	88,767.00	189,375.00	278,142.00	\$360.50
027-661-015-000	987 ANDERSON CIR	118,963.00	118,370.00	237,333.00	\$360.50
027-661-016-000	991 ANDERSON CIR	80,828.00	321,294.00	402,122.00	\$360.50
027-661-017-000	993 ANDERSON CIR	151,045.00	195,708.00	346,753.00	\$360.50
027-661-018-000	997 ANDERSON CIR	78,086.00	153,516.00	231,602.00	\$360.50
027-662-001-000	1789 LOSOYA DR	80,828.00	355,077.00	435,905.00	\$360.50
027-662-002-000	1785 LOSOYA DR	74,537.00	194,536.00	269,073.00	\$360.50
027-662-003-000	1781 LOSOYA DR	95,000.00	395,000.00	490,000.00	\$360.50
027-662-004-000	1777 LOSOYA DR	81,123.00	114,489.00	195,612.00	\$360.50
027-662-005-000	1773 LOSOYA DR	81,123.00	117,964.00	199,087.00	\$360.50
027-662-006-000	1769 LOSOYA DR	62,567.00	134,239.00	196,806.00	\$360.50
027-662-007-000	1765 LOSOYA DR	90,476.00	199,060.00	289,536.00	\$360.50
027-662-008-000	1761 LOSOYA DR	62,567.00	216,148.00	278,715.00	\$360.50
027-662-009-000	1757 LOSOYA DR	137,135.00	166,949.00	304,084.00	\$360.50
027-662-010-000	958 LOSOYA DR	137,135.00	178,873.00	316,008.00	\$360.50
027-662-011-000	962 LOSOYA DR	90,000.00	360,000.00	450,000.00	\$360.50
027-662-012-000	966 LOSOYA DR	88,701.00	147,390.00	236,091.00	\$360.50
027-662-013-000	970 LOSOYA DR	81,123.00	92,947.00	174,070.00	\$360.50

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027-662-014-000	974 LOSOYA DR	80,828.00	363,729.00	444,557.00	\$360.50
027-662-015-000	978 LOSOYA DR	100,602.00	175,288.00	275,890.00	\$360.50
027-662-016-000	982 LOSOYA DR	58,992.00	164,649.00	223,641.00	\$360.50
027-662-017-000	986 LOSOYA DR	66,617.00	266,476.00	333,093.00	\$360.50
027-662-018-000	990 LOSOYA DR	101,360.00	214,647.00	316,007.00	\$360.50
027-662-019-000	994 LOSOYA DR	62,284.00	232,913.00	295,197.00	\$360.50
027-662-020-000	998 LOSOYA DR	77,432.00	126,269.00	203,701.00	\$360.50
027-662-021-000	900 ANDERSON CIR	72,169.00	235,386.00	307,555.00	\$360.50
027-662-022-000	904 ANDERSON CIR	76,027.00	120,216.00	196,243.00	\$360.50
027-662-023-000	908 ANDERSON CIR	95,000.00	395,000.00	490,000.00	\$360.50
027-662-024-000	912 ANDERSON CIR	90,000.00	330,000.00	420,000.00	\$360.50
027-662-025-000	914 ANDERSON CIR	62,567.00	187,708.00	250,275.00	\$360.50
027-662-026-000	918 ANDERSON CIR	78,838.00	311,148.00	389,986.00	\$360.50
027-662-027-000	922 ANDERSON CIR	90,000.00	360,000.00	450,000.00	\$360.50
027-662-028-000	926 ANDERSON CIR	63,818.00	143,886.00	207,704.00	\$360.50
027-662-029-000	930 ANDERSON CIR	76,027.00	148,489.00	224,516.00	\$360.50
027-662-030-000	932 ANDERSON CIR	76,027.00	181,367.00	257,394.00	\$360.50
027-662-031-000	936 ANDERSON CIR	92,959.00	284,347.00	377,306.00	\$360.50
027-662-032-000	940 ANDERSON CIR	79,645.00	121,241.00	200,886.00	\$360.50
027-662-033-000	942 ANDERSON CIR	76,027.00	176,074.00	252,101.00	\$360.50
027-662-034-000	946 ANDERSON CIR	90,000.00	330,000.00	420,000.00	\$360.50
027-662-035-000	950 ANDERSON CIR	164,183.00	185,198.00	349,381.00	\$360.50
027-662-036-000	954 ANDERSON CIR	76,027.00	135,764.00	211,791.00	\$360.50
027-662-037-000	958 ANDERSON CIR	79,645.00	207,603.00	287,248.00	\$360.50
027-662-038-000	960 ANDERSON CIR	86,889.00	133,966.00	220,855.00	\$360.50
027-662-039-000	964 ANDERSON CIR	79,645.00	150,456.00	230,101.00	\$360.50
027-662-040-000	968 ANDERSON CIR	113,014.00	214,139.00	327,153.00	\$360.50
027-662-041-000	972 ANDERSON CIR	77,292.00	288,558.00	365,850.00	\$360.50
027-662-042-000	976 ANDERSON CIR	79,253.00	162,889.00	242,142.00	\$360.50
027-662-043-000	980 ANDERSON CIR	88,767.00	173,463.00	262,230.00	\$360.50
027-662-044-000	984 ANDERSON CIR	74,537.00	146,985.00	221,522.00	\$360.50
027-662-045-000	988 ANDERSON CIR	74,537.00	180,719.00	255,256.00	\$360.50
027-662-046-000	992 ANDERSON CIR	74,537.00	156,377.00	230,914.00	\$360.50
027-662-047-000	994 ANDERSON CIR	95,000.00	395,000.00	490,000.00	\$360.50
027-662-048-000	998 ANDERSON CIR	87,026.00	110,234.00	197,260.00	\$360.50
027-663-001-000	966 HUNTER LN	151,680.00	145,611.00	297,291.00	\$360.50
027-663-002-000	970 HUNTER LN	81,123.00	179,769.00	260,892.00	\$360.50
027-663-003-000	974 HUNTER LN	81,123.00	120,950.00	202,073.00	\$360.50
027-663-004-000	978 HUNTER LN	81,123.00	128,629.00	209,752.00	\$360.50
027-663-005-000	982 HUNTER LN	73,582.00	304,838.00	378,420.00	\$360.50
027-663-006-000	986 HUNTER LN	75,053.00	309,865.00	384,918.00	\$360.50
027-663-007-000	990 HUNTER LN	81,123.00	111,245.00	192,368.00	\$360.50
027-663-008-000	994 HUNTER LN	78,086.00	134,883.00	212,969.00	\$360.50
027-663-009-000	998 HUNTER LN	90,476.00	146,020.00	236,496.00	\$360.50
027-663-010-000	965 LOSOYA DR	124,911.00	113,014.00	237,925.00	\$360.50
027-663-011-000	969 LOSOYA DR	81,123.00	134,718.00	215,841.00	\$360.50
027-663-012-000	973 LOSOYA DR	145,611.00	248,758.00	394,369.00	\$360.50
027-663-013-000	977 LOSOYA DR	84,094.00	294,329.00	378,423.00	\$360.50
027-663-014-000	981 LOSOYA DR	61,175.00	147,507.00	208,682.00	\$360.50
027-663-015-000	985 LOSOYA DR	66,617.00	275,358.00	341,975.00	\$360.50
027-663-016-000	989 LOSOYA DR	78,838.00	299,585.00	378,423.00	\$360.50
027-663-017-000	993 LOSOYA DR	145,611.00	218,420.00	364,031.00	\$360.50
027-663-018-000	997 LOSOYA DR	127,102.00	227,456.00	354,558.00	\$360.50
027-664-001-000	965 HUNTER LN	81,225.00	127,640.00	208,865.00	\$360.50
027-664-002-000	969 HUNTER LN	83,517.00	182,353.00	265,870.00	\$360.50
027-664-003-000	973 HUNTER LN	76,553.00	267,941.00	344,494.00	\$360.50
027-664-004-000	977 HUNTER LN	77,292.00	371,004.00	448,296.00	\$360.50
027-664-005-000	981 HUNTER LN	81,123.00	104,711.00	185,834.00	\$360.50
027-664-006-000	985 HUNTER LN	88,767.00	178,721.00	267,488.00	\$360.50
027-664-007-000	989 HUNTER LN	75,053.00	246,605.00	321,658.00	\$360.50
027-664-008-000	993 HUNTER LN	179,700.00	220,868.00	400,568.00	\$360.50
027-631-001-000	1988 FISHER LN	95,527.00	286,136.00	381,663.00	\$360.50
027-631-002-000	1984 FISHER LN	170,751.00	292,907.00	463,658.00	\$360.50
027-631-003-000	1980 FISHER LN	82,714.00	195,809.00	278,523.00	\$360.50

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027-631-004-000	1976 FISHER LN	79,645.00	181,497.00	261,142.00	\$360.50
027-631-005-000	987 NELSON WAY	95,000.00	420,000.00	515,000.00	\$360.50
027-631-006-000	991 NELSON WAY	97,436.00	296,509.00	393,945.00	\$360.50
027-631-007-000	995 NELSON WAY	100,602.00	168,662.00	269,264.00	\$360.50
027-631-008-000	994 HOPPIN CT	87,490.00	344,278.00	431,768.00	\$360.50
027-631-009-000	990 HOPPIN CT	81,123.00	174,169.00	255,292.00	\$360.50
027-631-010-000	986 HOPPIN CT	105,000.00	423,000.00	528,000.00	\$360.50
027-631-011-000	955 WITHAM DR	139,546.00	248,758.00	388,304.00	\$360.50
027-631-012-000	959 WITHAM DR	87,026.00	208,868.00	295,894.00	\$360.50
027-631-013-000	963 WITHAM DR	82,744.00	150,695.00	233,439.00	\$360.50
027-631-014-000	967 WITHAM DR	111,049.00	347,883.00	458,932.00	\$360.50
027-631-015-000	971 WITHAM DR	73,610.00	288,786.00	362,396.00	\$360.50
027-631-016-000	975 WITHAM DR	130,861.00	226,035.00	356,896.00	\$360.50
027-631-017-000	979 WITHAM DR	104,397.00	254,768.00	359,165.00	\$360.50
027-631-018-000	983 HOPPIN CT	102,350.00	259,303.00	361,653.00	\$360.50
027-631-019-000	987 HOPPIN CT	81,123.00	165,620.00	246,743.00	\$360.50
027-631-020-000	991 HOPPIN CT	81,123.00	202,553.00	283,676.00	\$360.50
027-631-021-000	995 HOPPIN CT	87,490.00	273,411.00	360,901.00	\$360.50
027-633-001-000	1983 HOWARD DR	113,014.00	208,191.00	321,205.00	\$360.50
027-632-001-000	964 NELSON WAY	82,744.00	157,834.00	240,578.00	\$360.50
027-632-002-000	968 NELSON WAY	82,744.00	141,410.00	224,154.00	\$360.50
027-632-003-000	972 NELSON WAY	95,398.00	178,873.00	274,271.00	\$360.50
027-632-004-000	976 NELSON WAY	82,744.00	138,416.00	221,160.00	\$360.50
027-632-005-000	980 NELSON WAY	80,414.00	294,855.00	375,269.00	\$360.50
027-632-006-000	984 NELSON WAY	84,094.00	362,656.00	446,750.00	\$360.50
027-632-007-000	988 NELSON WAY	81,123.00	154,667.00	235,790.00	\$360.50
027-633-002-000	1979 HOWARD DR	82,744.00	154,199.00	236,943.00	\$360.50
027-633-003-000	1975 HOWARD DR	84,094.00	399,447.00	483,541.00	\$360.50
027-633-004-000	1971 HOWARD DR	82,744.00	162,010.00	244,754.00	\$360.50
027-633-005-000	1967 HOWARD DR	82,744.00	161,339.00	244,083.00	\$360.50
027-633-006-000	1963 HOWARD DR	77,719.00	266,476.00	344,195.00	\$360.50
027-633-007-000	1959 HOWARD DR	82,744.00	193,322.00	276,066.00	\$360.50
027-633-008-000	1955 HOWARD DR	82,744.00	165,452.00	248,196.00	\$360.50
027-633-009-000	1951 HOWARD DR	78,086.00	196,877.00	274,963.00	\$360.50
027-634-001-000	1988 HOWARD DR	100,602.00	177,537.00	278,139.00	\$360.50
027-634-002-000	1984 HOWARD DR	81,123.00	157,078.00	238,201.00	\$360.50
027-634-003-000	1980 HOWARD DR	81,357.00	235,504.00	316,861.00	\$360.50
027-634-004-000	1976 HOWARD DR	125,208.00	179,470.00	304,678.00	\$360.50
027-634-005-000	1972 HOWARD DR	90,476.00	199,060.00	289,536.00	\$360.50
027-634-006-000	1968 HOWARD DR	103,689.00	220,769.00	324,458.00	\$360.50
027-634-007-000	1971 FISHER LN	106,523.00	213,047.00	319,570.00	\$360.50
027-634-008-000	1975 FISHER LN	82,744.00	203,854.00	286,598.00	\$360.50
027-634-009-000	1979 FISHER LN	68,255.00	276,729.00	344,984.00	\$360.50
027-634-010-000	1983 FISHER LN	81,123.00	182,893.00	264,016.00	\$360.50
027-634-011-000	1987 FISHER LN	82,744.00	151,829.00	234,573.00	\$360.50
027-640-036-000	1951 MAXWELL AVE	94,606.00	299,585.00	394,191.00	\$360.50
027-640-035-000	899 BROWNING CIR	118,963.00	193,915.00	312,878.00	\$360.50
027-640-003-000	904 BROWNING CIR	73,944.00	166,094.00	240,038.00	\$360.50
027-640-002-000	1923 MAXWELL AVE	177,318.00	210,156.00	387,474.00	\$360.50
027-640-004-000	900 BROWNING CIR	81,123.00	151,915.00	233,038.00	\$360.50
027-640-005-000	896 BROWNING CIR	87,026.00	150,848.00	237,874.00	\$360.50
027-640-006-000	892 BROWNING CIR	136,557.00	171,898.00	308,455.00	\$360.50
027-640-007-000	888 BROWNING CIR	113,284.00	160,985.00	274,269.00	\$360.50
027-664-009-000	997 HUNTER LN	151,045.00	195,575.00	346,620.00	\$360.50
027-651-001-000	1000 MORRIS CIR	85,880.00	312,201.00	398,081.00	\$360.50
027-651-002-000	1004 MORRIS CIR	101,360.00	286,518.00	387,878.00	\$360.50
027-651-003-000	1008 MORRIS CIR	76,027.00	223,224.00	299,251.00	\$360.50
027-651-004-000	1012 MORRIS CIR	145,611.00	254,828.00	400,439.00	\$360.50
027-651-005-000	1016 MORRIS CIR	76,027.00	157,122.00	233,149.00	\$360.50
027-651-006-000	1020 MORRIS CIR	88,767.00	147,813.00	236,580.00	\$360.50
027-651-007-000	1024 MORRIS CIR	76,027.00	133,943.00	209,970.00	\$360.50
027-651-008-000	1028 MORRIS CIR	76,027.00	169,978.00	246,005.00	\$360.50
027-651-009-000	1032 MORRIS CIR	151,680.00	221,940.00	373,620.00	\$360.50
027-651-010-000	1916 MORRIS CIR	79,645.00	227,873.00	307,518.00	\$360.50

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-651-011-000	1920 MORRIS CIR	62,567.00	225,249.00	287,816.00	\$360.50
027-651-012-000	1924 MORRIS CIR	62,567.00	147,891.00	210,458.00	\$360.50
027-651-013-000	1928 MORRIS CIR	76,553.00	278,879.00	355,432.00	\$360.50
027-651-014-000	1932 MORRIS CIR	118,963.00	184,396.00	303,359.00	\$360.50
027-651-015-000	1936 MORRIS CIR	78,838.00	301,162.00	380,000.00	\$360.50
027-651-016-000	1940 MORRIS CIR	65,617.00	281,064.00	346,681.00	\$360.50
027-651-017-000	1944 MORRIS CIR	177,318.00	189,795.00	367,113.00	\$360.50
027-651-018-000	1948 MORRIS CIR	74,537.00	135,596.00	210,133.00	\$360.50
027-651-019-000	1952 MORRIS CIR	73,582.00	280,663.00	354,245.00	\$360.50
027-652-001-000	1001 MORRIS CIR	84,609.00	272,952.00	357,561.00	\$360.50
027-652-002-000	1000 FREDERICKS ST	67,946.00	215,173.00	283,119.00	\$360.50
027-652-003-000	1004 FREDERICKS ST	145,611.00	206,287.00	351,898.00	\$360.50
027-652-004-000	1005 MORRIS CIR	90,000.00	355,000.00	445,000.00	\$360.50
027-652-005-000	1009 MORRIS CIR	90,000.00	340,000.00	430,000.00	\$360.50
027-652-006-000	1008 FREDERICKS ST	76,027.00	130,020.00	206,047.00	\$360.50
027-652-007-000	1012 FREDERICKS ST	75,053.00	277,699.00	352,752.00	\$360.50
027-652-008-000	1013 MORRIS CIR	76,027.00	120,103.00	196,130.00	\$360.50
027-652-009-000	1017 MORRIS CIR	66,617.00	233,166.00	299,783.00	\$360.50
027-652-010-000	1016 FREDERICKS ST	81,986.00	164,901.00	246,887.00	\$360.50
027-652-011-000	1020 FREDERICKS ST	76,027.00	165,218.00	241,245.00	\$360.50
027-652-012-000	1021 MORRIS CIR	83,517.00	144,627.00	228,144.00	\$360.50
027-652-013-000	1025 MORRIS CIR	76,027.00	149,823.00	225,850.00	\$360.50
027-652-014-000	1024 FREDERICKS ST	80,828.00	295,025.00	375,853.00	\$360.50
027-652-015-000	1028 FREDERICKS ST	82,848.00	223,697.00	306,545.00	\$360.50
027-652-016-000	1029 MORRIS CIR	85,880.00	288,962.00	374,842.00	\$360.50
027-653-001-000	1944 BRANIGAN AVE	71,085.00	227,586.00	298,671.00	\$360.50
027-653-002-000	1940 BRANIGAN AVE	78,838.00	394,191.00	473,029.00	\$360.50
027-653-003-000	1936 BRANIGAN AVE	80,414.00	292,710.00	373,124.00	\$360.50
027-653-004-000	1932 BRANIGAN AVE	85,775.00	332,382.00	418,157.00	\$360.50
027-653-005-000	1005 FREDERICKS ST	87,598.00	391,615.00	479,213.00	\$360.50
027-653-006-000	30 FREDERICKS CT	87,598.00	384,401.00	471,999.00	\$360.50
027-653-007-000	26 FREDERICKS CT	90,511.00	193,500.00	284,011.00	\$360.50
027-653-008-000	22 FREDERICKS CT	86,889.00	151,198.00	238,087.00	\$360.50
027-653-009-000	18 FREDERICKS CT	75,422.00	179,859.00	255,281.00	\$360.50
027-653-010-000	14 FREDERICKS CT	90,511.00	159,289.00	249,800.00	\$360.50
027-653-011-000	10 FREDERICKS CT	79,645.00	215,638.00	295,283.00	\$360.50
027-653-012-000	6 FREDERICKS CT	71,085.00	289,815.00	360,900.00	\$360.50
027-653-013-000	1019 FREDERICKS ST	90,476.00	174,002.00	264,478.00	\$360.50
027-653-014-000	1023 FREDERICKS ST	70,519.00	213,055.00	283,574.00	\$360.50
027-653-015-000	1027 FREDERICKS ST	68,255.00	211,599.00	279,854.00	\$360.50
027-653-016-000	1939 MORRIS CIR	76,027.00	160,013.00	236,040.00	\$360.50
027-653-017-000	1943 MORRIS CIR	90,000.00	330,000.00	420,000.00	\$360.50
027-653-018-000	1947 MORRIS CIR	75,422.00	212,037.00	287,459.00	\$360.50
027-653-019-000	1951 MORRIS CIR	77,432.00	136,436.00	213,868.00	\$360.50
027-670-001-000	1793 LOSOYA DR	77,719.00	316,439.00	394,158.00	\$360.50
027-670-002-000	974 WALLACE DR	84,094.00	373,168.00	457,262.00	\$360.50
027-670-003-000	978 WALLACE DR	78,086.00	221,940.00	300,026.00	\$360.50
027-670-004-000	982 WALLACE DR	125,208.00	180,064.00	305,272.00	\$360.50
027-670-005-000	986 WALLACE DR	81,639.00	285,122.00	366,761.00	\$360.50
027-670-006-000	990 WALLACE DR	87,026.00	183,339.00	270,365.00	\$360.50
027-670-007-000	994 WALLACE DR	81,639.00	227,756.00	309,395.00	\$360.50
027-670-008-000	998 WALLACE DR	92,751.00	381,309.00	474,060.00	\$360.50
027-670-009-000	997 WALLACE DR	188,085.00	284,557.00	472,642.00	\$360.50
027-670-010-000	995 WALLACE DR	90,476.00	241,381.00	331,857.00	\$360.50
027-670-011-000	991 WALLACE DR	95,000.00	385,000.00	480,000.00	\$360.50
027-670-012-000	987 WALLACE DR	78,086.00	269,070.00	347,156.00	\$360.50
027-670-013-000	983 WALLACE DR	68,255.00	193,397.00	261,652.00	\$360.50
027-670-014-000	979 WALLACE DR	81,225.00	191,462.00	272,687.00	\$360.50
027-670-015-000	1802 LOSOYA DR	73,944.00	255,967.00	329,911.00	\$360.50
027-670-016-000	1801 LOSOYA DR	103,056.00	427,685.00	530,741.00	\$360.50
027-670-017-000	1805 LOSOYA DR	113,284.00	214,647.00	327,931.00	\$360.50
027-670-018-000	1809 LOSOYA DR	73,610.00	277,462.00	351,072.00	\$360.50
027-670-019-000	1815 LOSOYA DR	95,984.00	378,885.00	474,869.00	\$360.50
027-670-020-000	1821 LOSOYA DR	100,155.00	205,982.00	306,137.00	\$360.50

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027-670-021-000	1827 LOSOYA DR	79,645.00	200,216.00	279,861.00	\$360.50
027-670-022-000	1830 LOSOYA DR	73,944.00	288,958.00	362,902.00	\$360.50
027-670-023-000	1826 LOSOYA DR	79,645.00	178,679.00	258,324.00	\$360.50
027-670-024-000	1822 LOSOYA DR	95,000.00	405,000.00	500,000.00	\$360.50
027-670-025-000	1818 LOSOYA DR	100,602.00	186,414.00	287,016.00	\$360.50
027-670-026-000	1814 LOSOYA DR	153,867.00	307,742.00	461,609.00	\$360.50
027-670-027-000	1810 LOSOYA DR	76,553.00	311,687.00	388,240.00	\$360.50
027-670-028-000	1806 LOSOYA DR	84,094.00	394,191.00	478,285.00	\$360.50
027-670-029-000	26 HILLER CT	110,000.00	450,000.00	560,000.00	\$360.50
027-670-030-000	30 HILLER CT	78,086.00	216,372.00	294,458.00	\$360.50
027-670-031-000	34 HILLER CT	77,719.00	302,560.00	380,279.00	\$360.50
027-670-032-000	38 HILLER CT	118,963.00	237,474.00	356,437.00	\$360.50
027-670-033-000	42 HILLER CT	85,186.00	241,034.00	326,220.00	\$360.50
027-670-034-000	22 HILLER CT	83,271.00	360,854.00	444,125.00	\$360.50
027-670-035-000	18 HILLER CT	105,000.00	420,000.00	525,000.00	\$360.50
027-670-036-000	14 HILLER CT	85,775.00	359,187.00	444,962.00	\$360.50
027-670-037-000	10 HILLER CT	73,944.00	204,773.00	278,717.00	\$360.50
027-670-038-000	6 HILLER CT	95,000.00	420,000.00	515,000.00	\$360.50
027-670-039-000	2 HILLER CT	169,881.00	242,691.00	412,572.00	\$360.50
027-670-040-000	54 EPPERSON CT	100,000.00	380,000.00	480,000.00	\$360.50
027-670-041-000	50 EPPERSON CT	95,984.00	409,195.00	505,179.00	\$360.50
027-670-042-000	46 EPPERSON CT	109,708.00	350,424.00	460,132.00	\$360.50
027-670-043-000	42 EPPERSON CT	95,000.00	385,000.00	480,000.00	\$360.50
027-670-044-000	38 EPPERSON CT	73,944.00	305,885.00	379,829.00	\$360.50
027-670-045-000	34 EPPERSON CT	109,174.00	338,418.00	447,592.00	\$360.50
027-670-046-000	30 EPPERSON CT	86,889.00	241,050.00	327,939.00	\$360.50
027-670-047-000	26 EPPERSON CT	86,889.00	214,533.00	301,422.00	\$360.50
027-670-048-000	22 EPPERSON CT	96,261.00	351,073.00	447,334.00	\$360.50
027-670-049-000	18 EPPERSON CT	79,645.00	155,649.00	235,294.00	\$360.50
027-670-050-000	14 EPPERSON CT	95,000.00	420,000.00	515,000.00	\$360.50
027-670-051-000	10 EPPERSON CT	72,169.00	294,234.00	366,403.00	\$360.50
027-670-052-000	6 EPPERSON CT	100,000.00	400,000.00	500,000.00	\$360.50
027-670-053-000	2 EPPERSON CT	90,932.00	348,574.00	439,506.00	\$360.50
027-681-001-000	840 WALKER ST	212,355.00	260,895.00	473,250.00	\$360.50
027-681-002-000	844 WALKER ST	101,858.00	354,898.00	456,756.00	\$360.50
027-681-003-000	2 TADLOCK PL	83,309.00	228,200.00	311,509.00	\$360.50
027-681-004-000	6 TADLOCK PL	105,000.00	435,000.00	540,000.00	\$360.50
027-681-005-000	10 TADLOCK PL	130,234.00	476,782.00	607,016.00	\$360.50
027-681-006-000	14 TADLOCK PL	104,397.00	340,734.00	445,131.00	\$360.50
027-681-007-000	18 TADLOCK PL	86,889.00	165,361.00	252,250.00	\$360.50
027-681-008-000	1831 LOSOYA DR	100,000.00	420,000.00	520,000.00	\$360.50
027-682-001-000	839 WALKER ST	81,639.00	190,263.00	271,902.00	\$360.50
027-682-002-000	843 WALKER ST	105,117.00	436,239.00	541,356.00	\$360.50
027-682-003-000	847 WALKER ST	84,935.00	317,098.00	402,033.00	\$360.50
027-682-004-000	851 WALKER ST	95,000.00	405,000.00	500,000.00	\$360.50
027-682-005-000	855 WALKER ST	79,631.00	201,360.00	280,991.00	\$360.50
027-682-006-000	859 WALKER ST	137,135.00	238,498.00	375,633.00	\$360.50
027-682-007-000	14 REIFF PL	99,386.00	287,763.00	387,149.00	\$360.50
027-682-008-000	10 REIFF PL	92,287.00	261,831.00	354,118.00	\$360.50
027-682-009-000	14 HILDEBRAND CT	105,476.00	364,185.00	469,661.00	\$360.50
027-682-010-000	10 HILDEBRAND CT	92,287.00	171,785.00	264,072.00	\$360.50
027-682-011-000	6 HILDEBRAND CT	85,186.00	223,020.00	308,206.00	\$360.50
027-682-012-000	924 CRANSTON DR	92,828.00	236,718.00	329,546.00	\$360.50
027-682-013-000	928 CRANSTON DR	67,927.00	52,037.00	119,964.00	\$360.50
027-682-014-000	932 CRANSTON DR	84,094.00	352,144.00	436,238.00	\$360.50
027-682-015-000	940 CRANSTON DR	78,086.00	196,656.00	274,742.00	\$360.50
027-682-016-000	944 CRANSTON DR	95,000.00	405,000.00	500,000.00	\$360.50
027-682-017-000	883 WALKER ST	95,000.00	420,000.00	515,000.00	\$360.50
027-682-018-000	879 WALKER ST	92,287.00	221,440.00	313,727.00	\$360.50
027-682-019-000	875 WALKER ST	105,117.00	420,468.00	525,585.00	\$360.50
027-682-020-000	871 WALKER ST	88,736.00	223,826.00	312,562.00	\$360.50
027-682-021-000	2 REIFF PL	92,287.00	178,702.00	270,989.00	\$360.50
027-682-022-000	6 REIFF PL	100,000.00	435,000.00	535,000.00	\$360.50
027-682-023-000	18 HILDEBRAND CT	105,000.00	425,000.00	530,000.00	\$360.50

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027-682-024-000	22 HILDEBRAND CT	92,287.00	279,378.00	371,665.00	\$360.50
027-682-025-000	26 HILDEBRAND CT	113,284.00	194,574.00	307,858.00	\$360.50
027-683-001-000	927 CRANSTON DR	164,183.00	321,803.00	485,986.00	\$360.50
027-683-002-000	931 CRANSTON DR	78,086.00	238,030.00	316,116.00	\$360.50
027-683-003-000	935 CRANSTON DR	106,523.00	218,965.00	325,488.00	\$360.50
027-683-004-000	939 CRANSTON DR	88,767.00	275,777.00	364,544.00	\$360.50
027-683-005-000	943 CRANSTON DR	95,000.00	405,000.00	500,000.00	\$360.50
027-683-006-000	891 WALKER PL	119,246.00	245,655.00	364,901.00	\$360.50
027-683-007-000	895 WALKER PL	85,186.00	350,075.00	435,261.00	\$360.50
027-683-008-000	899 WALKER PL	92,287.00	391,827.00	484,114.00	\$360.50
027-683-009-000	903 WALKER PL	120,000.00	420,000.00	540,000.00	\$360.50
027-683-010-000	907 WALKER PL	111,139.00	459,107.00	570,246.00	\$360.50
027-684-001-000	1834 LOSOYA DR	104,431.00	156,651.00	261,082.00	\$360.50
027-684-002-000	868 WALKER ST	85,319.00	259,381.00	344,700.00	\$360.50
027-684-003-000	872 WALKER ST	109,174.00	292,348.00	401,522.00	\$360.50
027-684-004-000	876 WALKER ST	94,130.00	208,847.00	302,977.00	\$360.50
027-684-005-000	6 BARTH CT	131,888.00	246,691.00	378,579.00	\$360.50
027-684-006-000	10 BARTH CT	90,932.00	373,833.00	464,765.00	\$360.50
027-684-007-000	14 BARTH CT	145,611.00	217,209.00	362,820.00	\$360.50
027-684-008-000	18 BARTH CT	95,000.00	420,000.00	515,000.00	\$360.50
027-684-009-000	22 BARTH CT	84,094.00	341,633.00	425,727.00	\$360.50
027-684-010-000	26 BARTH CT	84,094.00	369,488.00	453,582.00	\$360.50
027-684-011-000	30 BARTH CT	79,645.00	204,549.00	284,194.00	\$360.50
027-684-012-000	34 BARTH CT	91,136.00	290,565.00	381,701.00	\$360.50
027-684-013-000	33 BARTH CT	90,511.00	161,327.00	251,838.00	\$360.50
027-684-014-000	29 BARTH CT	79,645.00	195,615.00	275,260.00	\$360.50
027-684-015-000	25 BARTH CT	79,645.00	168,511.00	248,156.00	\$360.50
027-684-016-000	21 BARTH CT	95,000.00	405,000.00	500,000.00	\$360.50
027-640-041-000	829 DINSDALE CIR	103,056.00	283,405.00	386,461.00	\$360.50
027-640-042-000	833 DINSDALE CIR	92,751.00	350,289.00	443,040.00	\$360.50
027-640-043-000	837 DINSDALE CIR	76,027.00	131,044.00	207,071.00	\$360.50
027-640-044-000	841 DINSDALE CIR	76,027.00	138,285.00	214,312.00	\$360.50
027-640-045-000	845 DINSDALE CIR	76,027.00	126,623.00	202,650.00	\$360.50
027-640-046-000	849 DINSDALE CIR	145,611.00	175,829.00	321,440.00	\$360.50
027-640-047-000	853 DINSDALE CIR	76,027.00	148,324.00	224,351.00	\$360.50
027-640-048-000	857 DINSDALE CIR	96,998.00	284,325.00	381,323.00	\$360.50
027-640-049-000	861 DINSDALE CIR	173,936.00	214,077.00	388,013.00	\$360.50
027-640-050-000	865 DINSDALE CIR	86,889.00	233,959.00	320,848.00	\$360.50
027-640-051-000	869 DINSDALE CIR	76,027.00	154,457.00	230,484.00	\$360.50
027-640-052-000	873 DINSDALE CIR	92,114.00	217,675.00	309,789.00	\$360.50
027-640-053-000	877 DINSDALE CIR	118,963.00	178,448.00	297,411.00	\$360.50
027-640-054-000	881 DINSDALE CIR	76,027.00	135,253.00	211,280.00	\$360.50
027-640-055-000	885 DINSDALE CIR	75,053.00	262,688.00	337,741.00	\$360.50
027-640-056-000	889 DINSDALE CIR	95,000.00	395,000.00	490,000.00	\$360.50
027-640-057-000	893 DINSDALE CIR	183,885.00	233,801.00	417,686.00	\$360.50
027-640-058-000	897 DINSDALE CIR	79,645.00	157,605.00	237,250.00	\$360.50
027-640-059-000	903 FARNHAM AVE	86,889.00	136,375.00	223,264.00	\$360.50
027-640-060-000	907 FARNHAM AVE	76,572.00	202,860.00	279,432.00	\$360.50
027-640-061-000	911 FARNHAM AVE	94,684.00	131,420.00	226,104.00	\$360.50
027-640-062-000	915 FARNHAM AVE	95,000.00	410,000.00	505,000.00	\$360.50
027-640-063-000	856 DINSDALE CIR	72,169.00	272,027.00	344,196.00	\$360.50
027-640-064-000	850 DINSDALE CIR	76,027.00	163,882.00	239,909.00	\$360.50
027-640-065-000	844 DINSDALE CIR	86,889.00	144,248.00	231,137.00	\$360.50
027-640-066-000	871 FARNHAM AVE	90,476.00	173,446.00	263,922.00	\$360.50
027-640-067-000	875 FARNHAM AVE	87,490.00	305,125.00	392,615.00	\$360.50
027-640-068-000	879 FARNHAM AVE	78,838.00	273,306.00	352,144.00	\$360.50
027-640-069-000	883 FARNHAM AVE	95,000.00	345,000.00	440,000.00	\$360.50
027-640-070-000	887 FARNHAM AVE	221,059.00	204,982.00	426,041.00	\$360.50
027-640-071-000	891 FARNHAM AVE	107,033.00	240,839.00	347,872.00	\$360.50
027-640-072-000	895 FARNHAM AVE	95,527.00	251,377.00	346,904.00	\$360.50
027-640-073-000	884 DINSDALE CIR	79,645.00	140,098.00	219,743.00	\$360.50
027-640-074-000	878 DINSDALE CIR	79,645.00	147,703.00	227,348.00	\$360.50
027-684-017-000	17 BARTH CT	74,537.00	186,804.00	261,341.00	\$360.50
027-684-018-000	13 BARTH CT	79,645.00	266,345.00	345,990.00	\$360.50

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027-684-019-000	9 BARTH CT	94,684.00	240,267.00	334,951.00	\$360.50
027-684-020-000	5 BARTH CT	87,490.00	323,609.00	411,099.00	\$360.50
027-684-021-000	1 BARTH CT	85,186.00	199,544.00	284,730.00	\$360.50
027-690-028-000	785 LAUGENOUR DR	77,719.00	266,198.00	343,917.00	\$360.50
027-690-024-000	1601 GILLETTE DR	76,553.00	317,157.00	393,710.00	\$360.50
027-690-020-000	1619 GILLETTE DR	73,610.00	254,811.00	328,421.00	\$360.50
027-690-018-000	1631 GILLETTE DR	90,992.00	231,856.00	322,848.00	\$360.50
027-690-014-000	1629 SILBERSTEIN PL	56,042.00	131,677.00	187,719.00	\$360.50
027-690-010-000	1607 SILBERSTEIN PL	87,490.00	355,433.00	442,923.00	\$360.50
027-690-002-000	1628 SILBERSTEIN PL	85,000.00	315,000.00	400,000.00	\$360.50
027-690-006-000	1608 SILBERSTEIN PL	89,350.00	346,888.00	436,238.00	\$360.50
027-690-029-000	789 LAUGENOUR DR	73,610.00	319,364.00	392,974.00	\$360.50
027-690-021-000	1615 GILLETTE DR	82,445.00	348,331.00	430,776.00	\$360.50
027-690-001-000	776 LAUGENOUR DR	66,617.00	194,303.00	260,920.00	\$360.50
027-690-019-000	1625 GILLETTE DR	118,407.00	276,498.00	394,905.00	\$360.50
027-690-030-000	793 LAUGENOUR DR	98,936.00	313,741.00	412,677.00	\$360.50
027-690-015-000	1633 SILBERSTEIN PL	124,911.00	148,326.00	273,237.00	\$360.50
027-690-011-000	1611 SILBERSTEIN PL	105,762.00	265,284.00	371,046.00	\$360.50
027-690-005-000	1612 SILBERSTEIN PL	120,414.00	276,831.00	397,245.00	\$360.50
027-690-009-000	1603 SILBERSTEIN PL	115,998.00	289,194.00	405,192.00	\$360.50
027-690-022-000	1609 GILLETTE DR	81,225.00	143,886.00	225,111.00	\$360.50
027-690-026-000	777 LAUGENOUR DR	73,610.00	254,696.00	328,306.00	\$360.50
027-690-016-000	780 LAUGENOUR DR	82,445.00	284,038.00	366,483.00	\$360.50
027-690-031-000	797 LAUGENOUR DR	131,787.00	396,721.00	528,508.00	\$360.50
027-690-012-000	1617 SILBERSTEIN PL	92,959.00	355,433.00	448,392.00	\$360.50
027-690-004-000	1616 SILBERSTEIN PL	87,490.00	379,493.00	466,983.00	\$360.50
027-690-008-000	1600 SILBERSTEIN PL	117,067.00	366,749.00	483,816.00	\$360.50
027-690-023-000	1605 GILLETTE DR	95,527.00	271,451.00	366,978.00	\$360.50
027-690-027-000	781 LAUGENOUR DR	96,753.00	279,775.00	376,528.00	\$360.50
027-690-017-000	1635 GILLETTE DR	148,705.00	214,139.00	362,844.00	\$360.50
027-690-013-000	1623 SILBERSTEIN PL	98,936.00	291,629.00	390,565.00	\$360.50
027-690-003-000	1622 SILBERSTEIN PL	102,350.00	286,838.00	389,188.00	\$360.50
027-690-007-000	1604 SILBERSTEIN PL	115,998.00	343,761.00	459,759.00	\$360.50
027-721-001-000	852 ATWELL CIR	92,828.00	165,935.00	258,763.00	\$360.50
027-721-002-000	850 ATWELL CIR	100,344.00	244,719.00	345,063.00	\$360.50
027-721-003-000	848 ATWELL CIR	81,225.00	204,808.00	286,033.00	\$360.50
027-721-004-000	846 ATWELL CIR	76,931.00	159,783.00	236,714.00	\$360.50
027-721-005-000	844 ATWELL CIR	86,963.00	201,129.00	288,092.00	\$360.50
027-721-006-000	842 ATWELL CIR	93,652.00	301,526.00	395,178.00	\$360.50
027-721-007-000	840 ATWELL CIR	86,963.00	227,015.00	313,978.00	\$360.50
027-721-008-000	838 ATWELL CIR	86,963.00	265,321.00	352,284.00	\$360.50
027-721-009-000	836 ATWELL CIR	77,719.00	299,783.00	377,502.00	\$360.50
027-721-010-000	834 ATWELL CIR	124,274.00	378,752.00	503,026.00	\$360.50
027-721-011-000	832 ATWELL CIR	86,963.00	254,083.00	341,046.00	\$360.50
027-721-012-000	830 ATWELL CIR	100,344.00	286,332.00	386,676.00	\$360.50
027-721-013-000	828 ATWELL CIR	86,963.00	326,634.00	413,597.00	\$360.50
027-721-014-000	826 ATWELL CIR	86,963.00	192,258.00	279,221.00	\$360.50
027-721-015-000	824 ATWELL CIR	85,880.00	383,936.00	469,816.00	\$360.50
027-721-016-000	822 ATWELL CIR	101,036.00	387,473.00	488,509.00	\$360.50
027-721-017-000	820 ATWELL CIR	91,009.00	139,926.00	230,935.00	\$360.50
027-721-018-000	818 ATWELL CIR	87,598.00	273,100.00	360,698.00	\$360.50
027-721-019-000	816 ATWELL CIR	86,963.00	184,340.00	271,303.00	\$360.50
027-721-020-000	814 ATWELL CIR	75,053.00	300,216.00	375,269.00	\$360.50
027-721-021-000	812 ATWELL CIR	90,310.00	172,084.00	262,394.00	\$360.50
027-721-022-000	810 ATWELL CIR	118,963.00	171,308.00	290,271.00	\$360.50
027-721-023-000	808 ATWELL CIR	80,828.00	333,418.00	414,246.00	\$360.50
027-721-024-000	806 ATWELL CIR	100,344.00	234,015.00	334,359.00	\$360.50
027-721-025-000	804 ATWELL CIR	77,292.00	329,678.00	406,970.00	\$360.50
027-721-026-000	802 ATWELL CIR	90,000.00	295,000.00	385,000.00	\$360.50
027-721-027-000	800 ATWELL CIR	93,652.00	184,507.00	278,159.00	\$360.50
027-722-001-000	801 ATWELL CIR	130,861.00	184,396.00	315,257.00	\$360.50
027-722-002-000	803 ATWELL CIR	62,284.00	231,027.00	293,311.00	\$360.50
027-722-003-000	805 ATWELL CIR	86,963.00	356,907.00	443,870.00	\$360.50
027-722-004-000	807 ATWELL CIR	80,414.00	219,800.00	300,214.00	\$360.50

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027-722-005-000	809 ATWELL CIR	90,310.00	183,608.00	273,918.00	\$360.50
027-722-006-000	811 ATWELL CIR	101,360.00	203,914.00	305,274.00	\$360.50
027-722-007-000	813 ATWELL CIR	86,963.00	173,264.00	260,227.00	\$360.50
027-722-008-000	815 ATWELL CIR	130,861.00	204,623.00	335,484.00	\$360.50
027-722-009-000	817 ATWELL CIR	75,422.00	163,032.00	238,454.00	\$360.50
027-722-010-000	837 ATWELL CIR	79,271.00	254,811.00	334,082.00	\$360.50
027-722-011-000	839 ATWELL CIR	96,998.00	285,663.00	382,661.00	\$360.50
027-722-012-000	841 ATWELL CIR	75,422.00	129,961.00	205,383.00	\$360.50
027-722-013-000	843 ATWELL CIR	111,580.00	195,738.00	307,318.00	\$360.50
027-722-014-000	845 ATWELL CIR	73,582.00	294,329.00	367,911.00	\$360.50
027-722-015-000	847 ATWELL CIR	78,838.00	399,447.00	478,285.00	\$360.50
027-722-016-000	849 ATWELL CIR	88,767.00	170,434.00	259,201.00	\$360.50
027-722-017-000	851 ATWELL CIR	77,292.00	326,689.00	403,981.00	\$360.50
027-722-018-000	853 ATWELL CIR	90,000.00	340,000.00	430,000.00	\$360.50
027-621-001-000	800 WALKER ST	94,525.00	179,558.00	274,083.00	\$360.50
027-621-002-000	802 WALKER ST	92,114.00	186,235.00	278,349.00	\$360.50
027-621-003-000	806 WALKER ST	79,271.00	215,173.00	294,444.00	\$360.50
027-621-004-000	810 WALKER ST	88,701.00	204,147.00	292,848.00	\$360.50
027-621-005-000	814 WALKER ST	95,000.00	405,000.00	500,000.00	\$360.50
027-621-006-000	818 WALKER ST	76,553.00	278,879.00	355,432.00	\$360.50
027-621-007-000	820 WALKER ST	81,878.00	159,625.00	241,503.00	\$360.50
027-621-008-000	824 WALKER ST	90,000.00	315,000.00	405,000.00	\$360.50
027-621-009-000	828 WALKER ST	157,747.00	188,085.00	345,832.00	\$360.50
027-621-010-000	830 WALKER ST	85,290.00	133,419.00	218,709.00	\$360.50
027-621-011-000	834 WALKER ST	118,963.00	184,396.00	303,359.00	\$360.50
027-621-012-000	838 WALKER ST	113,284.00	143,098.00	256,382.00	\$360.50
027-621-020-000	879 WALLACE DR	88,767.00	149,132.00	237,899.00	\$360.50
027-621-021-000	883 WALLACE DR	76,553.00	267,941.00	344,494.00	\$360.50
027-621-022-000	887 WALLACE DR	66,617.00	216,510.00	283,127.00	\$360.50
027-621-023-000	891 WALLACE DR	88,701.00	135,931.00	224,632.00	\$360.50
027-621-024-000	895 WALLACE DR	76,931.00	165,701.00	242,632.00	\$360.50
027-621-025-000	899 WALLACE DR	130,861.00	196,293.00	327,154.00	\$360.50
027-621-026-000	903 WALLACE DR	82,022.00	272,316.00	354,338.00	\$360.50
027-621-027-000	907 WALLACE DR	88,701.00	146,393.00	235,094.00	\$360.50
027-621-029-000	915 WALLACE DR	92,751.00	309,170.00	401,921.00	\$360.50
027-621-030-000	919 WALLACE DR	66,617.00	227,613.00	294,230.00	\$360.50
027-621-031-000	923 WALLACE DR	75,422.00	134,020.00	209,442.00	\$360.50
027-621-032-000	927 WALLACE DR	88,701.00	166,496.00	255,197.00	\$360.50
027-622-001-000	990 GARCIA DR	145,497.00	302,193.00	447,690.00	\$360.50
027-622-002-000	898 WALLACE DR	85,775.00	308,793.00	394,568.00	\$360.50
027-622-003-000	906 WALLACE DR	98,427.00	329,733.00	428,160.00	\$360.50
027-622-004-000	910 WALLACE DR	92,114.00	225,272.00	317,386.00	\$360.50
027-622-006-000	980 GARCIA DR	95,527.00	189,084.00	284,611.00	\$360.50
027-622-007-000	931 LUSK DR	81,225.00	163,612.00	244,837.00	\$360.50
027-622-008-000	937 LUSK DR	92,114.00	155,255.00	247,369.00	\$360.50
027-622-009-000	965 LUSK DR	88,701.00	144,152.00	232,853.00	\$360.50
027-622-010-000	973 LUSK DR	72,169.00	320,325.00	392,494.00	\$360.50
027-622-011-000	977 LUSK DR	88,701.00	278,828.00	367,529.00	\$360.50
027-622-012-000	985 LUSK DR	95,527.00	268,794.00	364,321.00	\$360.50
027-623-018-000	960 GARCIA DR	75,053.00	305,577.00	380,630.00	\$360.50
027-623-019-000	966 GARCIA DR	88,701.00	143,293.00	231,994.00	\$360.50
027-623-020-000	976 GARCIA DR	95,527.00	248,064.00	343,591.00	\$360.50
027-623-021-000	928 LUSK DR	68,255.00	153,578.00	221,833.00	\$360.50
027-623-022-000	934 LUSK DR	92,114.00	184,947.00	277,061.00	\$360.50
027-623-023-000	938 LUSK DR	90,000.00	340,000.00	430,000.00	\$360.50
027-623-024-000	946 LUSK DR	90,932.00	328,367.00	419,299.00	\$360.50
027-623-025-000	950 LUSK DR	109,174.00	354,417.00	463,591.00	\$360.50
027-623-026-000	956 LUSK DR	91,009.00	267,343.00	358,352.00	\$360.50
027-623-027-000	960 LUSK DR	88,701.00	152,848.00	241,549.00	\$360.50
027-623-028-000	968 LUSK DR	92,751.00	365,750.00	458,501.00	\$360.50
027-623-029-000	974 LUSK DR	119,246.00	175,707.00	294,953.00	\$360.50
027-623-030-000	978 LUSK DR	88,701.00	169,956.00	258,657.00	\$360.50
027-623-031-000	986 LUSK DR	73,610.00	250,281.00	323,891.00	\$360.50
027-623-001-000	920 WALLACE DR	119,246.00	155,020.00	274,266.00	\$360.50

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027-625-007-000	888 WALLACE DR	92,114.00	160,478.00	252,592.00	\$360.50
027-625-024-000	959 GARCIA DR	92,114.00	276,494.00	368,608.00	\$360.50
027-625-025-000	963 GARCIA DR	95,000.00	395,000.00	490,000.00	\$360.50
027-625-026-000	967 GARCIA DR	88,701.00	222,249.00	310,950.00	\$360.50
027-625-027-000	971 GARCIA DR	95,000.00	395,000.00	490,000.00	\$360.50
027-625-028-000	975 GARCIA DR	88,701.00	219,301.00	308,002.00	\$360.50
027-625-029-000	981 GARCIA DR	92,114.00	215,553.00	307,667.00	\$360.50
027-625-030-000	989 GARCIA DR	92,114.00	219,190.00	311,304.00	\$360.50
027-621-028-000	911 WALLACE DR	90,932.00	308,159.00	399,091.00	\$360.50
027-701-001-000	1601 LAUGENOUR DR	94,684.00	165,701.00	260,385.00	\$360.50
027-701-002-000	1605 LAUGENOUR DR	75,422.00	191,462.00	266,884.00	\$360.50
027-702-023-000	1618 LAUGENOUR DR	151,045.00	215,921.00	366,966.00	\$360.50
027-703-001-000	672 LAUGENOUR DR	110,000.00	325,000.00	435,000.00	\$360.50
027-703-002-000	680 LAUGENOUR DR	127,730.00	274,517.00	402,247.00	\$360.50
027-703-003-000	688 LAUGENOUR DR	82,445.00	309,170.00	391,615.00	\$360.50
027-703-004-000	1631 FARNHAM AVE	93,079.00	343,602.00	436,681.00	\$360.50
027-703-005-000	1627 FARNHAM AVE	80,828.00	449,610.00	530,438.00	\$360.50
027-703-006-000	1623 FARNHAM AVE	67,946.00	334,086.00	402,032.00	\$360.50
027-703-007-000	1619 FARNHAM AVE	78,838.00	385,781.00	464,619.00	\$360.50
027-703-008-000	1615 FARNHAM AVE	164,183.00	158,546.00	322,729.00	\$360.50
027-703-009-000	667 WOODARD DR	228,977.00	332,951.00	561,928.00	\$360.50
027-703-010-000	659 WOODARD DR	62,284.00	183,463.00	245,747.00	\$360.50
027-703-011-000	651 WOODARD DR	175,951.00	254,828.00	430,779.00	\$360.50
027-703-012-000	643 WOODARD DR	157,747.00	236,626.00	394,373.00	\$360.50
027-703-013-000	635 WOODARD DR	118,865.00	274,088.00	392,953.00	\$360.50
027-703-014-000	622 LAUGENOUR DR	77,719.00	249,820.00	327,539.00	\$360.50
027-703-015-000	626 LAUGENOUR DR	125,375.00	333,625.00	459,000.00	\$360.50
027-703-016-000	632 LAUGENOUR DR	121,492.00	276,738.00	398,230.00	\$360.50
027-703-017-000	638 LAUGENOUR DR	87,598.00	247,336.00	334,934.00	\$360.50
027-703-018-000	8 GWINN CT	90,932.00	353,626.00	444,558.00	\$360.50
027-703-019-000	6 GWINN CT	75,422.00	208,868.00	284,290.00	\$360.50
027-703-020-000	4 GWINN CT	79,631.00	300,972.00	380,603.00	\$360.50
027-703-021-000	2 GWINN CT	123,955.00	283,659.00	407,614.00	\$360.50
027-711-001-000	761 HATCHER DR	203,590.00	256,130.00	459,720.00	\$360.50
027-711-002-000	765 HATCHER DR	124,911.00	231,867.00	356,778.00	\$360.50
027-711-003-000	769 HATCHER DR	158,232.00	287,650.00	445,882.00	\$360.50
027-711-004-000	773 HATCHER DR	164,183.00	281,943.00	446,126.00	\$360.50
027-711-005-000	777 HATCHER DR	164,183.00	159,278.00	323,461.00	\$360.50
027-711-006-000	3 HAZEMAN CT	92,751.00	298,864.00	391,615.00	\$360.50
027-711-007-000	5 HAZEMAN CT	94,606.00	348,990.00	443,596.00	\$360.50
027-711-008-000	7 HAZEMAN CT	95,000.00	405,000.00	500,000.00	\$360.50
027-711-010-000	10 HAZEMAN CT	100,000.00	410,000.00	510,000.00	\$360.50
027-711-011-000	8 HAZEMAN CT	164,183.00	325,496.00	489,679.00	\$360.50
027-711-012-000	6 HAZEMAN CT	194,151.00	259,378.00	453,529.00	\$360.50
027-711-013-000	4 HAZEMAN CT	95,000.00	425,000.00	520,000.00	\$360.50
027-711-014-000	2 HAZEMAN CT	151,045.00	293,639.00	444,684.00	\$360.50
027-711-015-000	781 HATCHER DR	170,751.00	216,967.00	387,718.00	\$360.50
027-711-016-000	785 HATCHER DR	151,045.00	296,679.00	447,724.00	\$360.50
027-711-017-000	789 HATCHER DR	86,341.00	144,431.00	230,772.00	\$360.50
027-711-018-000	1649 HATCHER DR	92,751.00	355,545.00	448,296.00	\$360.50
027-711-019-000	1653 HATCHER DR	113,284.00	214,647.00	327,931.00	\$360.50
027-711-020-000	1657 HATCHER DR	88,767.00	94,684.00	183,451.00	\$360.50
027-711-021-000	1661 HATCHER DR	199,598.00	293,134.00	492,732.00	\$360.50
027-711-022-000	1665 HATCHER DR	95,000.00	405,000.00	500,000.00	\$360.50
027-711-023-000	1671 HATCHER DR	90,000.00	360,000.00	450,000.00	\$360.50
027-712-001-000	762 HATCHER DR	89,350.00	315,353.00	404,703.00	\$360.50
027-712-002-000	766 HATCHER DR	78,838.00	394,191.00	473,029.00	\$360.50
027-712-003-000	770 HATCHER DR	73,582.00	372,116.00	445,698.00	\$360.50
027-712-004-000	774 HATCHER DR	130,861.00	247,452.00	378,313.00	\$360.50
027-712-005-000	778 HATCHER DR	75,422.00	202,950.00	278,372.00	\$360.50
027-712-006-000	782 HATCHER DR	144,481.00	284,099.00	428,580.00	\$360.50
027-712-007-000	786 HATCHER DR	164,183.00	236,532.00	400,715.00	\$360.50
027-712-008-000	790 HATCHER DR	151,045.00	158,647.00	309,692.00	\$360.50
027-712-009-000	794 HATCHER DR	151,045.00	252,739.00	403,784.00	\$360.50

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027-712-010-000	1636 HATCHER DR	148,705.00	214,139.00	362,844.00	\$360.50
027-712-011-000	1640 HATCHER DR	78,838.00	336,377.00	415,215.00	\$360.50
027-712-012-000	1644 HATCHER DR	75,053.00	342,031.00	417,084.00	\$360.50
027-712-013-000	1648 HATCHER DR	95,000.00	400,000.00	495,000.00	\$360.50
027-712-014-000	1652 HATCHER DR	95,000.00	395,000.00	490,000.00	\$360.50
027-712-015-000	1656 HATCHER DR	80,828.00	315,232.00	396,060.00	\$360.50
027-712-016-000	1660 HATCHER DR	95,000.00	400,000.00	495,000.00	\$360.50
027-712-017-000	1664 HATCHER DR	62,567.00	296,923.00	359,490.00	\$360.50
027-712-018-000	1668 HATCHER DR	90,000.00	370,000.00	460,000.00	\$360.50
027-712-019-000	1672 HATCHER DR	90,000.00	360,000.00	450,000.00	\$360.50
027-701-003-000	1609 LAUGENOUR DR	117,067.00	379,766.00	496,833.00	\$360.50
027-701-004-000	1613 LAUGENOUR DR	100,344.00	274,084.00	374,428.00	\$360.50
027-701-005-000	1619 LAUGENOUR DR	100,344.00	216,654.00	316,998.00	\$360.50
027-701-006-000	605 LAUGENOUR DR	127,102.00	263,690.00	390,792.00	\$360.50
027-701-007-000	611 LAUGENOUR DR	80,828.00	383,835.00	464,663.00	\$360.50
027-701-008-000	617 LAUGENOUR DR	169,881.00	254,828.00	424,709.00	\$360.50
027-701-009-000	623 LAUGENOUR DR	85,775.00	337,743.00	423,518.00	\$360.50
027-701-010-000	629 LAUGENOUR DR	104,554.00	280,981.00	385,535.00	\$360.50
027-701-011-000	635 LAUGENOUR DR	75,053.00	326,913.00	401,966.00	\$360.50
027-701-012-000	641 LAUGENOUR DR	110,650.00	341,932.00	452,582.00	\$360.50
027-701-013-000	647 LAUGENOUR DR	125,208.00	202,725.00	327,933.00	\$360.50
027-701-014-000	653 LAUGENOUR DR	117,369.00	228,797.00	346,166.00	\$360.50
027-701-015-000	659 LAUGENOUR DR	107,033.00	275,936.00	382,969.00	\$360.50
027-701-016-000	665 LAUGENOUR DR	113,723.00	273,594.00	387,317.00	\$360.50
027-701-017-000	671 LAUGENOUR DR	81,225.00	173,940.00	255,165.00	\$360.50
027-701-018-000	677 LAUGENOUR DR	117,160.00	339,042.00	456,202.00	\$360.50
027-701-019-000	1643 FARNHAM AVE	90,000.00	315,000.00	405,000.00	\$360.50
027-701-020-000	1647 FARNHAM AVE	113,333.00	308,387.00	421,720.00	\$360.50
027-701-021-000	1651 FARNHAM AVE	124,775.00	301,701.00	426,476.00	\$360.50
027-701-022-000	1655 FARNHAM AVE	151,045.00	211,472.00	362,517.00	\$360.50
027-702-001-000	601 BOURN DR	106,523.00	189,254.00	295,777.00	\$360.50
027-702-002-000	613 BOURN DR	93,652.00	230,608.00	324,260.00	\$360.50
027-702-003-000	625 BOURN DR	93,652.00	220,953.00	314,605.00	\$360.50
027-702-004-000	637 BOURN DR	80,828.00	353,626.00	434,454.00	\$360.50
027-702-005-000	649 BOURN DR	93,652.00	209,239.00	302,891.00	\$360.50
027-702-006-000	661 BOURN DR	80,828.00	372,822.00	453,650.00	\$360.50
027-702-007-000	673 BOURN DR	68,255.00	193,397.00	261,652.00	\$360.50
027-702-008-000	685 BOURN DR	95,000.00	260,000.00	355,000.00	\$360.50
027-702-009-000	697 BOURN DR	97,467.00	256,895.00	354,362.00	\$360.50
027-702-010-000	709 BOURN DR	76,553.00	297,798.00	374,351.00	\$360.50
027-702-011-000	721 BOURN DR	92,751.00	345,240.00	437,991.00	\$360.50
027-702-013-000	684 WOODARD DR	67,946.00	186,861.00	254,807.00	\$360.50
027-702-014-000	676 WOODARD DR	76,553.00	306,219.00	382,772.00	\$360.50
027-702-015-000	668 WOODARD DR	118,210.00	274,222.00	392,432.00	\$360.50
027-702-016-000	660 WOODARD DR	66,617.00	283,129.00	349,746.00	\$360.50
027-702-017-000	652 WOODARD DR	90,000.00	360,000.00	450,000.00	\$360.50
027-702-018-000	644 WOODARD DR	124,775.00	252,733.00	377,508.00	\$360.50
027-702-019-000	636 WOODARD DR	95,000.00	400,000.00	495,000.00	\$360.50
027-702-020-000	628 WOODARD DR	118,963.00	226,035.00	344,998.00	\$360.50
027-702-021-000	620 WOODARD DR	119,246.00	178,873.00	298,119.00	\$360.50
027-702-022-000	1610 LAUGENOUR DR	87,026.00	203,066.00	290,092.00	\$360.50
027-621-013-000	803 WALLACE DR	82,744.00	170,914.00	253,658.00	\$360.50
027-621-014-000	815 WALLACE DR	90,000.00	360,000.00	450,000.00	\$360.50
027-621-015-000	827 WALLACE DR	71,085.00	339,029.00	410,114.00	\$360.50
027-621-016-000	839 WALLACE DR	78,086.00	174,289.00	252,375.00	\$360.50
027-621-017-000	851 WALLACE DR	78,838.00	298,534.00	377,372.00	\$360.50
027-621-018-000	863 WALLACE DR	62,567.00	299,198.00	361,765.00	\$360.50
027-621-019-000	875 WALLACE DR	85,290.00	235,420.00	320,710.00	\$360.50
027-625-008-000	876 WALLACE DR	87,598.00	401,921.00	489,519.00	\$360.50
027-625-009-000	864 WALLACE DR	82,744.00	118,300.00	201,044.00	\$360.50
027-625-010-000	852 WALLACE DR	82,744.00	147,709.00	230,453.00	\$360.50
027-625-011-000	840 WALLACE DR	81,123.00	172,030.00	253,153.00	\$360.50
027-625-012-000	828 WALLACE DR	82,744.00	160,784.00	243,528.00	\$360.50
027-625-013-000	816 WALLACE DR	82,744.00	220,075.00	302,819.00	\$360.50

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027-625-014-000	1768 E GUM AVE	79,645.00	112,959.00	192,604.00	\$360.50
027-625-015-000	36 JOYCE CT	82,744.00	116,787.00	199,531.00	\$360.50
027-625-016-000	32 JOYCE CT	82,744.00	155,200.00	237,944.00	\$360.50
027-625-017-000	28 JOYCE CT	90,267.00	165,462.00	255,729.00	\$360.50
027-625-018-000	24 JOYCE CT	105,476.00	377,390.00	482,866.00	\$360.50
027-625-019-000	20 JOYCE CT	83,271.00	385,279.00	468,550.00	\$360.50
027-625-020-000	16 JOYCE CT	82,744.00	156,668.00	239,412.00	\$360.50
027-625-021-000	12 JOYCE CT	90,267.00	150,439.00	240,706.00	\$360.50
027-625-022-000	8 JOYCE CT	68,255.00	194,421.00	262,676.00	\$360.50
027-625-023-000	4 JOYCE CT	212,475.00	225,353.00	437,828.00	\$360.50
027-625-001-000	901 ROSS DR	78,086.00	139,077.00	217,163.00	\$360.50
027-625-002-000	905 ROSS DR	118,963.00	249,136.00	368,099.00	\$360.50
027-625-003-000	909 ROSS DR	95,000.00	405,000.00	500,000.00	\$360.50
027-625-004-000	913 ROSS DR	82,941.00	159,293.00	242,234.00	\$360.50
027-625-005-000	917 ROSS DR	82,022.00	273,411.00	355,433.00	\$360.50
027-624-006-000	916 ROSS DR	86,617.00	223,828.00	310,445.00	\$360.50
027-624-007-000	912 ROSS DR	80,414.00	310,938.00	391,352.00	\$360.50
027-624-008-000	908 ROSS DR	90,932.00	305,128.00	396,060.00	\$360.50
027-624-009-000	904 ROSS DR	71,085.00	287,627.00	358,712.00	\$360.50
027-624-010-000	900 ROSS DR	79,271.00	285,388.00	364,659.00	\$360.50
027-624-001-000	901 GARCIA DR	82,744.00	194,143.00	276,887.00	\$360.50
027-624-002-000	905 GARCIA DR	82,744.00	122,308.00	205,052.00	\$360.50
027-624-003-000	909 GARCIA DR	175,951.00	224,819.00	400,770.00	\$360.50
027-624-004-000	913 GARCIA DR	68,255.00	240,039.00	308,294.00	\$360.50
027-624-005-000	917 GARCIA DR	84,161.00	178,557.00	262,718.00	\$360.50
027-623-017-000	900 GARCIA DR	95,527.00	252,479.00	348,006.00	\$360.50
027-623-016-000	904 GARCIA DR	77,292.00	371,004.00	448,296.00	\$360.50
027-623-015-000	908 GARCIA DR	67,946.00	240,088.00	308,034.00	\$360.50
027-623-014-000	912 GARCIA DR	67,946.00	311,437.00	379,383.00	\$360.50
027-623-013-000	916 GARCIA DR	70,211.00	235,578.00	305,789.00	\$360.50
027-623-012-000	920 GARCIA DR	85,775.00	343,104.00	428,879.00	\$360.50
027-623-011-000	924 GARCIA DR	99,861.00	367,912.00	467,773.00	\$360.50
027-623-010-000	928 GARCIA DR	131,170.00	203,628.00	334,798.00	\$360.50
027-623-009-000	932 GARCIA DR	95,000.00	395,000.00	490,000.00	\$360.50
027-623-008-000	936 GARCIA DR	75,422.00	152,008.00	227,430.00	\$360.50
027-623-007-000	940 GARCIA DR	78,086.00	140,699.00	218,785.00	\$360.50
027-623-006-000	944 GARCIA DR	80,828.00	362,719.00	443,547.00	\$360.50
027-623-005-000	948 GARCIA DR	81,225.00	215,831.00	297,056.00	\$360.50
027-623-004-000	952 GARCIA DR	81,123.00	141,412.00	222,535.00	\$360.50
027-623-003-000	956 GARCIA DR	76,553.00	360,901.00	437,454.00	\$360.50
027-690-032-000	771 BOURN DR	106,900.00	254,218.00	361,118.00	\$360.50
027-690-033-000	767 BOURN DR	89,350.00	378,424.00	467,774.00	\$360.50
027-690-034-000	763 BOURN DR	139,546.00	224,489.00	364,035.00	\$360.50
027-690-035-000	759 BOURN DR	82,022.00	366,370.00	448,392.00	\$360.50
027-690-036-000	755 BOURN DR	110,380.00	254,750.00	365,130.00	\$360.50
027-690-037-000	751 BOURN DR	95,000.00	450,000.00	545,000.00	\$360.50
027-690-038-000	747 BOURN DR	95,000.00	320,000.00	415,000.00	\$360.50
027-690-039-000	743 BOURN DR	87,026.00	157,811.00	244,837.00	\$360.50
027-690-040-000	739 BOURN DR	100,000.00	420,000.00	520,000.00	\$360.50
027-690-042-000	1614 FARNHAM AVE	114,831.00	401,431.00	516,262.00	\$360.50
027-690-043-000	1618 FARNHAM AVE	124,428.00	271,480.00	395,908.00	\$360.50
027-690-044-000	1622 FARNHAM AVE	105,000.00	615,000.00	720,000.00	\$360.50
027-690-045-000	1626 FARNHAM AVE	157,747.00	297,299.00	455,046.00	\$360.50
027-690-046-000	1630 FARNHAM AVE	113,723.00	345,448.00	459,171.00	\$360.50
027-690-047-000	1634 FARNHAM AVE	71,376.00	101,116.00	172,492.00	\$360.50
027-690-048-000	768 LAUGENOUR DR	58,015.00	179,859.00	237,874.00	\$360.50
027-690-049-000	772 LAUGENOUR DR	90,932.00	353,626.00	444,558.00	\$360.50
027-690-050-000	773 LAUGENOUR DR	84,094.00	409,959.00	494,053.00	\$360.50
027-690-051-000	769 LAUGENOUR DR	95,000.00	420,000.00	515,000.00	\$360.50
027-690-052-000	765 LAUGENOUR DR	79,271.00	303,509.00	382,780.00	\$360.50
027-731-001-000	1802 ELSTON CIR	100,344.00	222,752.00	323,096.00	\$360.50
027-731-002-000	1806 ELSTON CIR	100,344.00	276,430.00	376,774.00	\$360.50
027-731-003-000	1810 ELSTON CIR	95,000.00	445,000.00	540,000.00	\$360.50
027-731-004-000	1814 ELSTON CIR	90,932.00	358,677.00	449,609.00	\$360.50

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027-731-005-000	1818 ELSTON CIR	92,751.00	349,362.00	442,113.00	\$360.50
027-731-006-000	1822 ELSTON CIR	110,380.00	311,589.00	421,969.00	\$360.50
027-731-007-000	1826 ELSTON CIR	116,399.00	223,054.00	339,453.00	\$360.50
027-731-008-000	1813 GABLE DR	127,102.00	270,946.00	398,048.00	\$360.50
027-731-009-000	1809 GABLE DR	95,984.00	373,732.00	469,716.00	\$360.50
027-731-010-000	1805 GABLE DR	136,807.00	237,933.00	374,740.00	\$360.50
027-731-011-000	1801 GABLE DR	110,380.00	204,136.00	314,516.00	\$360.50
027-731-012-000	1817 HOMESTEAD WAY	110,889.00	267,599.00	378,488.00	\$360.50
027-731-013-000	1813 HOMESTEAD WAY	105,460.00	207,386.00	312,846.00	\$360.50
027-731-014-000	1809 HOMESTEAD WAY	104,068.00	248,868.00	352,936.00	\$360.50
027-731-015-000	1805 HOMESTEAD WAY	95,000.00	404,900.00	499,900.00	\$360.50
027-731-016-000	1801 HOMESTEAD WAY	157,747.00	212,355.00	370,102.00	\$360.50
027-732-001-000	1734 ELSTON CIR	164,183.00	278,476.00	442,659.00	\$360.50
027-732-002-000	1738 ELSTON CIR	164,183.00	302,397.00	466,580.00	\$360.50
027-732-003-000	1742 ELSTON CIR	177,318.00	296,541.00	473,859.00	\$360.50
027-732-004-000	1746 ELSTON CIR	95,000.00	440,000.00	535,000.00	\$360.50
027-732-005-000	1750 ELSTON CIR	163,815.00	199,007.00	362,822.00	\$360.50
027-732-006-000	1754 ELSTON CIR	77,719.00	326,203.00	403,922.00	\$360.50
027-732-007-000	1758 ELSTON CIR	82,445.00	400,890.00	483,335.00	\$360.50
027-732-008-000	1762 ELSTON CIR	77,292.00	406,043.00	483,335.00	\$360.50
027-732-009-000	1766 ELSTON CIR	65,617.00	275,815.00	341,432.00	\$360.50
027-732-010-000	1770 ELSTON CIR	80,828.00	362,719.00	443,547.00	\$360.50
027-732-011-000	1774 ELSTON CIR	84,094.00	338,478.00	422,572.00	\$360.50
027-732-012-000	1775 HOMESTEAD WAY	124,911.00	182,971.00	307,882.00	\$360.50
027-732-013-000	1771 HOMESTEAD WAY	151,045.00	298,001.00	449,046.00	\$360.50
027-732-014-000	1767 HOMESTEAD WAY	103,056.00	309,170.00	412,226.00	\$360.50
027-732-015-000	1763 HOMESTEAD WAY	100,602.00	168,068.00	268,670.00	\$360.50
027-732-016-000	1759 HOMESTEAD WAY	132,497.00	295,533.00	428,030.00	\$360.50
027-732-017-000	1755 HOMESTEAD WAY	157,747.00	260,895.00	418,642.00	\$360.50
027-732-018-000	1751 HOMESTEAD WAY	95,984.00	353,626.00	449,610.00	\$360.50
027-732-019-000	1747 HOMESTEAD WAY	151,045.00	252,592.00	403,637.00	\$360.50
027-732-020-000	759 MERRITT CIR	151,045.00	319,150.00	470,195.00	\$360.50
027-733-001-000	754 MERRITT CIR	37,145.00	115,301.00	152,446.00	\$360.50
027-733-002-000	758 MERRITT CIR	157,614.00	303,516.00	461,130.00	\$360.50
027-733-003-000	762 MERRITT CIR	88,767.00	212,498.00	301,265.00	\$360.50
027-733-004-000	766 MERRITT CIR	118,963.00	184,396.00	303,359.00	\$360.50
027-733-005-000	770 MERRITT CIR	103,689.00	267,447.00	371,136.00	\$360.50
027-733-006-000	774 MERRITT CIR	125,208.00	208,684.00	333,892.00	\$360.50
027-733-007-000	778 MERRITT CIR	101,360.00	202,725.00	304,085.00	\$360.50
027-733-008-000	782 MERRITT CIR	103,689.00	266,264.00	369,953.00	\$360.50
027-733-009-000	786 MERRITT CIR	62,567.00	178,608.00	241,175.00	\$360.50
027-733-010-000	790 MERRITT CIR	136,807.00	243,883.00	380,690.00	\$360.50
027-733-011-000	794 MERRITT CIR	125,208.00	202,725.00	327,933.00	\$360.50
027-733-012-000	798 MERRITT CIR	87,598.00	333,388.00	420,986.00	\$360.50
027-733-013-000	799 ELSTON CIR	186,720.00	245,236.00	431,956.00	\$360.50
027-733-014-000	795 ELSTON CIR	186,720.00	259,129.00	445,849.00	\$360.50
027-733-015-000	791 ELSTON CIR	75,422.00	240,779.00	316,201.00	\$360.50
027-733-016-000	787 ELSTON CIR	62,567.00	225,249.00	287,816.00	\$360.50
027-733-017-000	783 ELSTON CIR	190,453.00	234,365.00	424,818.00	\$360.50
027-733-018-000	779 ELSTON CIR	164,183.00	304,012.00	468,195.00	\$360.50
027-733-019-000	775 ELSTON CIR	88,767.00	224,881.00	313,648.00	\$360.50
027-733-020-000	771 ELSTON CIR	169,881.00	248,758.00	418,639.00	\$360.50
027-733-021-000	767 ELSTON CIR	73,582.00	369,488.00	443,070.00	\$360.50
027-733-022-000	763 ELSTON CIR	76,553.00	348,871.00	425,424.00	\$360.50
027-733-023-000	759 ELSTON CIR	164,183.00	249,108.00	413,291.00	\$360.50
027-734-001-000	796 ELSTON CIR	212,475.00	251,774.00	464,249.00	\$360.50
027-734-002-000	792 ELSTON CIR	82,445.00	414,803.00	497,248.00	\$360.50
027-734-003-000	788 ELSTON CIR	186,720.00	227,194.00	413,914.00	\$360.50
027-734-004-000	784 ELSTON CIR	94,684.00	162,150.00	256,834.00	\$360.50
027-734-005-000	780 ELSTON CIR	87,388.00	247,376.00	334,764.00	\$360.50
027-734-006-000	776 ELSTON CIR	80,414.00	314,442.00	394,856.00	\$360.50
027-734-007-000	772 ELSTON CIR	82,445.00	396,768.00	479,213.00	\$360.50
027-734-008-000	768 ELSTON CIR	107,320.00	268,311.00	375,631.00	\$360.50
027-734-009-000	764 ELSTON CIR	164,183.00	237,194.00	401,377.00	\$360.50

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027-735-001-000	1726 MERRITT CIR	193,159.00	295,346.00	488,505.00	\$360.50
027-735-002-000	1722 MERRITT CIR	67,946.00	294,449.00	362,395.00	\$360.50
027-735-003-000	1718 MERRITT CIR	119,246.00	226,574.00	345,820.00	\$360.50
027-735-004-000	1714 MERRITT CIR	169,881.00	248,758.00	418,639.00	\$360.50
027-735-005-000	1710 MERRITT CIR	90,932.00	371,256.00	462,188.00	\$360.50
027-735-006-000	1706 MERRITT CIR	90,000.00	360,000.00	450,000.00	\$360.50
027-735-007-000	1702 MERRITT CIR	81,225.00	155,490.00	236,715.00	\$360.50
027-741-001-000	1799 FARNHAM AVE	127,788.00	282,315.00	410,103.00	\$360.50
027-741-002-000	1801 FARNHAM AVE	151,045.00	204,901.00	355,946.00	\$360.50
027-741-003-000	1805 FARNHAM AVE	81,225.00	247,482.00	328,707.00	\$360.50
027-741-004-000	1809 FARNHAM AVE	66,617.00	233,166.00	299,783.00	\$360.50
027-741-005-000	1813 FARNHAM AVE	70,725.00	353,626.00	424,351.00	\$360.50
027-741-006-000	1817 FARNHAM AVE	118,963.00	190,343.00	309,306.00	\$360.50
027-741-007-000	1821 FARNHAM AVE	90,932.00	298,056.00	388,988.00	\$360.50
027-741-008-000	1825 FARNHAM AVE	110,380.00	319,398.00	429,778.00	\$360.50
027-742-001-000	1796 FARNHAM AVE	95,984.00	313,211.00	409,195.00	\$360.50
027-742-002-000	1785 ELSTON CIR	72,169.00	255,371.00	327,540.00	\$360.50
027-751-001-000	1747 LEE DR	170,751.00	307,432.00	478,183.00	\$360.50
027-751-002-000	1749 LEE DR	103,056.00	360,698.00	463,754.00	\$360.50
027-751-003-000	1751 LEE DR	180,600.00	311,600.00	492,200.00	\$360.50
027-751-004-000	1753 LEE DR	177,318.00	264,980.00	442,298.00	\$360.50
027-751-005-000	1755 LEE DR	112,408.00	210,641.00	323,049.00	\$360.50
027-751-006-000	1757 LEE DR	79,271.00	328,424.00	407,695.00	\$360.50
027-751-007-000	1759 LEE DR	85,685.00	160,111.00	245,796.00	\$360.50
027-751-008-000	1761 FARNHAM AVE	101,036.00	371,812.00	472,848.00	\$360.50
027-751-009-000	1765 FARNHAM AVE	183,885.00	278,947.00	462,832.00	\$360.50
027-751-010-000	1769 FARNHAM AVE	170,751.00	265,906.00	436,657.00	\$360.50
027-751-011-000	1773 FARNHAM AVE	167,898.00	244,308.00	412,206.00	\$360.50
027-751-012-000	1777 FARNHAM AVE	164,183.00	311,874.00	476,057.00	\$360.50
027-751-013-000	1781 FARNHAM AVE	164,183.00	290,762.00	454,945.00	\$360.50
027-751-014-000	1785 FARNHAM AVE	72,169.00	249,709.00	321,878.00	\$360.50
027-751-015-000	1789 FARNHAM AVE	164,183.00	292,907.00	457,090.00	\$360.50
027-751-016-000	1793 FARNHAM AVE	164,183.00	237,085.00	401,268.00	\$360.50
027-751-017-000	1797 FARNHAM AVE	81,225.00	197,265.00	278,490.00	\$360.50
027-752-001-000	1740 FARNHAM AVE	218,915.00	235,041.00	453,956.00	\$360.50
027-752-002-000	1744 FARNHAM AVE	75,053.00	308,257.00	383,310.00	\$360.50
027-752-003-000	1748 FARNHAM AVE	62,284.00	283,990.00	346,274.00	\$360.50
027-752-004-000	1752 FARNHAM AVE	85,775.00	321,660.00	407,435.00	\$360.50
027-752-005-000	1756 FARNHAM AVE	85,775.00	337,743.00	423,518.00	\$360.50
027-752-006-000	1760 FARNHAM AVE	177,318.00	235,342.00	412,660.00	\$360.50
027-752-007-000	1764 FARNHAM AVE	177,318.00	300,504.00	477,822.00	\$360.50
027-752-008-000	1768 FARNHAM AVE	101,360.00	196,761.00	298,121.00	\$360.50
027-752-009-000	1772 FARNHAM AVE	164,183.00	309,466.00	473,649.00	\$360.50
027-752-010-000	1776 FARNHAM AVE	164,183.00	287,398.00	451,581.00	\$360.50
027-752-011-000	1780 FARNHAM AVE	88,767.00	191,741.00	280,508.00	\$360.50
027-752-012-000	1784 FARNHAM AVE	75,053.00	300,108.00	375,161.00	\$360.50
027-752-013-000	1788 FARNHAM AVE	148,705.00	196,293.00	344,998.00	\$360.50
027-752-014-000	1792 FARNHAM AVE	145,611.00	254,828.00	400,439.00	\$360.50
027-752-015-000	1781 ELSTON CIR	124,775.00	303,588.00	428,363.00	\$360.50
027-752-016-000	1777 ELSTON CIR	100,602.00	246,188.00	346,790.00	\$360.50
027-752-017-000	1773 ELSTON CIR	73,582.00	344,260.00	417,842.00	\$360.50
027-752-018-000	1769 ELSTON CIR	144,480.00	314,836.00	459,316.00	\$360.50
027-752-019-000	1765 ELSTON CIR	131,346.00	302,646.00	433,992.00	\$360.50
027-752-020-000	1761 ELSTON CIR	175,951.00	212,355.00	388,306.00	\$360.50
027-752-021-000	1757 ELSTON CIR	88,767.00	189,375.00	278,142.00	\$360.50
027-752-022-000	1753 ELSTON CIR	151,045.00	333,403.00	484,448.00	\$360.50
027-752-023-000	1749 ELSTON CIR	124,775.00	334,284.00	459,059.00	\$360.50
027-752-024-000	1745 ELSTON CIR	90,000.00	360,000.00	450,000.00	\$360.50
027-752-025-000	1741 ELSTON CIR	100,602.00	207,126.00	307,728.00	\$360.50
027-752-026-000	1737 ELSTON CIR	62,567.00	238,902.00	301,469.00	\$360.50
027-743-001-000	1800 FARNHAM AVE	87,598.00	340,087.00	427,685.00	\$360.50
027-743-002-000	1804 FARNHAM AVE	114,390.00	307,742.00	422,132.00	\$360.50
027-743-003-000	1808 FARNHAM AVE	107,320.00	237,307.00	344,627.00	\$360.50
027-743-004-000	1812 FARNHAM AVE	151,045.00	271,254.00	422,299.00	\$360.50

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-743-005-000	1816 FARNHAM AVE	82,848.00	260,390.00	343,238.00	\$360.50
027-743-006-000	1820 FARNHAM AVE	119,246.00	171,718.00	290,964.00	\$360.50
027-743-007-000	1824 FARNHAM AVE	80,414.00	332,382.00	412,796.00	\$360.50
027-743-008-000	1828 FARNHAM AVE	80,414.00	321,660.00	402,074.00	\$360.50
027-743-009-000	1832 FARNHAM AVE	117,067.00	290,346.00	407,413.00	\$360.50
027-743-010-000	1836 FARNHAM AVE	82,022.00	302,938.00	384,960.00	\$360.50
027-743-011-000	1840 FARNHAM AVE	82,022.00	273,411.00	355,433.00	\$360.50
027-743-012-000	1844 FARNHAM AVE	100,000.00	379,000.00	479,000.00	\$360.50
027-743-013-000	1837 ELSTON CIR	123,757.00	234,147.00	357,904.00	\$360.50
027-743-014-000	1833 ELSTON CIR	120,414.00	302,245.00	422,659.00	\$360.50
027-743-015-000	1829 ELSTON CIR	87,026.00	181,858.00	268,884.00	\$360.50
027-743-016-000	1825 ELSTON CIR	110,380.00	302,238.00	412,618.00	\$360.50
027-743-017-000	1821 ELSTON CIR	87,026.00	220,471.00	307,497.00	\$360.50
027-743-018-000	1817 ELSTON CIR	113,723.00	258,609.00	372,332.00	\$360.50
027-743-019-000	1813 ELSTON CIR	85,775.00	310,938.00	396,713.00	\$360.50
027-743-020-000	1809 ELSTON CIR	105,693.00	296,404.00	402,097.00	\$360.50
027-743-021-000	1805 ELSTON CIR	105,693.00	268,507.00	374,200.00	\$360.50
027-743-022-000	1801 ELSTON CIR	73,610.00	237,823.00	311,433.00	\$360.50
027-744-001-000	1802 GABLE DR	105,027.00	199,093.00	304,120.00	\$360.50
027-744-002-000	1806 GABLE DR	124,911.00	221,278.00	346,189.00	\$360.50
027-744-003-000	1810 GABLE DR	103,689.00	278,010.00	381,699.00	\$360.50
027-744-004-000	1814 GABLE DR	103,689.00	258,768.00	362,457.00	\$360.50
027-744-005-000	1818 GABLE DR	80,414.00	385,991.00	466,405.00	\$360.50
027-744-006-000	1822 GABLE DR	103,689.00	300,585.00	404,274.00	\$360.50
027-744-007-000	1826 GABLE DR	87,598.00	329,781.00	417,379.00	\$360.50
027-744-008-000	1830 GABLE DR	103,689.00	294,451.00	398,140.00	\$360.50
027-744-009-000	1834 GABLE DR	95,000.00	365,000.00	460,000.00	\$360.50
027-761-001-000	1745 LEE DR	177,318.00	284,698.00	462,016.00	\$360.50
027-761-002-000	1741 LEE DR	69,620.00	208,868.00	278,488.00	\$360.50
027-761-003-000	1737 LEE DR	177,318.00	223,983.00	401,301.00	\$360.50
027-761-004-000	1733 LEE DR	88,767.00	195,292.00	284,059.00	\$360.50
027-761-005-000	1729 LEE DR	118,963.00	227,224.00	346,187.00	\$360.50
027-761-006-000	1725 LEE DR	100,602.00	159,783.00	260,385.00	\$360.50
027-761-007-000	1721 LEE DR	100,602.00	248,554.00	349,156.00	\$360.50
027-761-008-000	1717 LEE DR	75,053.00	225,053.00	300,106.00	\$360.50
027-761-009-000	1713 LEE CT	177,318.00	311,112.00	488,430.00	\$360.50
027-761-010-000	1709 LEE CT	65,617.00	339,029.00	404,646.00	\$360.50
027-761-011-000	1705 LEE CT	186,720.00	202,609.00	389,329.00	\$360.50
027-761-012-000	1703 LEE CT	94,684.00	218,965.00	313,649.00	\$360.50
027-761-013-000	1701 LEE CT	84,935.00	324,982.00	409,917.00	\$360.50
027-761-015-000	1706 LEE CT	79,271.00	342,580.00	421,851.00	\$360.50
027-761-016-000	1710 LEE CT	66,617.00	321,991.00	388,608.00	\$360.50
027-761-017-000	1714 LEE CT	100,602.00	189,375.00	289,977.00	\$360.50
027-761-018-000	603 EAKLE LN	136,215.00	217,317.00	353,532.00	\$360.50
027-761-019-000	607 EAKLE LN	193,159.00	283,120.00	476,279.00	\$360.50
027-761-020-000	1715 FARNHAM AVE	212,475.00	223,112.00	435,587.00	\$360.50
027-761-021-000	1711 FARNHAM AVE	95,000.00	400,000.00	495,000.00	\$360.50
027-761-022-000	1707 FARNHAM AVE	73,610.00	317,098.00	390,708.00	\$360.50
027-761-023-000	1703 FARNHAM AVE	206,037.00	210,576.00	416,613.00	\$360.50
027-762-001-000	1726 LEE DR	80,414.00	289,494.00	369,908.00	\$360.50
027-762-002-000	1730 LEE DR	73,582.00	360,028.00	433,610.00	\$360.50
027-762-003-000	1734 LEE DR	95,000.00	405,000.00	500,000.00	\$360.50
027-762-004-000	1738 LEE DR	65,617.00	218,727.00	284,344.00	\$360.50
027-762-005-000	1742 LEE DR	75,422.00	205,386.00	280,808.00	\$360.50
027-762-006-000	1746 LEE DR	100,602.00	224,881.00	325,483.00	\$360.50
027-762-007-000	1748 LEE DR	87,026.00	170,575.00	257,601.00	\$360.50
027-762-008-000	1752 LEE DR	190,453.00	330,181.00	520,634.00	\$360.50
027-762-009-000	1751 FARNHAM AVE	184,333.00	237,740.00	422,073.00	\$360.50
027-762-010-000	1747 FARNHAM AVE	73,582.00	331,121.00	404,703.00	\$360.50
027-762-011-000	1743 FARNHAM AVE	90,000.00	381,000.00	471,000.00	\$360.50
027-762-012-000	1739 FARNHAM AVE	78,838.00	409,959.00	488,797.00	\$360.50
027-762-013-000	1735 FARNHAM AVE	67,946.00	226,498.00	294,444.00	\$360.50
027-762-014-000	1731 FARNHAM AVE	68,255.00	211,599.00	279,854.00	\$360.50
027-762-015-000	1727 FARNHAM AVE	199,598.00	281,961.00	481,559.00	\$360.50

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027-762-016-000	1723 FARNHAM AVE	84,094.00	310,097.00	394,191.00	\$360.50
027-763-001-000	1704 FARNHAM AVE	107,320.00	169,928.00	277,248.00	\$360.50
027-763-002-000	1708 FARNHAM AVE	95,000.00	400,000.00	495,000.00	\$360.50
027-763-003-000	1712 FARNHAM AVE	65,617.00	344,497.00	410,114.00	\$360.50
027-763-004-000	1716 FARNHAM AVE	209,898.00	284,377.00	494,275.00	\$360.50
027-763-005-000	1720 FARNHAM AVE	130,861.00	235,553.00	366,414.00	\$360.50
027-763-006-000	1724 FARNHAM AVE	124,911.00	196,293.00	321,204.00	\$360.50
027-763-007-000	1728 FARNHAM AVE	193,159.00	309,086.00	502,245.00	\$360.50
027-763-008-000	1732 FARNHAM AVE	193,159.00	131,864.00	325,023.00	\$360.50
027-763-009-000	1736 FARNHAM AVE	193,159.00	301,592.00	494,751.00	\$360.50
027-763-010-000	1733 ELSTON CIR	75,422.00	226,276.00	301,698.00	\$360.50
027-763-011-000	1729 ELSTON CIR	66,617.00	222,063.00	288,680.00	\$360.50
027-763-012-000	1725 ELSTON CIR	67,946.00	305,773.00	373,719.00	\$360.50
027-763-013-000	1721 ELSTON CIR	82,022.00	339,029.00	421,051.00	\$360.50
027-763-014-000	1717 ELSTON CIR	105,117.00	382,628.00	487,745.00	\$360.50
027-763-015-000	1713 ELSTON CIR	124,911.00	196,293.00	321,204.00	\$360.50
027-763-016-000	1709 ELSTON CIR	100,000.00	415,000.00	515,000.00	\$360.50
027-763-017-000	1705 ELSTON CIR	110,000.00	404,900.00	514,900.00	\$360.50
027-763-018-000	760 ELSTON CIR	90,932.00	358,677.00	449,609.00	\$360.50
027-771-001-000	1953 HECKE DR	107,320.00	172,909.00	280,229.00	\$360.50
027-771-002-000	1957 HECKE DR	76,931.00	166,884.00	243,815.00	\$360.50
027-771-003-000	1961 HECKE DR	133,477.00	194,151.00	327,628.00	\$360.50
027-771-004-000	1965 HECKE DR	130,861.00	160,602.00	291,463.00	\$360.50
027-771-005-000	1969 HECKE DR	111,641.00	199,513.00	311,154.00	\$360.50
027-771-006-000	1973 HECKE DR	84,094.00	259,640.00	343,734.00	\$360.50
027-771-007-000	1977 HECKE DR	92,751.00	327,720.00	420,471.00	\$360.50
027-771-008-000	1981 HECKE DR	137,135.00	172,791.00	309,926.00	\$360.50
027-771-010-000	1985 HECKE DR	85,775.00	150,108.00	235,883.00	\$360.50
027-771-011-000	1989 HECKE DR	69,620.00	163,612.00	233,232.00	\$360.50
027-771-012-000	1993 HECKE DR	110,380.00	197,219.00	307,599.00	\$360.50
027-771-013-000	1997 HECKE DR	110,380.00	218,761.00	329,141.00	\$360.50
027-772-001-000	1954 HECKE DR	113,723.00	193,873.00	307,596.00	\$360.50
027-772-002-000	1958 HECKE DR	101,360.00	125,208.00	226,568.00	\$360.50
027-772-003-000	1962 HECKE DR	100,064.00	284,770.00	384,834.00	\$360.50
027-772-004-000	1966 HECKE DR	77,292.00	323,598.00	400,890.00	\$360.50
027-772-005-000	1970 HECKE DR	117,738.00	201,453.00	319,191.00	\$360.50
027-772-006-000	1972 HECKE DR	145,611.00	169,759.00	315,370.00	\$360.50
027-772-007-000	1971 HERSHEY DR	81,225.00	116,036.00	197,261.00	\$360.50
027-772-008-000	1967 HERSHEY DR	62,567.00	170,643.00	233,210.00	\$360.50
027-772-009-000	1963 HERSHEY DR	95,000.00	275,000.00	370,000.00	\$360.50
027-772-010-000	1959 HERSHEY DR	76,553.00	280,518.00	357,071.00	\$360.50
027-772-011-000	1955 HERSHEY DR	113,284.00	125,208.00	238,492.00	\$360.50
027-772-012-000	1951 HERSHEY DR	114,928.00	215,414.00	330,342.00	\$360.50
027-773-001-000	1952 HERSHEY DR	77,719.00	255,371.00	333,090.00	\$360.50
027-773-002-000	1956 HERSHEY DR	125,208.00	155,020.00	280,228.00	\$360.50
027-773-003-000	1960 HERSHEY DR	144,499.00	232,812.00	377,311.00	\$360.50
027-773-004-000	1964 HERSHEY DR	94,684.00	130,192.00	224,876.00	\$360.50
027-773-005-000	1968 HERSHEY DR	118,963.00	160,602.00	279,565.00	\$360.50
027-773-006-000	1972 HERSHEY DR	95,000.00	337,000.00	432,000.00	\$360.50
027-773-007-000	1976 HERSHEY DR	90,991.00	200,992.00	291,983.00	\$360.50
027-773-008-000	1980 HERSHEY DR	107,033.00	217,955.00	324,988.00	\$360.50
027-773-009-000	1984 HERSHEY DR	90,000.00	360,000.00	450,000.00	\$360.50
027-773-010-000	1988 HERSHEY DR	110,380.00	169,920.00	280,300.00	\$360.50
027-781-001-000	1801 HARDY DR	177,318.00	272,313.00	449,631.00	\$360.50
027-781-002-000	1805 HARDY DR	94,684.00	171,619.00	266,303.00	\$360.50
027-781-003-000	1809 HARDY DR	72,169.00	316,439.00	388,608.00	\$360.50
027-781-004-000	1813 HARDY DR	71,085.00	355,433.00	426,518.00	\$360.50
027-781-005-000	1817 HARDY DR	72,169.00	308,667.00	380,836.00	\$360.50
027-781-006-000	1821 HARDY DR	71,085.00	257,005.00	328,090.00	\$360.50
027-781-007-000	1825 HARDY DR	94,684.00	223,697.00	318,381.00	\$360.50
027-781-008-000	1829 HARDY DR	68,255.00	282,132.00	350,387.00	\$360.50
027-781-009-000	1833 HARDY DR	100,602.00	112,439.00	213,041.00	\$360.50
027-782-001-000	1802 HARDY DR	136,807.00	154,654.00	291,461.00	\$360.50
027-782-002-000	1806 HARDY DR	164,183.00	321,440.00	485,623.00	\$360.50

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027-782-003-000	1810 HARDY DR	177,318.00	248,235.00	425,553.00	\$360.50
027-782-004-000	1814 HARDY DR	177,318.00	283,697.00	461,015.00	\$360.50
027-782-005-000	1818 HARDY DR	68,255.00	204,773.00	273,028.00	\$360.50
027-782-006-000	1822 HARDY DR	68,255.00	210,461.00	278,716.00	\$360.50
027-782-007-000	1826 HARDY DR	95,000.00	410,000.00	505,000.00	\$360.50
027-782-008-000	1830 HARDY DR	172,053.00	258,756.00	430,809.00	\$360.50
027-782-009-000	1834 HARDY DR	87,598.00	293,711.00	381,309.00	\$360.50
027-782-010-000	1833 LOWE DR	119,246.00	172,909.00	292,155.00	\$360.50
027-782-011-000	1829 LOWE DR	164,183.00	312,746.00	476,929.00	\$360.50
027-782-012-000	1825 LOWE DR	68,255.00	186,570.00	254,825.00	\$360.50
027-782-013-000	1821 LOWE DR	80,414.00	332,382.00	412,796.00	\$360.50
027-782-014-000	1817 LOWE DR	177,318.00	339,442.00	516,760.00	\$360.50
027-782-015-000	1813 LOWE DR	78,838.00	285,919.00	364,757.00	\$360.50
027-782-016-000	1809 LOWE DR	190,453.00	315,392.00	505,845.00	\$360.50
027-782-017-000	1805 LOWE DR	82,445.00	412,226.00	494,671.00	\$360.50
027-782-018-000	1801 LOWE DR	85,775.00	300,216.00	385,991.00	\$360.50
027-783-001-000	1802 LOWE DR	157,747.00	236,626.00	394,373.00	\$360.50
027-783-002-000	1806 LOWE DR	85,775.00	450,324.00	536,099.00	\$360.50
027-783-003-000	1810 LOWE DR	119,246.00	260,437.00	379,683.00	\$360.50
027-783-004-000	1814 LOWE DR	186,720.00	290,132.00	476,852.00	\$360.50
027-783-005-000	1818 LOWE DR	94,684.00	168,068.00	262,752.00	\$360.50
027-783-006-000	1822 LOWE DR	95,000.00	475,000.00	570,000.00	\$360.50
027-783-007-000	1826 LOWE DR	84,094.00	404,177.00	488,271.00	\$360.50
027-783-008-000	1830 LOWE DR	180,280.00	364,532.00	544,812.00	\$360.50
027-783-009-000	1834 LOWE DR	87,598.00	292,681.00	380,279.00	\$360.50
027-783-010-000	1833 E GUM AVE	118,963.00	168,932.00	287,895.00	\$360.50
027-783-011-000	1829 E GUM AVE	78,838.00	435,187.00	514,025.00	\$360.50
027-783-012-000	1825 E GUM AVE	95,000.00	365,000.00	460,000.00	\$360.50
027-783-013-000	1821 E GUM AVE	95,000.00	405,000.00	500,000.00	\$360.50
027-783-014-000	1817 E GUM AVE	68,255.00	295,785.00	364,040.00	\$360.50
027-783-015-000	1813 E GUM AVE	119,246.00	197,951.00	317,197.00	\$360.50
027-783-016-000	1809 E GUM AVE	124,911.00	184,396.00	309,307.00	\$360.50
027-783-017-000	1805 E GUM AVE	80,414.00	337,743.00	418,157.00	\$360.50
027-783-018-000	1801 E GUM AVE	136,807.00	199,270.00	336,077.00	\$360.50
027-784-001-000	1948 HERSHEY DR	72,169.00	273,136.00	345,305.00	\$360.50
027-784-002-000	1944 HERSHEY DR	78,838.00	383,680.00	462,518.00	\$360.50
027-784-003-000	1940 HERSHEY DR	151,046.00	302,372.00	453,418.00	\$360.50
027-784-004-000	1936 HERSHEY DR	80,414.00	353,826.00	434,240.00	\$360.50
027-784-005-000	1932 HERSHEY DR	87,490.00	273,411.00	360,901.00	\$360.50
027-784-006-000	1928 HERSHEY DR	114,962.00	373,635.00	488,597.00	\$360.50
027-784-007-000	1924 HERSHEY DR	123,668.00	453,449.00	577,117.00	\$360.50
027-784-008-000	1920 HERSHEY DR	157,614.00	327,263.00	484,877.00	\$360.50
027-784-009-000	1916 HERSHEY DR	157,614.00	299,697.00	457,311.00	\$360.50
027-784-010-000	1912 HERSHEY DR	90,932.00	323,315.00	414,247.00	\$360.50
027-784-011-000	1908 HERSHEY DR	151,046.00	294,489.00	445,535.00	\$360.50
027-784-012-000	1904 HERSHEY DR	80,414.00	320,694.00	401,108.00	\$360.50
027-784-013-000	1900 HERSHEY DR	151,046.00	296,541.00	447,587.00	\$360.50
027-784-014-000	1896 HERSHEY DR	164,183.00	283,045.00	447,228.00	\$360.50
027-784-015-000	1892 HERSHEY DR	164,183.00	356,207.00	520,390.00	\$360.50
027-784-016-000	1888 HERSHEY DR	177,318.00	355,006.00	532,324.00	\$360.50
027-784-017-000	1884 HERSHEY DR	164,183.00	246,054.00	410,237.00	\$360.50
027-784-018-000	725 FARNHAM AVE	107,219.00	294,855.00	402,074.00	\$360.50
027-784-019-000	729 FARNHAM AVE	193,159.00	322,181.00	515,340.00	\$360.50
027-784-020-000	733 FARNHAM AVE	190,453.00	277,658.00	468,111.00	\$360.50
027-784-021-000	737 FARNHAM AVE	100,602.00	182,057.00	282,659.00	\$360.50
027-784-022-000	741 FARNHAM AVE	103,056.00	421,501.00	524,557.00	\$360.50
027-784-023-000	745 FARNHAM AVE	193,159.00	302,464.00	495,623.00	\$360.50
027-784-024-000	749 FARNHAM AVE	95,000.00	385,000.00	480,000.00	\$360.50
027-784-025-000	753 FARNHAM AVE	180,280.00	304,265.00	484,545.00	\$360.50
027-784-026-000	757 FARNHAM AVE	84,094.00	352,144.00	436,238.00	\$360.50
027-784-027-000	761 FARNHAM AVE	212,475.00	294,891.00	507,366.00	\$360.50
027-785-001-000	1950 HECKE DR	137,914.00	264,158.00	402,072.00	\$360.50
027-785-002-000	1946 HECKE DR	121,608.00	298,161.00	419,769.00	\$360.50
027-785-003-000	1942 HECKE DR	90,932.00	413,237.00	504,169.00	\$360.50

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027-785-004-000	1938 HECKE DR	144,079.00	233,138.00	377,217.00	\$360.50
027-785-005-000	1934 HECKE DR	118,210.00	303,420.00	421,630.00	\$360.50
027-785-006-000	1930 HECKE DR	80,414.00	385,991.00	466,405.00	\$360.50
027-785-007-000	1919 HERSHEY DR	151,045.00	223,277.00	374,322.00	\$360.50
027-785-008-000	1923 HERSHEY DR	100,000.00	385,000.00	485,000.00	\$360.50
027-785-009-000	1927 HERSHEY DR	118,340.00	300,788.00	419,128.00	\$360.50
027-785-010-000	1931 HERSHEY DR	90,932.00	399,092.00	490,024.00	\$360.50
027-785-011-000	1935 HERSHEY DR	151,045.00	298,818.00	449,863.00	\$360.50
027-785-012-000	1939 HERSHEY DR	72,169.00	300,894.00	373,063.00	\$360.50
027-785-013-000	1943 HERSHEY DR	80,414.00	353,826.00	434,240.00	\$360.50
027-785-014-000	1947 HERSHEY DR	151,045.00	166,153.00	317,198.00	\$360.50
027-791-001-000	645 BLOWERS DR	151,045.00	233,323.00	384,368.00	\$360.50
027-792-001-000	1870 HARDY DR	82,022.00	229,664.00	311,686.00	\$360.50
027-792-002-000	1917 HECKE DR	177,318.00	252,009.00	429,327.00	\$360.50
027-792-003-000	1921 HECKE DR	157,616.00	340,194.00	497,810.00	\$360.50
027-792-004-000	1925 HECKE DR	85,775.00	330,237.00	416,012.00	\$360.50
027-792-005-000	1929 HECKE DR	137,914.00	322,878.00	460,792.00	\$360.50
027-792-006-000	1933 HECKE DR	95,000.00	455,000.00	550,000.00	\$360.50
027-792-007-000	1937 HECKE DR	149,157.00	252,866.00	402,023.00	\$360.50
027-793-003-000	1841 HARDY DR	182,019.00	266,962.00	448,981.00	\$360.50
027-793-004-000	1845 HARDY DR	193,159.00	363,071.00	556,230.00	\$360.50
027-793-005-000	1849 HARDY DR	179,365.00	320,118.00	499,483.00	\$360.50
027-793-006-000	1853 HARDY DR	72,169.00	349,749.00	421,918.00	\$360.50
027-793-007-000	1857 HARDY DR	68,255.00	136,514.00	204,769.00	\$360.50
027-793-008-000	1861 HARDY DR	78,838.00	307,995.00	386,833.00	\$360.50
027-793-009-000	1865 HARDY DR	186,720.00	277,988.00	464,708.00	\$360.50
027-800-001-000	1849 E GIBSON RD	487,000.00	1,000,000.00	1,487,000.00	\$421.96
027-800-002-000	1837 E GIBSON RD	1,567,000.00	2,933,000.00	4,500,000.00	\$2,213.22
027-800-003-000	1813 E GIBSON RD	1,062,398.00	1,109,602.00	2,172,000.00	\$818.10
027-800-004-000	1801 E GIBSON RD	1,100,000.00	1,229,000.00	2,329,000.00	\$964.50
027-800-005-000	1897 E GIBSON RD	700,000.00	942,000.00	1,642,000.00	\$628.64
027-800-006-000	1885 E GIBSON RD	3,244,000.00	5,336,000.00	8,580,000.00	\$4,839.80
027-800-007-000	1861 E GIBSON RD	1,080,000.00	1,107,000.00	2,187,000.00	\$947.28
027-791-002-000	643 BLOWERS DR	193,157.00	178,783.00	371,940.00	\$360.50
027-791-003-000	641 BLOWERS DR	193,159.00	353,954.00	547,113.00	\$360.50
027-791-004-000	637 BLOWERS DR	193,159.00	302,605.00	495,764.00	\$360.50
027-791-005-000	633 BLOWERS DR	199,598.00	251,763.00	451,361.00	\$360.50
027-791-006-000	629 BLOWERS DR	193,159.00	335,687.00	528,846.00	\$360.50
027-791-007-000	625 BLOWERS DR	119,246.00	214,647.00	333,893.00	\$360.50
027-791-008-000	621 BLOWERS DR	119,246.00	172,909.00	292,155.00	\$360.50
027-791-009-000	617 BLOWERS DR	199,598.00	354,129.00	553,727.00	\$360.50
027-791-010-000	613 BLOWERS DR	199,598.00	250,664.00	450,262.00	\$360.50
027-791-011-000	609 BLOWERS DR	125,208.00	214,647.00	339,855.00	\$360.50
027-791-012-000	605 BLOWERS DR	193,159.00	272,266.00	465,425.00	\$360.50
027-791-013-000	601 BLOWERS DR	117,798.00	282,186.00	399,984.00	\$360.50
027-791-014-000	1899 BLOWERS DR	96,261.00	305,773.00	402,034.00	\$360.50
027-791-015-000	1895 BLOWERS DR	124,911.00	223,656.00	348,567.00	\$360.50
027-791-016-000	1891 BLOWERS DR	131,170.00	192,587.00	323,757.00	\$360.50
027-791-017-000	1887 BLOWERS DR	95,000.00	455,000.00	550,000.00	\$360.50
027-791-018-000	1883 BLOWERS DR	73,610.00	274,064.00	347,674.00	\$360.50
027-791-019-000	1879 BLOWERS DR	68,255.00	170,643.00	238,898.00	\$360.50
027-791-020-000	1875 BLOWERS DR	107,320.00	208,684.00	316,004.00	\$360.50
027-791-021-000	1871 BLOWERS DR	95,000.00	405,000.00	500,000.00	\$360.50
027-791-022-000	1867 BLOWERS DR	68,255.00	227,528.00	295,783.00	\$360.50
027-791-023-000	1863 BLOWERS DR	68,255.00	147,891.00	216,146.00	\$360.50
027-791-024-000	1859 BLOWERS DR	68,255.00	273,031.00	341,286.00	\$360.50
027-791-025-000	1855 BLOWERS DR	95,000.00	405,000.00	500,000.00	\$360.50
027-791-026-000	1851 BLOWERS DR	94,684.00	177,537.00	272,221.00	\$360.50
027-791-027-000	1847 BLOWERS DR	119,246.00	214,647.00	333,893.00	\$360.50
027-791-028-000	1843 BLOWERS DR	68,255.00	307,162.00	375,417.00	\$360.50
027-791-029-000	1839 BLOWERS DR	119,246.00	202,725.00	321,971.00	\$360.50
027-791-030-000	1835 BLOWERS DR	81,225.00	214,671.00	295,896.00	\$360.50
027-791-031-000	1831 BLOWERS DR	81,225.00	185,661.00	266,886.00	\$360.50
027-791-032-000	1827 BLOWERS DR	95,000.00	385,000.00	480,000.00	\$360.50

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027-791-033-000	1823 BLOWERS DR	95,000.00	405,000.00	500,000.00	\$360.50
027-791-034-000	1819 BLOWERS DR	106,523.00	224,762.00	331,285.00	\$360.50
027-792-008-000	1894 HARDY DR	100,602.00	170,434.00	271,036.00	\$360.50
027-792-009-000	1890 HARDY DR	200,221.00	248,758.00	448,979.00	\$360.50
027-792-010-000	1886 HARDY DR	79,271.00	362,399.00	441,670.00	\$360.50
027-792-011-000	1882 HARDY DR	95,000.00	385,000.00	480,000.00	\$360.50
027-792-012-000	1878 HARDY DR	85,775.00	337,743.00	423,518.00	\$360.50
027-792-013-000	1874 HARDY DR	186,720.00	333,135.00	519,855.00	\$360.50
027-793-010-000	1869 HARDY DR	193,159.00	301,916.00	495,075.00	\$360.50
027-793-011-000	1873 HARDY DR	193,159.00	266,612.00	459,771.00	\$360.50
027-793-012-000	1877 HARDY DR	94,684.00	165,701.00	260,385.00	\$360.50
027-793-013-000	1881 HARDY DR	186,720.00	279,425.00	466,145.00	\$360.50
027-793-014-000	1885 HARDY DR	84,094.00	388,936.00	473,030.00	\$360.50
027-793-015-000	1889 HARDY DR	193,159.00	282,832.00	475,991.00	\$360.50
027-793-016-000	1893 HARDY DR	193,159.00	241,484.00	434,643.00	\$360.50
027-793-017-000	1896 GABLE DR	85,775.00	305,577.00	391,352.00	\$360.50
027-793-018-000	1892 GABLE DR	72,169.00	364,335.00	436,504.00	\$360.50
027-793-019-000	1888 GABLE DR	193,159.00	292,174.00	485,333.00	\$360.50
027-793-020-000	1884 GABLE DR	193,159.00	339,951.00	533,110.00	\$360.50
027-793-021-000	1880 GABLE DR	72,169.00	244,269.00	316,438.00	\$360.50
027-793-022-000	1876 GABLE DR	206,287.00	248,758.00	455,045.00	\$360.50
027-793-023-000	1872 GABLE DR	193,159.00	347,100.00	540,259.00	\$360.50
027-793-024-000	1868 GABLE DR	81,225.00	242,519.00	323,744.00	\$360.50
027-793-025-000	1864 GABLE DR	87,598.00	334,934.00	422,532.00	\$360.50
027-793-026-000	1860 GABLE DR	67,946.00	369,193.00	437,139.00	\$360.50
027-793-027-000	1856 GABLE DR	82,445.00	391,615.00	474,060.00	\$360.50
027-793-028-000	1852 GABLE DR	193,159.00	309,210.00	502,369.00	\$360.50
027-793-029-000	1848 GABLE DR	199,598.00	314,841.00	514,439.00	\$360.50
027-793-030-000	1844 GABLE DR	90,932.00	373,833.00	464,765.00	\$360.50
027-793-031-000	1840 GABLE DR	91,136.00	306,649.00	397,785.00	\$360.50
027-794-001-000	1828 BLOWERS DR	225,353.00	182,817.00	408,170.00	\$360.50
027-794-002-000	1832 BLOWERS DR	95,000.00	405,000.00	500,000.00	\$360.50
027-794-003-000	1836 BLOWERS DR	124,911.00	226,035.00	350,946.00	\$360.50
027-794-004-000	1840 BLOWERS DR	95,000.00	440,000.00	535,000.00	\$360.50
027-794-005-000	1844 BLOWERS DR	87,026.00	170,575.00	257,601.00	\$360.50
027-794-006-000	1848 BLOWERS DR	123,556.00	290,957.00	414,513.00	\$360.50
027-794-007-000	1852 BLOWERS DR	163,815.00	200,221.00	364,036.00	\$360.50
027-794-008-000	1856 BLOWERS DR	118,963.00	184,396.00	303,359.00	\$360.50
027-794-009-000	1860 BLOWERS DR	125,208.00	234,922.00	360,130.00	\$360.50
027-794-010-000	1864 BLOWERS DR	107,320.00	248,377.00	355,697.00	\$360.50
027-794-011-000	1868 BLOWERS DR	95,000.00	385,000.00	480,000.00	\$360.50
027-794-012-000	1872 BLOWERS DR	90,932.00	394,040.00	484,972.00	\$360.50
027-794-013-000	1876 BLOWERS DR	90,932.00	333,418.00	424,350.00	\$360.50
027-794-014-000	1880 BLOWERS DR	99,830.00	322,676.00	422,506.00	\$360.50
027-794-015-000	1884 BLOWERS DR	68,255.00	116,036.00	184,291.00	\$360.50
027-794-016-000	1888 BLOWERS DR	84,094.00	430,983.00	515,077.00	\$360.50
027-794-017-000	1892 BLOWERS DR	157,747.00	345,840.00	503,587.00	\$360.50
027-794-018-000	1896 BLOWERS DR	73,944.00	187,708.00	261,652.00	\$360.50
027-794-019-000	1899 GABLE DR	212,475.00	274,646.00	487,121.00	\$360.50
027-794-020-000	1895 GABLE DR	186,720.00	377,332.00	564,052.00	\$360.50
027-794-021-000	1891 GABLE DR	83,517.00	105,093.00	188,610.00	\$360.50
027-794-022-000	1887 GABLE DR	151,680.00	230,556.00	382,236.00	\$360.50
027-794-023-000	1883 GABLE DR	199,598.00	322,564.00	522,162.00	\$360.50
027-794-024-000	1879 GABLE DR	87,598.00	360,698.00	448,296.00	\$360.50
027-794-025-000	1875 GABLE DR	199,598.00	286,394.00	485,992.00	\$360.50
027-794-026-000	1871 GABLE DR	187,350.00	347,692.00	535,042.00	\$360.50
027-794-027-000	1867 GABLE DR	82,022.00	229,664.00	311,686.00	\$360.50
027-794-028-000	1863 GABLE DR	193,159.00	307,234.00	500,393.00	\$360.50
027-794-029-000	1859 GABLE DR	95,000.00	440,000.00	535,000.00	\$360.50
027-794-030-000	1855 GABLE DR	68,255.00	269,618.00	337,873.00	\$360.50
027-794-031-000	1851 GABLE DR	95,000.00	365,000.00	460,000.00	\$360.50
027-794-032-000	1847 GABLE DR	95,000.00	440,000.00	535,000.00	\$360.50
027-794-033-000	1843 GABLE DR	95,000.00	455,000.00	550,000.00	\$360.50
027-794-034-000	1843 FARNHAM AVE	97,903.00	371,004.00	468,907.00	\$360.50

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027-794-035-000	1837 FARNHAM AVE	100,000.00	455,000.00	555,000.00	\$360.50
027-520-095-000	1975 MAXWELL AVE	2,576,418.00	28,082,956.00	30,659,374.00	\$21,151.18
027-810-001-000	1950 VALLEJO CT	55,514.00	269,806.00	325,320.00	\$360.50
027-810-002-000	1954 VALLEJO CT	61,834.00	316,384.00	378,218.00	\$360.50
027-810-003-000	1968 MILLER CT	157,747.00	194,151.00	351,898.00	\$360.50
027-810-004-000	1972 MILLER CT	56,622.00	251,413.00	308,035.00	\$360.50
027-810-005-000	1971 GREGORY CT	157,747.00	262,807.00	420,554.00	\$360.50
027-810-006-000	1967 GREGORY CT	64,331.00	298,071.00	362,402.00	\$360.50
027-810-007-000	1963 GREGORY CT	157,747.00	224,489.00	382,236.00	\$360.50
027-810-008-000	1953 GREGORY CT	51,191.00	144,477.00	195,668.00	\$360.50
027-810-009-000	1949 GREGORY CT	72,139.00	262,794.00	334,933.00	\$360.50
027-810-010-000	1950 GREGORY CT	88,767.00	177,537.00	266,304.00	\$360.50
027-810-011-000	1954 GREGORY CT	82,445.00	304,017.00	386,462.00	\$360.50
027-810-012-000	1964 GREGORY CT	63,818.00	133,442.00	197,260.00	\$360.50
027-810-013-000	1968 GREGORY CT	55,514.00	238,715.00	294,229.00	\$360.50
027-810-014-000	1972 GREGORY CT	55,514.00	285,350.00	340,864.00	\$360.50
027-810-015-000	1971 OCHOA CT	56,622.00	254,811.00	311,433.00	\$360.50
027-810-016-000	1967 OCHOA CT	72,139.00	285,467.00	357,606.00	\$360.50
027-810-017-000	1963 OCHOA CT	65,617.00	311,687.00	377,304.00	\$360.50
027-810-018-000	1953 OCHOA CT	113,014.00	166,550.00	279,564.00	\$360.50
027-810-019-000	1949 OCHOA CT	63,818.00	168,254.00	232,072.00	\$360.50
027-810-020-000	1950 OCHOA CT	139,546.00	200,221.00	339,767.00	\$360.50
027-810-021-000	1954 OCHOA CT	157,747.00	206,287.00	364,034.00	\$360.50
027-810-022-000	1964 OCHOA CT	70,725.00	293,004.00	363,729.00	\$360.50
027-810-023-000	1968 OCHOA CT	59,922.00	270,578.00	330,500.00	\$360.50
027-810-024-000	1972 OCHOA CT	65,095.00	171,619.00	236,714.00	\$360.50
027-820-002-000	1950 HAWKINS CT	118,963.00	172,500.00	291,463.00	\$360.50
027-820-003-000	1954 HAWKINS CT	54,681.00	272,316.00	326,997.00	\$360.50
027-820-004-000	1958 HAWKINS CT	118,963.00	186,717.00	305,680.00	\$360.50
027-820-005-000	1968 HAWKINS CT	118,963.00	161,781.00	280,744.00	\$360.50
027-820-006-000	1974 HAWKINS CT	118,963.00	200,033.00	318,996.00	\$360.50
027-820-007-000	1978 HAWKINS CT	118,963.00	232,229.00	351,192.00	\$360.50
027-820-008-000	648 AZEVEDO CT	65,617.00	295,283.00	360,900.00	\$360.50
027-820-009-000	647 AZEVEDO CT	51,191.00	236,059.00	287,250.00	\$360.50
027-820-010-000	642 RICO CT	118,963.00	166,550.00	285,513.00	\$360.50
027-820-011-000	1992 STONEHAVEN LP	50,958.00	238,956.00	289,914.00	\$360.50
027-820-012-000	1996 STONEHAVEN LP	71,085.00	293,096.00	364,181.00	\$360.50
027-820-013-000	738 STONEHAVEN LP	64,331.00	286,813.00	351,144.00	\$360.50
027-820-014-000	742 STONEHAVEN LP	109,207.00	207,495.00	316,702.00	\$360.50
027-820-015-000	746 STONEHAVEN LP	121,343.00	161,645.00	282,988.00	\$360.50
027-820-017-000	755 STONEHAVEN LP	70,725.00	334,426.00	405,151.00	\$360.50
027-820-018-000	751 STONEHAVEN LP	121,343.00	242,691.00	364,034.00	\$360.50
027-820-019-000	747 STONEHAVEN LP	64,331.00	300,216.00	364,547.00	\$360.50
027-820-020-000	748 STONEHAVEN LP	70,725.00	308,159.00	378,884.00	\$360.50
027-820-021-000	752 STONEHAVEN LP	56,622.00	237,823.00	294,445.00	\$360.50
027-820-022-000	756 STONEHAVEN LP	72,139.00	309,170.00	381,309.00	\$360.50
027-820-023-000	755 BREEN CT	56,622.00	262,737.00	319,359.00	\$360.50
027-820-024-000	751 BREEN CT	121,343.00	215,230.00	336,573.00	\$360.50
027-820-025-000	747 BREEN CT	70,725.00	287,952.00	358,677.00	\$360.50
027-820-026-000	748 BREEN CT	63,070.00	305,892.00	368,962.00	\$360.50
027-820-027-000	752 BREEN CT	121,343.00	209,928.00	331,271.00	\$360.50
027-820-028-000	756 BREEN CT	107,975.00	267,700.00	375,675.00	\$360.50
027-820-029-000	1971 MILLER CT	72,139.00	316,384.00	388,523.00	\$360.50
027-820-030-000	1967 MILLER CT	139,546.00	184,384.00	323,930.00	\$360.50
027-820-031-000	758 HALL CT	133,477.00	217,817.00	351,294.00	\$360.50
027-820-032-000	754 HALL CT	71,085.00	289,815.00	360,900.00	\$360.50
027-820-033-000	1957 VALLEJO CT	54,681.00	249,350.00	304,031.00	\$360.50
027-820-034-000	1953 VALLEJO CT	50,958.00	260,588.00	311,546.00	\$360.50
027-820-035-000	1949 VALLEJO CT	55,514.00	274,690.00	330,204.00	\$360.50
027-820-036-000	1950 VACA CT	50,958.00	283,124.00	334,082.00	\$360.50
027-820-037-000	1954 VACA CT	151,680.00	201,247.00	352,927.00	\$360.50
027-820-038-000	1958 VACA CT	55,514.00	248,265.00	303,779.00	\$360.50
027-820-039-000	1957 VACA CT	139,546.00	242,691.00	382,237.00	\$360.50
027-820-040-000	1953 VACA CT	63,818.00	156,651.00	220,469.00	\$360.50

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2022/2023
Preliminary Report

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-820-041-000	1949 VACA CT	70,725.00	313,110.00	383,835.00	\$360.50
027-830-001-000	1948 COOK CT	124,911.00	206,629.00	331,540.00	\$360.50
027-830-002-000	1952 COOK CT	72,139.00	317,414.00	389,553.00	\$360.50
027-830-003-000	1956 COOK CT	118,963.00	174,941.00	293,904.00	\$360.50
027-830-004-000	1957 SAVALA CT	118,963.00	159,413.00	278,376.00	\$360.50
027-830-005-000	1953 SAVALA CT	118,963.00	200,700.00	319,663.00	\$360.50
027-830-006-000	1949 SAVALA CT	118,963.00	212,469.00	331,432.00	\$360.50
027-830-007-000	1948 SAVALA CT	70,000.00	350,000.00	420,000.00	\$360.50
027-830-008-000	1952 SAVALA CT	56,622.00	258,209.00	314,831.00	\$360.50
027-830-009-000	1956 SAVALA CT	72,139.00	318,445.00	390,584.00	\$360.50
027-830-010-000	1945 DAY CT	51,191.00	167,230.00	218,421.00	\$360.50
027-830-011-000	1949 HAWKINS CT	118,963.00	239,127.00	358,090.00	\$360.50
027-830-012-000	1953 HAWKINS CT	118,963.00	204,193.00	323,156.00	\$360.50
027-830-013-000	1957 HAWKINS CT	118,963.00	174,798.00	293,761.00	\$360.50
027-830-014-000	1967 HAWKINS CT	70,725.00	308,159.00	378,884.00	\$360.50
027-830-015-000	1971 HAWKINS CT	64,331.00	289,494.00	353,825.00	\$360.50
027-830-016-000	623 WATERMAN LN	70,725.00	323,315.00	394,040.00	\$360.50
027-830-017-000	1966 COOK CT	72,139.00	288,558.00	360,697.00	\$360.50
027-830-018-000	1970 COOK CT	118,963.00	220,161.00	339,124.00	\$360.50
027-830-019-000	1974 COOK CT	118,963.00	201,647.00	320,610.00	\$360.50
027-830-020-000	640 AZEVEDO CT	70,725.00	323,315.00	394,040.00	\$360.50
027-830-021-000	644 AZEVEDO CT	118,963.00	223,656.00	342,619.00	\$360.50
027-830-022-000	643 AZEVEDO CT	118,963.00	215,271.00	334,234.00	\$360.50
027-830-023-000	638 RICO CT	118,963.00	229,952.00	348,915.00	\$360.50
027-860-024-000	463 PIONEER AVE	108,961.00	974,985.00	1,083,946.00	\$671.70
027-860-026-000	PIONEER AVE	191,392.00	149,059.00	340,451.00	\$1,179.80
027-860-025-000	475 PIONEER AVE	1,051,178.00	4,120,619.00	5,171,797.00	\$1,033.40
027-860-027-000	521 PIONEER AVE	1,332,388.00	11,764,992.00	13,097,380.00	\$24,586.00
027-860-031-000	700 KINCHELOE CT	1,110,322.00	17,225,012.00	18,335,334.00	\$31,274.84
027-860-035-000	18440 CR 102	911,082.00	1,063,614.00	1,974,696.00	\$1,042.02
027-860-039-000	451 PIONEER AVE	628,697.00	3,919,350.00	4,548,047.00	\$3,875.28
027-741-011-000	1829 FARNHAM AVE	124,165.00	359,152.00	483,317.00	\$360.50
027-871-036-000	1012 MEZGER DR	82,445.00	418,307.00	500,752.00	\$360.50
027-871-001-000	1814 MEZGER DR	82,445.00	386,462.00	468,907.00	\$360.50
027-871-002-000	1818 MEZGER DR	62,284.00	249,579.00	311,863.00	\$360.50
027-871-003-000	1822 MEZGER DR	62,567.00	267,696.00	330,263.00	\$360.50
027-871-004-000	1826 MEZGER DR	62,567.00	312,360.00	374,927.00	\$360.50
027-871-005-000	1830 MEZGER DR	62,567.00	310,539.00	373,106.00	\$360.50
027-871-006-000	1834 MEZGER DR	62,567.00	243,408.00	305,975.00	\$360.50
027-871-007-000	1836 MEZGER DR	80,828.00	383,936.00	464,764.00	\$360.50
027-871-008-000	1840 MEZGER DR	80,414.00	336,670.00	417,084.00	\$360.50
027-871-009-000	1811 ROMINGER CT	90,932.00	363,729.00	454,661.00	\$360.50
027-871-010-000	1815 ROMINGER CT	75,422.00	229,187.00	304,609.00	\$360.50
027-871-011-000	1819 ROMINGER CT	63,818.00	298,207.00	362,025.00	\$360.50
027-871-012-000	1823 ROMINGER CT	76,931.00	259,716.00	336,647.00	\$360.50
027-871-013-000	1827 ROMINGER CT	75,422.00	281,250.00	356,672.00	\$360.50
027-871-014-000	1831 ROMINGER CT	87,026.00	294,678.00	381,704.00	\$360.50
027-871-015-000	1835 ROMINGER CT	98,427.00	393,711.00	492,138.00	\$360.50
027-871-017-000	1838 ROMINGER CT	87,026.00	206,170.00	293,196.00	\$360.50
027-871-018-000	1834 ROMINGER CT	92,828.00	249,482.00	342,310.00	\$360.50
027-871-019-000	1828 ROMINGER CT	80,414.00	423,519.00	503,933.00	\$360.50
027-871-020-000	1824 ROMINGER CT	81,225.00	210,597.00	291,822.00	\$360.50
027-871-021-000	1820 ROMINGER CT	67,946.00	270,665.00	338,611.00	\$360.50
027-871-022-000	1816 ROMINGER CT	82,445.00	390,584.00	473,029.00	\$360.50
027-871-023-000	1812 ROMINGER CT	81,225.00	240,498.00	321,723.00	\$360.50
027-871-024-000	1808 ROMINGER CT	80,414.00	336,670.00	417,084.00	\$360.50
027-871-025-000	1804 ROMINGER ST	68,255.00	299,494.00	367,749.00	\$360.50
027-871-026-000	1800 ROMINGER ST	68,255.00	245,740.00	313,995.00	\$360.50
027-871-028-000	1796 ROMINGER ST	62,567.00	280,594.00	343,161.00	\$360.50
027-871-029-000	1792 ROMINGER ST	62,567.00	225,239.00	287,806.00	\$360.50
027-871-030-000	1788 ROMINGER ST	82,445.00	376,157.00	458,602.00	\$360.50
027-871-031-000	1784 ROMINGER ST	68,255.00	231,143.00	299,398.00	\$360.50
027-871-032-000	1780 ROMINGER ST	101,036.00	443,548.00	544,584.00	\$360.50
027-871-033-000	1776 ROMINGER ST	115,000.00	455,000.00	570,000.00	\$360.50

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2022/2023
Preliminary Report

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-871-034-000	1020 MEZGER DR	95,984.00	377,874.00	473,858.00	\$360.50
027-871-035-000	1016 MEZGER DR	62,567.00	299,039.00	361,606.00	\$360.50
027-871-037-000	1008 MEZGER DR	62,567.00	266,058.00	328,625.00	\$360.50
027-871-038-000	1004 MEZGER DR	73,944.00	268,765.00	342,709.00	\$360.50
027-871-039-000	1000 MEZGER DR	91,009.00	365,445.00	456,454.00	\$360.50
027-871-040-000	1787 MEZGER DR	97,903.00	422,532.00	520,435.00	\$360.50
027-871-041-000	1791 MEZGER DR	67,946.00	331,946.00	399,892.00	\$360.50
027-871-042-000	1795 MEZGER DR	77,292.00	350,392.00	427,684.00	\$360.50
027-871-043-000	1799 MEZGER DR	62,567.00	287,013.00	349,580.00	\$360.50
027-871-044-000	1803 MEZGER DR	62,567.00	313,658.00	376,225.00	\$360.50
027-871-045-000	1807 MEZGER DR	68,255.00	230,893.00	299,148.00	\$360.50
027-871-046-000	1811 MEZGER DR	90,932.00	378,885.00	469,817.00	\$360.50
027-871-047-000	1796 BRANIGAN AVE	62,567.00	243,486.00	306,053.00	\$360.50
027-871-048-000	1792 BRANIGAN AVE	71,085.00	365,823.00	436,908.00	\$360.50
027-871-049-000	1788 BRANIGAN AVE	80,414.00	348,465.00	428,879.00	\$360.50
027-871-050-000	1784 BRANIGAN AVE	82,445.00	362,244.00	444,689.00	\$360.50
027-871-051-000	1780 BRANIGAN AVE	68,255.00	266,546.00	334,801.00	\$360.50
027-871-052-000	1776 BRANIGAN AVE	68,255.00	291,496.00	359,751.00	\$360.50
027-871-053-000	1772 BRANIGAN AVE	82,445.00	407,074.00	489,519.00	\$360.50
027-871-054-000	1768 BRANIGAN AVE	95,984.00	328,367.00	424,351.00	\$360.50
027-872-001-000	1816 BRANIGAN AVE	90,932.00	368,781.00	459,713.00	\$360.50
027-872-002-000	1820 BRANIGAN AVE	82,445.00	360,698.00	443,143.00	\$360.50
027-872-003-000	1824 BRANIGAN AVE	68,255.00	284,841.00	353,096.00	\$360.50
027-872-004-000	1828 BRANIGAN AVE	80,414.00	318,442.00	398,856.00	\$360.50
027-872-005-000	1832 BRANIGAN AVE	67,946.00	282,614.00	350,560.00	\$360.50
027-872-006-000	1836 BRANIGAN AVE	75,053.00	364,547.00	439,600.00	\$360.50
027-872-007-000	1842 BRANIGAN AVE	67,946.00	303,509.00	371,455.00	\$360.50
027-872-008-000	1841 MEZGER DR	62,284.00	283,724.00	346,008.00	\$360.50
027-872-009-000	1837 MEZGER DR	73,582.00	364,232.00	437,814.00	\$360.50
027-872-010-000	1833 MEZGER DR	80,000.00	409,990.00	489,990.00	\$360.50
027-872-011-000	1831 MEZGER DR	66,617.00	394,162.00	460,779.00	\$360.50
027-872-012-000	1827 MEZGER DR	80,828.00	394,040.00	474,868.00	\$360.50
027-872-013-000	1823 MEZGER DR	62,567.00	242,691.00	305,258.00	\$360.50
027-872-014-000	1819 MEZGER DR	75,053.00	384,919.00	459,972.00	\$360.50
027-872-015-000	1815 MEZGER DR	95,000.00	395,000.00	490,000.00	\$360.50
027-873-009-000	1810 MEZGER DR	68,255.00	325,205.00	393,460.00	\$360.50
027-873-010-000	1806 MEZGER DR	73,582.00	405,754.00	479,336.00	\$360.50
027-873-011-000	1802 MEZGER DR	62,567.00	239,067.00	301,634.00	\$360.50
027-873-012-000	1798 MEZGER DR	62,567.00	299,483.00	362,050.00	\$360.50
027-873-013-000	1794 MEZGER DR	62,567.00	233,386.00	295,953.00	\$360.50
027-873-014-000	1790 MEZGER DR	68,255.00	269,016.00	337,271.00	\$360.50
027-873-015-000	1787 ROMINGER ST	90,932.00	372,822.00	463,754.00	\$360.50
027-873-016-000	1791 ROMINGER ST	73,582.00	413,112.00	486,694.00	\$360.50
027-873-017-000	1795 ROMINGER ST	65,617.00	337,935.00	403,552.00	\$360.50
027-873-018-000	1799 ROMINGER ST	62,567.00	225,274.00	287,841.00	\$360.50
027-873-019-000	1803 ROMINGER ST	62,567.00	278,708.00	341,275.00	\$360.50
027-873-020-000	1807 ROMINGER ST	67,946.00	306,974.00	374,920.00	\$360.50
Total:				\$803,159.92	
Parcel Count:					1,967



City of Woodland

North Park Lighting and Landscaping District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2022/2023

Intent Meeting: June 7, 2022
Public Hearing: June 21, 2022

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ENGINEER'S REPORT AFFIDAVIT

North Park Lighting and Landscaping District

City of Woodland
Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2022/2023, 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 _____, 2022.

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

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I. OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2022/2023. 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 2022/2023 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 2022/2023.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

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

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

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

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

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

D. SPECIFIC IMPROVEMENTS

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

SPECIFIC AREAS OF IMPROVEMENT

Description Location	Park Parcel A	Park Parcel B	Back Up Landscaping	Sound Walls	Interior Street
Improvements	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
Landscaping	Turf, native grasses, trees, shrubs, ground cover, a garden, park maintenance facilities, irrigation and drainage system	Tree Shrubs, ground cover, irrigation and drainage system	Tree Shrubs, ground cover, irrigation and drainage system		Street Lighting
Lighting	Park lights				
Park Facilities	Play equipment, picnic area, bike path	Storm drain detention basin			
Fencing	Perimeter fencing	Perimeter fencing			
Services	All necessary maintenance and service to keep all improvements in a healthy, vigorous condition Irrigation System Repair Fencing Repair	All necessary maintenance and service to keep landscaping in a healthy, vigorous condition Irrigation System Repair Fencing Repair	All necessary maintenance and service to keep landscaping in a healthy, vigorous condition Irrigation System Repair	Graffiti removal on street side exterior surface	Electric Service Costs

///. METHOD OF APPORTIONMENT

A. LEGISLATIVE AUTHORITY AND PROVISIONS

1972 Act

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

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

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

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

California Constitution

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

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

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

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

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

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

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

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

California Constitution Article XIID Assessment Exemption

In accordance with Article XIID Section 5, certain assessments existing on the effective date of Article XIID (July 1, 1997), shall be exempt from the procedures and approval process set forth in Section 4 of Article XIID of the 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 XIID pursuant to Section 5(b):

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits

Landscaping Special Benefits

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

Park Special Benefits

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

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

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

Street Lighting Special Benefits

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

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

Total Balance to Levy / Total EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

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

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

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2022/2023

BUDGET ITEMS	Total
DIRECT COSTS	
Maintenance Costs/Labor	\$20,915.00
Utilities	20,588.00
Equipment & Supplies	992.00
Repairs/Miscellaneous Expenses	1,163.00
Direct Costs (Subtotal)	\$43,658.00
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	\$45,282.00
Reserve Collection/(Contribution)	38,764.66
General Fund Replenishment/(Contribution)	(57,337.06)
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	(\$38,764.66)
Reserve Fund Collection/(Contribution)	38,764.66
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 - 2022/2023 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 2022/2023 Assessment Roll".

City of Woodland
North Park Lighting and Landscaping District
Fiscal Year 2022/2023
Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Assessed Land Value	Structure Assessed Value	Total Assessed Value	Charge
027-470-002-000	320 QUAIL DR	\$73,610.00	\$158,096.00	\$231,706.00	\$215.40
027-470-003-000	324 QUAIL DR	79,645.00	116,083.00	195,728.00	215.40
027-470-004-000	328 QUAIL DR	102,350.00	173,310.00	275,660.00	215.40
027-470-005-000	332 QUAIL DR	80,563.00	93,373.00	173,936.00	215.40
027-470-007-000	331 QUAIL DR	112,439.00	111,396.00	223,835.00	215.40
027-470-008-000	332 REDWING DR	131,170.00	155,000.00	286,170.00	215.40
027-470-009-000	336 REDWING DR	85,331.00	137,648.00	222,979.00	215.40
027-470-010-000	340 REDWING DR	89,595.00	142,931.00	232,526.00	215.40
027-470-011-000	344 REDWING DR	90,000.00	185,000.00	275,000.00	215.40
027-470-012-000	348 REDWING DR	107,033.00	185,000.00	292,033.00	215.40
027-470-013-000	352 REDWING DR	120,414.00	205,000.00	325,414.00	215.40
027-470-014-000	356 REDWING DR	197,023.00	185,000.00	382,023.00	215.40
027-470-015-000	360 REDWING DR	90,000.00	240,000.00	330,000.00	215.40
027-470-016-000	364 REDWING DR	86,341.00	98,902.00	185,243.00	215.40
027-470-017-000	368 REDWING DR	86,341.00	139,271.00	225,612.00	215.40
027-470-018-000	372 REDWING DR	136,807.00	150,005.00	286,812.00	215.40
027-470-019-000	429 FALCON DR	110,234.00	114,960.00	225,194.00	215.40
027-470-020-000	425 FALCON DR	86,341.00	137,150.00	223,491.00	215.40
027-470-021-000	421 FALCON DR	82,744.00	95,122.00	177,866.00	215.40
027-470-022-000	367 REDWING DR	73,944.00	122,952.00	196,896.00	215.40
027-470-023-000	363 REDWING DR	86,341.00	100,317.00	186,658.00	215.40
027-470-024-000	359 REDWING DR	76,553.00	113,822.00	190,375.00	215.40
027-470-025-000	355 REDWING DR	90,476.00	156,716.00	247,192.00	215.40
027-470-026-000	351 REDWING DR	88,767.00	111,929.00	200,696.00	215.40
027-470-027-000	347 REDWING DR	80,414.00	185,000.00	265,414.00	215.40
027-470-028-000	343 REDWING DR	80,414.00	109,737.00	190,151.00	215.40
027-470-029-000	339 REDWING DR	90,000.00	190,000.00	280,000.00	215.40
027-470-030-000	335 REDWING DR	87,026.00	145,268.00	232,294.00	215.40
027-470-031-000	331 REDWING DR	81,225.00	114,960.00	196,185.00	215.40
027-470-032-000	327 REDWING DR	90,000.00	205,000.00	295,000.00	215.40
027-470-033-000	323 REDWING DR	77,292.00	107,740.00	185,032.00	215.40
027-470-034-000	319 REDWING DR	78,086.00	117,646.00	195,732.00	215.40
027-470-035-000	315 REDWING DR	84,395.00	145,127.00	229,522.00	215.40
027-470-037-000	416 FALCON DR	86,341.00	104,559.00	190,900.00	215.40
027-470-038-000	412 FALCON DR	86,341.00	113,241.00	199,582.00	215.40
027-470-039-000	408 FALCON DR	69,620.00	130,636.00	200,256.00	215.40
027-470-040-000	404 FALCON DR	91,136.00	112,771.00	203,907.00	215.40
027-470-041-000	381 CARDINAL DR	85,186.00	122,635.00	207,821.00	215.40
027-470-042-000	385 CARDINAL DR	86,341.00	116,646.00	202,987.00	215.40
027-470-043-000	389 CARDINAL DR	118,963.00	140,362.00	259,325.00	215.40
027-470-044-000	390 CARDINAL DR	86,341.00	142,101.00	228,442.00	215.40
027-470-045-000	386 CARDINAL DR	86,341.00	142,101.00	228,442.00	215.40
027-470-046-000	382 CARDINAL DR	95,527.00	150,569.00	246,096.00	215.40
027-480-001-000	336 QUAIL DR	85,331.00	115,813.00	201,144.00	215.40
027-480-002-000	340 QUAIL DR	85,331.00	101,243.00	186,574.00	215.40
027-480-003-000	344 QUAIL DR	85,331.00	115,289.00	200,620.00	215.40
027-480-004-000	348 QUAIL DR	85,331.00	101,243.00	186,574.00	215.40
027-480-005-000	352 QUAIL DR	102,350.00	178,226.00	280,576.00	215.40
027-480-006-000	360 QUAIL DR	85,331.00	110,397.00	195,728.00	215.40
027-480-007-000	364 QUAIL DR	80,828.00	115,289.00	196,117.00	215.40
027-480-008-000	368 QUAIL DR	65,617.00	155,000.00	220,617.00	215.40
027-480-009-000	372 QUAIL DR	164,183.00	205,000.00	369,183.00	215.40
027-480-010-000	376 QUAIL DR	81,225.00	125,411.00	206,636.00	215.40
027-480-011-000	380 QUAIL DR	95,398.00	123,404.00	218,802.00	215.40
027-480-012-000	384 QUAIL DR	68,255.00	194,675.00	262,930.00	215.40
027-480-013-000	388 QUAIL DR	71,366.00	162,107.00	233,473.00	215.40
027-480-014-000	392 QUAIL DR	82,744.00	101,628.00	184,372.00	215.40
027-480-015-000	396 QUAIL DR	125,208.00	171,843.00	297,051.00	215.40
027-480-016-000	451 ROBIN DR	88,497.00	110,928.00	199,425.00	215.40
027-480-017-000	447 ROBIN DR	92,751.00	108,697.00	201,448.00	215.40
027-480-018-000	443 ROBIN DR	94,684.00	99,137.00	193,821.00	215.40
027-480-019-000	439 ROBIN DR	84,395.00	89,769.00	174,164.00	215.40
027-480-020-000	435 ROBIN DR	69,620.00	147,358.00	216,978.00	215.40
027-480-021-000	431 ROBIN DR	90,000.00	155,000.00	245,000.00	215.40

City of Woodland
North Park Lighting and Landscaping District
Fiscal Year 2022/2023
Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Assessed Land Value	Structure Assessed Value	Total Assessed Value	Charge
027-480-022-000	427 ROBIN DR	81,225.00	120,186.00	201,411.00	215.40
027-480-023-000	423 ROBIN DR	88,767.00	122,590.00	211,357.00	215.40
027-480-024-000	419 ROBIN DR	127,102.00	155,000.00	282,102.00	215.40
027-480-025-000	415 ROBIN DR	103,056.00	149,967.00	253,023.00	215.40
027-480-026-000	411 ROBIN DR	82,022.00	136,284.00	218,306.00	215.40
027-480-028-000	397 CARDINAL DR	105,000.00	200,000.00	305,000.00	215.40
027-480-029-000	393 CARDINAL DR	78,086.00	133,633.00	211,719.00	215.40
027-480-030-000	394 CARDINAL DR	85,331.00	110,397.00	195,728.00	215.40
027-480-031-000	420 ROBIN DR	85,331.00	118,913.00	204,244.00	215.40
027-480-032-000	424 ROBIN DR	80,828.00	149,449.00	230,277.00	215.40
027-480-033-000	428 ROBIN DR	78,086.00	96,110.00	174,196.00	215.40
027-480-034-000	432 ROBIN DR	85,331.00	103,158.00	188,489.00	215.40
027-480-035-000	436 ROBIN DR	94,684.00	127,919.00	222,603.00	215.40
027-480-036-000	391 QUAIL DR	77,719.00	200,000.00	277,719.00	215.40
027-480-037-000	387 QUAIL DR	85,331.00	101,243.00	186,574.00	215.40
027-480-038-000	383 QUAIL DR	85,331.00	125,070.00	210,401.00	215.40
027-480-039-000	379 QUAIL DR	85,331.00	104,756.00	190,087.00	215.40
027-480-040-000	375 QUAIL DR	80,828.00	205,000.00	285,828.00	215.40
027-480-041-000	371 QUAIL DR	85,331.00	120,878.00	206,209.00	215.40
027-480-042-000	367 QUAIL DR	164,183.00	205,000.00	369,183.00	215.40
027-480-043-000	363 QUAIL DR	110,380.00	198,232.00	308,612.00	215.40
027-480-044-000	359 QUAIL DR	95,527.00	184,374.00	279,901.00	215.40
027-480-045-000	355 QUAIL DR	76,027.00	119,429.00	195,456.00	215.40
027-480-046-000	351 QUAIL DR	88,701.00	166,857.00	255,558.00	215.40
027-480-047-000	347 QUAIL DR	85,331.00	129,461.00	214,792.00	215.40
027-480-048-000	343 QUAIL DR	90,000.00	185,000.00	275,000.00	215.40
027-480-049-000	339 QUAIL DR	90,000.00	230,000.00	320,000.00	215.40
027-480-050-000	335 QUAIL DR	94,684.00	149,240.00	243,924.00	215.40
027-560-001-000	426 HAWK DR	93,823.00	121,377.00	215,200.00	215.40
027-560-002-000	422 HAWK DR	82,744.00	107,177.00	189,921.00	215.40
027-560-003-000	418 HAWK DR	167,245.00	185,000.00	352,245.00	215.40
027-560-004-000	414 HAWK DR	80,414.00	195,000.00	275,414.00	215.40
027-560-005-000	410 HAWK DR	73,610.00	198,896.00	272,506.00	215.40
027-560-006-000	406 HAWK DR	98,630.00	108,690.00	207,320.00	215.40
027-560-007-000	405 DOVE DR	85,775.00	267,588.00	353,363.00	215.40
027-560-008-000	409 DOVE DR	177,318.00	185,000.00	362,318.00	215.40
027-560-009-000	413 DOVE DR	84,395.00	127,534.00	211,929.00	215.40
027-560-010-000	417 DOVE DR	90,000.00	185,000.00	275,000.00	215.40
027-560-011-000	421 DOVE DR	84,395.00	109,181.00	193,576.00	215.40
027-560-012-000	425 DOVE DR	133,477.00	218,579.00	352,056.00	215.40
027-560-018-000	284 QUAIL DR	80,414.00	201,790.00	282,204.00	215.40
027-560-019-000	288 QUAIL DR	73,610.00	178,496.00	252,106.00	215.40
027-560-020-000	292 QUAIL DR	67,946.00	203,996.00	271,942.00	215.40
027-560-021-000	296 QUAIL DR	100,602.00	114,594.00	215,196.00	215.40
027-560-022-000	425 HAWK DR	133,477.00	218,579.00	352,056.00	215.40
027-560-023-000	421 HAWK DR	80,414.00	135,108.00	215,522.00	215.40
027-560-024-000	417 HAWK DR	90,932.00	155,000.00	245,932.00	215.40
027-560-025-000	413 HAWK DR	98,936.00	162,247.00	261,183.00	215.40
027-560-026-000	409 HAWK DR	84,395.00	89,769.00	174,164.00	215.40
027-560-027-000	405 HAWK DR	164,183.00	185,000.00	349,183.00	215.40
027-560-028-000	401 HAWK DR	95,000.00	250,000.00	345,000.00	215.40
027-560-029-000	285 SWALLOW DR	79,631.00	194,675.00	274,306.00	215.40
027-560-030-000	281 SWALLOW DR	82,744.00	99,594.00	182,338.00	215.40
027-560-031-000	277 SWALLOW DR	82,744.00	99,594.00	182,338.00	215.40
027-560-032-000	273 SWALLOW DR	95,000.00	136,447.00	231,447.00	215.40
027-560-033-000	269 SWALLOW DR	84,094.00	104,518.00	188,612.00	215.40
027-560-039-000	280 QUAIL DR	80,414.00	158,471.00	238,885.00	215.40
027-560-040-000	276 QUAIL DR	75,422.00	137,953.00	213,375.00	215.40
027-560-041-000	272 QUAIL DR	82,744.00	121,959.00	204,703.00	215.40
027-560-042-000	268 QUAIL DR	84,395.00	108,707.00	193,102.00	215.40

Total Charge:	\$26,709.60
Total Parcels:	124



**CITY OF WOODLAND
SPRING LAKE LANDSCAPING AND LIGHTING
DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2022/2023**

JUNE 7, 2022

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

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I. OVERVIEW

A. INTRODUCTION

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Spring Lake Landscaping and Lighting District ("District") for Fiscal Year 2022/2023 which provides updated information regarding the budget and factors that affect the assessment amount. This District was formed in March 2005 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street lighting, traffic signals, drainage, neighborhood parks and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act") and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIII C and XIII D* ("Proposition 218") desires to levy and collect annual assessments against lots and parcels within the District beginning in the fiscal year ("FY") commencing July 1, 2022 and ending June 30, 2023 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2022/2023 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 2022/2023 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 21, 2022, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for FY 2022/2023.

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 six final subdivision maps were approved in 2005 through early 2022 covering portions of the Spring Lake Area representing 2,626 single family lots, 189 multi-family residential units and 330 apartment units. The assessments for all of the parcels within the District will be calculated based on 2022/2023 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 2022/2023.

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 2022/2023.

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 2022/2023 Estimated Costs

	ZONE DENSITY TYPE COSTS¹	PRODUCT/FRONT FOOTAGE TYPE COSTS²	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	\$438,181	\$715,623	\$1,153,804
Greenbelts & Parks	4	703,929	703,933
Tree Maintenance	239,686	113,634	353,320
Street Lights	147,198	43,661	190,859
Traffic Signals	12,849	115,637	128,485
Graffiti & Wall/Fence Repairs	1,252	1,498	2,750
Capital Items	<u>0</u>	<u>0</u>	<u>0</u>
DIRECT COSTS SUBTOTAL	\$839,170	\$1,693,981	\$2,533,151
INCIDENTAL COSTS/EXPENSES			
City Administration	\$0	\$143,144	\$143,144
Consultant/County Administration	0	16,500	16,500
Reserve Fund/Contingency	<u>0</u>	<u>0</u>	<u>0</u>
OTHER COSTS SUBTOTAL	\$0	\$159,644	\$159,644
ESTIMATED MAXIMUM ASSESSMENT	\$839,170	\$1,853,625	\$2,692,795
LESS RESERVE CONTRIBUTION TO PROJECT³			(192,193)
ADJUSTED FY 2022/2023 ASSESSMENT			\$2,500,602
Total Assessor Parcels FY 2022/2023			2,968
	Maximum Levy Amount Per EBU⁴	Fiscal Year 2022/2023 Levy Amount Before Reserve Contribution	Adjusted Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Estimated Single Family Developed Residential R3 Per EBU	1,574.08	\$1,020.13	\$966.20
Estimated Single Family Developed Residential R4 Per EBU	1,353.78	\$900.72	\$843.68
Estimated Single Family Developed Residential R5 Per EBU	\$1,221.60	\$829.07	\$770.17
Estimated Single Family Developed Residential R8 Per EBU	\$1,023.33	\$721.60	\$659.90
Estimated Multi Family Developed Residential R15 Per EBU	\$669.25	\$476.17	\$455.78
Estimated Multi Family Developed Residential R20 Per EBU ⁵	\$625.19	n/a	n/a
Estimated Multi Family Developed Residential R25 Per EBU	\$598.76	\$437.95	\$416.58
Estimated Neighborhood Commercial Per Acre	\$16,227.94	\$7,913.75	\$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. For Fiscal Year ("FY") 2022/2023 the City is utilizing Spring Lake LLD Reserve Funds in order to reduce the assessments to the FY 2021/2022 rates.
4. Includes an annual Engineering News Record Common Labor Cost Index rate increase (see section VID) of 35.20% since district formation.
5. For FY 2022/2023 there are not any developed lots with this zoning. These parcels will be subject to the Developed/Undeveloped Rate of \$169.28 per proposed unit.

B. DESCRIPTION OF COST ITEMS

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

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

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

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

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

IV. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

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

B. SPECIAL BENEFIT ANALYSIS

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

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

Landscaping Special Benefit

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

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

Landscaping General Benefit

There are no general benefits associated with local parkway landscaping.

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

Street Lights Special Benefit

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

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

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

Street Lights General Benefit

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

C. ASSESSMENT METHODOLOGY

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

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

1. Zone Density Equivalent Benefit Units

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

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

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

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

TABLE 2
EBU APPLICATION BY LAND USE ZONING:

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

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

Definitions and Formulas Related to Zoning EBU Method

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

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

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

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

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

2. Product Type Equivalent Benefit Units

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

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

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

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

TABLE 3
EBU APPLICATION BY PRODUCT

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

Definitions and Formulas Related to the Product Type EBU Method

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

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

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

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

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

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

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

3. Front Footage Method for Public Owned Properties

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

4. Benefit Formula

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

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

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

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

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

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

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

5. Table of EBUs and Rate by Product Type

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

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

Allocation Method		***PRODUCT TYPE ***			***PRODUCT TYPE ***			Traffic (1)			Drainage (2)		(3)		Traffic (5)		Drainage (6)		Parks (7)		(5)+(6)+(7) = (8)	(4) + (8) = (9) Product Type Total
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Product Type (Traffic)	Total EBUs or Front Footage (Traffic)	EBU Per Product Type (Drainage)	Total EBUs or Front Footage (Drainage)	EBU Per Product Type (Parks)	Total EBUs or Front Footage (Parks)	Arterial Roads (Pioneer Parkway, Rd #1 & Gibson, Rd #2A)	Mixed Use Channel	Other Administration Costs	(1)+(2)+(3)=(4) Base Costs Allocated To Developed & Undeveloped Property	Developed Parcels Only (Highway 113 Barrier, Gateway Entrance)	Developed Parcels Only (Offsite Chambers, Offsite Ponds)	Parks Only (Subdivision Trail Corridor, Greenbelts, Parks)	Only	Developed Parcel Costs	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	\$34,134	\$1,005	7,384	\$42,523	\$0	12,293	32,420	\$44,713	\$87,237					
R-4	Single Family Residential	753	1.00	753.00	1.00	753.00	1.00	753.00	147,718	4,350	31,955	184,023	0	61,548	162,318	223,866	407,889					
R-5	Single Family Residential	1,234	1.00	1,234.00	1.00	1,234.00	1.00	1,234.00	242,077	7,129	52,367	301,573	0	79,414	209,435	288,849	590,422					
R-8	Single Family Residential	802	1.00	802.00	1.00	802.00	1.00	802.00	157,331	4,633	34,034	195,988	0	59,909	157,995	217,904	413,902					
R-15	Multi-Family Residential	141	0.70	98.70	0.39	54.99	0.83	117.03	19,362	318	4,189	23,868	0	4,347	24,397	28,744	52,613					
R-20	Multi-Family Residential	116	0.70	81.20	0.39	45.24	0.83	96.28	15,929	261	3,446	19,636	0	0	0	0	19,636					
R-25	Multi-Family Residential	369	0.70	258.30	0.39	143.91	0.83	306.27	50,671	831	10,961	62,464	0	11,794	66,196	77,990	140,454					
NC	Neighborhood Commercial	4.00	32.71	130.83	18.97	75.88	3.05	12.21	25,665	438	5,552	31,655	0	0	0	0	31,655					
	Sub Total			3,632.03		3,283.02		3,494.79	\$692,888	\$18,965	\$149,888	\$861,742	\$0	\$229,305	\$652,761	\$882,066	\$1,743,808					
Project West of Highway 113																						
R-5A	Single Family Residential	162	1.00	162.00	1.00	162.00	1.00	162.00	\$0	935.85	6,874.75	\$7,811	\$0	13,276.64	35,013.93	\$48,291	\$56,101					
R-8A	Single Family Residential	0	1.00	-	1.00	-	1.00	-	0	0	0	\$0	0	0	0	0	0					
R-15A	Multi-Family Residential	97	0.70	67.90	0.39	37.83	0.83	80.51	0	219	2,881	\$3,100	0	3,100	17,401	20,501	23,601					
	Sub Total	259		229.90		199.83		242.51	\$0	\$1,154	\$9,756	\$10,911	\$0	\$16,377	\$52,415	\$68,792	\$79,703					
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									\$692,888	\$20,120	\$159,644	\$872,652	\$0	\$245,682	\$705,176	\$950,858	\$1,823,510					

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

Allocation Method		*** ZONING TYPE *****										(D) / (X) = (10)			(10)+(11)=(12)		
(X)		Zone Type (A)		Front Footage (B)		(A)+(B) = (C)	(8)	(C) + (8) = (D)	(9)	(C) + (9) = (D)	Base Rate Per Unit/Acre for Either Developed or Undeveloped	Add'l Rate per Unit/Acre for Developed Property Only	Total Rate per Unit/Acre for Developed Property				
Number of Projected Units/Acres	Zoning Land Use	EBU Per Zone Type	Total EBU's or Front Footage (Zone Type)	Developed Parcels Only (Farmers Central, Rd 24C, Rd 101, Mainmor, collector and Local Streets, Ag channels)	Developed Parcels Only School and Public Owned Sites	Zoning & Front Footage Total (Developed Property)	(From Above Table) Product Developed Parcels Only	Total for All Developed Property	(From Above Table) Product Developed & Undeveloped Parcels	Total Cost for All Properties							
Main Project (East of Highway 113)																	
150	R-3	1.67	250.00	71,648.21	\$0	\$71,648	478	\$116,362	\$78,237	\$158,885	\$244.39	\$775.74	\$1,020.13				
751	R-4	1.25	938.75	269,039	0	269,039	287	492,905	407,889	676,928	244.39	656.33	900.72				
969	R-5	1.00	969.00	277,708	0	277,708	287	566,558	590,422	868,131	244.39	584.68	829.07				
731	R-8	0.63	456.88	130,937	0	130,937	179	348,841	413,902	544,839	244.39	477.21	721.60				
136	R-15	0.33	-	12,992	0	12,992	96	41,736	65,605	169,28	169.28	306.89	476.17				
0	R-20	0.25	-	0	0	0	0	0	19,636	19,636	169.28	0.00	169.28				
369	R-25	0.20	73.80	21,151	0	21,151	77,990	99,140	140,454	161,605	169.28	268.67	437.95				
0	NC	5.00	-	0	0	0	0	0	31,655	31,655	7,913.75	0.00	7,913.75				
3,106	Sub Total		2,733.76	\$783,476	\$0	\$783,476	\$882,066	\$1,665,542	\$1,743,808	\$2,527,283							
Project West of Highway 113																	
162	R-5A	1.00	162.00	46,428.04	\$0	\$46,428	\$48,291	\$94,719	\$56,101	\$102,529	\$48.21	\$584.68	\$632.90				
0	R-8A	0.63	0.00	0	0	0	0	0	0	0	0.00	0.00	0.00				
97	R-15A	0.33	32.33	9,267	0	9,267	20,501	29,768	23,601	32,868	31.96	306.89	338.84				
259	Sub Total		194.33	\$55,695	\$0	\$55,695	\$68,792	\$124,487	\$79,703	\$135,397							
School & County Sites (Front Footage)																	
50.00	FF	n/a	4,830.00	\$0	\$10,348	\$10,348	\$0	\$10,348	\$0	\$10,348	\$0.00	\$206.96	\$206.96				
120.50	FF	n/a	4,106.00	0	9,837	9,837	0	9,837	0	9,837	0.00	81.63	81.63				
31.00	FF	n/a	3,627.00	0	9,930	9,930	0	9,930	0	9,930	0.00	320.31	320.31				
201.50	Sub Total		12,563.00	\$0	\$30,114	\$30,114	\$0	\$30,114	\$0	\$30,114							
Total				\$839,170	\$30,114	\$869,285	\$950,858	\$1,820,143	\$1,823,510	\$2,692,795							

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 2021 to January 2022 is 1.0137%.

V. ASSESSMENT ROLL

The assessment roll is a listing of the proposed Assessment for Fiscal Year 2022/2023 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 2022/2023 Assessment Roll

		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
PARCELS NOT ON THE TAX ROLL - Government Owned		
042-580-020-000	Miscellaneous - Govt Owned	10,347.99
042-580-023-000	Miscellaneous - Govt Owned	1,334.62
042-580-024-000	Miscellaneous - Govt Owned	1,334.62
042-580-025-000	Miscellaneous - Govt Owned	1,921.85
042-580-026-000	Miscellaneous - Govt Owned	5,338.48
<u>042-580-027-000</u>	<u>Miscellaneous - Govt Owned</u>	<u>9,836.89</u>
6	Sub Total	30,114.45
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
041-231-029-000	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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
041-232-001-000	Single Family Resid/R5	592.08
041-232-002-000	Single Family Resid/R5	592.08
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
041-233-026-000	Single Family Resid/R5	592.08
041-233-027-000	Single Family Resid/R5	592.08
041-234-001-000	Single Family Resid/R15	338.84
041-234-002-000	Single Family Resid/R15	338.84
041-234-003-000	Single Family Resid/R15	338.84
041-234-004-000	Single Family Resid/R15	338.84
041-234-005-000	Single Family Resid/R15	338.84
041-234-006-000	Single Family Resid/R15	338.84
041-234-007-000	Single Family Resid/R15	338.84
041-234-008-000	Single Family Resid/R15	338.84
041-234-009-000	Single Family Resid/R15	338.84
041-234-010-000	Single Family Resid/R15	338.84
041-234-011-000	Single Family Resid/R15	338.84
041-234-012-000	Single Family Resid/R15	338.84
041-234-013-000	Single Family Resid/R15	338.84
041-234-014-000	Single Family Resid/R15	338.84
041-234-015-000	Single Family Resid/R15	338.84
041-234-016-000	Single Family Resid/R15	338.84
041-234-017-000	Single Family Resid/R15	338.84
041-234-018-000	Single Family Resid/R15	338.84
041-234-019-000	Single Family Resid/R15	338.84
041-234-020-000	Single Family Resid/R15	338.84
041-234-021-000	Single Family Resid/R15	338.84
041-234-022-000	Single Family Resid/R15	338.84
041-234-023-000	Single Family Resid/R15	338.84
041-234-024-000	Single Family Resid/R15	338.84
041-234-025-000	Single Family Resid/R15	338.84
041-234-026-000	Single Family Resid/R15	338.84
041-234-027-000	Single Family Resid/R15	338.84
041-234-028-000	Single Family Resid/R15	338.84
041-234-029-000	Single Family Resid/R15	338.84
041-234-030-000	Single Family Resid/R15	338.84
041-234-031-000	Single Family Resid/R15	338.84
041-234-032-000	Single Family Resid/R15	338.84
041-234-033-000	Single Family Resid/R15	338.84
041-234-034-000	Single Family Resid/R15	338.84
041-234-035-000	Single Family Resid/R15	338.84
041-234-036-000	Single Family Resid/R15	338.84
041-234-037-000	Single Family Resid/R15	338.84
041-234-038-000	Single Family Resid/R15	338.84

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
041-234-039-000	Single Family Resid/R15	338.84
041-234-040-000	Single Family Resid/R15	338.84
041-234-041-000	Single Family Resid/R15	338.84
041-234-042-000	Single Family Resid/R15	338.84
041-234-043-000	Single Family Resid/R15	338.84
041-234-044-000	Single Family Resid/R15	338.84
041-234-045-000	Single Family Resid/R15	338.84
041-234-046-000	Single Family Resid/R15	338.84
041-234-047-000	Single Family Resid/R15	338.84
041-234-048-000	Single Family Resid/R15	338.84
041-234-049-000	Single Family Resid/R15	338.84
041-234-050-000	Single Family Resid/R15	338.84
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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
041-243-003-000	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
041-244-001-000	Single Family Resid/R15	338.84
041-244-002-000	Single Family Resid/R15	338.84
041-244-003-000	Single Family Resid/R15	338.84

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
041-244-004-000	Single Family Resid/R15	338.84
041-244-005-000	Single Family Resid/R15	338.84
041-244-006-000	Single Family Resid/R15	338.84
041-244-007-000	Single Family Resid/R15	338.84
041-244-008-000	Single Family Resid/R15	338.84
041-244-009-000	Single Family Resid/R15	338.84
041-244-010-000	Single Family Resid/R15	338.84
041-244-011-000	Single Family Resid/R15	338.84
041-244-012-000	Single Family Resid/R15	338.84
041-244-013-000	Single Family Resid/R15	338.84
041-244-014-000	Single Family Resid/R15	338.84
041-244-015-000	Single Family Resid/R15	338.84
041-244-016-000	Single Family Resid/R15	338.84
041-244-017-000	Single Family Resid/R15	338.84
041-244-018-000	Single Family Resid/R15	338.84
041-244-019-000	Single Family Resid/R15	338.84
041-244-020-000	Single Family Resid/R15	338.84
041-244-021-000	Single Family Resid/R15	338.84
041-244-022-000	Single Family Resid/R15	338.84
041-244-023-000	Single Family Resid/R15	338.84
041-244-024-000	Single Family Resid/R15	338.84
041-244-025-000	Single Family Resid/R15	338.84
041-244-026-000	Single Family Resid/R15	338.84
041-244-027-000	Single Family Resid/R15	338.84
041-244-028-000	Single Family Resid/R15	338.84
041-244-029-000	Single Family Resid/R15	338.84
041-244-030-000	Single Family Resid/R15	338.84
041-244-031-000	Single Family Resid/R15	338.84
041-244-032-000	Single Family Resid/R15	338.84
041-244-033-000	Single Family Resid/R15	338.84
041-244-034-000	Single Family Resid/R15	338.84
041-244-035-000	Single Family Resid/R15	338.84
041-244-036-000	Single Family Resid/R15	338.84
041-244-037-000	Single Family Resid/R15	338.84
041-244-038-000	Single Family Resid/R15	338.84
041-244-039-000	Single Family Resid/R15	338.84
041-244-040-000	Single Family Resid/R15	338.84
041-244-041-000	Single Family Resid/R15	338.84
041-244-042-000	Single Family Resid/R15	338.84
041-244-043-000	Single Family Resid/R15	338.84
041-244-044-000	Single Family Resid/R15	338.84
041-244-045-000	Single Family Resid/R15	338.84
041-244-046-000	Single Family Resid/R15	338.84
041-244-047-000	Single Family Resid/R15	338.84
041-251-002-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
041-270-010-000	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
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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 Resid/R25	46,656.70
041-302-001-000	Single Family Resid/R5	770.17
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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	Single Family Resid/R15	455.78
042-380-002-000	Single Family Resid/R15	455.78
042-380-003-000	Single Family Resid/R15	455.78
042-380-005-000	Single Family Resid/R15	455.78
042-380-006-000	Single Family Resid/R15	455.78
042-380-007-000	Single Family Resid/R15	455.78
042-380-008-000	Single Family Resid/R15	455.78
042-380-009-000	Single Family Resid/R15	455.78
042-380-010-000	Single Family Resid/R15	455.78
042-380-011-000	Single Family Resid/R15	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
042-392-001-000	Single Family Resid/R3	966.20
042-392-002-000	Single Family Resid/R3	966.20

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		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
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	Single Family Resid/R15	455.78
042-400-002-000	Single Family Resid/R15	455.78
042-400-003-000	Single Family Resid/R15	455.78
042-400-004-000	Single Family Resid/R15	455.78
042-400-005-000	Single Family Resid/R15	455.78
042-400-006-000	Single Family Resid/R15	455.78
042-400-007-000	Single Family Resid/R15	455.78
042-400-008-000	Single Family Resid/R15	455.78
042-400-010-000	Single Family Resid/R15	455.78
042-400-011-000	Single Family Resid/R15	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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
042-410-034-000	Single Family Resid/R5	770.17
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

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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
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve
		Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve
		Contribution
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 Resid/R25	25,827.82
042-533-012-000	Multi Family Resid/R25	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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
042-541-024-000	Single Family Resid/R5	770.17
042-541-025-000	Single Family Resid/R5	770.17

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
042-551-006-000	Single Family Resid/R5	770.17
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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
042-561-016-000	Single Family Resid/R15	455.78
042-561-017-000	Single Family Resid/R15	455.78
042-561-018-000	Single Family Resid/R15	455.78
042-561-019-000	Single Family Resid/R15	455.78
042-561-020-000	Single Family Resid/R15	455.78
042-561-021-000	Single Family Resid/R15	455.78
042-561-022-000	Single Family Resid/R15	455.78
042-561-023-000	Single Family Resid/R15	455.78
042-561-024-000	Single Family Resid/R15	455.78
042-561-025-000	Single Family Resid/R15	455.78
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve
		Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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
042-574-003-000	Single Family Resid/R15	455.78
042-574-004-000	Single Family Resid/R15	455.78
042-574-005-000	Single Family Resid/R15	455.78
042-574-006-000	Single Family Resid/R15	455.78
042-574-007-000	Single Family Resid/R15	455.78
042-574-008-000	Single Family Resid/R15	455.78
042-574-009-000	Single Family Resid/R15	455.78
042-574-010-000	Single Family Resid/R15	455.78
042-574-011-000	Single Family Resid/R15	455.78
042-574-012-000	Single Family Resid/R15	455.78
042-574-013-000	Single Family Resid/R15	455.78
042-574-014-000	Single Family Resid/R15	455.78
042-574-016-000	Single Family Resid/R15	455.78
042-574-017-000	Single Family Resid/R15	455.78
042-574-018-000	Single Family Resid/R15	455.78
042-574-019-000	Single Family Resid/R15	455.78
042-574-020-000	Single Family Resid/R15	455.78
042-574-021-000	Single Family Resid/R15	455.78
042-574-022-000	Single Family Resid/R15	455.78
042-574-023-000	Single Family Resid/R15	455.78
042-574-024-000	Single Family Resid/R15	455.78

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
042-574-026-000	Single Family Resid/R15	455.78
042-574-027-000	Single Family Resid/R15	455.78
042-574-028-000	Single Family Resid/R15	455.78
042-574-029-000	Single Family Resid/R15	455.78
042-574-030-000	Single Family Resid/R15	455.78
042-574-031-000	Single Family Resid/R15	455.78
042-574-032-000	Single Family Resid/R15	455.78
042-574-033-000	Single Family Resid/R15	455.78
042-574-034-000	Single Family Resid/R15	455.78
042-574-035-000	Single Family Resid/R15	455.78
042-574-036-000	Single Family Resid/R15	455.78
042-574-039-000	Single Family Resid/R15	455.78
042-574-040-000	Single Family Resid/R15	455.78
042-574-041-000	Single Family Resid/R15	455.78
042-574-042-000	Single Family Resid/R15	455.78
042-574-043-000	Single Family Resid/R15	455.78
042-574-044-000	Single Family Resid/R15	455.78
042-574-045-000	Single Family Resid/R15	455.78
042-574-046-000	Single Family Resid/R15	455.78
042-574-047-000	Single Family Resid/R15	455.78
042-574-048-000	Single Family Resid/R15	455.78
042-574-049-000	Single Family Resid/R15	455.78
042-574-050-000	Single Family Resid/R15	455.78
042-574-051-000	Single Family Resid/R15	455.78
042-574-052-000	Single Family Resid/R15	455.78
042-574-053-000	Single Family Resid/R15	455.78
042-574-054-000	Single Family Resid/R15	455.78
042-574-056-000	Single Family Resid/R15	455.78
042-574-057-000	Single Family Resid/R15	455.78
042-574-058-000	Single Family Resid/R15	455.78
042-574-059-000	Single Family Resid/R15	455.78
042-574-060-000	Single Family Resid/R15	455.78
042-574-061-000	Single Family Resid/R15	455.78
042-574-062-000	Single Family Resid/R15	455.78
042-574-063-000	Single Family Resid/R15	455.78
042-574-064-000	Single Family Resid/R15	455.78
042-574-065-000	Single Family Resid/R15	455.78
042-574-066-000	Single Family Resid/R15	455.78
042-574-067-000	Single Family Resid/R15	455.78
042-574-068-000	Single Family Resid/R15	455.78
042-574-069-000	Single Family Resid/R15	455.78
042-580-001-000	Vacant	10,129.65
042-580-009-000	Muli Family Resid/R15	20,054.53
042-580-017-000	Vacant	13,354.28
042-580-018-000	Muli Family Resid/R25	64,986.12

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
042-580-087-000	Vacant	23,759.47
042-580-091-000	Vacant	58,814.20
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2022/2023 Levy
		Amount After
		Reserve
		Contribution
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
042-600-071-000	Single Family Resid/R8	659.90

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2022/2023 Levy
		Amount After
		Reserve
		Contribution
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
042-621-005-000	Single Family Resid/R4	843.68
042-621-006-000	Single Family Resid/R4	843.68
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
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
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

CITY OF WOODLAND
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		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
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
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
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
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

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		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
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
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

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		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
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
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

CITY OF WOODLAND
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		Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
Assessor Parcel Number Format	County Land Use/Zoning	
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
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

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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
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
042-753-008-000	Single Family Resid/R8	659.90

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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

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042-764-013-000	Single Family Resid/R8	659.90
042-764-014-000	Single Family Resid/R8	659.90
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

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel		Fiscal Year
Number Format	County Land Use/Zoning	2022/2023 Levy
		Amount After
		Reserve
		Contribution
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
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

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
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
042-811-002-000	Single Family Resid/R4	843.68
042-811-003-000	Single Family Resid/R4	843.68
042-811-004-000	Single Family Resid/R4	843.68
042-811-005-000	Single Family Resid/R4	843.68
042-811-006-000	Single Family Resid/R4	843.68
042-811-007-000	Single Family Resid/R4	843.68
042-811-008-000	Single Family Resid/R4	843.68
042-811-009-000	Single Family Resid/R4	843.68
042-812-001-000	Single Family Resid/R4	843.68
042-812-002-000	Single Family Resid/R4	843.68
042-812-003-000	Single Family Resid/R4	843.68
042-812-004-000	Single Family Resid/R4	843.68
042-812-005-000	Single Family Resid/R4	843.68
042-812-006-000	Single Family Resid/R4	843.68
042-812-007-000	Single Family Resid/R4	843.68
042-812-008-000	Single Family Resid/R4	843.68
042-813-001-000	Single Family Resid/R4	843.68
042-813-002-000	Single Family Resid/R4	843.68
042-813-003-000	Single Family Resid/R4	843.68
042-813-004-000	Single Family Resid/R4	843.68
042-813-005-000	Single Family Resid/R4	843.68
042-813-006-000	Single Family Resid/R4	843.68
042-813-007-000	Single Family Resid/R4	843.68
042-813-008-000	Single Family Resid/R4	843.68
042-813-009-000	Single Family Resid/R4	843.68
042-813-010-000	Single Family Resid/R4	843.68
042-813-011-000	Single Family Resid/R4	843.68
042-813-012-000	Single Family Resid/R4	843.68
042-813-013-000	Single Family Resid/R4	843.68
042-813-014-000	Single Family Resid/R4	843.68
042-813-015-000	Single Family Resid/R4	843.68
042-813-016-000	Single Family Resid/R4	843.68
042-813-017-000	Single Family Resid/R4	843.68
042-813-018-000	Single Family Resid/R4	843.68
042-813-019-000	Single Family Resid/R4	843.68
042-813-020-000	Single Family Resid/R4	843.68
042-814-001-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
042-814-002-000	Single Family Resid/R4	843.68
042-814-003-000	Single Family Resid/R4	843.68
042-814-004-000	Single Family Resid/R4	843.68
042-814-005-000	Single Family Resid/R4	843.68
042-814-006-000	Single Family Resid/R4	843.68
042-814-008-000	Single Family Resid/R4	843.68
042-814-009-000	Single Family Resid/R4	843.68
042-814-010-000	Single Family Resid/R4	843.68
042-814-011-000	Single Family Resid/R4	843.68
042-814-012-000	Single Family Resid/R4	843.68
042-814-013-000	Single Family Resid/R4	843.68
042-814-014-000	Single Family Resid/R4	843.68
042-814-015-000	Single Family Resid/R4	843.68
042-814-016-000	Single Family Resid/R4	843.68
042-814-018-000	Single Family Resid/R4	843.68
042-814-019-000	Single Family Resid/R4	843.68
042-814-020-000	Single Family Resid/R4	843.68
042-814-021-000	Single Family Resid/R4	843.68
042-814-022-000	Single Family Resid/R4	843.68
042-814-023-000	Single Family Resid/R4	843.68
042-814-024-000	Single Family Resid/R4	843.68
042-814-025-000	Single Family Resid/R4	843.68
042-814-026-000	Single Family Resid/R4	843.68
042-814-027-000	Single Family Resid/R4	843.68
042-814-028-000	Single Family Resid/R4	843.68
042-814-029-000	Single Family Resid/R4	843.68
042-814-030-000	Single Family Resid/R4	843.68
042-814-031-000	Single Family Resid/R4	843.68
042-815-001-000	Single Family Resid/R4	843.68
042-815-002-000	Single Family Resid/R4	843.68
042-815-003-000	Single Family Resid/R4	843.68
042-815-004-000	Single Family Resid/R4	843.68
042-815-005-000	Single Family Resid/R4	843.68
042-815-006-000	Single Family Resid/R4	843.68
042-815-007-000	Single Family Resid/R4	843.68
042-815-008-000	Single Family Resid/R4	843.68
042-816-001-000	Single Family Resid/R4	843.68
042-816-002-000	Single Family Resid/R4	843.68
042-816-003-000	Single Family Resid/R4	843.68
042-816-004-000	Single Family Resid/R4	843.68
042-816-005-000	Single Family Resid/R4	843.68
042-816-006-000	Single Family Resid/R4	843.68
042-816-007-000	Single Family Resid/R4	843.68
042-817-001-000	Single Family Resid/R4	843.68
042-817-002-000	Single Family Resid/R4	843.68

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2022/2023 Assessment Roll

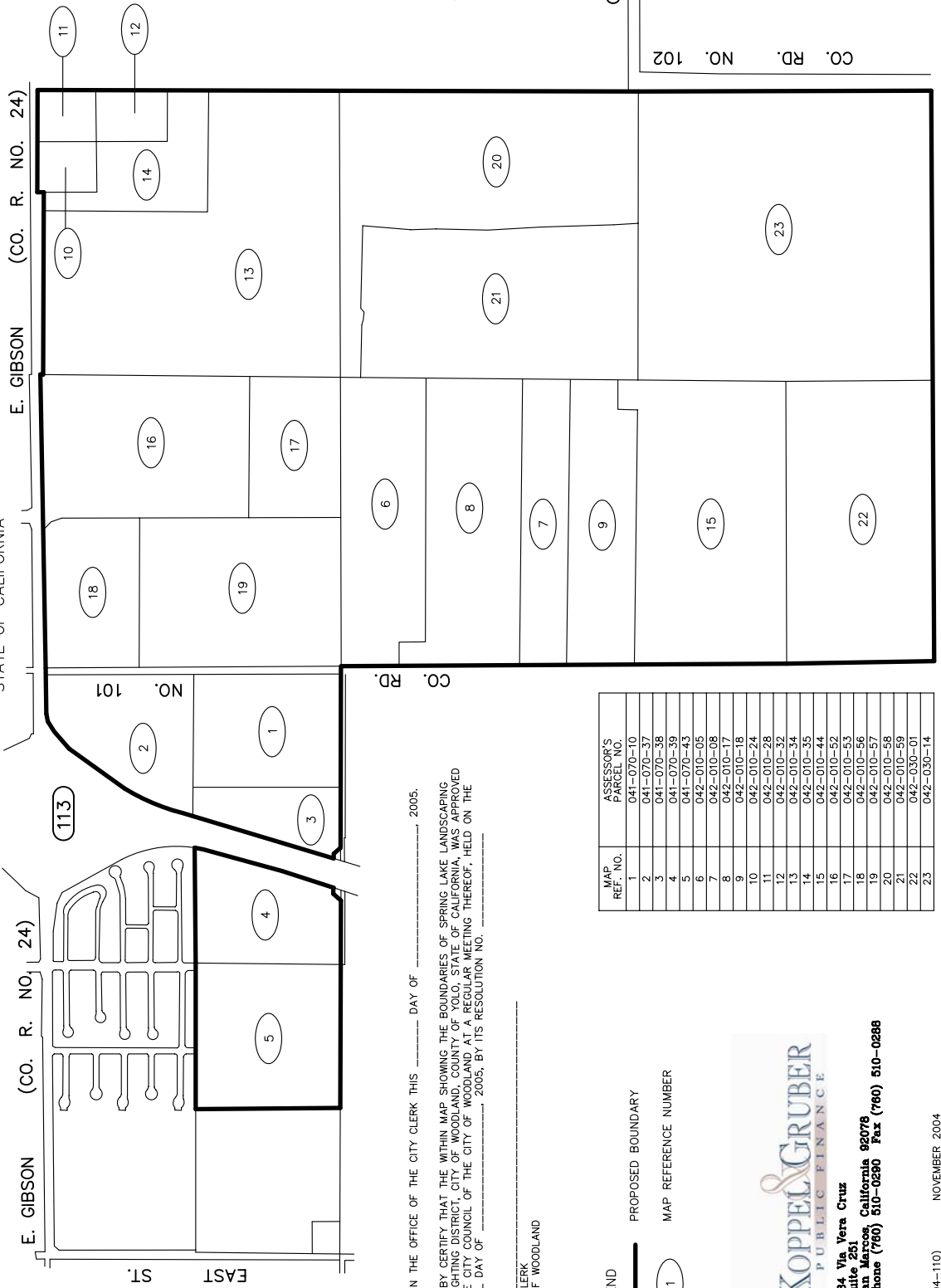
Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2022/2023 Levy Amount After Reserve Contribution
042-817-003-000	Single Family Resid/R4	843.68
042-817-004-000	Single Family Resid/R4	843.68
2,962	Sub Total	2,470,522.16
2,968	GRAND TOTAL	2,500,636.61

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 23-30 and Book 042 pages 03, 35-81. A boundary map of the area is attached.

PROPOSED BOUNDARY OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2005.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2005, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF WOODLAND

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

LEGEND

PROPOSED BOUNDARY

MAP REFERENCE NUMBER

1

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 2022/2023

Report Submitted by:

Scott Koppel
Koppel & Gruber Public Finance

Registered Engineer

APPENDIX

SEGMENT	AREA	ALLOCATION METHOD	APPR. LENGTH (ft)	APPR. WIDTH (sf)	PARKS (costs in 2006 dollars)					PUBLIC WORKS (costs in 2006 dollars)					LINE ITEM TOTAL	PUBLIC AGENCY COST*					
					LANDSCAPING (\$0.18/sq.ft.)			GREENBELTS & PARKS (\$15,000/ac.)		WALLS & FENCING (\$1.00/ln. ft.)		CAPITAL	LANDSCAPING				SIGNALIZED INTERSECTIONS (\$1,488/each)				
					Quantity	Cost	Quantity	Level of effort (%)	Cost	Quantity	Lump Sum		Quantity	Cost			Quantity	Cost	Quantity	Cost	
																					Quantity
A1	Pioneer Avenue	PRODUCT TYPE - Dev/Under (Base)	7825	Varies (41-53)	158,327	\$77,236	24,178.4	\$7,692	2,707	\$264			442	\$19,604	78	\$9,730	3	\$38,546	\$152,975	Landscaping: Trees (Area Cost)	
A2	Pioneer Avenue (Fronting High School Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1815	16	21,574	\$10,600	0.0	0	\$0				41	\$1,618	23	\$2,960	2	\$25,697	\$41,044		
B	Parkey Drive	PRODUCT TYPE - Dev/Under (Base)	5181	53	320,565	\$168,367	108.8	\$34	5,181	\$505			758	\$33,620	50	\$6,237	0	\$0	\$198,783		
C1	Road 102	PRODUCT TYPE - Dev/Under (Base)	5300	37	202,944	\$100,297	0.0	4,295	\$419				328	\$14,548	45	\$5,614	1	\$12,849	\$133,725		
C2	Road 102 (Fronting College Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1186	37	47,659	\$23,696	0.0	0	\$0				78	\$3,460	12	\$1,497	0	\$0	\$28,662	\$5,106.25	
D1	Road 102 (Fronting Yolo County Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1433	37	53,955	\$26,658	0.0	0	\$0				88	\$3,903	13	\$1,622	0	\$0	\$32,183	\$5,341.79	
C3	East Gibson Road (Includes total 1/2 median at # 255566)	PRODUCT TYPE - Dev/Under (Base)	1400	24.5	0	\$0	0.0	0	\$0				10	\$444	10	\$1,247	0	\$0	\$1,691		
D2	East Gibson Road (Fronting High School)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1200	24.5	36,244	\$17,908	0.0	0	\$0				27	\$1,188	14	\$1,746	0	\$0	\$20,852	\$4,737.18	
D3	East Gibson Road (Fronting College)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1460	24.5	20,045	\$9,904	0.0	0	\$0				47	\$2,085	17	\$2,121	1	\$12,849	\$26,998	\$4,730.64	
D4	East Gibson Road (Fronting Yolo County Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1097	24.5	34,150	\$16,873	0.0	0	\$0				54	\$2,395	13	\$1,622	1	\$12,849	\$33,738	\$4,887.78	
E	Road 26A	PRODUCT TYPE - Dev/Under (Base)	5250	33	60,246	\$29,767	14,007.1	\$4,524	3,183	\$310			286	\$12,685	41	\$5,115	0	\$0	\$59,400		
F1	Farmer's Central Road	ZONING - Dev Only	6604	varies (13-37)	8,105	\$4,004	0.0	\$0	89	\$9			10	\$444	8	\$998	0	\$0	\$5,455		
F2	Farmer's Central Road (Fronting School "A")	ZONING - Dev Only	696	8	0	\$0	0.6	\$0	37	\$4			0	\$0	0	\$0	0	\$0	\$4		
G	Mixed Use Channel*	PRODUCT TYPE - Dev/Under (Drainage)	3660		0	\$0	0.0	0	\$0				403	\$17,874	18	\$2,245	0	\$0	\$20,120		
H	Road 24C	ZONING - Dev Only	2000		501	\$247	1,058.9	\$332	0	\$0			0	\$0	25	\$3,119	0	\$0	\$3,698		
I1	Road 101	ZONING - Dev Only	5817	Varies (5-16)	11,860	\$5,860	1,478.6	\$485	0	\$0			41	\$1,818	7	\$873	0	\$0	\$8,016		
I2	Road 101 (Fronting School "A")	ZONING - Dev Only	647	8	116	\$58	0.0	0	\$0				35	\$1,552	0	\$0	0	\$0	\$1,610		
J1	Minor Road (West Side Only)	ZONING - Dev Only	1280		47,794	\$23,614	0.0	0	\$0				92	\$4,081	8	\$988	1	\$12,849	\$41,541		
J2	Minor Road (Fronting Private School - East Side Only)	ZONING - Dev Only	1280	8	5,513	\$2,724	0.0	0	\$0				23	\$1,020	8	\$0	0	\$0	\$3,744		
K1	Collector One	ZONING - Dev Only	5200	varies	8,126	\$4,015	0.1	\$3,803	0	\$0			141	\$6,254	44	\$5,488	0	\$0	\$18,560		
K2	Collector One (Fronting School "B") (800' of local)	ZONING - Dev Only	625	8	0	\$0	0.0	0	\$0				19	\$843	10	\$1,247	0	\$0	\$2,090		
K3	Collector One (Fronting School "C") (800' of local)	ZONING - Dev Only	490	8	10,428	\$5,152	0.0	0	\$0				47	\$2,085	8	\$998	0	\$0	\$8,235		
L	Collector Two (Greenball Corridor)	ZONING - Dev Only	3200		84,412	\$41,707	14.6	\$4	0	\$0			144	\$6,387	12	\$1,497	0	\$0	\$46,565		
M	Collector Four	ZONING - Dev Only	1300		0	\$0	398.0	\$125	0	\$0			0	\$0	1	\$125	0	\$0	\$250		
N	Collector "A" Street	ZONING - Dev Only	5200	varies	22,378	\$11,057	0.0	143	\$14				175	\$7,762	56	\$6,986	0	\$0	\$25,818		
O	Greenbelts	PRODUCT TYPE - Dev only (Parks)												\$0	\$0	\$0	\$0	\$0	\$0		
	Highway 113 Buffer	PRODUCT TYPE - Dev only (Base)												\$0	\$0	\$0	\$0	\$0	\$0		
	Central Park	PRODUCT TYPE - Dev only (Parks)												\$0	\$0	\$0	\$0	\$0	\$0		
	Park "A" (Landscaping Strips Included in Road 101 & Local)	PRODUCT TYPE - Dev only (Parks)												\$0	\$0	\$0	\$0	\$0	\$0		
	Park "B" (Landscaping Strips Included in Coll. 1 & Local)	PRODUCT TYPE - Dev only (Parks)												\$0	\$0	\$0	\$0	\$0	\$0		
	Park "C" (Landscaping Strips Included in Coll. 1 & Local)	PRODUCT TYPE - Dev only (Parks)												\$0	\$0	\$0	\$0	\$0	\$0		
	Mini-Park	PRODUCT TYPE - Dev only (Parks)												\$0	\$0	\$0	\$0	\$0	\$0		
	Gateway Entriles (\$0.70/sq. ft.)	PRODUCT TYPE - Dev only (Base)												\$0	\$0	\$0	\$0	\$0	\$0		
	Local Streets	ZONING - Dev Only			580,156	\$286,648	154,046	\$48,370	12,576	\$1,226			4,677	\$207,441	1,001	\$124,869	0	\$0	\$688,554		
	Local Streets (Fronting School "B")	ZONING - Dev Only	680	6		\$0		\$0		\$0				\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Local Streets (Fronting School "C")	ZONING - Dev Only	630	6		\$0		\$0		\$0				\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Off-Site Inlet Channel (South Area)*	PRODUCT TYPE - Dev Only (Drainage)												\$0	\$0	\$0	\$0	\$0	\$0		
	Off-Site Inlet Channel (North Area)*	PRODUCT TYPE - Dev Only (Drainage)												\$0	\$0	\$0	\$0	\$0	\$0		
	Off-Site Interceptor/Conveyance Facility (East Area)	ZONING - Dev Only												\$0	\$0	\$0	\$0	\$0	\$0		
	Off-Site Interceptor/Conveyance Facility (West Area)	ZONING - Dev Only												\$0	\$0	\$0	\$0	\$0	\$0		
	Off-Site Interceptor/Conveyance Facility (Agricultural Interceptor)	ZONING - Dev Only												\$0	\$0	\$0	\$0	\$0	\$0		
	Off-Site Outlet Channel*	PRODUCT TYPE - Dev Only (Drainage)												\$0	\$0	\$0	\$0	\$0	\$0		
	Off-Site East Regional Pond (East Area)*	PRODUCT TYPE - Dev Only (Drainage)												\$0	\$0	\$0	\$0	\$0	\$0		
	Off-Site East Regional Pond (West Area)*	PRODUCT TYPE - Dev Only (Drainage)												\$0	\$0	\$0	\$0	\$0	\$0		
	Off-Site Regional Pond Park	PRODUCT TYPE - Dev Only (Drainage)			0	\$0			0	\$0			1,733,448	\$232,085		\$748	1	\$12,849	\$245,682		
	On-Site Temporary Agricultural Interceptor*	ZONING - Dev Only																\$0	\$0		
	Administration Costs	PRODUCT TYPE - Dev/Under (Base)			1,733,448	\$856,475	195,716	\$769,177	28,211	\$2,750	\$159,644	1,733,448	\$232,085	7,966	\$353,320	1,530	\$190,859	\$159,644	\$2,692,795	\$30,114	
	TOTALS																				

(1) TOTAL ADMIN COST = \$159,644
TOTAL PARKS = \$1,628,402
TOTAL WORKS = \$904,749
SUBTOTAL = \$2,692,795
TOTAL PUBLIC AGENCY = -\$30,114
OVERALL TOTAL DEVELOPERS' COST = \$2,533,151

(8) TOTAL ADMIN COST = \$159,644
TOTAL PARKS = \$1,628,402
TOTAL WORKS = \$904,749
SUBTOTAL = \$2,692,795
TOTAL PUBLIC AGENCY = -\$30,114
OVERALL TOTAL DEVELOPERS' COST = \$2,533,151

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

CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2022/2023 Assessment Calculation

Subdivision Number	Developer	Project	Approval Date	No. of Units	ZONING ¹							
					R3 Units	R4 Units	R5 Units	R8 Units	R15 Units	R20 Units	R25 Units	
For Fiscal Year 2006/2007 ²												
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					

CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2022/2023 Assessment Calculation

Subdivision Number	Developer	Project	Approval Date	No. of Units	ZONING ¹						
					R3 Units	R4 Units	R5 Units	R8 Units	R15 Units	R20 Units	R25 Units
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							
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							112
5092	Lennar Homes of CA Inc	Oyang South Phase 1		120	45	75	60	50			
For Fiscal Year : 2020/21											
5137	Lennar Homes of CA Inc	Oyang South Phase 2		130	38	92					
For Fiscal Year 2022/2023											
5155	Lennar Homes of CA	Parkside at Spring Lake Phase 3		97					97		
5106	Inc/Standard Pacific	Spring Lake Central Phase 3		84		84					
5196	Richmond American Homes	Beeghly Ranch - Lot D		62					62		
5197	TL Revival LP	Beeghly Ranch - Lot G		10					10		
TOTAL				3,145	150	618	1,128	730	189	0	330

1. Update based on parcel changes and new parcel maps obtained from County Assessor May, 2022.
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.

\\kgpfsrver\clientfiles\Woodland\Spring_Lake\Admin\2022\LLD\Tables\Subdivision Info from 2022.xlsx]Sheet1



City of Woodland

Streng Pond Landscaping Maintenance District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2022/2023

Intent Meeting: June 7, 2022
Public Hearing: June 21, 2022

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ENGINEER'S REPORT AFFIDAVIT
Streng Pond Landscaping Maintenance District

City of Woodland
Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2022/2023, 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 _____, 2022.

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

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I. OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2022/2023. 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 2022/2023 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 2022/2023.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

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

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

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

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

D. DISTRICT BUDGET CHANGES

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

III. METHOD OF APPORTIONMENT

A. LEGISLATIVE AUTHORITY AND PROVISIONS

1972 Act

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

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

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

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

California Constitution

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

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

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

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

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

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

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

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

California Constitution Article XIID Assessment Exemption

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

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits

Landscaping Special Benefits

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

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

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

The Total Equivalent Dwelling Unit (EDU) for the District in Fiscal Year 2022/2023 is 182.50 EDU.

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

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

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

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

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

Levy per EDU — This amount represents the assessment rate being applied to each 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 2022/2023

BUDGET ITEMS	Total
DIRECT COSTS	
Maintenance Costs/Labor	\$17,592.00
Utilities	26,494.00
Equipment & Supplies	405.00
Repairs/Miscellaneous Expenses	1,077.00
Direct Costs (Subtotal)	\$45,568.00
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	\$48,734.00
Reserve Collection/(Contribution)	(3,302.69)
General Fund Repayments/(Contribution)	(30,995.57)
Balance to Levy	\$14,435.74
DISTRICT STATISTICS	
Total Number of Parcels	166
Total Parcels Levied	166
Total Equivalent Dwelling Units	182.50
Levy Per EDU	\$79.10
Maximum Assessment Per EDU	\$79.10
Prior Year Maximum Assessment Per EDU	\$79.10
OPERATING RESERVE INFORMATION	
Previous Operating Reserve Balance	\$3,302.69
Reserve Fund Collection/(Contribution)	(3,302.69)
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 - 2022/2023 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 2022/2023 Preliminary Assessment Roll".

City of Woodland
Streng Pond Landscaping Maintenance District
Fiscal Year 2022/2023
Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
065-270-029-000	1221 ASHLEY AVE	\$79,631.00	\$290,097.00	\$369,728.00	\$79.10
065-270-030-000	1231 ASHLEY AVE	42,474.00	141,061.00	183,535.00	79.10
065-270-031-000	786 IVIE PL	35,674.00	107,067.00	142,741.00	79.10
065-270-032-000	782 IVIE PL	82,767.00	277,927.00	360,694.00	79.10
065-270-033-000	778 IVIE PL	167,245.00	301,049.00	468,294.00	79.10
065-270-034-000	774 IVIE PL	100,000.00	455,000.00	555,000.00	79.10
065-270-035-000	770 IVIE PL	109,363.00	425,427.00	534,790.00	79.10
065-270-036-000	773 IVIE PL	167,245.00	269,340.00	436,585.00	79.10
065-270-037-000	779 IVIE PL	125,000.00	450,000.00	575,000.00	79.10
065-270-038-000	1245 ASHLEY AVE	105,117.00	341,633.00	446,750.00	79.10
065-270-039-000	787 IVIE PL	94,606.00	398,396.00	493,002.00	79.10
065-270-043-000	1301 ASHLEY AVE	147,507.00	303,715.00	451,222.00	79.10
065-270-044-000	774 FORDHAM PL	96,497.00	359,506.00	456,003.00	79.10
065-270-045-000	764 FORDHAM PL	179,694.00	395,490.00	575,184.00	79.10
065-270-047-000	771 FORDHAM PL	133,292.00	338,515.00	471,807.00	79.10
065-270-048-000	781 FORDHAM PL	81,225.00	382,928.00	464,153.00	79.10
065-310-002-000	849 NOTRE DAME DR	85,331.00	186,196.00	271,527.00	79.10
065-310-003-000	857 NOTRE DAME DR	107,219.00	385,991.00	493,210.00	79.10
065-310-004-000	865 NOTRE DAME DR	107,219.00	332,382.00	439,601.00	79.10
065-310-005-000	873 NOTRE DAME DR	60,498.00	146,894.00	207,392.00	79.10
065-310-006-000	881 NOTRE DAME DR	92,751.00	458,602.00	551,353.00	79.10
065-310-007-000	1231 COLUMBIA DR	96,063.00	188,941.00	285,004.00	79.10
065-310-011-000	915 NOTRE DAME DR	91,446.00	177,010.00	268,456.00	79.10
065-310-012-000	923 NOTRE DAME DR	72,484.00	183,894.00	256,378.00	79.10
065-310-013-000	927 NOTRE DAME DR	116,036.00	261,086.00	377,122.00	79.10
065-310-014-000	944 PURDUE DR	107,067.00	243,883.00	350,950.00	79.10
065-310-015-000	940 PURDUE DR	107,219.00	353,826.00	461,045.00	79.10
065-310-018-000	910 NOTRE DAME DR	95,875.00	172,284.00	268,159.00	79.10
065-310-019-000	904 NOTRE DAME DR	100,000.00	360,000.00	460,000.00	79.10
065-310-020-000	900 NOTRE DAME DR	71,013.00	248,665.00	319,678.00	79.10
065-310-021-000	888 NOTRE DAME DR	95,875.00	165,944.00	261,819.00	79.10
065-310-022-000	880 NOTRE DAME DR	92,751.00	424,078.00	516,829.00	79.10
065-310-023-000	872 NOTRE DAME DR	122,133.00	241,492.00	363,625.00	79.10
065-310-024-000	845 PURDUE DR	136,705.00	295,283.00	431,988.00	79.10
065-310-025-000	844 PURDUE DR	19,173.00	122,697.00	141,870.00	79.10
065-310-026-000	840 NOTRE DAME DR	119,246.00	285,008.00	404,254.00	79.10
065-310-031-000	901 NOTRE DAME DR	80,000.00	310,000.00	390,000.00	79.10
065-310-032-000	905 NOTRE DAME DR	71,085.00	216,835.00	287,920.00	79.10
065-310-033-000	909 NOTRE DAME DR	47,727.00	111,389.00	159,116.00	79.10
065-310-035-000	841 NOTRE DAME DR	98,427.00	356,527.00	454,954.00	79.10
065-310-036-000	936 PURDUE DR	103,056.00	371,004.00	474,060.00	79.10
065-310-037-000	932 PURDUE DR	91,638.00	232,373.00	324,011.00	79.10
065-310-038-000	928 PURDUE DR	126,295.00	434,454.00	560,749.00	79.10
065-310-039-000	924 PURDUE DR	79,559.00	181,690.00	261,249.00	79.10
065-310-040-000	918 PURDUE DR	85,000.00	510,000.00	595,000.00	79.10
065-310-041-000	912 PURDUE DR	4,100.00	65,239.00	69,339.00	79.10
065-310-042-000	902 PURDUE DR	242,691.00	297,299.00	539,990.00	79.10
065-310-043-000	890 PURDUE DR	91,136.00	407,436.00	498,572.00	79.10
065-310-044-000	882 PURDUE DR	105,117.00	367,912.00	473,029.00	79.10
065-310-045-000	874 PURDUE DR	105,117.00	413,112.00	518,229.00	79.10
065-310-046-000	870 PURDUE DR	147,175.00	408,441.00	555,616.00	79.10
065-310-047-000	862 PURDUE DR	117,739.00	251,192.00	368,931.00	79.10
065-310-048-000	858 PURDUE DR	113,248.00	283,124.00	396,372.00	79.10
065-310-049-000	854 PURDUE DR	120,112.00	216,202.00	336,314.00	79.10
065-310-050-000	861 PURDUE DR	57,012.00	159,080.00	216,092.00	79.10
065-310-051-000	869 PURDUE DR	90,000.00	300,000.00	390,000.00	79.10
065-310-052-000	873 PURDUE DR	90,267.00	194,091.00	284,358.00	79.10
065-310-053-000	879 PURDUE DR	107,219.00	321,660.00	428,879.00	79.10
065-310-054-000	887 PURDUE DR	103,056.00	417,379.00	520,435.00	79.10
065-310-055-000	901 PURDUE DR	113,248.00	294,449.00	407,697.00	79.10
065-310-056-000	907 PURDUE DR	72,484.00	203,347.00	275,831.00	79.10
065-310-057-000	913 PURDUE DR	100,000.00	410,000.00	510,000.00	79.10
065-310-059-000	923 PURDUE DR	68,255.00	187,708.00	255,963.00	79.10
065-310-061-000	829 RIDGEVIEW DR	134,025.00	262,152.00	396,177.00	79.10

City of Woodland
Streng Pond Landscaping Maintenance District
Fiscal Year 2022/2023
Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
065-310-062-000	4 RIDGEVIEW PL	79,559.00	278,267.00	357,826.00	79.10
065-310-063-000	3 RIDGEVIEW PL	86,454.00	254,940.00	341,394.00	79.10
065-310-064-000	2 RIDGEVIEW PL	153,464.00	288,523.00	441,987.00	79.10
065-310-065-000	811 RIDGEVIEW DR	147,948.00	289,981.00	437,929.00	79.10
065-310-066-000	805 RIDGEVIEW DR	87,490.00	344,497.00	431,987.00	79.10
065-310-067-000	801 RIDGEVIEW DR	58,015.00	203,066.00	261,081.00	79.10
065-310-068-000	1206 ASHLEY AVE	77,999.00	192,849.00	270,848.00	79.10
065-310-069-000	1210 ASHLEY AVE	104,397.00	286,763.00	391,160.00	79.10
065-310-071-000	830 NOTRE DAME DR	41,463.00	216,608.00	258,071.00	79.10
065-310-072-000	820 NOTRE DAME DR	15,378.00	70,408.00	85,786.00	79.10
065-310-073-000	814 NOTRE DAME DR	85,775.00	321,660.00	407,435.00	79.10
065-310-074-000	808 NOTRE DAME DR	107,219.00	340,003.00	447,222.00	79.10
065-310-075-000	802 NOTRE DAME DR	101,923.00	227,630.00	329,553.00	79.10
065-310-076-000	801 NOTRE DAME DR	138,788.00	238,715.00	377,503.00	79.10
065-310-077-000	807 NOTRE DAME DR	153,867.00	314,431.00	468,298.00	79.10
065-310-078-000	813 NOTRE DAME DR	107,219.00	366,155.00	473,374.00	79.10
065-310-079-000	819 NOTRE DAME DR	111,030.00	260,923.00	371,953.00	79.10
065-310-080-000	829 NOTRE DAME DR	100,000.00	450,000.00	550,000.00	79.10
065-310-081-000	916-922 NOTRE DAME DR	106,523.00	170,434.00	276,957.00	158.20
065-321-001-000	1324 COLUMBIA DR	597,924.00	1,611,609.00	2,209,533.00	1,305.14
065-321-023-000	901 TUFTS PL	82,445.00	293,711.00	376,156.00	79.10
065-321-024-000	905 TUFTS PL	95,527.00	150,118.00	245,645.00	79.10
065-321-025-000	909 TUFTS PL	113,284.00	169,928.00	283,212.00	79.10
065-321-026-000	913 TUFTS PL	76,723.00	131,977.00	208,700.00	79.10
065-321-027-000	917 TUFTS PL	80,828.00	368,781.00	449,609.00	79.10
065-321-028-000	921 TUFTS PL	97,903.00	334,934.00	432,837.00	79.10
065-321-029-000	925 TUFTS PL	136,705.00	191,277.00	327,982.00	79.10
065-321-030-000	929 TUFTS PL	167,468.00	188,480.00	355,948.00	79.10
065-321-031-000	933 TUFTS PL	101,923.00	175,534.00	277,457.00	79.10
065-321-032-000	932 TUFTS PL	91,009.00	182,021.00	273,030.00	79.10
065-321-033-000	928 TUFTS PL	43,269.00	124,080.00	167,349.00	79.10
065-321-034-000	924 TUFTS PL	133,973.00	293,711.00	427,684.00	79.10
065-321-035-000	920 TUFTS PL	52,646.00	118,662.00	171,308.00	79.10
065-321-036-000	914 TUFTS PL	81,124.00	138,653.00	219,777.00	79.10
065-321-037-000	910 TUFTS PL	95,000.00	270,000.00	365,000.00	79.10
065-321-038-000	906 TUFTS PL	81,123.00	140,054.00	221,177.00	79.10
065-321-039-000	900 TUFTS PL	85,880.00	337,460.00	423,340.00	79.10
065-322-013-000	1301 COLUMBIA DR	109,363.00	317,157.00	426,520.00	79.10
065-322-014-000	875 TUFTS CT	106,483.00	241,381.00	347,864.00	79.10
065-322-015-000	871 TUFTS CT	105,117.00	476,177.00	581,294.00	79.10
065-322-016-000	867 TUFTS CT	107,219.00	343,104.00	450,323.00	79.10
065-322-017-000	863 TUFTS CT	106,180.00	232,064.00	338,244.00	79.10
065-322-021-000	864 TUFTS CT	118,321.00	180,963.00	299,284.00	79.10
065-322-022-000	868 TUFTS CT	103,056.00	417,379.00	520,435.00	79.10
065-322-023-000	872 TUFTS CT	101,858.00	343,104.00	444,962.00	79.10
065-322-024-000	876 TUFTS CT	108,302.00	214,943.00	323,245.00	79.10
065-322-025-000	880 TUFTS CT	184,642.00	238,007.00	422,649.00	79.10
065-322-027-000	840 FORDHAM DR	53,036.00	129,971.00	183,007.00	79.10
065-322-028-000	844 FORDHAM DR	95,398.00	187,221.00	282,619.00	79.10
065-322-029-000	850 FORDHAM DR	80,828.00	363,729.00	444,557.00	79.10
065-322-030-000	856 FORDHAM DR	96,168.00	136,911.00	233,079.00	79.10
065-322-031-000	860 FORDHAM DR	136,705.00	201,229.00	337,934.00	79.10
065-322-032-000	864 FORDHAM DR	80,828.00	385,957.00	466,785.00	79.10
065-322-033-000	868 FORDHAM DR	73,944.00	170,643.00	244,587.00	79.10
065-322-034-000	874 FORDHAM DR	82,744.00	130,143.00	212,887.00	79.10
065-322-035-000	878 FORDHAM DR	53,036.00	122,885.00	175,921.00	79.10
065-322-036-000	859 TUFTS CT	70,683.00	193,846.00	264,529.00	79.10
065-322-038-000	856 TUFTS CT	107,219.00	316,299.00	423,518.00	79.10
065-322-040-000	860 TUFTS CT	75,737.00	320,781.00	396,518.00	79.10
065-322-045-000	830 COLBY CT	87,490.00	263,567.00	351,057.00	79.10
065-322-046-000	826 COLBY CT	60,106.00	150,881.00	210,987.00	79.10
065-310-058-000	919 PURDUE DR	65,095.00	142,029.00	207,124.00	79.10
065-322-047-000	822 COLBY CT	105,000.00	362,000.00	467,000.00	79.10
065-322-048-000	818 COLBY CT	95,000.00	300,000.00	395,000.00	79.10

City of Woodland
Streng Pond Landscaping Maintenance District
Fiscal Year 2022/2023
Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
065-322-049-000	814 COLBY CT	60,106.00	157,404.00	217,510.00	79.10
065-322-050-000	810 COLBY CT	71,632.00	228,260.00	299,892.00	79.10
065-322-051-000	806 COLBY CT	80,000.00	295,000.00	375,000.00	79.10
065-322-052-000	802 COLBY CT	80,000.00	295,000.00	375,000.00	79.10
065-322-053-000	801 COLBY CT	83,471.00	137,135.00	220,606.00	79.10
065-322-054-000	805 COLBY CT	83,517.00	139,200.00	222,717.00	79.10
065-322-055-000	809 COLBY CT	57,193.00	133,301.00	190,494.00	79.10
065-322-056-000	813 COLBY CT	60,664.00	152,377.00	213,041.00	79.10
065-322-057-000	817 COLBY CT	58,928.00	146,824.00	205,752.00	79.10
065-322-058-000	821 COLBY CT	87,598.00	427,685.00	515,283.00	79.10
065-322-059-000	825 COLBY CT	131,170.00	274,274.00	405,444.00	79.10
065-322-060-000	829 COLBY CT	118,356.00	213,047.00	331,403.00	79.10
065-322-061-000	832 FORDHAM DR	85,880.00	327,356.00	413,236.00	79.10
065-322-062-000	826 FORDHAM DR	101,858.00	287,884.00	389,742.00	79.10
065-322-063-000	822 FORDHAM DR	73,076.00	190,348.00	263,424.00	79.10
065-322-064-000	818 FORDHAM DR	84,395.00	135,045.00	219,440.00	79.10
065-322-065-000	814 FORDHAM DR	104,397.00	229,688.00	334,085.00	79.10
065-322-066-000	810 FORDHAM DR	84,395.00	170,345.00	254,740.00	79.10
065-322-067-000	806 FORDHAM DR	101,858.00	225,161.00	327,019.00	79.10
065-322-068-000	802 FORDHAM DR	101,858.00	219,800.00	321,658.00	79.10
065-323-016-000	875 FORDHAM DR	77,719.00	205,676.00	283,395.00	79.10
065-323-017-000	871 FORDHAM DR	95,000.00	270,000.00	365,000.00	79.10
065-323-018-000	867 FORDHAM DR	67,733.00	152,859.00	220,592.00	79.10
065-323-019-000	863 FORDHAM DR	80,828.00	303,108.00	383,936.00	79.10
065-323-020-000	859 FORDHAM DR	127,102.00	234,147.00	361,249.00	79.10
065-323-021-000	855 FORDHAM DR	95,000.00	270,000.00	365,000.00	79.10
065-323-022-000	851 FORDHAM DR	73,747.00	147,507.00	221,254.00	79.10
065-323-023-000	847 FORDHAM DR	92,114.00	168,543.00	260,657.00	79.10
065-323-024-000	843 FORDHAM DR	91,629.00	156,613.00	248,242.00	79.10
065-323-027-000	837 FORDHAM DR	76,553.00	257,005.00	333,558.00	79.10
065-323-028-000	833 FORDHAM DR	73,076.00	198,847.00	271,923.00	79.10
065-323-029-000	827 FORDHAM DR	80,000.00	374,000.00	454,000.00	79.10
065-323-030-000	821 FORDHAM DR	95,000.00	300,000.00	395,000.00	79.10
065-323-031-000	817 FORDHAM DR	109,174.00	199,631.00	308,805.00	79.10
065-323-032-000	811 FORDHAM DR	95,000.00	300,000.00	395,000.00	79.10
065-323-033-000	805 FORDHAM DR	92,751.00	206,113.00	298,864.00	79.10
065-323-034-000	801 FORDHAM DR	80,000.00	220,000.00	300,000.00	79.10
065-323-015-000	879 FORDHAM DR	106,523.00	142,029.00	248,552.00	79.10
Total Charge:					\$14,435.74
Total Parcels:					166



City of Woodland

West Wood Unit No. 1

Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT

FISCAL YEAR 2022/2023

Intent Meeting: June 7, 2022
Public Hearing: June 21, 2022

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ENGINEER'S REPORT AFFIDAVIT

West Wood Unit No. 1 Landscaping and Lighting District

City of Woodland
Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2022/2023, 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 _____, 2022.

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

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I. OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2022/2023. 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 2022/2023 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 2022/2023.

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 XIID (“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 XIID. At the conclusion of the Public Hearing on October 5, 2004 the property owner ballots returned were tabulated to determine if majority protest existed. The tabulation of the ballots indicated that majority protest did not exist and the property owners approved the special benefit assessment for maintaining the improvements within the District and assessment range formula connected therewith. The Assessment Range Formula is described in more detail within Section III (D) of this Report. Any increase to the assessment greater than the maximum assessment rate approved will require the City Council to once again conduct property owner protest ballot proceedings for the increase. The proposed assessment rate for fiscal year 2022/2023 is within the previously authorized maximum assessment rate adjusted annually by the Consumer Price Index ("CPI") (February to February) for All Urban Consumers, for the San Francisco-Oakland-San Hayward California factor and a property owner ballot proceeding is not required for the levy of the proposed assessments.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

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

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

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

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

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

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

SPECIAL BENEFIT

The special benefits associated with the landscaping improvements are specifically:

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

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

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

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

GENERAL BENEFIT

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

Equivalent Dwelling Units:

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

EDU Application by Land Use:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. ASSESSMENT RANGE FORMULA

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

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

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

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

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

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

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

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

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

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

OPERATING RESERVE INFORMATION:

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

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

B. DISTRICT BUDGET FISCAL YEAR 2022/2023

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	\$12,870.00
Utilities	13,427.00
Equipment & Supplies	3,000.00
Repairs/Miscellaneous Expenses	998.00
Direct Costs (Subtotal)	\$30,295.00
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	\$31,633.00
Reserve Fund Collection (Contribution)	(3,844.89)
General Fund Repayment/(Contribution)	0.00
Balance to Levy	\$27,788.11
Total Charge	\$27,787.88
Difference (due rounding)	(\$0.23)
DISTRICT STATISTICS	
Total Number of Parcels	38
Total Parcels Levied	38
Total Equivalent Dwelling Units	38.00
Levy Per EDU	\$731.26
Maximum Assessment Per EDU	\$731.27
Prior Year Maximum Assessment Per EDU	\$695.12
OPERATING RESERVE INFORMATION	
Operating Reserve Balance	\$121,983.74
Reserve Fund Collection/(Contribution)	(3,844.89)
Ending Operating Reserve Balance	\$118,138.85

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 - 2022/2023 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 2022/2023 Assessment Roll".

City of Woodland
West Wood Landscaping and Lighting District
FY 2022/23 Preliminary Assessment Roll

Assessor's Parcel Number	Situs	Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-560-046-000	248	QUAIL DR	\$71,376	\$113,014	\$184,390	\$731.26
027-560-047-000	252	QUAIL DR	153,467	301,405	454,872	731.26
027-560-048-000	256	QUAIL DR	72,169	266,476	338,645	731.26
027-560-049-000	260	QUAIL DR	90,000	360,000	450,000	731.26
027-560-050-000	264	QUAIL DR	90,000	340,000	430,000	731.26
027-560-051-000	269	QUAIL DR	163,815	247,546	411,361	731.26
027-560-052-000	265	QUAIL DR	145,611	214,661	360,272	731.26
027-560-053-000	261	QUAIL DR	107,320	149,059	256,379	731.26
027-560-054-000	257	QUAIL DR	133,477	252,401	385,878	731.26
027-560-055-000	253	QUAIL DR	95,000	395,000	490,000	731.26
027-560-056-000	249	QUAIL DR	195,945	209,898	405,843	731.26
027-560-057-000	245	QUAIL DR	70,725	311,190	381,915	731.26
027-560-058-000	244	PHEASANT CT	82,848	115,397	198,245	731.26
027-560-059-000	248	PHEASANT CT	72,139	287,528	359,667	731.26
027-560-060-000	252	PHEASANT CT	130,861	196,293	327,154	731.26
027-560-061-000	256	PHEASANT CT	90,000	360,000	450,000	731.26
027-560-062-000	260	PHEASANT CT	118,963	178,448	297,411	731.26
027-560-063-000	264	PHEASANT CT	80,414	310,938	391,352	731.26
027-560-064-000	268	PHEASANT CT	85,775	342,031	427,806	731.26
027-560-065-000	269	PHEASANT CT	68,255	211,599	279,854	731.26
027-560-066-000	265	PHEASANT CT	90,000	340,000	430,000	731.26
027-560-067-000	261	PHEASANT CT	75,422	194,944	270,366	731.26
027-560-068-000	257	PHEASANT CT	82,445	305,047	387,492	731.26
027-560-069-000	399	MALLARD DR	124,911	230,795	355,706	731.26
027-560-070-000	395	MALLARD DR	90,000	340,000	430,000	731.26
027-560-072-000	390	MALLARD DR	90,932	217,227	308,159	731.26
027-560-073-000	394	MALLARD DR	71,013	100,602	171,615	731.26
027-560-074-000	398	MALLARD DR	90,000	340,000	430,000	731.26
027-560-075-000	402	MALLARD DR	72,169	289,791	361,960	731.26
027-560-076-000	406	MALLARD DR	68,255	293,510	361,765	731.26
027-560-077-000	410	MALLARD DR	90,000	340,000	430,000	731.26
027-560-078-000	414	MALLARD DR	99,405	218,339	317,744	731.26
027-560-079-000	418	MALLARD DR	90,932	363,729	454,661	731.26
027-560-080-000	420	MALLARD DR	68,255	229,802	298,057	731.26
027-560-081-000	424	MALLARD DR	71,085	264,660	335,745	731.26
027-560-082-000	428	MALLARD DR	67,946	300,112	368,058	731.26
027-560-083-000	432	MALLARD DR	78,838	316,404	395,242	731.26
027-560-085-000	244	QUAIL DR	85,000	306,000	391,000	731.26
Total:					\$27,787.88	
Parcel Count:						38



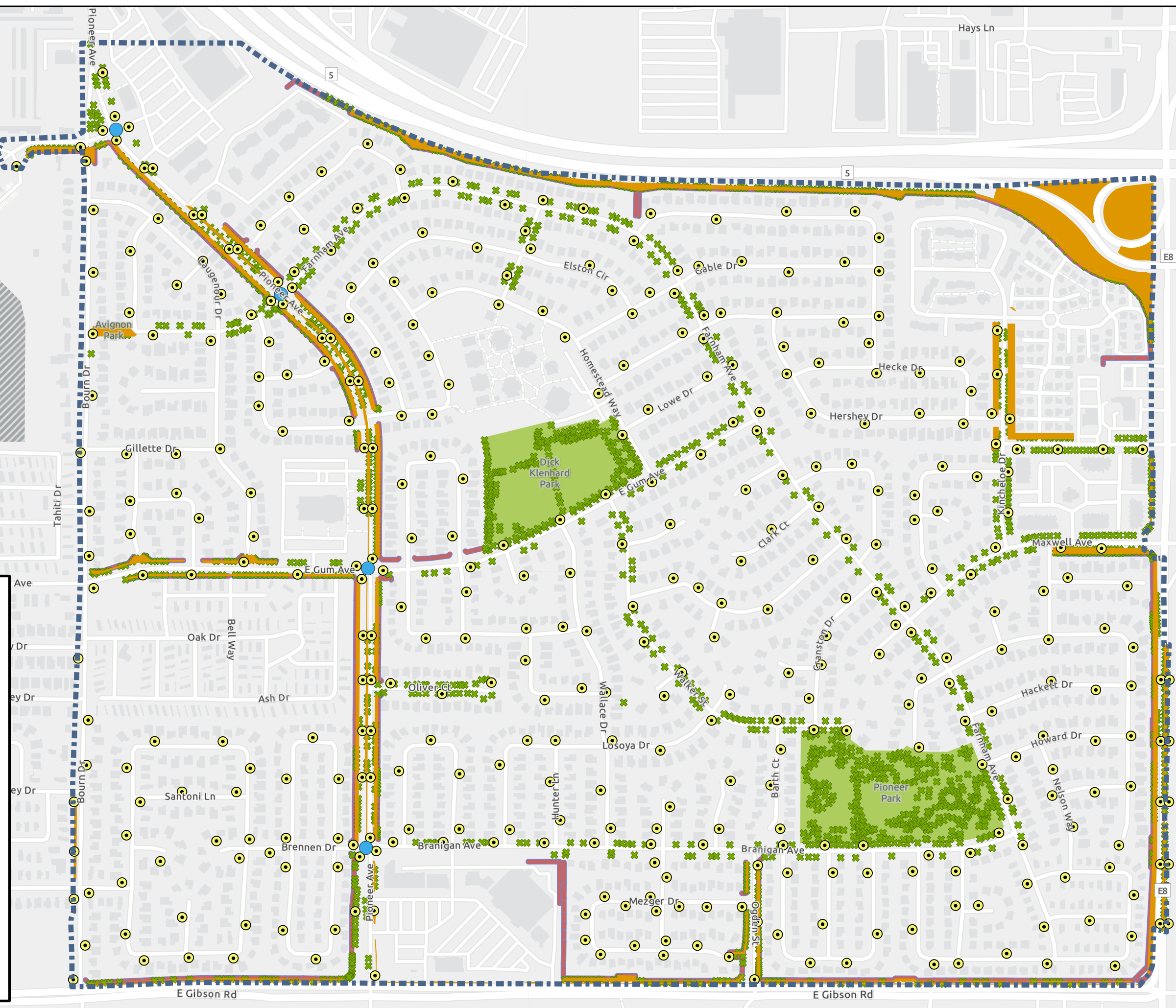
Gateway Lighting & Landscaping District

-  Gateway L&L District
-  Tree
-  Street Light
-  Signalized Intersection
-  Landscaping



Gibson Ranch Lighting & Landscaping District

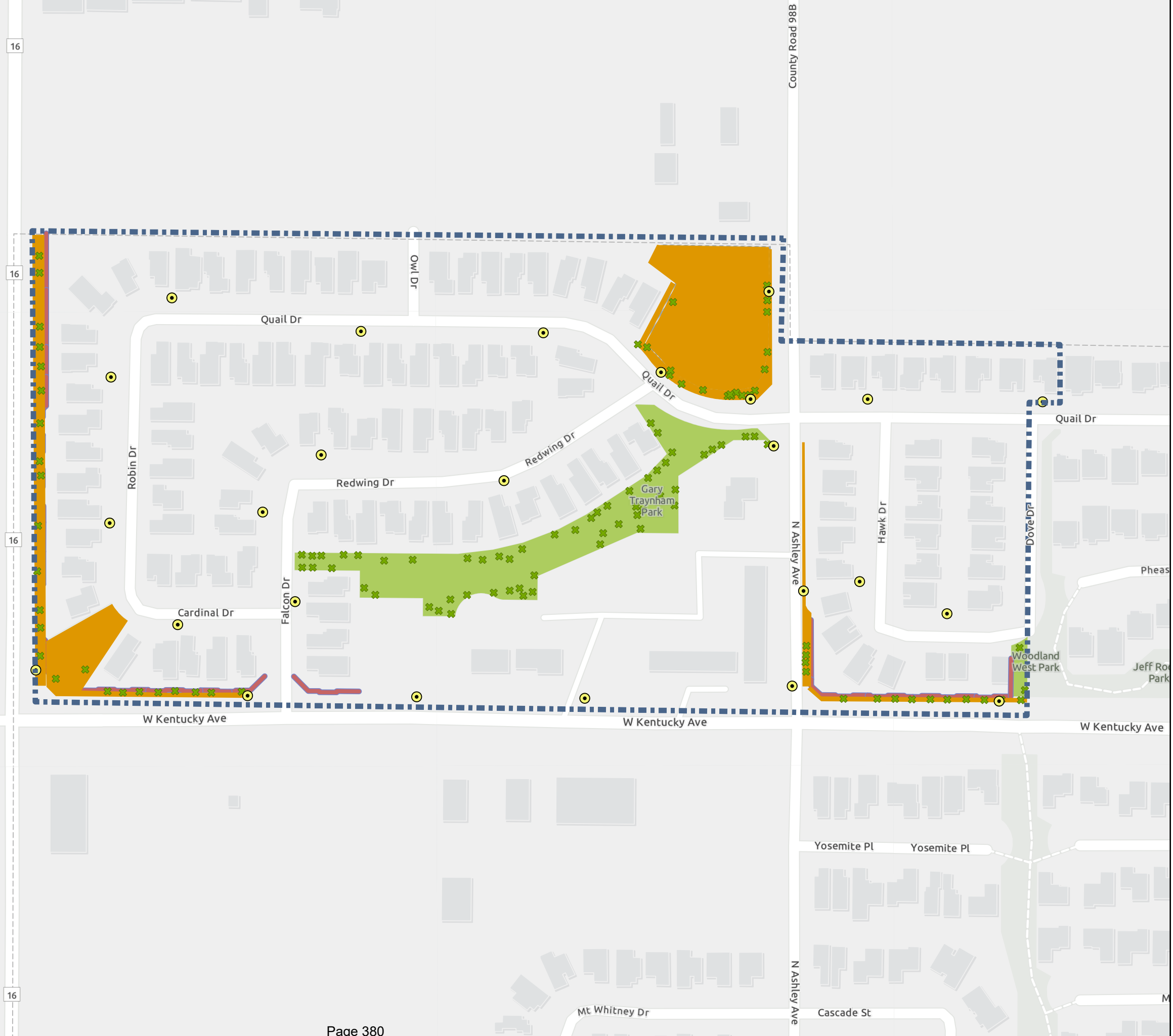
- Gibson Ranch L&L District
- Tree
- Street Light
- Signalized Intersection
- Sound Wall
- Landscaping
- Park

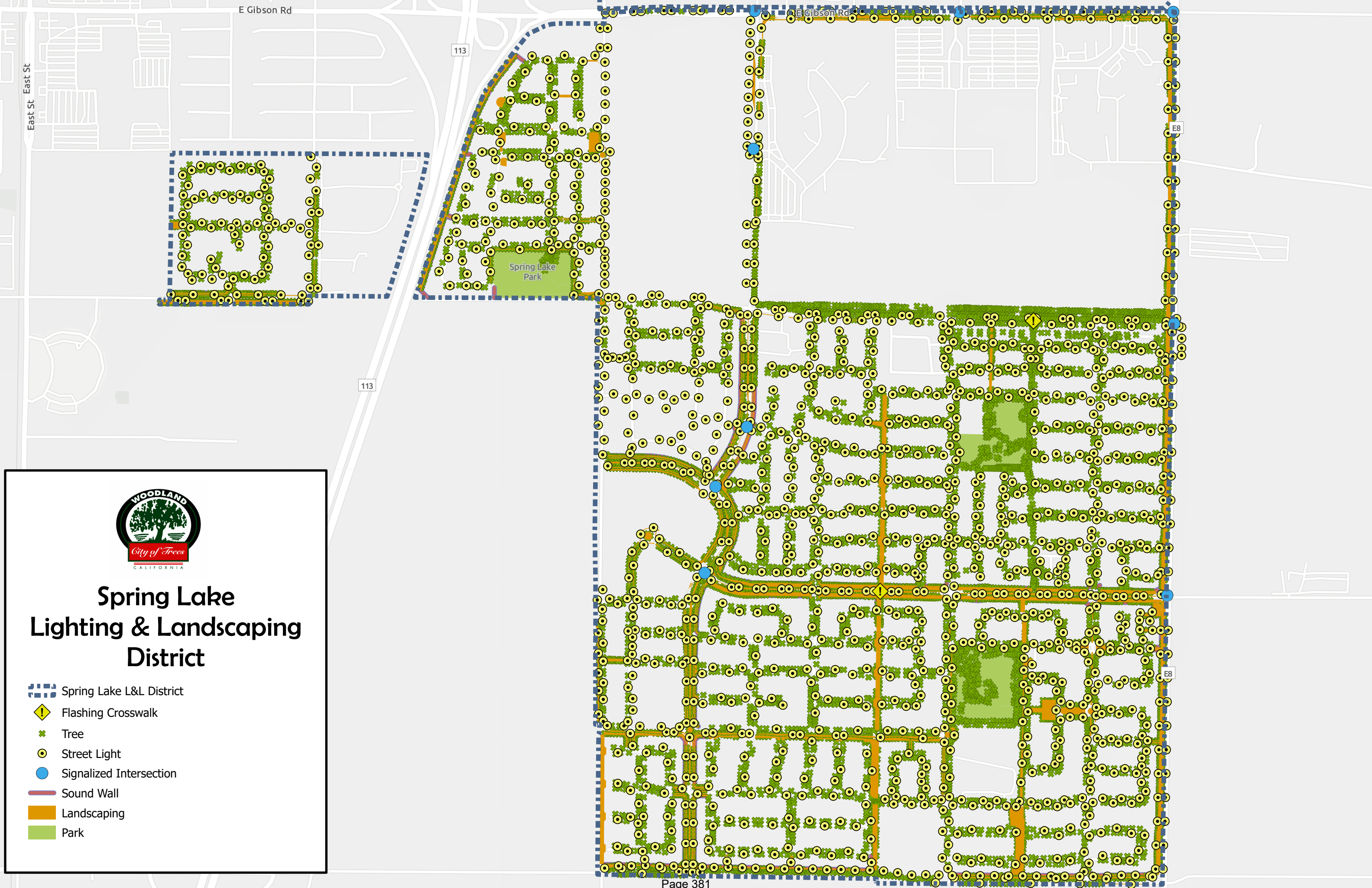




North Park Lighting & Landscaping District

- North Park L&L District
- Tree
- Street Light
- Sound Wall
- Landscaping
- Park





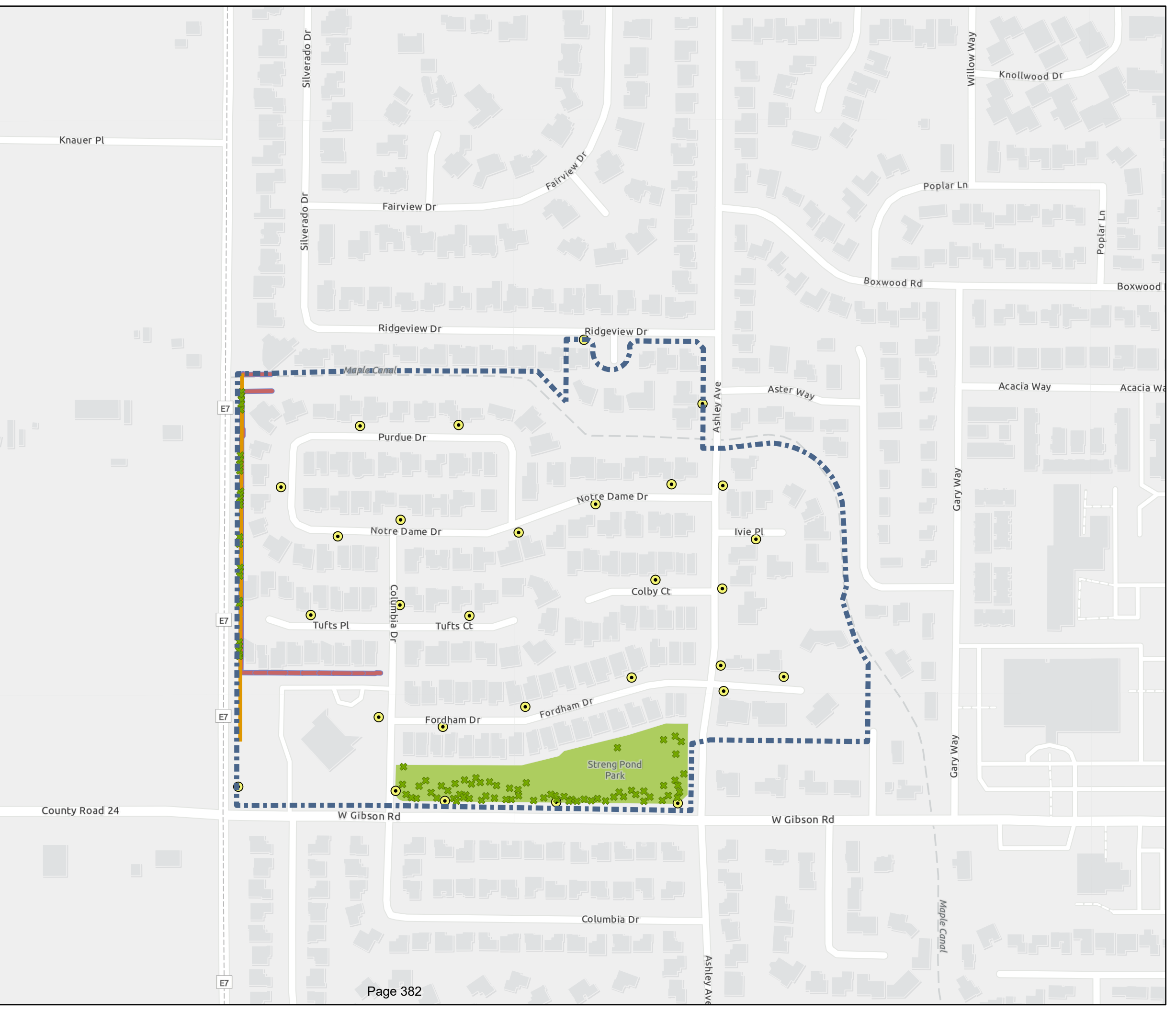
Spring Lake Lighting & Landscaping District

- Spring Lake L&L District
- Flashing Crosswalk
- Tree
- Street Light
- Signalized Intersection
- Sound Wall
- Landscaping
- Park



Streng Pond Lighting & Landscaping District

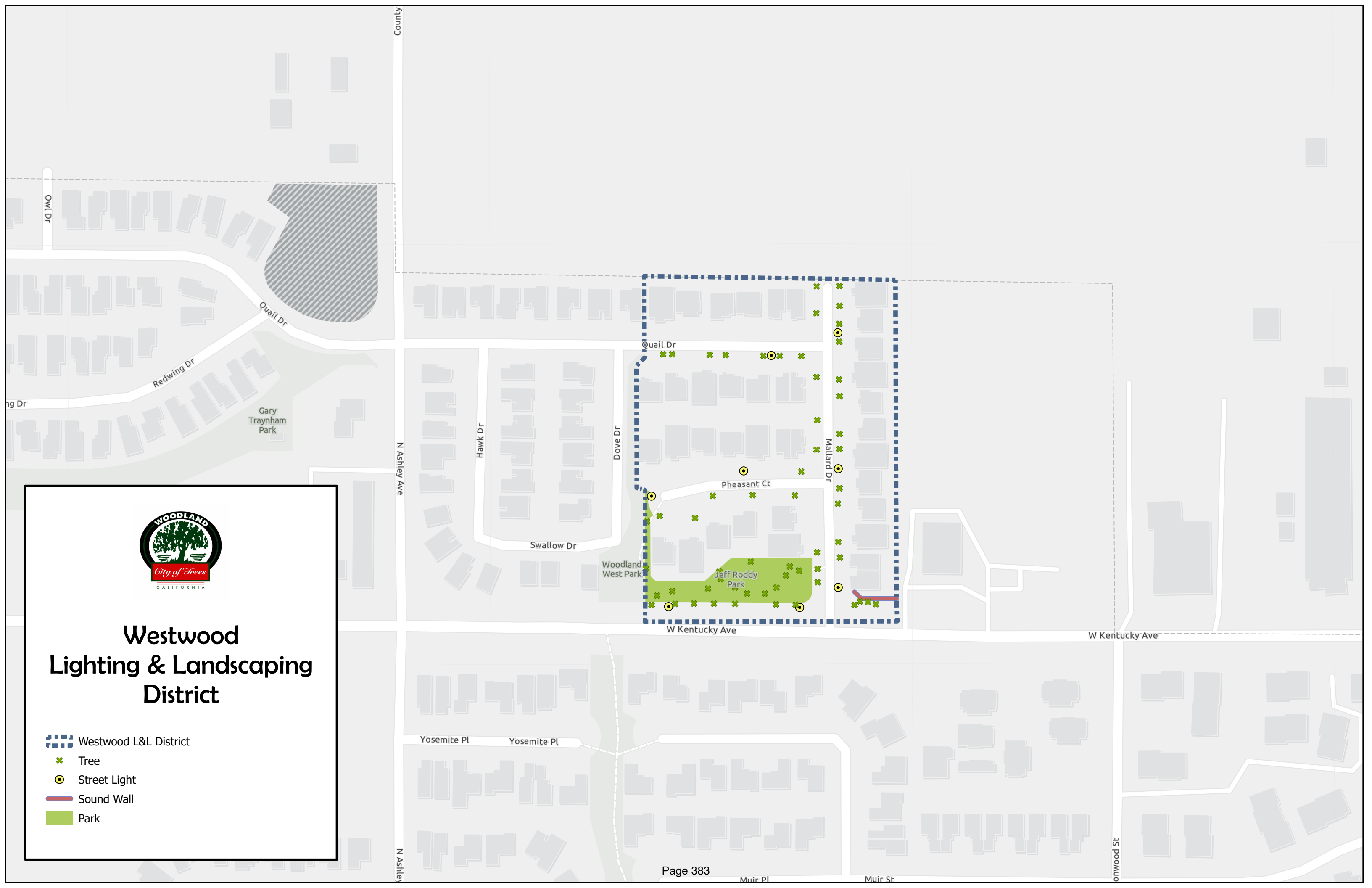
- Streng Pond L&L District
- Tree
- Street Light
- Sound Wall
- Landscaping
- Park





Westwood Lighting & Landscaping District

- Westwood L&L District
- Tree
- Street Light
- Sound Wall
- Park





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.10
SUBJECT: AgTech Innovation Alliance Grant Agreement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving a budget appropriation of \$100,000 from Measure F (507) and authorizing the Community Development Director to enter into a Grant Agreement with AgTech Innovation Alliance for the phase two expansion of The Lab@AgStart, a food and ag technology wet-lab incubator facility in Woodland.

Staff Contact:

Erika Bumgardner, Business Development Liaison/Principal Planner, (530) 661-5886,
erika.bumgardner@cityofwoodland.org

Fiscal Impact:

Funding for the proposed grant would be from Measure F, under the Economic Development category of approved spending. The current budget does not include an allocation from Measure F, so an appropriation is required by Council.

City Council Goals:

This recommendation advances City Council Goals for Economic Development that specifically call for supporting the expansion of the Lab@AgStart facility to foster food and agricultural innovation in Woodland.

Background:

The AgTech Innovation Alliance (AIA) is a non-profit organization focused on accelerating the growth of ag and food tech companies and strengthening the region's innovation ecosystem. AgStart, AIA's technology incubator program, has been in Woodland since 2016 and provides mentorship, industry connections, and access to resources that these new companies need to thrive. Since establishing in Woodland, AgStart has grown into the region's premier ag and food technology incubation program. It has supported over 200 companies from throughout the Greater Sacramento region, the state, and the world. Woodland, with its diverse and thriving food and agriculture industry, proximity to UC Davis, and ideal climate for growing a wide variety of crops, is uniquely positioned to attract young companies looking to advance their new technologies.

In May 2021, through a unique public-private partnership, AIA launched The Lab@AgStart, a \$1.5 million food innovation and wet lab space, creating a shared-use incubator for innovators and entrepreneurs in the ag, food, and health industries. The 4,800 square foot space located within the Wiseman Building at 1100 Main Street in Downtown Woodland, is currently the largest wet-lab facility for startup companies in California's Central Valley region, offering a science-based wet-chemistry laboratory facility, a certified Food Lab, and office and co-working facilities for startup companies. The lab includes 28 benches, offices and conference rooms, plus a test kitchen.

In less than a year since opening, eleven start-up companies have established operations at the facility, one company from as far away as Singapore, maximizing the facility's current capacity. These start-up companies, none of which were previously operating in the city, are working to commercialize more sustainable solutions to challenges in our ag, food and health sectors. These companies have expanded their employment in the city by at least two dozen scientific and business professionals, have brought over \$45 million in private capital to the region, and have achieved several industry awards and recognition for their innovations. Altogether, over

50 professionals work at least part time out of the lab facility. Of the eleven companies currently utilizing The Lab@AgStart facility, 36% are focused on 'Agriculture', 45% are focused on 'Post-Harvest/Food', and 18% are focused on 'Health' applications. ('Agriculture' is defined to include crop inputs, plant varieties, cultivation and harvest; 'Post-Harvest/Food' is defined to include processing of plant material to create foods/beverages, food ingredients, nutrient supplements, and other value-added products; and 'Health' is defined to include non-food compounds, drugs, or drug delivery systems with direct applications to improve human health.)

Construction and equipping of The Lab@AgStart facility was made possible through the support of multiple public and private organizations including the U.S. Economic Development Administration (EDA), the State of California's iBank, the County of Yolo and the City of Woodland, as well as private support and sponsorships from the Yocha Dehe Wintun Nation, Raley's, First Northern Bank, Bayer, Syngenta, HM Clause and many others. In November 2019, City Council approved a 20 percent EDA matching grant of \$100,000, which was needed to submit the Phase II grant applicant and ultimately secure the EDA award. Every dollar the City invested leveraged over 7 dollars of Federal and private funding that would be invested in the community, not including the indirect benefits of attracting new companies and bringing employment opportunities that might otherwise be located outside of the community.

Discussion:

As noted above, The Lab@AgStart reached bench capacity in less than one year from the date the facility opened, exceeding expectations. In addition to the eleven companies that are currently occupying the facility, there are five companies that are currently on a wait list for future space availability and several companies have sought options elsewhere due to time constraints. The Greater Sacramento Region continues to face a critical shortage of commercial laboratory space for innovators to grow their solutions. Further, the cost of building out lab space is cost-prohibitive for most young companies who focus their limited capital resources on trials needed to prove their technologies. The AgTech Innovation Alliance believes there is sufficient demand for laboratory space to justify a doubling of capacity, with an anticipated doubling of economic benefit to the City and County.

In November 2021, the AIA secured a lease with the Wiseman company for an additional 3,006 square foot space immediately proximate to the current facility for expansion. The added space will accommodate an additional 26 lab benches, plus a Tissue Culture and Fermentation Lab which is a new amenity. Expansion costs, including construction, furnishings and equipment are estimated at just over \$1 million. Additionally, in April 2022, the AIA was able to secure the groundfloor office space in the Wiseman building for additional office and conference space as well as a space to host larger gatherings such as innovation showcasing.

In March 2022, the AIA approached the City requesting that the City double down on its support of The Lab@AgStart facility by providing an additional \$100,000 grant. The additional funds would go toward the buildout and equipping of the lab expansion area, which will house an additional 10-15 companies. Staff recommends that the City Council commit the additional funds in support of the City's well established technology and ag-based industry. The facility and its expansion remain aligned with the City's Food Front Initiative and will provide indirect economic benefits through an increased base of high-paid full-time professional jobs and through the attraction of additional ag-tech innovators. It is also the hope that as companies expand into product development or pilot manufacturing, they will seek more permanent locations and expansion facilities in Woodland's Research and Development and Industrial Flex areas and within the future Woodland Research and Technology Park. The City's \$100,000 contribution will match an equal contribution scheduled for review and approval by the Yolo County Board of Supervisors also on June 7th. Additional financial support is provided by the Wiseman Company, as well as contributions from existing and new sponsors. With support, the expansion facility is anticipated to open and be ready for occupancy as early as September 2022. The City Manager is on the board of the AIA and is therefore unable to sign the grant agreement.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving a budget appropriation of \$100,000 from Measure F (507) and authorizing the Community Development Director to enter into a Grant Agreement with AgTech Innocation Alliance for the phase two expansion of The Lab@AgStart, a food and ag technology wet-lab incubator facility in Woodland.

Prepared by: Erika Bumgardner, Business Development Liaison

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

A handwritten signature in black ink, appearing to read 'Kimberly McKinney', with a long horizontal stroke extending to the right.

Kimberly McKinney
Director of Administrative Services

Attachments:

1. Resolution

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING BUDGET APPROPRIATION OF \$100,000 AND AUTHORIZING THE
COMMUNITY DEVELOPMENT DIRECTOR TO ENTER INTO A GRANT
AGREEMENT WITH AGTECH INNOVATION ALLIANCE FOR THE EXPANSION
OF THE LAB@AGSTART FOOD AND AG TECHNOLOGY WET-LAB INCUBATOR
FACILITY IN WOODLAND**

WHEREAS, AgTech Innovation Alliance (AIA) has operated AgStart, an agriculture and food based technology incubator in Woodland since 2016, and

WHEREAS, in May 2021, AIA launched The Lab@AgStart, a \$1.5 million food innovation and wet lab space, creating a shared-use incubator for innovators and entrepreneurs in the ag, food, and health industries; and

WHEREAS, The Lab@AgStart reached bench capacity in less than one year from the date the facility opened, exceeding expectations; and the AIA believes there is sufficient demand for laboratory space to justify a doubling of capacity; and

WHEREAS, in March 2022, the AIA approached the City requesting that the City double down on its support of The Lab@AgStart facility by providing an additional \$100,000 grant. The additional funds would go toward the buildout and equipping of the lab expansion area, which will house an additional 10-15 companies; and

WHEREAS, expansion of The Lab@AgStart would advance the City Council's Economic Development Goals to continue to diversify Woodland's job base and support its existing food and ag industry and innovation that is highlighted through the city's Food Front Initiative.

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

Section 1. Approves a budget appropriation of \$100,000 from Measure F reserves to the Economic Development Budget; and

Section 2. Authorizes the Community Development Director to execute a Grant Agreement with AgTech Innovation Alliance to provide up to \$100,000 toward the expansion of The Lab@AgStart food and ag technology wet-lab incubator facility in Woodland.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 7th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega
Mayor

ATTEST:

Ana B. Gonzalez
City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.11
SUBJECT: 2019 Homeland Security Grant Program Urban Area Security Initiative
Appropriation

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to appropriate \$33,500 to the Other Federal Grants Fund (330) for the purchase of the awarded equipment.

Staff Contact:

Eric Zane, Fire Chief - (530)661-5861, eric.zane@cityofwoodland.org

Fiscal Impact:

The requested \$33,500 appropriation to Fund 330 will ultimately be cost neutral. The requested funds will cover the initial expenditure of grant funds totaling \$33,500, which will be reimbursed through the 2019 Homeland Security Grant Program- Urban Area Security Initiative (USAI) Sub-recipient award received by the City of Woodland Fire Department.

Background:

The Sacramento Police Department received a regional award from the 2019 Homeland Security Grant Program - Urban Area Security Initiative. The Urban Areas Security Initiative (UASI) Program assists high-threat, high-density Urban Areas in efforts to build and sustain the capabilities necessary to prevent, protect against, mitigate, respond to, and recover from acts of terrorism. The UASI program is intended to provide financial assistance to address the unique multi-discipline planning, organization, equipment, training, and exercise needs of high-threat, high-density Urban Areas, and to assist these areas in building and sustaining capabilities to prevent, protect against, mitigate, respond to, and recover from threats or acts of terrorism using the Whole Community approach. As part of this award, the Woodland Fire Department was awarded funds as a sub-recipient for the purchase of Personal Thermal Imaging Cameras. By equipping every firefighter with a personal thermal imaging camera, the Department can potentially save more lives and protect property by increasing two vital parts of an emergency call; speed and safety.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to appropriate \$33,500 to the Other Federal Grants Fund (330) for the purchase of the awarded equipment.

Prepared by: Jeran Scruggs, Management Analyst

Approved by: Eric Zane, Fire Chief

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

Ken Hiatt
City Manager

Attachments:

1. Resolution -UASI
2. Signed MOU Seek TIC Cameras

RESOLUTION NO. _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE APPROPRIATION OF \$33,500 TO THE OTHER FEDERAL
GRANTS FUND (330) FOR THE PURCHASE OF PERSONAL THERMAL IMAGING
CAMERAS AS AWARDED UNDER THE 2019 HOMELAND SECURITY GRANT
PROGRAM- UBRAN AREA SECURITY INITIATIVE

WHEREAS, the Woodland Fire Department was awarded a subaward of the 2019 Homeland Security Grant Program- Urban Area Security Initiative via the City of Sacramento Police Department; and

WHEREAS, the Woodland Fire Department will use these funds to purchase personal thermal imaging cameras increasing two vital parts of an emergency call, speed and safety; and

WHEREAS, the City of Woodland will be reimbursed \$33,500 from the Sacramento Police Department through a subaward of the 2019 Homeland Security Grant Program- Urban Area Security Initiative for the purchase.

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

SECTION 1. That the City Council hereby authorizes the City Manager to appropriate \$33,500 to the Other Federal Grants Fund (330) for the purchase of the awarded equipment.

PASSED AND ADOPTED by the City Council this 7th day of June, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayra Vega, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzales, City Clerk

Ethan Walsh, City Attorney

CONTRACT ROUTING SHEET

Contract Cover/Routing Form: Must Accompany ALL Contracts; however, it is NOT part of the contract.

General Information (Required)

Original Contract # (supplements only): _____ Supplement/Addendum #: _____
 Assessor's Parcel Number(s): _____
 Contract Effective Date: 03/15/2022 Contract Expiration Date (if applicable): 05/15/2022
 \$ Amount (Not to Exceed): 33500 Adjusted \$ Amount (+/-): 0
 Other Party: City of Woodland
 Project Title: Thermal Imaging Cameras
 Project #: G11016919 Bid/RFQ/RFP #: _____
 City Council Approval: NO if YES, Council File ID#: _____

Contract Processing Contacts

Department: Police Project Manager: Der Xiong, Analyst
 Contract Coordinator: Tammy Jones Email: TDJONES@PD.CITYOFSACRAMENTO.ORG

Department Review and Routing

Accounting:	<u><i>alina warrick</i></u> alina warrick (Mar 23, 2022 14:43 PDT)	<u>Mar 23, 2022</u>
	(Signature)	(Date)
Supervisor:	<u><i>Brenda Delgadillo</i></u>	<u>Mar 23, 2022</u>
	(Signature)	(Date)
Division Manager:	_____	_____
	(Signature)	(Date)
Other:	<u><i>Natalie Weaver</i></u>	<u>Mar 23, 2022</u>
	(Signature)	(Date)

Special Instruction/Comments (i.e. recording requested, other agency signatures required, etc.)

Recording Requested

Other Party Signature Required

GAU File #22-037

-----FOR CLERK & IT DEPARTMENTS ONLY – DO NOT WRITE BELOW THIS LINE-----

CONTRACT #:
CONTRACT NAME: Thermal Imaging Cameras – Woodland
CONTRACT PROJECT #: G11016919
DEPARTMENT: Police
DIVISION: Homeland Security

CITY OF SACRAMENTO SUBAWARD AGREEMENT

THIS SUBAWARD AGREEMENT ("Agreement" or "Contract") is made and entered into by and between the **City of Sacramento**, a municipal corporation (the "City"), and the **City of Woodland**, a municipal corporation (the "Subrecipient"). In consideration of the mutual covenants set forth herein and the mutual benefits to be derived therefrom, the City and Subrecipient (each a "Party" and collectively, the "Parties") agree as follows:

I. GENERAL INFORMATION

§1.1 Federal Award Information

The "Federal award" (as such term is defined in the Code of Federal Regulations ("CFR"), 2 CFR §200.38, and used in this Agreement) is the:

Fiscal Year (FY) 2019 Homeland Security Grant Program - Urban Area Security Initiative

FAIN# EMW-2019-SS-00035

CFDA #97.067

Federal Award Date: September 1, 2019

This is not a "Research & Development" award as defined in 2 CFR §200.87 and 200.331, and there is no "indirect cost rate" for this federal award as defined in 2 CFR §200.56 and 200.331.

The "Federal awarding agency" (as such term is defined in 2 CFR §200.36 and used in this Agreement) is the United States Department of Homeland Security, Federal Emergency Management Agency, Grants Program Directorate ("DHS").

The State of California, through its Governor's Office of Emergency Services ("CalOES"), acts as the "pass-through entity" (as such term is defined in 2 CFR §200.74 and used in this Agreement) for the subaward of the Federal award to the City for the benefit of the Sacramento Urban Area in the amount of **\$2,687,750**.

§1.2 Subaward Information and Period of Performance

Subrecipient hereby accepts the following subaward ("Subaward") of the Federal award upon the terms and conditions set forth in this Agreement:

Subaward amount: \$33,500

Subaward Period of Performance ("Term"): March 15, 2022 to May 15, 2022

Subrecipient DUNS: 785302373

The term of this Agreement shall be the "Term" as set forth in this Section 1.2.

§1.3 Parties and Notice

The Parties to this Agreement, and their respective representatives who are authorized to administer this Agreement and to whom formal notices, demands and communications shall be given are as follows:

Party: **City of Sacramento**
Authorized Representative: **Der Xiong, Administrative Analyst**
Authorized Department: **Police**
Address: **5770 Freeport Boulevard, Suite 100**
Sacramento, CA 95822
Phone: **916-808-3775**
E-mail: **derxiong@pd.cityofsacramento.org**

Party: **City of Woodland**
Authorized Representative: **Erik Komula, Battalion Chief**
Authorized Department: **Fire**
Address: **1550 Spring Lake Court**
Woodland, CA 95776
Phone: **530-304-4625**
E-mail: **erik.komula@cityofwoodland.org**

Formal notices, demands, and communications to be given hereunder by either Party shall be made in writing and may be affected by personal delivery or by registered or certified mail, postage prepaid, return receipt requested and shall be deemed communicated as of the date of mailing. If the name of the person designated to receive the notices, demands or communications or the address of such person is changed, written notice shall be given, in accordance with this section, within five business days of said change.

§1.4 Authorities

Subrecipient warrants that it has obtained written authorization from its governing board or authorized body to execute this Agreement and accept and use the Subaward. Subrecipient further warrants that such written authorization specifies that Subrecipient, governing board or authorized body agree:

- A. That any liability arising out of the use of the Subaward, and any products or services purchased therefrom, shall be the responsibility of Subrecipient, governing board or authorized body. City disclaims all liability as to the use of the Subaward, and any products or services purchased therefrom.
- B. That Subaward funds shall not be used to supplant expenditures controlled by governing board or authorized body.
- C. That the official executing this Agreement is authorized to do so.

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II. SUBAWARD TERMS AND CONDITIONS

§2.1 Summary of Requirements

By executing this Agreement, Subrecipient hereby agrees that it shall comply with all terms and conditions set forth in this Agreement, which includes all guidance, regulations and requirements (collectively, "Requirements") of the Federal awarding agency and CalOES that are applicable to a recipient and/or subrecipient of a Federal award or grant. Such Requirements are set forth in the following documents and incorporated herein by this reference:

- A. Department of Homeland Security FY **2019** Homeland Security Grant Program Notice of Funding Opportunity ("DHS NOFO");
- B. FY **2019** DHS Standard Terms and Conditions ("DHS Standard Conditions") (**Exhibit A**);
- C. FEMA Information Bulletins ("IB");
- D. CalOES **2019** Homeland Security Grant Program California Supplement to the Federal Notice of Funding Opportunity ("CalOES Supplement"),
- E. CalOES **2019** Standard Assurances for All CalOES Federal Grant Programs ("CalOES Assurances") (**Exhibit B**);
- F. CalOES Grant Management Memos ("GMM"); and
- G. The cost principles, uniform administrative requirements and audit requirements for federal grant programs as housed in Title 2, Part 200 of the CFR and in updates issued by the Office of Management and Budget ("OMB") on <http://www.whitehouse.gov/omb/>.

Subrecipient hereby certifies that it has the institutional, managerial and financial capability to ensure proper planning, management and completion of its projects being funded by the Subaward.

§2.2 City Administrative Requirements

- A. Subrecipient acknowledges and agrees that the City is acting as a "pass-through entity" (as such term is defined in 2 CFR §200.74 and used in this Agreement) for this Subaward and that the City shall have the rights and obligations relating to this Subaward and its administration as set forth in this Agreement and in 2 CFR Part 200.
- B. The City shall provide Subrecipient with an electronic Workbook of Subrecipient's projects ("Subrecipient Workbook") (**Exhibit C**). The Workbook contains detailed listings of items and projects and the amount of Subaward funds allocated for such items and projects.

Subrecipient shall use the Subaward funds strictly in accordance with the

Workbook, and any expenditures not so made shall be deemed disallowed under this Subaward.

Any request by Subrecipient to modify the Workbook must be made in writing and accompanied by a completed Modification Request Form, which is located in the Subrecipient Workbook, all required supporting documentation and a revised Workbook showing such modification.

Workbook modification requests must be submitted prior to deadlines set by the City. Inaccurate or incomplete requests shall be returned to the Subrecipient for revision. Subrecipient shall not expend any funds on modified Workbook items until such modification is approved by the City and CalOES.

- C. Subrecipient agrees that any equipment, product, service or activity funded with this Subaward shall comply with any and all technological and/or interoperability specifications and standards as may be approved by the Sacramento Urban Area region, and any such equipment, product, service or activity not so compliant shall be not eligible for funding by this Subaward.

Subrecipient shall further ensure that it retains from its contractors, subcontractors, and vendors all rights related to inventions, copyrightable materials, and data for which the Federal awarding agency and CalOES has rights to, as more fully set forth in 2 CFR §315 and Section 2.3.P. of this Agreement.

- D. Any "equipment" (as such term is defined in 2 CFR §200.33 and used in this Agreement) acquired or obtained with Subaward funds:
 - 1. Shall be made available pursuant to applicable terms of the California Disaster and Civil Defense Master Mutual Aid Agreement in consultation with representatives of the various fire, emergency medical, hazardous materials response services, and law enforcement agencies within the jurisdiction of the Sacramento Urban Area, and deployed with personnel trained in the use of such equipment in a manner consistent with the California Law Enforcement Mutual Aid Plan or the California Fire Services and Rescue Mutual Aid Plan;
 - 2. Shall be consistent with needs as identified in the State Homeland Security Strategy and will be deployed in conformance with that Strategy; and
 - 3. Shall have a Sacramento Urban Area identification decal affixed to it.

Subrecipient shall take a physical inventory of all equipment acquired or obtained with Subaward funds and reconcile the results with equipment records at least once every year.

- E. This Subaward is not a "fixed amount award" as such term is defined in 2CFR §200.45. Subrecipient agrees that disbursement of this Subaward to Subrecipient shall be made on a reimbursement method. If Subrecipient requests advance payment of Subaward funds, Subrecipient shall comply with, and provide evidence to the City of compliance with, the criteria and obligations related to

the use of advance payments as set forth in 2 CFR §200.305 as well as satisfying any other City and CalOES requirements for advance payments.

In requesting reimbursement from Subaward funds, Subrecipient shall provide to the City a completed Reimbursement Request Form, which is located in the Subrecipient Workbook, along with invoices, purchase orders, proof of delivery, proof of payment and payroll records, timesheets, receipts and any other supporting documentation necessary to fully and accurately describe the expenditure of funds for which reimbursement from the Subaward is requested (collectively, the "Reimbursement Request").

All such supporting documentation for the Reimbursement Request shall satisfy applicable Federal, State and City audit and review standards and requirements. Such documentation shall be prepared at the sole expense and responsibility of Subrecipient, and the City and the Subaward will not reimburse the Subrecipient for any costs incurred for such preparation.

The City reserves the right to request additional supporting documentation to substantiate costs incurred at any time. Inaccurate and/or incomplete Reimbursement Requests shall be returned to Subrecipient for revision.

The City shall forward Reimbursement Requests to CalOES for payment within thirty (30) days of receipt, provided such request is deemed accurate and complete. The City shall reimburse Subrecipient within thirty (30) days of its receipt of funds from CalOES.

Final Reimbursement Requests for this Subaward must be received by the City no later than **fourteen (14) days** following the end of the Term to allow the City sufficient time to complete close-out activities for this Subaward (the "Reimbursement Deadline").

After the Reimbursement Deadline, any unexpended Subaward funds may be re-directed to other needs across the Sacramento Urban Area region. The City will notify Subrecipient, in writing, when unexpended Subaward funds may be re-directed.

- F. Subrecipient acknowledges that the City makes no commitment to disburse Subaward funds beyond the terms set forth herein and that funding for all periods during the Subaward Term is subject to the continuing availability to the City of federal funds for this Subaward from CalOES and the Federal awarding agency. This Agreement may be terminated immediately upon written notice to Subrecipient of any loss or reduction of Subaward funds.

§2.3 DHS and CalOES Requirements

Subrecipient shall comply with all Requirements promulgated by DHS (which is the Federal awarding agency for this Subaward) and CalOES which are applicable to this Subaward and set forth in Section 2.1. Some of these DHS and CalOES Requirements are set forth below in this Section 2.3.

- A. Subrecipient will not use Subaward funds to supplant (replace) funds that have been budgeted for the same purpose through non-federal sources. Upon request by the City, CalOES and/or the Federal awarding agency, Subrecipient shall be required to demonstrate and document that a reduction in non-Federal resources occurred for reasons other than the receipt or expected receipt of Subaward funds. Subrecipient shall not charge any costs allocable under this Subaward to any other Federal award to overcome fund deficiencies, to avoid restrictions imposed by Federal statutes, regulations, or terms and conditions of Federal awards, or for other reasons. Subrecipient shall not be delinquent in the repayment of any Federal debt. Subrecipient must request instruction from the City and CalOES for proper disposition of any original or replacement equipment acquired with Subaward funds.
- B. Subrecipient shall comply with the requirement of 31 U.S.C. Section 3729-3733, which sets forth that no subgrantee, recipient or subrecipient of federal funds or payments shall submit a false claim for payment, reimbursement or advance. Subrecipient agrees to be subject to the administrative remedies as found in 38 U.S.C. Section 3801-3812 for violations of this requirement.
- C. Subrecipient shall comply with the provisions of *DHS Specific Acknowledgements and Assurances* section set forth in the DHS Standard Conditions and the *Reporting Accusations and Findings of Discrimination* section of the CalOES Assurances.
- D. Subrecipient shall comply with the provisions of the *Lobbying and Political Activities* section set forth in the CalOES Assurances. In connection thereto, Subrecipient hereby certifies that:
 - 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of Subrecipient, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan or cooperative agreement.
 - 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or

employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, Subrecipient shall complete and submit Standard Form-LLL "Disclosure Form to Report Lobbying" in accordance with its instructions.

3. Subrecipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Subrecipient shall comply with provisions of the Hatch Act (5 U.S.C. §1501-1508 and §7324-7328) which limits the political activities of employees whose principal employment activities are funded in whole or in part with federal funds.

- E. As required by Executive Orders (EO) 12549 and 12689, and 2 CFR §200.213 and codified in 2 CFR Part 180, Subrecipient shall provide protection against waste, fraud and abuse by debarring or suspending those persons deemed irresponsible in their dealings with the Federal government. Subrecipient hereby certifies that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
2. Have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph 2.3.E.2. above; and
4. Have not within a three-year period preceding this Agreement had one or more public transactions (Federal, State, or local) terminated for cause or default.

- F. Subrecipient shall comply with the Drug-Free Workplace Act of 1988 (41 U.S.C. §701 et seq.) which is adopted at 2 CFR Part 3001. In connection thereto, Subrecipient hereby certifies that it will or will continue to provide a drug-free workplace and a drug-free awareness program as outlined in such Act.

- G. Subrecipient shall comply with all Federal statutes relating to non-discrimination,

including, without limitation, those statutes and provisions set forth in the *Non-Discrimination and Equal Employment Opportunity* section of the CalOES Assurances.

Subrecipient hereby certifies that it will comply with the Americans with Disabilities Act, 42 U.S.C. §12101 *et seq.*, and its implementing regulations (ADA), the Americans with Disabilities Act Amendments Act of 2008 (ADAAA), Pub. L. 110-325 and all subsequent amendments, Section 504 of the Rehabilitation Act of 1973 (Rehab. Act), as amended, 29 U.S.C. 794 and 24 CFR Parts 8 and 9, the Uniform Federal Accessibility Standards (UFAS), 24 CFR, Part 40, and the Fair Housing Act, 42 U.S.C. 3601, *et seq.*; 24 CFR Parts 100, 103, and 104 (FHA) and all implementing regulations. Subrecipient will provide reasonable accommodations to allow qualified individuals with disabilities to have access to and to participate in its programs, services and activities in accordance with the provisions of the ADA, the ADAAA, the Rehab Act, the UFAS and the FHA and all subsequent amendments.

Subrecipient will not discriminate against persons with disabilities or against persons due to their relationship to or association with a person with a disability. Any contract entered into by Subrecipient (or any subcontract thereof), relating to this Agreement, to the extent allowed hereunder, shall be subject to the provisions of this paragraph.

- H. Subrecipient shall comply with the provisions set forth in the *Environmental Standards* section of the CalOES Assurances.
- I. Subrecipient shall comply with the provisions set forth in the *Reporting-Accountability* section of the CalOES Assurances, which relate to compliance with the Federal Funding Accountability and Transparency Act and statutory requirements for whistleblower protections.
- J. Subrecipient shall comply with the provisions set forth in the *Human Trafficking* section of the CalOES Assurances, which relate to compliance with the Trafficking Victims Protection Act (TVPA) of 2000.
- K. Subrecipient shall comply with the provisions set forth in the *Labor Standards* section and *Worker's Compensation* section of the CalOES Assurances, which relate to compliance with various Federal statutes regarding labor standards and State worker's compensation requirements.
- L. Subrecipient shall comply with the provisions set forth in the *Property- Related* section of the CalOES Assurances and the provisions applicable to construction projects as set forth in the *Certifications Applicable to Federally Funded Construction Projects* section of the CalOES Assurances.
- M. Subrecipient acknowledges the applicability of the Freedom of Information Act and the California Public Records Act to certain information as more fully set

forth in the *Freedom of Information Act* section of the CalOES Assurances.

- N. Subrecipient shall comply with the provisions set forth in the *Best Practices for Collection and Use of Personally Identifiable Information (PII)* section of the CalOES Assurances.
- O. Subrecipient shall comply with the provisions set forth in the *Acknowledgement of Federal Funding from DHS and Use of DHS Seal, Logo and Flags* section of the CalOES Assurances, which relate to requirements for acknowledging the use of federal funds and obtaining approval for use of various DHS seals and logos.
- P. Subrecipient shall affix applicable copyright notices as required under the *Copyright* section of the CalOES Assurances and shall comply with and be subject to the provisions set forth in the *Patents and Intellectual Property Rights* section of the DHS Standard Conditions and the CalOES Assurances.
- Q. If the total value of Subrecipient's currently active grants, cooperative agreements, and procurement contracts from all Federal assistance office exceeds \$10,000,000.00 for any period of time during the period of performance of this Subaward, Subrecipient shall comply with the provisions set forth in the *Reporting of Matters Related to Recipient Integrity and Performance* section of the DHS Standard Conditions and the CalOES Assurances.
- R. Subrecipient shall comply with the SAFECOM Guidance for Emergency Communication Grants when using Subaward funds in connection with emergency communication equipment, including provisions on technical standards that ensure and enhance interoperable communications.
- S. Subrecipient shall establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain. Subrecipient shall comply with all Federal and State conflict of interest laws and regulations.
- T. Subrecipient shall comply with California Vehicle Code sections 23123 and 23123.5, and the provisions set forth in the *Use of Cellular Device While Driving is Prohibited* section of the CalOES Assurances.
- U. Subrecipient must ensure that any project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.
- V. Subrecipient shall comply with the provisions set forth in the following sections of the DHS Standard Conditions and the CalOES Assurances; (1) *Energy Policy and Conservation Act*, (2) *Hotel and Motel Fire Safety Act of 1990*, (3) *Terrorist Financing E.O. 13224*, (4) *USA Patriot Act of 2001*, (5) *Fly America Act of 1974*,

and (6) Whistleblower Protections and Whistleblower Protection Act.

W. Subrecipient acknowledges and shall comply with the following Special Conditions and Corrective Actions applicable to this **UASI 2019** Subaward:

1. Subaward funding is subject to restricted drawdown for the duration of the Term;
2. Subrecipient shall submit sufficient documentation to support expenditures prior to reimbursement or advance of funds. Documentation must include invoices, timesheets, evidence supporting overtime and backfill costs, cancelled checks or other proof of payment, and copies of related contracts (See §2.2.E).

CalOES may request additional procurement material. CalOES will not issue reimbursement or advance payment until the documentation is reviewed and the payment is determined to be adequately supported;

3. Failure to comply with these conditions may result in disallowed costs or additional restrictions on current and future subaward funding, pursuant to 2 CFR §200.205 and §200.338.

§2.4 Uniform Requirements for Federal Awards

Subrecipient acknowledges that this Subaward is a "Federal award" as such term is defined in 2 CFR §200.38 and that Subrecipient's use of this Subaward is subject to the uniform administrative requirements, cost principles, and audit requirements for Federal awards which are codified in 2 CFR Part 200 (the "Uniform Requirements"). Subrecipient agrees that it is considered a "non- Federal entity" and a "subrecipient" as such terms are defined in 2 CFR §§200.69 and 200.93, respectively. Thus, Subrecipient hereby agrees to comply with, and be subject to, all provisions, regulations and requirements applicable to a "subrecipient" and a "non-Federal entity" as set forth in the Uniform Requirements. Further, Subrecipient agrees that the City and CalOES are each a "pass-through entity" as such term is defined in 2 CFR §200.74 and that each of them shall have the rights and remedies of a "pass-through entity" in relation to this Subaward and Subrecipient as set forth in the Uniform Requirements.

Without limitation, some of these Uniform Requirements are set forth below in this Section 2.4.

- A. Subrecipient shall disclose to the City any potential conflict of interest in connection to this Subaward and its use in accordance with 2 CFR §200.112.
- B. Subrecipient shall comply with the mandatory disclosure requirements for violations of Federal criminal law involving fraud, bribery, or gratuity as set forth in 2 CFR §200.113.

- C. Subrecipient acknowledges that the City may impose additional specific conditions to this Subaward in accordance with 2 CFR §200.207, and Subrecipient shall comply with such conditions, including, but not limited to, the sampling of procurements and equipment to ensure grant compliance during the City's bi-annual monitoring. Subrecipient shall also submit any annual certifications and representations deemed required by the City in accordance with 2 CFR §200.208.

D. Financial Management and Internal Controls

Subrecipient shall comply with the requirements for a non-Federal entity regarding financial management and the establishment of a financial management system, all as more fully set forth in 2 CFR §200.302. Further, Subrecipient shall comply with the requirements set forth in 2 CFR §200.303, which relate to certain obligations required of Subrecipient to maintain internal controls over the use of this Subaward.

Subrecipient shall complete and submit an annual Grants Management Assessment Form to the City (**Exhibit D**) to evaluate risk and determine grant funding eligibility.

- E. In the event this Subaward requires cost sharing or matching of funds from Subrecipient, Subrecipient shall comply with the cost sharing and matching requirements set forth in 2 CFR §200.306.
- F. Subrecipient shall comply with the requirements relating to program income as more fully set forth in 2 CFR §200.307.

G. Property Standards

When property (real, tangible or intangible) is, in whole or in part, improved, developed, purchased or otherwise acquired with Subaward funds, Subrecipient shall comply with the regulations set forth in 2 CFR §200.310 through 200.316 ("Property Regulations"). These Property Regulations include, without limitation, provisions related to the following:

1. Requirements for insurance coverage for real property and equipment.
2. Requirements for title, use, disposition and transfer of title of "real property" (as defined in 2 CFR §200.85).
3. Regulations involving Federally owned and exempt property.
4. Requirements for title, use, management (including recordkeeping, inventory, control systems and maintenance procedures), and disposition of "equipment" (as defined in 2 CFR §200.33).
5. Requirements for title, use and disposition of "supplies" (as defined in 2 CFR §200.94).

6. Requirements for title, rights, use and disposition of "intangible property" (as defined in 2 CFR §200.59). Such requirements include, without limitation:
 - a. A reservation of rights by the Federal awarding agency to a royalty-free, non-exclusive and irrevocable right to use certain copyrighted work or work subject to copyright;
 - b. The rights of the Federal government to data produced under the Subaward;
 - c. The applicability of the Freedom of Information Act to certain research data produced or acquired under the Subaward; and
 - d. Subrecipient's compliance with applicable regulations governing patents and inventions, including government wide regulations codified at 37 CFR Part 401. Subrecipient agrees that it shall hold in trust all real property, equipment and intangible property acquired, developed or improved with Subaward funds in accordance with the provisions set forth in 2 CFR §200.316.

H. Procurement and Contracting Regulations

When procuring and/or contracting for property and/or services that are to be paid or reimbursed by any amount of Subaward funds, Subrecipient shall comply with all regulations applying to "non-Federal entities" as set forth in 2 CFR §200.318 through 200.326 (the "Procurement Regulations"). These Procurement Regulations include, without limitation, provisions requiring the following:

1. Documentation and use of procurement procedures in compliance with Procurement Regulations.
2. Contracting oversight and maintenance of written standards of conduct covering conflicts of interest.
3. Compliance with federal standards regarding procurement and award of contracts, competition, and procurement methods.
4. Affirmative steps required to encourage contracting with small and minority businesses, women's business enterprises, and labor surplus area firms.
5. Compliance with Section 6002 of the Solid Waste Disposal Act in the procurement of recovered materials.
6. Requirement to perform a cost or price analysis in connection with procurements.
7. Bonding requirements.
8. Requirement to make procurement documentation available for review by the City, CalOES and the Federal awarding agency.

In addition, Subrecipient must include in all of its contracts paid or reimbursed

in whole or in part with Subaward funds the provisions set forth in Appendix II to 2 CFR Part 200 (Contract Provisions for non- Federal Entity Contracts under Federal Awards) as required by 2 CFR §200.326.

I. Financial and Performance Monitoring and Reporting

Subrecipient shall comply with the monitoring requirements for a non- Federal entity as set forth in 2 CFR §200.328, which requires the Subrecipient to oversee and monitor activities supported by the Grant to assure compliance with applicable Federal requirements and performance expectations.

Further, Subrecipient shall comply with the financial and performance reporting requirements for a non-Federal entity as set forth in 2 CFR §200.327 to 200.329 and any other reporting requirements that may be promulgated by the Federal awarding agency, CalOES or the City in accordance with such regulations. Such reporting requirements include the provision of any information required for the assessment or evaluation of any activities funded by the Subaward and the reporting of information related to real property in which the Federal government retains an interest.

Subrecipient acknowledges that the City, as a "pass-through entity," may make various findings, determinations, evaluations and reports regarding Subrecipient and its use of Subaward funds, as set forth in 2 CFR §200.330 to 200.332. In accordance with such regulations, Subrecipient shall comply with, and timely grant to the City and its auditors, any monitoring requests, requests for on-site access to facilities, equipment and personnel, and requests for any other information as may be authorized under such regulations. Subrecipient shall also timely grant to the City and its auditors' access to Subrecipient's records and financial statements as required under 2 CFR §200.331(a)(5). In addition, Subrecipient shall comply with any conditions that may be placed upon Subrecipient as part of the City's risk evaluation of Subrecipient under 2 CFR §200.331(b).

J. Record Retention and Access

Subrecipient shall comply with all records retention, maintenance, storage, transmission, and collection requirements applicable to a non-Federal entity as set forth in 2 CFR §200.333 to 200.335.

In accordance with the provisions set forth in 2 CFR §200.336, Subrecipient hereby grants the Federal awarding agency, the Inspectors General, the Comptroller General of the United States, CalOES, and the City, or any of their authorized representatives, the right of access to any documents, papers, or other records of Subrecipient which are pertinent to the Subaward, in order to make audits, examinations, excerpts, and transcripts. This right also includes timely and reasonable access to Subrecipient's personnel for the purpose of interview and discussion related to such documents. These access rights shall not be

limited to any required record retention period, but last as long as the records are retained, and access shall not otherwise be limited unless as specifically permitted under 2 CFR §200.336 to 200.337.

Subrecipient shall require any of its subrecipients, contractors, successors, transferees and assignees to acknowledge and agree to comply with the provisions of this Section.

K. Cost Principles

Subrecipient shall comply with the cost principles for federal awards as set forth in 2 CFR Part 200 Subpart E ("Cost Principles"). Subrecipient acknowledges and agrees that any costs incurred by Subrecipient may only be charged to or reimbursed by Subaward funds if it is incurred in compliance with all Requirements for the Subaward and is also deemed allowable and allocable under the Subaward in accordance with the provisions set forth in the Cost Principles.

L. Audit Requirements

By virtue of using Subaward funds, Subrecipient acknowledges and agrees that it is subject to the provisions set forth in 2 CFR Part 200 Subpart F ("Audit Requirements"). Subrecipient shall comply with all provisions applicable to a non-Federal entity and an "auditee" (as defined in 2 CFR §200.6) as set forth in such Audit Requirements, including the requirement to conduct a single audit if applicable.

M. Closeout and Post Closeout

Subrecipient shall comply with the obligations applicable to a non-Federal entity as it pertains to the closeout of this Subaward as set forth in 2 CFR §200.343. Subrecipient acknowledges and agrees that it shall continue to comply with the post closeout obligations set forth in 2 CFR §200.344 after closeout of the Subaward and expiration of the Term of this Agreement.

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III. STANDARD PROVISIONS

§3.1 Independent Party

Subrecipient is acting hereunder as an independent party, and not as an agent or employee of the City. No employee of Subrecipient is, or shall be, an employee of the City by virtue of this Agreement, and Subrecipient shall so inform each employee organization and each employee who is hired or retained under this Agreement. Subrecipient shall not represent or otherwise hold out itself or any of its directors, officers, partners, employees, or agents to be an agent or employee of the City by virtue of this Agreement.

§3.2 Construction of Provisions and Titles Herein

All titles, subtitles, or headings in this Agreement have been inserted for convenience and shall not be deemed to affect the meaning or construction of any of the terms or provisions hereof. The language of this Agreement shall be construed according to its fair meaning and not strictly for or against either party. The word "Subrecipient" herein and in any amendments hereto includes the party or parties identified in this Agreement. The singular shall include the plural. If there is more than one Subrecipient as identified herein, unless expressly stated otherwise, their obligations and liabilities hereunder shall be joint and several. Use of the feminine, masculine, or neuter genders shall be deemed to include the genders not used.

§3.3 Applicable Law, Interpretation and Enforcement

Each party's performance hereunder shall comply with all applicable laws of the United States of America, the State of California, the County of Sacramento and the City of Sacramento, including but not limited to, laws regarding health and safety, labor and employment, wage and hours and licensing laws which affect employees. This Agreement shall be enforced and interpreted under the laws of the State of California without regard to conflict of law principles. Subrecipient shall comply with new, amended, or revised laws, regulations, and/or procedures that apply to the performance of this Agreement.

In any action arising out of this Agreement, Subrecipient consents to personal jurisdiction, and agrees to bring all such actions, exclusively in state and federal courts located in Sacramento County, California.

If any part, term or provision of this Agreement shall be held void, illegal, unenforceable, or in conflict with any law of a federal, state or local government having jurisdiction over this Agreement, the validity of the remaining parts, terms or provisions of this Agreement shall not be affected thereby.

§3.4 Integrated Agreement

This Agreement sets forth all of the rights and duties of the parties with respect to the

subject matter hereof, and replaces any and all previous agreements or understandings, whether written or oral, relating thereto. This Agreement may be amended only as provided for herein.

§3.5 Excusable Delays

In the event that performance on the part of any party hereto shall be delayed or suspended as a result of circumstances beyond the reasonable control and without the fault and negligence of said party, none of the parties shall incur any liability to the other parties as a result of such delay or suspension.

Circumstances deemed to be beyond the control of the parties hereunder shall include, but not be limited to, acts of God or of the public enemy; insurrection; acts of the Federal Government or any unit of State or Local Government in either sovereign or contractual capacity; fires; floods; epidemics; quarantine restrictions; strikes, freight embargoes or delays in transportation; to the extent that they are not caused by the party's willful or negligent acts or omissions and to the extent that they are beyond the party's reasonable control.

§3.6 Breach

Except for excusable delays as described in §3.5 herein, if any party fails to perform, in whole or in part, any promise, covenant, or agreement set forth herein, or should any representation made by it be untrue, any aggrieved party may avail itself of all rights and remedies, at law or equity, in the courts of law. Said rights and remedies are cumulative of those provided for herein except that in no event shall any party recover more than once, suffer a penalty or forfeiture, or be unjustly compensated.

§3.7 Prohibition Against Assignment or Delegation

Subrecipient may not, unless it has first obtained the written permission of the City:

- A. Assign or otherwise alienate any of its rights hereunder, including the right to payment; or
- B. Delegate, subcontract, or otherwise transfer any of its duties hereunder.

§3.8 Indemnification

Each of the parties to this Agreement is a public entity. In contemplation of the provisions of Section 895.2 of the Government Code of the State of California imposing certain tort liability jointly upon public entities, solely by reason of such entities being parties to an Agreement as defined by Section 895 of said Code, the parties hereto, as between themselves, pursuant to the authorization contained in Sections 895.4 and 895.6 of said Code, will each assume the full liability imposed upon it or upon any of its officers, agents, or employees by law, for injury caused by

a negligent or wrongful act or omission occurring in the performance of this Agreement, to the same extent that such liability would be imposed in the absence of Section 895.2 of said Code. To achieve the above- stated purpose, each party indemnifies and holds harmless the other party solely by virtue of said Section 895.2. The provision of Section 2778 of the California Civil Code is made a part hereto as if fully set forth herein. Subrecipient certifies that it has adequate self-insured retention of funds to meet any obligation arising from this Agreement.

- A. Notwithstanding the provisions of §1.4(A) above, pursuant to Government Code Sections 895.4 and 895.6, the Parties shall each assume the full liability imposed upon it, or any of its officers, agents or employees, by law for injury caused by any negligent or wrongful act or omission occurring in the performance of this Agreement.
- B. Each party indemnifies and holds harmless the other party for any loss, costs, or expenses that may be imposed upon such other party by virtue of Government Code section 895.2, which imposes joint civil liability upon public entities solely by reason of such entities being parties to an agreement, as defined by Government Code section 895.
- C. In the event of third-party loss caused by negligence, wrongful act or omission by both Parties, each party shall bear financial responsibility in proportion to its percentage of fault as may be mutually agreed or judicially determined. The provisions of Civil Code Section 2778 regarding interpretation of indemnity agreements are hereby incorporated.

§3.9 Subcontractor Assurances

Subrecipient shall contractually obligate all its contractors, subcontractors and vendors funded by Subaward funds as may be required to ensure that Subrecipient can comply with all the Requirements and other provisions of this Agreement.

§3.10 Remedies for Noncompliance

Subrecipient acknowledges and agrees that, in the event Subrecipient fails to comply with the terms and conditions of this Agreement or with any Requirements referenced in Section 2.1 above, the Federal awarding agency, CalOES or the City shall have the right to take one or more of the actions set forth in 2 CFR §200.338.

Such actions may include, without limitation, the withholding of cash payments, suspension and/or termination of the Subaward, and the disallowing of certain costs incurred under the Subaward.

Any costs incurred by Subrecipient during a suspension or after termination of the Subaward shall not be considered allowable under the Subaward unless allowed

under 2 CFR §200.342.

Subrecipient shall be liable to the Federal awarding agency, CalOES and the City for any Subaward funds the Federal awarding agency or CalOES determines that Subrecipient used in violation of any Requirements reference in Section 2.1 above, and Subrecipient shall indemnify and hold harmless the City for any sums the Federal awarding agency or CalOES determines Subrecipient used in violation of such Requirements.

Subrecipient shall be granted the opportunity to object to and challenge the taking of any remedial action by the Federal awarding agency, CalOES or the City in accordance with the provisions set forth in 2 CFR §200.341.

§3.11 Termination

Subrecipient acknowledges and agrees that the Subaward, and any obligation to disburse to or reimburse Subrecipient in connection thereto, may be terminated in whole or in part by the Federal awarding agency, CalOES or the City as set forth in 2 CFR §200.339. Subrecipient shall have the right to terminate the Subaward only as set forth in 2 CFR §200.339.

In the event the Subaward is terminated, all obligations and requirements of this Agreement and the Grant shall survive and continue in full force and effect in connection with any portion of the Subaward remaining prior to such termination, including, without limitation, the closeout and post closeout requirements set forth in this Agreement.

§3.12 Amendments

Any change in the terms of this Agreement, including the performance period of the Subaward and any increase or decrease in the amount of the Subaward, which are agreed to by the City and Subrecipient shall be incorporated into this Agreement by a written amendment properly executed and signed by the person authorized to bind the Parties thereto.

§3.13 Complete Agreement

This Agreement sets forth all the rights and duties of the Parties with respect to the subject matter hereof, and replaces any and all previous agreements or understandings, whether written or oral, relating thereto. This Agreement may be amended only as provided for herein and neither verbal agreement nor conversation with any officer or employee of either party shall affect or modify any of the terms and conditions of this Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the City and Subrecipient have caused this Subaward Agreement to be executed by their duly authorized representatives.

CITY OF SACRAMENTO

A Municipal Corporation

By: 
KATHERINE LESTER (Mar 30, 2022 05:12 PDT)

Print name: KATHERINE LESTER

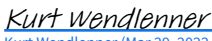
Title: Chief of Police

For: Howard Chan, City Manager

ATTEST:


Kamie Southward/Citywide Records Manager (Mar 30, 2022 11:45 PDT)
City Clerk

APPROVED AS TO FORM:


Kurt Wendlenner (Mar 29, 2022 14:28 PDT)
City Attorney

Attachments

Exhibit A	DHS Standard Terms and Conditions
Exhibit B	CalOES Assurances
Exhibit C	Subrecipient Workbook
Exhibit D	Grants Management Assessment Form

SUBRECIPIENT:

Woodland Fire Department

SUBRECIPIENT NAME

785302373

DUNS NUMBER

Eric Zane

Eric Zane (Mar 29, 2022 13:32 PDT)

Signature of Authorized Person

Eric Zane

Fire Chief

Print Name and Title

Additional Signature *(if required)*

Print Name and Title

2019 DHS Standard Terms and Conditions

The 2019 DHS Standard Terms and Conditions apply to all new federal financial assistance awards funded in FY 2019. These terms and conditions flow down to subrecipients, unless a particular award term or condition specifically indicates otherwise. The United States has the right to seek judicial enforcement of these obligations.

Assurances, Administrative Requirements, Cost Principles, Representations and Certifications

DHS financial assistance recipients must complete either the Office of Management and Budget (OMB) [Standard Form 424B Assurances – Non-Construction Programs](#), or [OMB Standard Form 424D Assurances – Construction Programs](#), as applicable. Certain assurances in these documents may not be applicable to your program, and the DHS financial assistance office (DHS FAO) may require applicants to certify additional assurances. Applicants are required to fill out the assurances applicable to their program as instructed by the awarding agency. Please contact the DHS FAO if you have any questions.

DHS financial assistance recipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at [Title 2, Code of Federal Regulations \(C.F.R.\) Part 200](#), and adopted by DHS at [2 C.F.R. Part 3002](#).

DHS Specific Acknowledgements and Assurances

All recipients, subrecipients, successors, transferees, and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff.

1. Recipients must cooperate with any compliance reviews or compliance investigations conducted by DHS.
2. Recipients must give DHS access to, and the right to examine and copy, records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations and other applicable laws or program guidance.
3. Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports.
4. Recipients must comply with all other special reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.
5. Recipients of federal financial assistance from DHS must complete the *DHS Civil Rights Evaluation Tool* within thirty (30) days of receipt of the Notice of Award or, for State Administering Agencies, thirty (30) days from receipt of the DHS Civil Rights Evaluation Tool from DHS or its awarding component agency. Recipients are required to provide this information once every two (2) years, not every time an award is made. After the initial submission for the first award under which this term applies, recipients are only required to submit updates every two years, not every time a grant is awarded. Recipients should submit the completed tool, including supporting materials, to CivilRightsEvaluation@hq.dhs.gov. This tool clarifies the civil rights obligations and related reporting requirements contained in the DHS Standard Terms and Conditions. Subrecipients are not required to complete and submit this tool to DHS. The evaluation tool can be found at <https://www.dhs.gov/publication/dhs-civil-rights-evaluation-tool>.

2019 DHS Standard Terms and Conditions

Standard Terms & Conditions

I. Acknowledgement of Federal Funding from DHS

Recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposal, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.

II. Activities Conducted Abroad

Recipients must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

III. Age Discrimination Act of 1975

Recipients must comply with the requirements of the *Age Discrimination Act of 1975*, Pub. L. No. 94-135 (1975) (codified as amended at [Title 42, U.S. Code, § 6101 et seq.](#)), which prohibits discrimination on the basis of age in any program or activity receiving federal financial assistance.

IV. Americans with Disabilities Act of 1990

Recipients must comply with the requirements of Titles I, II, and III of the *Americans with Disabilities Act*, Pub. L. No. 101-336 (1990) (codified as amended at [42 U.S.C. §§ 12101–12213](#)), which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities.

V. Best Practices for Collection and Use of Personally Identifiable Information (PII)

Recipients who collect PII are required to have a publicly available privacy policy that describes standards on the usage and maintenance of the PII they collect. DHS defines personally identifiable information (PII) as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. Recipients may also find the DHS Privacy Impact Assessments: [Privacy Guidance](#) and [Privacy Template](#) as useful resources respectively.

VI. Civil Rights Act of 1964 – Title VI

Recipients must comply with the requirements of Title VI of the *Civil Rights Act of 1964* (codified as amended at [42 U.S.C. § 2000d et seq.](#)), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. DHS implementing regulations for the Act are found at [6 C.F.R. Part 21](#) and [44 C.F.R. Part 7](#).

VII. Civil Rights Act of 1968

Recipients must comply with Title VIII of the *Civil Rights Act of 1968*, [Pub. L. No. 90-284, as amended through Pub. L. 113-4](#), which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (see [42 U.S.C. § 3601 et seq.](#)), as implemented by the U.S. Department of Housing and Urban Development at [24 C.F.R. Part 100](#). The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)—be designed and constructed with certain accessible features. (See [24 C.F.R. Part 100, Subpart D](#).)

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VIII. Copyright

Recipients must affix the applicable copyright notices of [17 U.S.C. §§ 401 or 402](#) and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

IX. Debarment and Suspension

Recipients are subject to the non-procurement debarment and suspension regulations implementing Executive Orders (E.O.) [12549](#) and [12689](#), which are at [2 C.F.R. Part 180](#) as adopted by DHS at 2 C.F.R. Part 3002. These regulations restrict federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.

X. Drug-Free Workplace Regulations

Recipients must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the recipient is an individual) of [2 C.F.R. Part 3001](#), which adopts the Government-wide implementation ([2 C.F.R. Part 182](#)) of Sec. 5152-5158 of the *Drug-Free Workplace Act of 1988* ([41 U.S.C. §§ 8101-8106](#)).

XI. Duplication of Benefits

Any cost allocable to a particular federal financial assistance award provided for in [2 C.F.R. Part 200, Subpart E](#) may not be charged to other federal financial assistance awards to overcome fund deficiencies; to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions; or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

XII. Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX

Recipients must comply with the requirements of Title IX of the *Education Amendments of 1972*, Pub. L. No. 92-318 (1972) (codified as amended at [20 U.S.C. § 1681 et seq.](#)), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving federal financial assistance. DHS implementing regulations are codified at [6 C.F.R. Part 17](#) and [44 C.F.R. Part 19](#)

XIII. Energy Policy and Conservation Act

Recipients must comply with the requirements of the *Energy Policy and Conservation Act*, Pub. L. No. 94- 163 (1975) (codified as amended at [42 U.S.C. § 6201 et seq.](#)), which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

XIV. False Claims Act and Program Fraud Civil Remedies

Recipients must comply with the requirements of the *False Claims Act*, [31 U.S.C. §§ 3729-3733](#), which prohibits the submission of false or fraudulent claims for payment to the federal government. (See [31 U.S.C. §§ 3801-3812](#), which details the administrative remedies for false claims and statements made.)

XV. Federal Debt Status

All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. (See [OMB Circular A-129](#).)

2019 DHS Standard Terms and Conditions

XVI. Federal Leadership on Reducing Text Messaging while Driving

Recipients are encouraged to adopt and enforce policies that ban text messaging while driving as described in [E.O. 13513](#), including conducting initiatives described in Section 3(a) of the Order when on official government business or when performing any work for or on behalf of the federal government.

XVII. Fly America Act of 1974

Recipients must comply with Preference for U.S. Flag Air Carriers (air carriers holding certificates under [49 U.S.C. § 41102](#)) for international air transportation of people and property to the extent that such service is available, in accordance with the *International Air Transportation Fair Competitive Practices Act of 1974*, [49 U.S.C. § 40118](#), and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, [amendment](#) to Comptroller General Decision B-138942.

XVIII. Hotel and Motel Fire Safety Act of 1990

In accordance with Section 6 of the *Hotel and Motel Fire Safety Act of 1990*, [15 U.S.C. § 2225a](#), recipients must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the *Federal Fire Prevention and Control Act of 1974*, (codified as amended at [15 U.S.C. § 2225](#).)

XIX. Limited English Proficiency (Civil Rights Act of 1964, Title VI)

Recipients must comply with Title V of the *Civil Rights Act of 1964*, ([42 U.S.C. § 2000d et seq.](#)) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance: <https://www.dhs.gov/guidance-published-help-department-supported-organizations-provide-meaningful-access-people-limited> and additional resources on <http://www.lep.gov>.

XX. Lobbying Prohibitions

Recipients must comply with [31 U.S.C. § 1352](#), which provides that none of the funds provided under a federal financial assistance award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any federal action related to a federal award or contract, including any extension, continuation, renewal, amendment, or modification.

XXI. National Environmental Policy Act

Recipients must comply with the requirements of the [National Environmental Policy Act of 1969, Pub. L. No. 91-190 \(1970\)](#) (codified as amended at [42 U.S.C. § 4321 et seq.](#) (NEPA)) and the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA, which requires recipients to use all practicable means within their authority, and consistent with other essential considerations of national policy, to create and maintain conditions under which people and nature can exist in productive harmony and fulfill the social, economic, and other needs of present and future generations of Americans.

XXII. Nondiscrimination in Matters Pertaining to Faith-Based Organizations

It is DHS policy to ensure the equal treatment of faith-based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries. Recipients must comply with the equal treatment policies and requirements contained in [6 C.F.R. Part 19](#)

2019 DHS Standard Terms and Conditions

and other applicable statutes, regulations, and guidance governing the participations of faith-based organizations in individual DHS programs.

XXIII. Non-Supplanting Requirement

Recipients receiving federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.

XXIV. Notice of Funding Opportunity Requirements

All of the instructions, guidance, limitations, and other conditions set forth in the Notice of Funding Opportunity (NOFO) for this program are incorporated here by reference in the award terms and conditions. All recipients must comply with any such requirements set forth in the program NOFO.

XXV. Patents and Intellectual Property Rights

Recipients are subject to the *Bayh-Dole Act*, [35 U.S.C. § 200 et seq.](#), unless otherwise provided by law. Recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from federal financial assistance awards located at [37 C.F.R. Part 401](#) and the standard patent rights clause located at 37 C.F.R. § 401.14.

XXVI. Procurement of Recovered Materials

States, political subdivisions of states, and their contractors must comply with Section 6002 of the [Solid Waste Disposal Act](#), Pub. L. No. 89-272 (1965), (codified as amended by the [Resource Conservation and Recovery Act](#), 42 U.S.C. § 6962.) The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at [40 C.F.R. Part 247](#) that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

XXVII. Rehabilitation Act of 1973

Recipients must comply with the requirements of Section 504 of the *Rehabilitation Act of 1973*, Pub. L. No. 93-112 (1973), (codified as amended at [29 U.S.C. § 794](#)), which provides that no otherwise qualified handicapped individuals in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

XXVIII. Reporting of Matters Related to Recipient Integrity and Performance

1. General Reporting Requirements

If the total value of any currently active grants, cooperative agreements, and procurement contracts from all federal awarding agencies exceeds \$10,000,000 for any period of time during the period of performance of this federal award, then the recipients during that period of time must maintain the currency of information reported to the System for Award Management (SAM) that is made available in the designated integrity and performance system (currently the [Federal Awardee Performance and Integrity Information System \(FAPIS\)](#)) about civil, criminal, or administrative proceedings described in paragraph 2 of this award term and condition. This is a statutory requirement under [Pub. L. No. 110-417, § 872](#), as amended [41 U.S.C. § 2313](#). As required by [Pub. L. No. 111-212, § 3010](#), all information posted in the designated integrity and performance system on or after April 15, 2011, except past performance reviews required for federal procurement contracts, will be publicly available.

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2. Proceedings about Which Recipients Must Report

Recipients must submit the required information about each proceeding that:

- a. Is in connection with the award or performance of a grant, cooperative agreement, or procurement contract from the federal government;
- b. Reached its final disposition during the most recent five year period; and
- c. One or more of the following:
 - 1) A criminal proceeding that resulted in a conviction, as defined in paragraph 5 of this award term and condition;
 - 2) A civil proceeding that resulted in a finding of fault and liability and payment of a monetary fine, penalty, reimbursement, restitution, or damages of \$5,000 or more;
 - 3) An administrative proceeding, as defined in paragraph 5, that resulted in a finding of fault and liability and the recipient's payment of either a monetary fine or penalty of \$5,000 or more or reimbursement, restitution, or damages in excess of \$100,000; or
 - 4) Any other criminal, civil, or administrative proceeding if:
 - a) It could have led to an outcome described in this award term and condition;
 - b) It had a different disposition arrived at by consent or compromise with an acknowledgment of fault on the recipient's part; and
 - c) The requirement in this award term and condition to disclose information about the proceeding does not conflict with applicable laws and regulations.

3. Reporting Procedures

Recipients must enter the SAM Entity Management area the information that SAM requires about each proceeding described in paragraph 2 of this award term and condition. Recipients do not need to submit the information a second time under financial assistance awards that the recipient received if the recipient already provided the information through SAM because it was required to do so under federal procurement contracts that the recipient was awarded.

4. Reporting Frequency

During any period of time when recipients are subject to the main requirement in paragraph 1 of this award term and condition, recipients must report proceedings information through SAM for the most recent five year period, either to report new information about any proceeding(s) that recipients have not reported previously or affirm that there is no new information to report. Recipients that have federal contract, grant, and cooperative agreement awards with a cumulative total value greater than \$10,000,000 must disclose semiannually any information about the criminal, civil, and administrative proceedings.

5. Definitions

For the purpose of this award term and condition:

- a. *Administrative proceeding*: means a non-judicial process that is adjudicatory in nature in order to make a determination of fault or liability (e.g., Securities and Exchange Commission Administrative proceedings, Civilian Board of Contract Appeals proceedings, and Armed Services Board of Contract Appeals proceedings). This includes proceedings at the federal and state level but only in connection with performance of a federal contract or grant. It does not include audits, site visits, corrective plans, or inspection of deliverables.

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- b. *Conviction*: means a judgment or conviction of a criminal offense by any court of competent jurisdiction, whether entered upon a verdict or a plea, and includes a conviction entered upon a plea of nolo contendere.
- c. *Total value of currently active grants, cooperative agreements, and procurement contracts* includes—
 - 1) Only the federal share of the funding under any federal award with a recipient cost share or match; and
 - 2) The value of all expected funding increments under a federal award and options, even if not yet exercised.

XXIX. Reporting Subawards and Executive Compensation

1. Reporting of first-tier subawards.

- a. *Applicability*. Unless the recipient is exempt as provided in paragraph 4 of this award term, the recipient must report each action that obligates \$25,000 or more in federal funds that does not include Recovery funds (as defined in Section 1512(a)(2) of the *American Recovery and Reinvestment Act of 2009*, Pub. L. 111-5) for a subaward to an entity (See definitions in paragraph 5 of this award term).
- b. *Where and when to report*.
 - 1) Recipients must report each obligating action described in paragraph 1 of this award term to the [Federal Funding Accountability and Transparency Act Subaward Reporting System](#) (FSRS.)
 - 2) For subaward information, recipients report no later than the end of the month following the month in which the obligation was made. (For example, if the obligation was made on November 7, 2016, the obligation must be reported by no later than December 31, 2016.)
- c. *What to report*. The recipient must report the information about each obligating action that the submission instructions posted at <http://www.fsr.gov>.

2. Reporting Total Compensation of Recipient Executives.

- a. *Applicability and what to report*. Recipients must report total compensation for each of the five most highly compensated executives for the preceding completed fiscal year, if—
 - 1) The total federal funding authorized to date under this award is \$25,000 or more;
 - 2) In the preceding fiscal year, recipient's received—
 - a) 80 percent or more of recipients annual gross revenues from federal procurement contracts (and subcontracts) and federal financial assistance subject to the Transparency Act, as defined at 2 C.F.R. 170.320 (and subawards); and
 - b) \$25,000,000 or more in annual gross revenues from federal procurement contracts (and subcontracts) and federal financial assistance subject to the Transparency Act, as defined at 2 C.F.R. 170.320 (and subawards); and

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- 3) The public does not have access to information about the compensation of the executives through periodic reports filed under Section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or Section 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/execomp.htm>.)

- b. *Where and when to report.* Recipients must report executive total compensation described in paragraph 2.a. of this award term:

- 1) As part of the recipient's registration profile at <https://www.sam.gov>.
- 2) By the end of the month following the month in which this award is made, and annually thereafter.

3. Reporting of Total Compensation of Subrecipient Executives.

- a. *Applicability and what to report.* Unless recipients are exempt as provided in paragraph 4. of this award term, for each first-tier subrecipient under this award, recipients shall report the names and total compensation of each of the subrecipient's five most highly compensated executives for the subrecipient's preceding completed fiscal year, if—

- 1) In the subrecipient's preceding fiscal year, the subrecipient received—

- a) 80 percent or more of its annual gross revenues from Federal procurement contracts (and subcontracts) and Federal financial assistance subject to the Transparency Act, as defined at 2 C.F.R. 170.320 (and subawards); and
- b) \$25,000,000 or more in annual gross revenues from Federal procurement contracts (and subcontracts), and Federal financial assistance subject to the Transparency Act (and subawards); and

- 2) The public does not have access to information about the compensation of the executives through periodic reports filed under Section 13(a) or 15(d) of the *Securities Exchange Act of 1934* (15 U.S.C. 78m(a), 78o(d)) or Section 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/execomp.htm>.)

- b. *Where and when to report.* Subrecipients must report subrecipient executive total compensation described in paragraph 3.a. of this award term:

- 1) To the recipient.
- 2) By the end of the month following the month during which recipients make the subaward. For example, if a subaward is obligated on any date during the month of October of a given year (*i.e.*, between October 1 and 31), subrecipients must report any required compensation information of the subrecipient by November 30 of that year.

4. Exemptions

If, in the previous tax year, recipients had gross income, from all sources, under \$300,000, then recipients are exempt from the requirements to report:

- a. Subawards, and
- b. The total compensation of the five most highly compensated executives of any subrecipient.

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5. Definitions For purposes of this award term:

- a. *Entity*: means all of the following, as defined in 2 C.F.R. Part 25:
 - 1) A Governmental organization, which is a State, local government, or Indian tribe;
 - 2) A foreign public entity;
 - 3) A domestic or foreign nonprofit organization;
 - 4) A domestic or foreign for-profit organization;
 - 5) A federal agency, but only as a subrecipient under an award or subaward to a non-federal entity.
- b. *Executive*: means officers, managing partners, or any other employees in management positions.
- c. *Subaward*: means a legal instrument to provide support for the performance of any portion of the substantive project or program for which the recipient received this award and that the recipient awards to an eligible subrecipient.
 - 1) The term does not include recipients procurement of property and services needed to carry out the project or program.
 - 2) A subaward may be provided through any legal agreement, including an agreement that a recipient or a subrecipient considers a contract.
- d. *Subrecipient*: means an entity that:
 - 1) Receives a subaward from the recipient under this award; and
 - 2) Is accountable to the recipient for the use of the federal funds provided by the subaward.
- e. *Total compensation*: means the cash and noncash dollar value earned by the executive during the recipient's or subrecipient's preceding fiscal year and includes the following (See [17 C.F.R. § 229.402\(c\)\(2\)](#)):
 - 1) *Salary and bonus*.
 - 2) *Awards of stock, stock options, and stock appreciation rights*. Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2004) (FAS 123R), Shared Based Payments.
 - 3) *Earnings for services under non-equity incentive plans*. This does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives, and are available generally to all salaried employees.
 - 4) *Change in pension value*. This is the change in present value of defined benefit and actuarial pension plans.
 - 5) *Above-market earnings on deferred compensation which is not tax-qualified*.

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- 6) *Other compensation*, if the aggregate value of all such other compensation (e.g. severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the executive exceeds \$10,000.

XXX. SAFECOM

Recipients receiving federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the [SAFECOM](#) Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

XXXI. Terrorist Financing

Recipients must comply with [E.O. 13224](#) and U.S. laws that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.

XXXII. Trafficking Victims Protection Act of 2000 (TVPA)

Trafficking in Persons.

1. Provisions applicable to a recipient that is a private entity.

- a. Recipients, the employees, subrecipients under this award, and subrecipients' employees may not—
 - 1) Engage in severe forms of trafficking in persons during the period of time the award is in effect;
 - 2) Procure a commercial sex act during the period of time that the award is in effect; or
 - 3) Use forced labor in the performance of the award or subawards under the award.
- b. DHS may unilaterally terminate this award, without penalty, if a recipient or a subrecipient that is a private entity —
 - 1) Is determined to have violated a prohibition in paragraph 1.a of this award term; or
 - 2) Has an employee who is determined by the agency official authorized to terminate the award to have violated a prohibition in paragraph 1.a of this award term through conduct that is either—
 - a) Associated with performance under this award; or
 - b) Imputed to recipients or subrecipients using the standards and due process for imputing the conduct of an individual to an organization that are provided in [2 C.F.R. Part 180](#), “OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement),” as implemented by our agency at 2 C.F.R. Part 3000.

2. Provision applicable to recipients other than a private entity.

DHS may unilaterally terminate this award, without penalty, if a subrecipient that is a private entity—

- a. Is determined to have violated an applicable prohibition in paragraph 1.a of this award term; or
- b. Has an employee who is determined by the agency official authorized to terminate the

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award to have violated an applicable prohibition in paragraph 1.a of this award term through conduct that is either—

- 1) Associated with performance under this award; or
- 2) Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 C.F.R. Part 180, “OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement),” as implemented by our agency at 2 C.F.R. Part 3000.

3. Provisions applicable to any recipient.

- a. Recipients must inform DHS immediately of any information received from any source alleging a violation of a prohibition in paragraph 1.a of this award term.
- b. It is DHS’s right to terminate unilaterally that is described in paragraph 1.b or 2 of this section:
 - 1) Implements TVPA, Section 106(g) as amended by 22 U.S.C. 7104(g)), and
 - 2) Is in addition to all other remedies for noncompliance that are available to us under this award.
- c. Recipients must include the requirements of paragraph 1.a of this award term in any subaward made to a private entity.

4. Definitions. For the purposes of this award term:

- a. *Employee*: means either:
 - 1) An individual employed by a recipient or a subrecipient who is engaged in the performance of the project or program under this award; or
 - 2) Another person engaged in the performance of the project or program under this award and not compensated by the recipient including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing or matching requirements
- b. *Forced labor*: means labor obtained by any of the following methods: the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.
- c. *Private entity*: means any entity other than a state, local government, Indian tribe, or foreign public entity, as those terms are defined in 2 C.F.R. § 175.25. It includes:
 - 1) A nonprofit organization, including any nonprofit institution of higher education, hospital, or tribal organization other than one included in the definition of Indian tribe at 2 C.F.R. § 175.25(b).
 - 2) A for-profit organization.
- d. *Severe forms of trafficking in persons, commercial sex act, and coercion* are defined in [TVPA, Section 103](#), as amended (22 U.S.C. § 7102)

2019 DHS Standard Terms and Conditions

XXXIII. Universal Identifier and System of Award Management

1. **Requirement for System for Award Management**

Unless the recipient is exempted from this requirement under 2 C.F.R. 25.110, the recipient must maintain the currency of their information in the SAM until the recipient submits the final financial report required under this award or receive the final payment, whichever is later. This requires that the recipient review and update the information at least annually after the initial registration, and more frequently if required by changes in the recipient's information or another award term.

2. **Requirement for unique entity identifier**

If recipients are authorized to make subawards under this award, they:

- a. Must notify potential subrecipients that no entity (see definition in paragraph 3 of this award term) may receive a subaward from the recipient unless the entity has provided its unique entity identifier to the recipient.
- b. May not make a subaward to an entity unless the entity has provided its unique entity identifier to the recipient.

3. **Definitions**

For purposes of this award term:

- a. *System for Award Management (SAM)*: means the federal repository into which an entity must provide information required for the conduct of business as a recipient. Additional information about registration procedures may be found on [SAM.gov](https://sam.gov).
- b. *Unique entity identifier*: means the identifier required for SAM registration to uniquely identify business entities.
- c. *Entity*: means all of the following, as defined at 2 C.F.R. Part 25, Subpart C:
 - 1) A Governmental organization, which is a State, local government, or Indian Tribe;
 - 2) A foreign public entity;
 - 3) A domestic or foreign nonprofit organization;
 - 4) A domestic or foreign for-profit organization; and
 - 5) A Federal agency, but only as a subrecipient under an award or subaward to a non-Federal entity.
- d. *Subaward*: means a legal instrument to provide support for the performance of any portion of the substantive project or program for which a recipient received this award and that the recipient awards to an eligible subrecipient.
 - 1) The term does not include the recipients procurement of property and services needed to carry out the project or program (for further explanation, see 2 C.F.R. 200.330).
 - 2) A subaward may be provided through any legal agreement, including an agreement that a recipient considers a contract.

2019 DHS Standard Terms and Conditions

e. *Subrecipient* means an entity that:

- 1) Receives a subaward from the recipient under this award; and
- 2) Is accountable to the recipient for the use of the Federal funds provided by the subaward.

XXXIV. USA PATRIOT Act of 2001

Recipients must comply with requirements of Section 817 of the [Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 \(USA PATRIOT Act\)](#), which amends 18 U.S.C. §§ 175–175c.

XXXV. Use of DHS Seal, Logo and Flags

Recipients must obtain permission from their DHS FAO prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

XXXVI. Whistleblower Protection Act

Recipients must comply with the statutory requirements for whistleblower protections (if applicable) at [10 U.S.C. § 2409](#), [41 U.S.C. § 4712](#), and [10 U.S.C. § 2324](#), [41 U.S.C. §§ 4304](#) and [4310](#).



Standard Assurances For All Cal OES Federal Grant Programs

As the duly authorized representative of the Applicant, I hereby certify that the Applicant has the legal authority to apply for federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay any non-federal share of project cost) to ensure proper planning, management, and completion of the project described in this application, within prescribed timelines.

I further acknowledge that the Applicant is responsible for reviewing and adhering to all requirements within the:

- (a) Applicable Federal Regulations (see below);
- (b) Federal Program Notice of Funding Opportunity (NOFO);
- (c) Federal Preparedness Grants Manual;
- (d) California Supplement to the NOFO; and
- (e) Federal and State Grant Program Guidelines.

Federal Regulations

Government cost principles, uniform administrative requirements, and audit requirements for federal grant programs are set forth in Title 2, Part 200 of the Code of Federal Regulations (C.F.R.). Updates are issued by the [Office of Management and Budget \(OMB\)](http://www.whitehouse.gov/omb/) and can be found at <http://www.whitehouse.gov/omb/>.

Significant state and federal grant award requirements (some of which appear in the documents listed above) are set forth below. The Applicant hereby agrees to comply with the following:

1. Proof of Authority

The Applicant will obtain written authorization from the city council, governing board, or authorized body in support of this project. This written authorization must specify that the Applicant and the city council, governing board, or authorized body agree:

- (a) To provide all matching funds required for the grant project and that any cash match will be appropriated as required;
- (b) Any liability arising out of the performance of this agreement shall be the responsibility of the Applicant and the city council, governing board, or authorized body;
- (c) Grant funds shall not be used to supplant expenditures controlled by the city council, governing board, or authorized body; and
- (d) The official executing this agreement is, in fact, authorized to do so.



Standard Assurances For All Cal OES Federal Grant Programs

This Proof of Authority must be maintained on file and readily available upon request.

2. Period of Performance

The Applicant will initiate work after approval of the award and complete all work within the period of performance specified in the grant.

3. Lobbying and Political Activities

As required by Section 1352, Title 31 of the United States Code (U.S.C.), for persons entering into a contract, grant, loan, or cooperative agreement from an agency or requests or receives from an agency a commitment providing for the United States to insure or guarantee a loan, the Applicant certifies that:

- (a) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- (b) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
- (c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

The Applicant will also comply with provisions of the Hatch Act (5 U.S.C. §§ 1501-1508 and §§ 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with federal funds.



Standard Assurances For All Cal OES Federal Grant Programs

Finally, the Applicant agrees that federal funds will not be used, directly or indirectly, to support the enactment, repeal, modification or adoption of any law, regulation or policy without the express written approval from the California Governor's Office of Emergency Services (Cal OES) or the federal awarding agency.

4. Debarment and Suspension

As required by Executive Orders 12549 and 12689, and 2 C.F.R. § 200.213 and codified in 2 C.F.R. Part 180, Debarment and Suspension, the Applicant will provide protection against waste, fraud, and abuse by debarring or suspending those persons deemed irresponsible in their dealings with the federal government. The Applicant certifies that it and its principals, recipients, or subrecipients:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
- (b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2)(b) of this certification; and
- (d) Have not within a three-year period preceding this application had one or more public transaction (federal, state, or local) terminated for cause or default.

Where the Applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

5. Non-Discrimination and Equal Employment Opportunity

The Applicant will comply with all federal statutes relating to non-discrimination. These include, but are not limited to, the following:



Standard Assurances

For All Cal OES Federal Grant Programs

- (a) Title VI of the Civil Rights Act of 1964 (Public Law (P.L.) 88-352 and 42 U.S.C. § 2000d et. seq.) which prohibits discrimination on the basis of race, color, or national origin and requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services;
- (b) Title IX of the Education Amendments of 1972, (20 U.S.C. §§ 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex in any federally funded educational program or activity;
- (c) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794), which prohibits discrimination against those with disabilities or access and functional needs;
- (d) Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability and requires buildings and structures be accessible to those with disabilities and access and functional needs (42 U.S.C. §§ 12101-12213);
- (e) Age Discrimination Act of 1975, (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age;
- (f) Public Health Service Act of 1912 (42 U.S.C. §§ 290 dd—2), relating to confidentiality of patient records regarding substance abuse treatment;
- (g) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), relating to nondiscrimination in the sale, rental or financing of housing as implemented by the Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)— be designed and constructed with certain accessible features (See 24 C.F.R. § 100.201);
- (h) Executive Order 11246, which prohibits federal contractors and federally assisted construction contractors and subcontractors, who do over \$10,000 in Government business in one year from discriminating in employment decisions on the basis of race, color, religion, sex, sexual orientation, gender identification or national origin;
- (i) Executive Order 11375, which bans discrimination on the basis of race, color, religion, sex, sexual orientation, gender identification, or national origin in hiring and employment in both the United States federal workforce and on the part of government contractors;
- (j) California Public Contract Code § 10295.3, which prohibits discrimination based on domestic partnerships and those in same sex marriages;



Standard Assurances For All Cal OES Federal Grant Programs

- (k) DHS policy to ensure the equal treatment of faith-based organizations, under which all applicants and recipients must comply with equal treatment policies and requirements contained in 6 C.F.R. Part 19;
- (l) Any other nondiscrimination provisions in the specific statute(s) under which application for federal assistance is being made; and
- (m) The requirements of any other nondiscrimination statute(s) which may apply to the application.

In addition to the items listed in (a) through (m), the Applicant will comply with California's Fair Employment and Housing Act (FEHA). FEHA prohibits harassment and discrimination in employment because of ancestry, familial status, race, color, religious creed (including religious dress and grooming practices), sex (which includes pregnancy, childbirth, breastfeeding and medical conditions related to pregnancy, childbirth or breastfeeding), gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, mental and physical disability, genetic information, medical condition, age, pregnancy, denial of medical and family care leave, or pregnancy disability leave (California Government Code §§12940, 12945, 12945.2), military and veteran status, and/or retaliation for protesting illegal discrimination related to one of these categories, or for reporting patient abuse in tax supported institutions.

6. Drug-Free Workplace

As required by the Drug-Free Workplace Act of 1988 (41 U.S.C. § 701 et seq.), the Applicant certifies that it will maintain a drug-free workplace and a drug-free awareness program as outlined in the Act.

7. Environmental Standards

The Applicant will comply with state and federal environmental standards, which may be prescribed pursuant to the following, as applicable:

- (a) California Environmental Quality Act (CEQA) (California Public Resources Code §§ 21000- 21177), to include coordination with the city or county planning agency;
- (b) CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000- 15387);
- (c) Federal Clean Water Act (CWA) (33 U.S.C. § 1251 et seq.), which establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters;



Standard Assurances For All Cal OES Federal Grant Programs

- (d) Federal Clean Air Act of 1955 (42 U.S.C. § 7401) which regulates air emissions from stationary and mobile sources;
- (e) Institution of environmental quality control measures under the National Environmental Policy Act (NEPA) of 1969 (P.L. 91-190); the Council on Environmental Quality Regulations for Implementing the Procedural Provisions of NEPA; and Executive Order 12898 which focuses on the environmental and human health effects of federal actions on minority and low-income populations with the goal of achieving environmental protection for all communities;
- (f) Evaluation of flood hazards in floodplains in accordance with Executive Order 11988;
- (g) Executive Order 11514 which sets forth national environmental standards;
- (h) Executive Order 11738 instituted to assure that each federal agency empowered to enter into contracts for the procurement of goods, materials, or services and each federal agency empowered to extend federal assistance by way of grant, loan, or contract shall undertake such procurement and assistance activities in a manner that will result in effective enforcement of the Clean Air Act and the Federal Water Pollution Control Act Executive Order 11990 which requires preservation of wetlands;
- (i) The Safe Drinking Water Act of 1974, (P.L. 93-523);
- (j) The Endangered Species Act of 1973, (P.L. 93-205);
- (k) Assurance of project consistency with the approved state management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.);
- (l) Conformity of Federal Actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.);
- (m) Wild and Scenic Rivers Act of 1968 (16 U.S.C. § 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

The Applicant shall not be: 1) in violation of any order or resolution promulgated by the State Air Resources Board or an air pollution district; 2) subject to a cease and desist order pursuant to § 13301 of the California Water Code for violation of waste discharge requirements or discharge prohibitions; or 3) determined to be in violation of federal law relating to air or water pollution.



Standard Assurances For All Cal OES Federal Grant Programs

8. Audits

For subrecipients expending \$750,000 or more in federal grant funds annually, the Applicant will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and Title 2 of the Code of Federal Regulations, Part 200, Subpart F Audit Requirements.

9. Access to Records

In accordance with 2 C.F.R. § 200.336, the Applicant will give the awarding agency, the Comptroller General of the United States and, if appropriate, the state, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award. The Applicant will require any subrecipients, contractors, successors, transferees and assignees to acknowledge and agree to comply with this provision.

10. Conflict of Interest

The Applicant will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

11. Financial Management

False Claims for Payment - The Applicant will comply with 31 U.S.C §§ 3729-3733 which sets forth that no subrecipient, recipient, or subrecipient shall submit a false claim for payment, reimbursement or advance.

12. Reporting - Accountability

The Applicant agrees to comply with applicable provisions of the Federal Funding Accountability and Transparency Act (FFATA) (P.L. 109-282), specifically (a) the reporting of subawards obligating \$25,000 or more in federal funds and (b) executive compensation data for first-tier subawards. This includes the provisions of FFATA, which includes requirements for executive compensation, and also requirements implementing the Act for the non-federal entity at 2 C.F.R. Part 25 Financial Assistance Use of Universal Identifier and Central Contractor Registration and 2 C.F.R. Part 170 Reporting Subaward and Executive Compensation Information.

13. Whistleblower Protections

The Applicant also must comply with statutory requirements for whistleblower protections at 10 U.S.C. § 2409, 41 U.S.C. § 4712, and 10 U.S.C. § 2324, 41 U.S.C. § 4304 and § 4310.



Standard Assurances For All Cal OES Federal Grant Programs

14. Human Trafficking

The Applicant will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act of 2000, as amended (22 U.S.C. § 7104) which prohibits grant award recipients or a subrecipient from: (1) engaging in trafficking in persons during the period of time that the award is in effect; (2) procuring a commercial sex act during the period of time that the award is in effect; or (3) using forced labor in the performance of the award or subawards under the award.

15. Labor Standards

The Applicant will comply with the following federal labor standards:

- (a) The Davis-Bacon Act (40 U.S.C. §§ 276a to 276a-7), as applicable, and the Copeland Act (40 U.S.C. § 3145 and 18 U.S.C. § 874) and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 327-333), regarding labor standards for federally-assisted construction contracts or subcontracts, and
- (b) The Federal Fair Labor Standards Act (29 U.S.C. § 201 et al.) as they apply to employees of institutes of higher learning (IHE), hospitals and other non-profit organizations.

16. Worker's Compensation

The Applicant must comply with provisions which require every employer to be insured to protect workers who may be injured on the job at all times during the performance of the work of this Agreement, as per the workers compensation laws set forth in California Labor Code §§ 3700 et seq.

17. Property-Related

If applicable to the type of project funded by this federal award, the Applicant will:

- (a) Comply with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of federal participation in purchase;
- (b) Comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires subrecipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more;



Standard Assurances For All Cal OES Federal Grant Programs

- (c) Assist the awarding agency in assuring compliance with Section 106 of the
- (d) National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470), Executive Order 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §469a-1 et seq.); and
- (e) Comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. § 4831 and 24 CFR Part 35) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

18. Certifications Applicable Only to Federally-Funded Construction Projects

For all construction projects, the Applicant will:

- (a) Not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with federal assistance funds to assure nondiscrimination during the useful life of the project;
- (b) Comply with the requirements of the awarding agency with regard to the drafting, review and approval of construction plans and specifications; and
- (c) Provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.

19. Use of Cellular Device While Driving is Prohibited

Applicants are required to comply with California Vehicle Code sections 23123 and 23123.5. These laws prohibit driving motor vehicle while using an electronic wireless communications device to write, send, or read a text-based communication. Drivers are also prohibited from the use of a wireless telephone without hands-free listening and talking, unless to make an emergency call to 911, law enforcement, or similar services.



Standard Assurances For All Cal OES Federal Grant Programs

20. California Public Records Act and Freedom of Information Act

The Applicant acknowledges that all information submitted in the course of applying for funding under this program, or provided in the course of an entity's grant management activities that are under Federal control, is subject to the Freedom of Information Act (FOIA), 5 U.S.C. § 552, and the California Public Records Act, California Government Code section 6250 et seq. The Applicant should consider these laws and consult its own State and local laws and regulations regarding the release of information when reporting sensitive matters in the grant application, needs assessment, and strategic planning process.

HOMELAND SECURITY GRANT PROGRAM (HSGP) – PROGRAM SPECIFIC ASSURANCES / CERTIFICATIONS

21. Reporting Accusations and Findings of Discrimination

If during the past three years the recipient has been accused of discrimination on any basis the recipient must provide a list of all such proceedings, pending or completed, including outcome and copies of settlement agreements to the DHS Financial Assistance Office and the DHS Office for Civil Rights and Civil Liberties (CRCL) by e-mail at CRCL@hq.dhs.gov or by mail at U.S. Department of Homeland Security, Office for Civil Rights and Civil Liberties, Building 410, Mail Stop #0190, Washington, D.C. 20528.

In the courts or administrative agencies make a finding of discrimination on grounds of race, color, national origin (including LEP), sex, age, disability, religion, or familial status against the recipient, or the recipients settle a case or matter alleging such discrimination, recipients must forward a copy of the complaint and findings to the DHS Financial Assistance Office and the CRCL by e-mail or mail at the addresses listed above.

The United States has the right to seek judicial enforcement of these obligations.

22. Acknowledgment of Federal Funding from DHS

All recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.



Standard Assurances For All Cal OES Federal Grant Programs

23. Activities Conducted Abroad

All recipients must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

24. Best Practices for Collection and Use of Personally Identifiable Information (PII)

DHS defines personally identifiable information (PII) as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. All recipients who collect PII are required to have a publically-available privacy policy that describes standards on the usage and maintenance of PII they collect. Recipients may also find the DHS Privacy Impact Assessments: Privacy Guidance and Privacy template a useful resource respectively.

25. Copyright

All recipients must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

26. Duplication of Benefits

Any cost allocable to a particular federal financial assistance award provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other federal financial assistance awards to overcome fund deficiencies, to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions, or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

27. Energy Policy and Conservation Act

All recipients must comply with the requirements of 42 U.S.C. § 6201 which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

28. Federal Debt Status

All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129.



Standard Assurances For All Cal OES Federal Grant Programs

29. Fly America Act of 1974

All recipients must comply with Preference for U.S. Flag Air Carriers: (air carriers holding certificates under 49 U.S.C. § 41102) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974 (49 U.S.C. § 40118) and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.

30. Hotel and Motel Fire Safety Act of 1990

In accordance with Section 6 of the Hotel and Motel Fire Safety Act of 1990, all Applicants must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the Federal Fire Prevention and Control Act of 1974, as amended, 15 U.S.C. § 2225a.

31. Non-supplanting Requirement

All recipients who receive federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.

32. Patents and Intellectual Property Rights

Unless otherwise provided by law, recipients are subject to the Bayh-Dole Act, Pub. L. No. 96-517, as amended, and codified in 35 U.S.C. § 200 et seq. All recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from financial assistance awards located at 37 C.F.R. Part 401 and the standard patent rights clause located at 37 C.F.R. § 401.14.

33. SAFECOM

All recipients who receive federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.



Standard Assurances For All Cal OES Federal Grant Programs

34. Terrorist Financing

All recipients must comply with Executive Order 13224 and U.S. law that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.

35. Reporting of Matters Related to Recipient Integrity and Performance

If the total value of the recipient's currently active grants, cooperative agreements, and procurement contracts from all federal assistance offices exceeds \$10,000,000 for any period of time during the period of performance of this federal financial assistance award, you must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.

36. USA Patriot Act of 2001

All recipients must comply with requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act), which amends 18 U.S.C. §§ 175–175c.

37. Use of DHS Seal, Logo, and Flags

All recipients must obtain permission from their DHS Financial Assistance Office, prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.



Standard Assurances For All Cal OES Federal Grant Programs

IMPORTANT

The purpose of the assurance is to obtain federal and state financial assistance, including any and all federal and state grants, loans, reimbursement, contracts, etc. The Applicant recognizes and agrees that state financial assistance will be extended based on the representations made in this assurance. This assurance is binding on the Applicant, its successors, transferees, assignees, etc. Failure to comply with any of the above assurances may result in suspension, termination, or reduction of grant funds.

All appropriate documentation, as outlined above, must be maintained on file by the Applicant and available for Cal OES or public scrutiny upon request. Failure to comply with these requirements may result in suspension of payments under the grant or termination of the grant or both and the subrecipient may be ineligible for award of any future grants if the Cal OES determines that any of the following has occurred: (1) the recipient has made false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

All of the language contained within this document must be included in the award documents for all subawards at all tiers. All recipients are bound by the [Department of Homeland Security Standard Terms and Conditions 2018, Version 8.1](#), hereby incorporated by reference, which can be found at: <https://www.dhs.gov/publication/fy15-dhs-standard-terms-and-conditions>.

The undersigned represents that he/she is authorized to enter into this agreement for and on behalf of the Applicant.

Subrecipient: City of Woodland

Signature of Authorized Agent: *Eric Zane*
Eric Zane (Mar 29, 2022 13:32 PDT)

Printed Name of Authorized Agent: Eric Zane

Title: Fire Chief Date: Mar 29, 2022

City of Sacramento

EQUIPMENT

LEDGER TYPE:

Today's Date:

Subrecipient Agency Name:

City of Woodland

[illegible]

City of Sacramento
Homeland Security Grant Program - Urban Area Security Initiative
FY 2019

AUTHORIZED AGENT

*Alterations to this document may result in delayed application approval, modification requests, or reimbursement requests.
Subrecipients may be asked to revise and/or re-submit any altered Financial Management Forms Workbook.*

Subrecipient Agency Name: City of Woodland

Supporting Information for Reimbursement/Advance of State and Federal Funds

This request is for an/a:

Initial Application

**This claim is for costs incurred within the grant expenditure period from
and does not cross fiscal years.**

March 15, 2022

(Performance Period Start Date)

through

May 15, 2022

(Performance Period End Date)

(REIMB or MOD Request #)

(Amount This Request)

Under Penalty of Perjury I certify that:

I am the duly authorized officer of the claimant herein. This claim is true, correct, and all expenditures were made in accordance with applicable laws, rules, regulations and grant conditions and assurances.

Statement of Certification - Authorized Agent

By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the Federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729–3730 and 3801–3812). For HSGP: All equipment and training procured under this grant must be in support of the development or maintenance of an identified team or capability.

Printed Name and Title

Signature of Authorized Agent

Date

Please reference the Instructions Page under the "Authorized Agent" section for instructions/address on where to mail workbook

EXHIBIT D

CITY OF SACRAMENTO

GRANT MANAGEMENT ASSESSMENT QUESTIONNAIRE

Entity Information	
Entity Name	City of Woodland
DUNs Number	785302373
Entity Type	Municipal Corporation
Grant Program	FY 2019 Homeland Security Grant Program - Urban Area Security Initiative
Performance Period	March 15, 2022 to May 15, 2022
Subaward Total	\$33,500

As required by 2 CFR §200.331, the City is required to evaluate the risk of noncompliance with federal statutes, regulations, and grant terms and conditions posed by each subrecipient of pass-through funding. This assessment is made in order to determine and provide an appropriate level of technical assistance, training, and grant oversight to subrecipients for the subaward referenced above.

The following questions are related to the subrecipient's experience in the management of federal grant awards. This questionnaire must be completed and returned prior to executing a Subaward Agreement.

		Yes	No	Unsure
1.	Has the entity undergone any of the following types of audits (please check all that apply)?			
	a) "Single Audit" under OMB A-133 or Subpart F of 2 CFR Part 200	☐	☒	☐
	b) Financial Statement Audit	☒	☐	☐
	c) Defense Contract Agency Audit (DCAA)	☐	☐	☒
	d) Other Audit:			
	e) None (if none, skip to Question 6)	☐	☐	☐
2.	Most Recent Audit Report Issued:			
3.	Name of Audit Agency/Firm:			
4.	On the most recent audit, what was the auditor's opinion?			
5.	Which of the following best describes the entity's accounting system?			
6.	Does the entity's accounting system have the capability to identify the receipt and expenditure of subaward funds separate for each Federal award?	☒	☐	☐
7.	Does the entity's accounting system have the capability to record expenditures for each Federal award by the budget cost categories shown in the approved budget?	☒	☐	☐
8.	Does the entity's accounting system have the capability to record cost sharing ("match") separately for each Federal award, and maintain documentation to support recorded match or cost share?	☒	☐	☐
9.	Does the entity's accounting system have the capability to accurately track employees' actual time spent performing work for each federal award, and to accurately allocate charges for employee salaries and wages for each federal award, and maintain records to support the actual time spent and specific allocation of charges associated with each applicant employee?	☒	☐	☐
10.	Does the entity have written property policies, procedures or guidance that comply with 2 CFR §§200.310 – 200.316?	☐	☐	☒

11.	Does the entity have written procurement policies, procedures, or guidance that comply with 2 CFR §§200.317 – 200.327?		☐	☐	☒
12.	Does the entity's written procurement policies, procedures, or guidance prevent entering into procurement contracts with entities or individuals suspended or debarred from procurement contracts under federal awards?		☒	☐	☐
13.	Does the applicant entity:				
	a)	Maintain a standard travel policy?	☒	☐	☐
	b)	Adhere to the Federal Travel Regulation (FTR)?	☒	☐	☐
14.	Does the entity have written subaward/subrecipient policies, procedures, and/or guidance that comply with 2 CFR §200.331?		☐	☐	☒
			☐ N/A – entity does not make subawards of its federal grants		
15.	Is the entity designated "high risk" by a federal grant-making agency? (High risk includes any status under which a federal awarding agency provides additional oversight due to the entity's past performance or other programmatic or financial concerns with the entity). If "Yes", attach an attachment that contains the following for each federal grant-making agency that has designated the entity as "high risk:" • Name of the federal awarding agency • Date the agency notified the entity of the "high risk" designation • Contact information for the "high risk" point of contact (name, phone, and email) • Reason for "high risk" status, as set out by the federal agency		☐	☒	☐
16.	In the last 5 years, has the entity has received any of the following types of grants?				
	a)	Government	☒	☐	☐
	b)	Non-Profit or Foundation	☐	☒	☐
	c)	None of the above	☐	☐	☐
ENTITY CERTIFICATION					
<i>(Must be made by the chief executive, executive director, chief financial officer, or other official with the requisite knowledge and authority).</i>					
On behalf of the applicant entity, I certify to the City of Sacramento that the information provided above is complete and correct to the best of my knowledge. I have the requisite authority and information to make this certification on behalf of the entity.					
Signature	<u>Eric Zane</u> Eric Zane (Mar 29, 2022 13:32 PDT)		Title	Fire Chief	



TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA: City Council Regular Meeting

DATE: June 7, 2022

ITEM #: F.12

SUBJECT: East Main Street Improvement Project, CIP 13-05; Contract Amendments

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____,:

1. Approving a construction contract contingency increase up to 15% (\$826,585) with the McGuire and Hester construction contract and authorize the City Manager to execute the construction contract change orders; and
2. Approving a consultant services amendment for design with Mark Thomas and Company, in the amount of \$53,454 for a total agreement amount of \$561,625.02 and authorize the City Manager to execute the amendment; and
3. Approving a consultant services amendment for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of \$300,000 for a total agreement amount of \$839,298 and authorize the City Manager to execute the amendment.

Staff Contact:

Miguel Chavez, Sr. Construction Project Manager – (530) 661-5952, miguel.chavez@cityofwoodland.org

Fiscal Impact:

The existing approved project budget is sufficient to cover these additional costs and no additional funding appropriation is being requested. The proposed Capital Budget for the entire project is \$8,135,838 consisting of \$6,002,000 of Bike and Pedestrian and Local /Regional Transportation Grant funds from the Sacramento Area Council of Governments (SACOG), \$50,000 of Sewer Enterprise Funds, \$50,000 of Water Enterprise Funds, \$1,669,000 of Road Maintenance and Rehabilitation Account (RMRA- SB1) Funds and \$364,838 of Measure E funding.

The project budget includes the costs for design, project management, construction management/inspection and construction.

Background:

The project is located on East Main Street from East Street to the Interstate 5 (I-5) northbound off ramp. Part of the project is located within the State of California right of way and work within the State's right of way will be completed under an encroachment permit.

The project has substantially completed the improvements below:

- Constructed the off-street bike path on the north side of E. Main Street between Pioneer Avenue and Matmor Road.
- Installed the curb, gutter and storm drainage improvements on the north side of E. Main Street.
- Installed ADA compliant curb ramps on E. Main between East St and the I-5 northbound off ramp.
- Installed several concrete bus pads on E. Main between East St and the I-5 northbound off ramp.

Remaining work includes installation of the landscape, irrigation and fencing on the north side of E. Main Street between Pioneer Avenue and Matmor Road, microsurfacing and restriping E. Main Street between East Street and the I-5 overcrossing. Restriping will include the narrowing of travel lanes to reduce travel speeds and allow for widening of the existing on-street bike lanes and adding bike lanes where they do not exist.

Discussion:

This project was originally scheduled to be completed in late 2021, but due to unforeseen conditions associated with infrastructure owned by private utility companies, the project has required more time than anticipated, but is currently scheduled to be completed this summer. To account for the unforeseen conditions that have prolonged the completion of construction for this project, staff is requesting that City Council increase the construction contract contingency up to 15%. The original construction contract is \$5,510,566.80 and 15% contingency is \$826,585.

Staff is also requesting that Council approve an amendment to the consultant service agreement with Mark Thomas & Company in the amount of \$53,454 for a total contract of \$561,625.02. The amendment to the design contract is to continue providing design support services during construction to address construction conflicts and to expedite project completion. Construction support tasks include responding to contractor's questions and providing clarifications during construction.

Finally, staff is requesting that the City Council approve an amendment to the construction management agreement with AEC for \$300,000, increasing the total contract to \$839,298. The original construction management contract value was based upon the project being completed in late 2021. However, the extended timeline for construction results in more time required for construction management. AEC has done a significant amount of coordination with the contractor and private utilities to resolve issues due to the unforeseen conditions and move the project forward. The amendment to the contract ensures the continued provision of specialized inspection and testing to comply with City and Caltrans mandated quality assurance requirements for the project.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____;

1. Approving a construction contract contingency increase up to 15%(\$826,585) with the McGuire and Hester construction contract and authorize the City Manager to execute the construction contract change orders; and
2. Approving a consultant services amendment for design with Mark Thomas and Company, in the amount of \$53,454 for a total agreement amount of \$561,625.02 and authorize the City Manager to execute the amendment; and
3. Approving a consultant services amendment for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of \$300,000 for a total agreement amount of \$839,298 and authorize the City Manager to execute the amendment.

Prepared by: Miguel Chavez, Sr. Construction Project Manager

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



Ken Hiatt
City Manager

Attachments:

1. Reso Contract Amendments 220607

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
APPROVING CONSULTANT AMENDMENTS AND INCREASING THE
CONSTRUCTION CONTINGENCY FOR THE E. MAIN STREET IMPROVEMENT
PROJECT, CIP 13-05**

WHEREAS, the City of Woodland's proposed Capital Budget for the E. Main Street Improvement Project is \$8,135,838, CIP 13-05 (the "Project"); and

WHEREAS, on June 1st 2021 City Council approved the construction contract with McGuire & Hester in the amount of \$5,510,566.80 and authorized contingency up to 10%(\$551,057) and City now wishes to increase the contingency to 15%(\$826,585) and the City Council wishes to approve a construction contract contingency increase up to 15%(\$826,585) and authorize its execution through the adoption of this Resolution; and

WHEREAS, the consultant services agreement with Mark Thomas has a current total of \$508,171.02 and Amendment #4 in the amount of \$53,454 brings the contract total to \$561,625.02 and the City Council wishes to approve an amendment with Mark Thomas & Company for \$53,454 for a total contract amount of \$561,625.02 and authorize its execution through the adoption of this Resolution.; and

WHEREAS, the original consultant contract with Associated Engineering Consultants(AEC) was for \$539,298 and Amendment #1 is for \$300,000 for a contract total of \$839,298 and the City Council wishes to approve an amendment with AEC for \$300,000 for a total contract amount of \$839,298 and authorize its execution through the adoption of this Resolution.; and

WHEREAS, the City desires to continue to have the design, construction management, inspection and testing performed by experienced consultants that were selected through a qualifications based selection process; and

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

Section 1. The City Council hereby approves the construction contract contingency increased up to 15%. The City Manager is hereby authorized to execute the change orders up to 15% (\$826,585) of the original contract amount.

Section 2. The City Council hereby approves the consultant services amendment with AEC and authorizes and directs the City Manager to execute the amendment in the amount of \$300,000 for a total contract amount of \$839,298. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 3: The City Council hereby approves the consultant services amendment with Mark Thomas & Company and authorizes and directs the City Manager to execute the amendment in the amount of \$53,454 for a total contract amount of \$561,652.02. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 4. Copies of the Consultant Agreements are available and on file in the City Clerk's office, and are incorporated herein by reference and made part of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of City Council held on the 7th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.13
SUBJECT: Approval of Plans and Specifications and Authorization of Bid Advertisement for Fifth and Clover Streets Sewer Rehabilitation Project, CIP 08-21

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the plans and specifications and authorize bid advertisement for the Fifth and Clover Streets Sewer Rehabilitation Project, CIP 08-21.

Staff Contact:

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

Fiscal Impact:

The city has an ongoing program to repair and replace sewer transmission lines throughout the city. The overall project budget for the annual sewer and replacement project is \$4,349,180 in CIP 08-21 as identified in the FY 2021-22 budget.

Since CIP 08-21 encompasses multiple projects, City staff intends to come back to Council at bid award to move the 5th and Clover Streets Sewer Rehabilitation construction costs to a new capital project number to allow better tracking of costs. The engineer's estimate of construction cost for this project is currently estimated to be \$830,000.

Background:

City staff is continually reviewing the status of the city's sewer collection system. Repair and replacement of sewer lines is based on information obtained from the Asset Management System and annual closed circuit TV (CCTV) evaluation of sewer lines. Projects are identified based on criticality and budget. Through this process, staff has identified that open cut repairs of approximately 1,000 feet of sewer main are necessary on Fifth and Clover Streets.

Discussion:

The City worked with Laugenour and Meikle to put together the plans and specifications for the Fifth and Clover Streets Sewer Rehabilitation Project. Laugenour and Meikle is one of ten firms that the City has on the Quality Based Selection (QBS) list for engineering design services. The QBS list was last revised on June 5, 2019. The design is complete and the plans and specifications are ready to go out to bid.

The project schedule shows bidding in early June, awarding in July, and work commencing in August 2022.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving the plans and specifications and authorize bid advertisement for the Fifth and Clover Streets Sewer Rehabilitation Project, CIP 08-21.

Prepared by: Chris Fong, Senior Associate Civil Engineer

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

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Vicinity Map

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO
APPROVE THE PLANS AND SPECIFICATIONS AND AUTHORIZE BID
ADVERTISEMENT FOR THE FIFTH AND CLOVER STREETS SEWER
REHABILITATION PROJECT, CIP #08-21**

WHEREAS, the City of Woodland wishes to approve the plans and specifications for the Fifth and Clover Streets Sewer Rehabilitation Project; and

WHEREAS, the City Council wishes to authorize bid advertisement for the Fifth and Clover Streets Sewer Rehabilitation Project

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

Section 1. The City Council hereby approves the plans and specifications and authorizes bid advertisement for the Fifth and Clover Streets Sewer Rehabilitation Project, CIP #08-21.

PASSED AND ADOPTED this 7th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



Attachment B: Fifth and Clover Street Project Area Map

Legend

COWGIS

Parcels

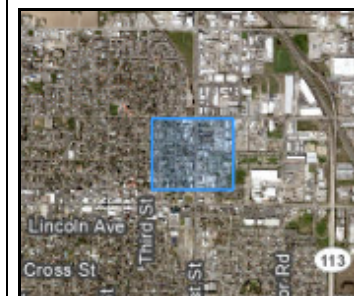


Aerial Imagery with Labels - 2021

Red: Band_1

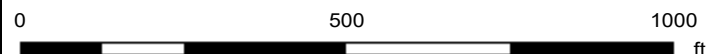
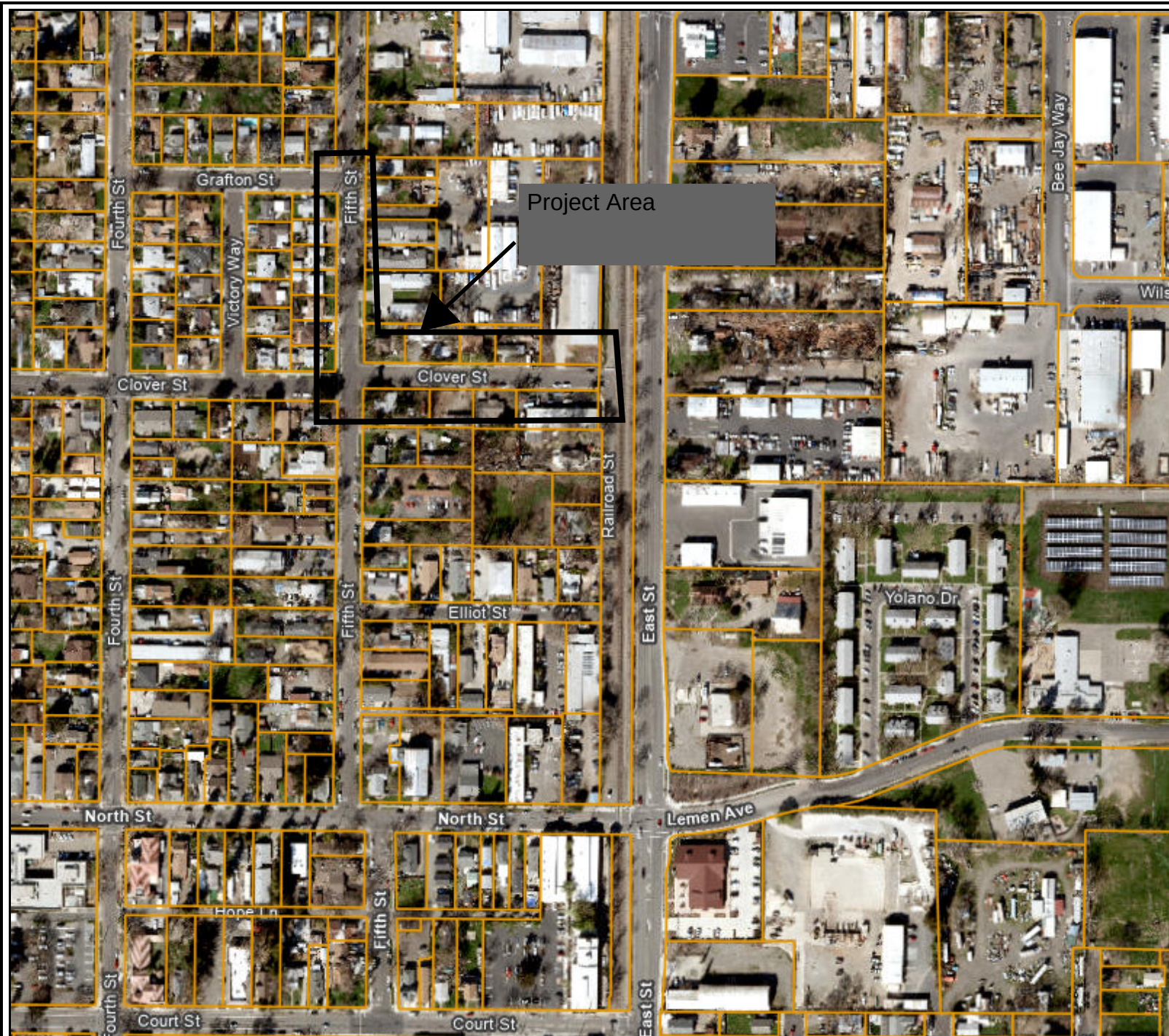
Green: Band_2

Blue: Band_3



Notes

Approximately 1,000 feet of sewer line replacement on Fifth and Clover Streets





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.14
SUBJECT: Construction Contract for Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, 1.) Approving a construction contract for the Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05; awarding the construction contract in the amount of \$5,191,118.00 to O.C. Jones & Sons, Inc. for the base bid only; authorizing a contract contingency up to 20% (\$1,038,223.60); and authorizing the City Manager to execute the construction contract and change orders; and 2.) Approving a consultant services agreement for construction management and inspection services with Unico Engineering, Inc. in the amount of \$762,412.60; authorizing a contract contingency up to 20% (\$152,482.52); and authorizing the City Manager to execute the agreement and amendments.

Staff Contact:

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

Fiscal Impact:

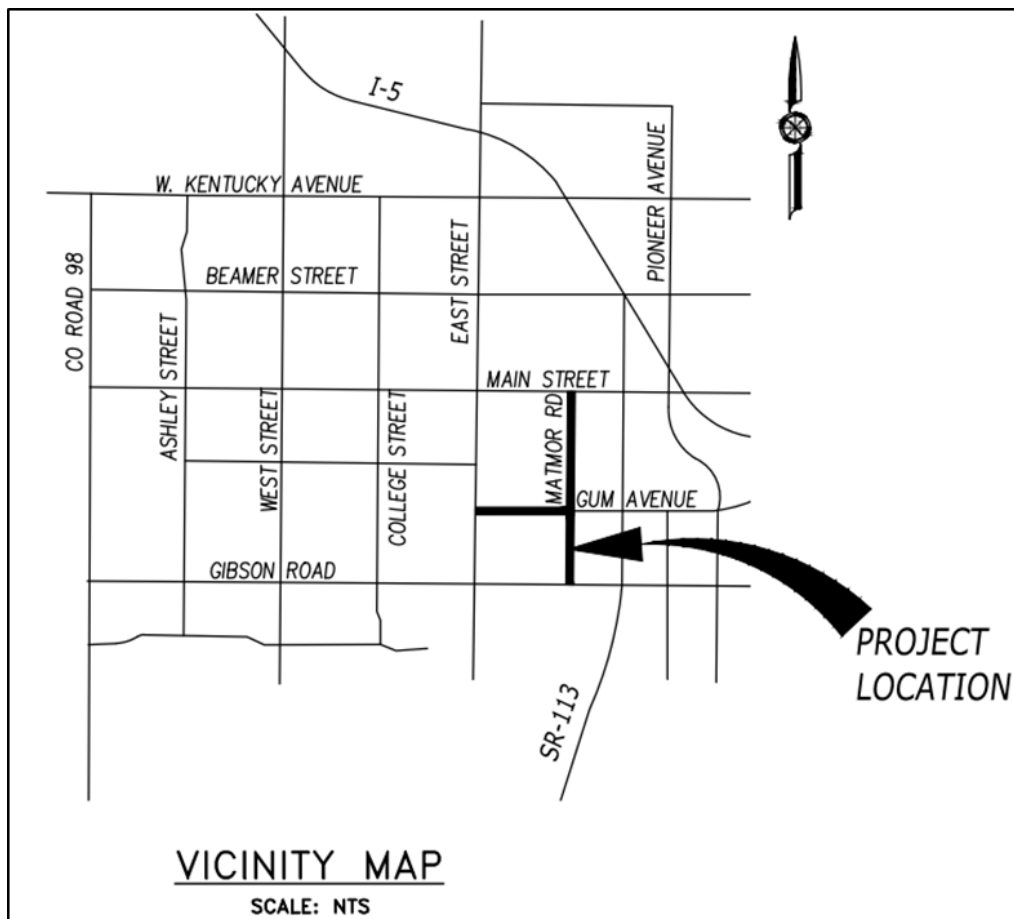
The Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05, is included in the Capital Budget in the amount of \$10,379,877. Funding includes \$4,396,000 in Road Maintenance and Rehabilitation Account (RMRA-SB1) funds, \$2,767,877 in Measure E funds, \$3,016,000 in Measure F funds, \$100,000 in Water Enterprise funds, and \$100,000 in Sewer Enterprise funds. This funding is included in the Capital Budget that will be presented to the Council for adoption on June 21 with the request for appropriation of the FY2023 funding. The total funding needed to complete this project spans multiple fiscal years through FY2025. Staff believes that the timing of the project execution and receipt of future RMRA-SB1 funding should coincide. Future funding provided from Measure F is included in the most recent Spending Plan presented to the Council last month.

The difference between the total project budget and the amounts for the construction contract and consultant services contract is the amount budgeted for design, project management, and contingency.

Background:

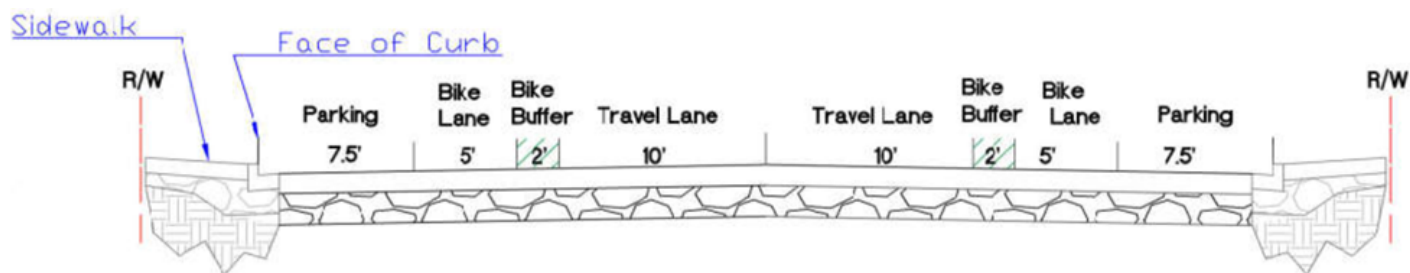
In April 2017, Senate Bill 1 (SB1) was passed by the Legislature and signed into law by Governor Jerry Brown to address the significant funding shortfall for road maintenance and repair in the state. The bill includes funding for state transportation infrastructure, public transportation and cities and counties. The bill includes annual accountability provisions for cities and counties that ensure the community has access to information on projects proposed for SB1 funding and requirements to report on actual funding expenditures. Beginning in November 2017, the State Controller began depositing SB1 funding into the RMRA, a portion of which is distributed by formula directly to cities and counties. Since the City of Woodland began receiving its allocation, staff has annually identified this project to the California Transportation Commission (CTC) to accrue RMRA-SB1 funding until there were sufficient funds for construction.

The project will improve the mile-long corridor of Matmor Road from E. Main Street to Gibson Road, and the half-mile-long corridor of E. Gum Avenue from East Street to Matmor Road (see vicinity map below).

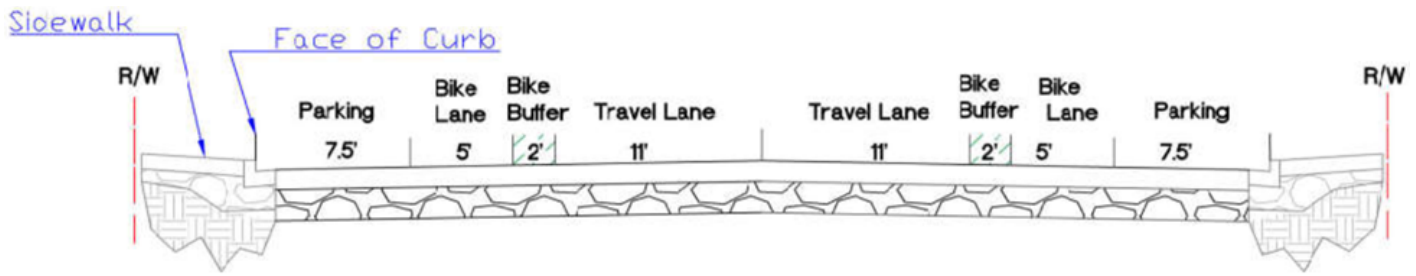


The improvements include pavement rehabilitation, restriping narrower travel lanes to slow traffic, adding buffered bike lanes, constructing ADA-compliant curb ramps and sidewalk repairs, installing drainage improvements, and completing traffic signal improvements. The project will transform the Matmor Road and E. Gum Avenue corridors into complete streets, providing improved bicycle, pedestrian and vehicle facilities to ensure the corridors meet the needs of all modes of travel. Improved roadway cross sections are included below. Additionally, the final striping plans showing the allocation of the roadway to various modes of travel along these two corridors are attached to this report.

E. Gum Avenue - East St to Matmor Rd (Typical Section):



Matmor Road - Gibson Rd to E. Main St (Typical Section):



On February 16, 2021, Council approved the design contract with Bennett Engineering and shortly thereafter design for the project began. On February 15, 2022, the council approved plans and specifications for the project.

The notice inviting bids was published on April 14, 2022, with an engineer’s estimate of probable construction cost for base bid only of \$5.5 – 6.5 million. The project included a deductive alternate which would remove two concrete bus pads from the project scope. This deductive alternative was included to allow flexibility in awarding of the project to ensure the best use of available funding.

Public outreach will occur throughout the duration of construction. The construction contract requires the contractor to hold public meetings with adjacent/affected property owners to provide information regarding access restrictions, traffic control and progress of work. Meetings will be held based upon construction activities and public impact.

Discussion:

On May 12, 2022, the City received three bids for construction of the project. Staff performed due diligence in reviewing the bids and the bids complied with the technical submittal requirements. The City received the following bids:

Bid Summary		
Bidder	Base Bid Amount	Deductive Alternate A
O.C. Jones & Sons, Inc.	\$5,191,118.00	(\$53,200.00)
Granite Rock	\$5,377,632.50	(\$55,977.50)
DeSilva Gates	\$6,600,000.00	(\$71,147.00)

O.C. Jones & Sons, Inc. has been determined to be the lowest responsible, responsive bidder, which, per the bidding documents, was determined by the base bid amount.

Staff does not recommend awarding the deductive alternate. There are sufficient funds in the project to fund the installation of the two concrete bus pads and their installation increases the longevity of the roadway in high-use bus stop locations.

To provide adequate construction management and specialized inspection and testing services for the project, staff is requesting that the Council approve a consultant services agreement with Unico Engineering, Inc. in the amount of \$762,412.60. Unico is on the City’s construction management and inspection services on-call list to be called upon on an as-needed basis. The on-call list was selected in September 2018 as part of a Request for Qualifications (RFQ) for construction management and inspection services. Unico has managed recent large City roadway construction projects that have installed similar improvements to this project.

Staff is requesting that the Council approve a contingency up to 20% on both the construction and consultant contracts to account for the work and inspection associated with unforeseen conditions with the project. This contingency percentage for both contracts is based on staff’s experience with similar roadway projects,

including underground impacts associated with the roadway reconstruction process.

Staff anticipates construction starting in late June 2022, with completion by December 2023; weather permitting. The project is anticipated to take two construction seasons to complete with most utilities, underground and concrete work to be completed in 2022 and roadway rehabilitation and signal upgrade work to be completed in 2023.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, 1.) Approving a construction contract for the Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05; awarding the construction contract in the amount of \$5,191,118.00 to O.C. Jones & Sons, Inc. for the base bid only; authorizing a contract contingency up to 20% (\$1,038,223.60); and authorizing the City Manager to execute the construction contract and change orders; and 2.) Approving a consultant services agreement for construction management and inspection services with Unico Engineering, Inc. in the amount of \$762,412.60; authorizing a contract contingency up to 20% (\$152,482.52); and authorizing the City Manager to execute the agreement and amendments.

Prepared by: Diana Ayón, Senior Associate Civil Engineer

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



Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Matmor & E. Gum Striping Plans

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT
FOR THE MATMOR ROAD AND E. GUM AVENUE REHABILITATION PROJECT,
CIP 19-05**

WHEREAS, the City of Woodland has funding in the Capital Budget for the Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05 (the “Project”); and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA), and the Project is to be exempt under CEQA Guidelines; and

WHEREAS, the City Council approved the plans and specifications and authorized bid advertisement on February 15, 2022; and

WHEREAS, the City opened bids on May 12th, 2022, and of the three received bids, the lowest responsive, responsible bidder was O.C. Jones & Sons, Inc. with a base bid in the amount of \$5,191,118.00; and

WHEREAS, the City wishes to award the construction contract to O.C. Jones & Sons, Inc. in the amount of \$5,191,118.00 and authorize a contingency up to 20% (\$1,038,223.60); and

WHEREAS, the City desires to have the construction management, inspection and testing performed by an experienced consultant that has managed similar recent large roadway construction projects for the City; and

WHEREAS, the City wishes to approve the consultant services agreement for construction management and inspection services with Unico Engineering, Inc. in the amount of \$762,412.60 and authorize contingency up to 20% (\$152,482.52); and

WHEREAS, the City Council wishes to approve the above mentioned contracts and authorize their execution through the adoption of this Resolution; and

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

Section 1. The City Council hereby approves the construction contract with O.C. Jones & Sons, Inc. in the amount of \$5,191,118.00. The City Manager is hereby authorized and directed to execute the contract and change orders up to 20% (\$1,038,223.60) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 2. The City Council hereby approves the consultant services agreement with Unico Engineering, Inc. in the amount of \$762,412.60. The City Manager is hereby authorized and

directed to execute the contract and change orders up to 20% (\$152,482.52) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 3. Copies of the Construction Contract and Consultant Agreement for Construction Management and Inspection Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made part of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of City Council held on the 7th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

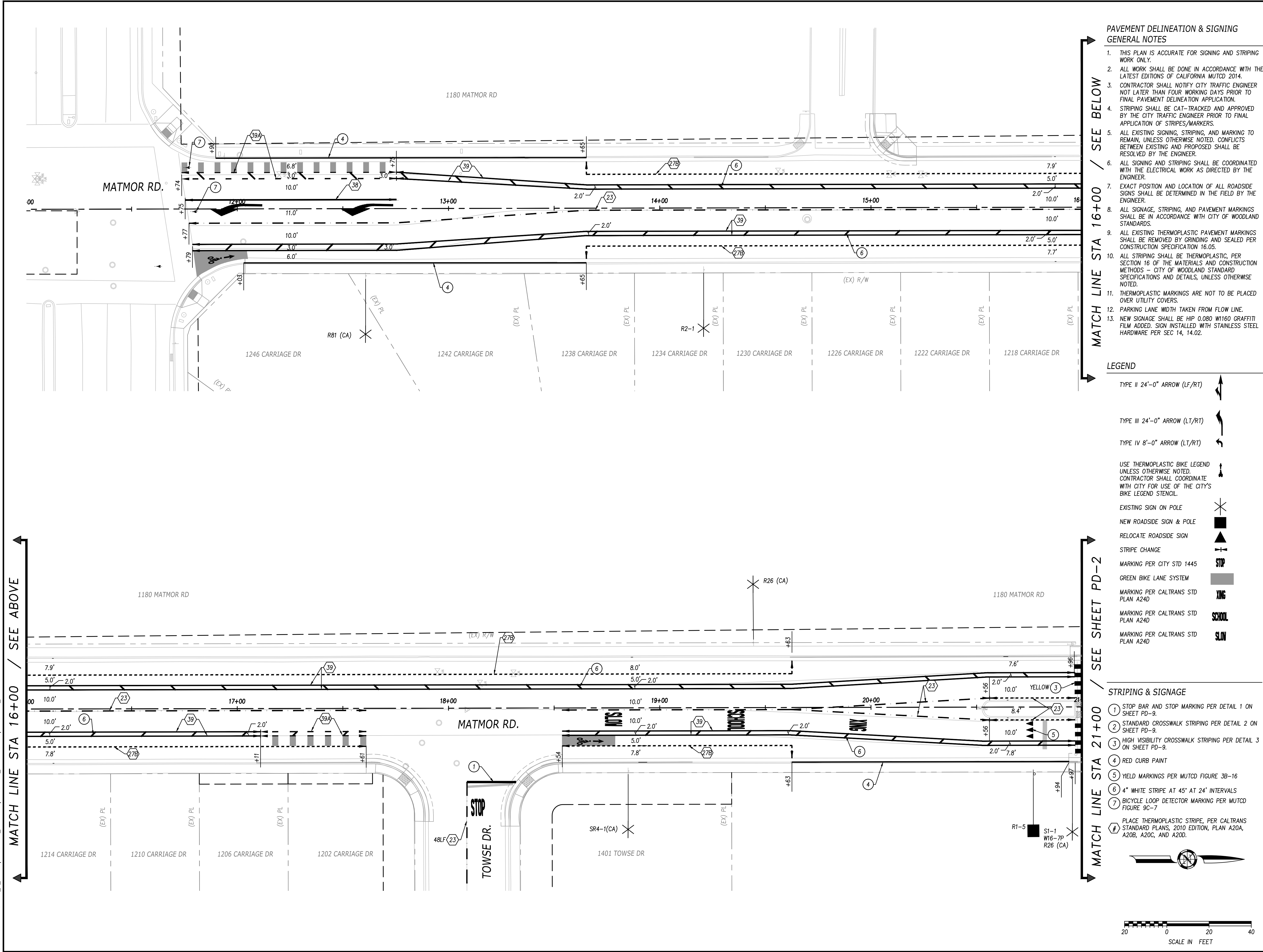
ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

LogIn Name: lmartinez 2022 - 6:00 pm
File Name: P:\Proj\19327-02-Woodland-Matmor Gum Avenue Improvements\03-PLANS\MASTERS SHEETS\19327-02_07- PD-1- PAVEMENT DELINEATION.dwg
XREFS: BDR-19327-02_V_24x36 | 19327-03_XR-TPOC | 19327-02_XR-BASEMAP | 19327-02_XR-SITE



PAVEMENT DELINEATION & SIGNING
GENERAL NOTES

1. THIS PLAN IS ACCURATE FOR SIGNING AND STRIPING WORK ONLY.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF CALIFORNIA MUTCD 2014.
3. CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER NOT LATER THAN FOUR WORKING DAYS PRIOR TO FINAL PAVEMENT DELINEATION APPLICATION.
4. STRIPING SHALL BE CAT-TRACKED AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO FINAL APPLICATION OF STRIPES/MARKERS.
5. ALL EXISTING SIGNING, STRIPING, AND MARKING TO REMAIN, UNLESS OTHERWISE NOTED. CONFLICTS BETWEEN EXISTING AND PROPOSED SHALL BE RESOLVED BY THE ENGINEER.
6. ALL SIGNING AND STRIPING SHALL BE COORDINATED WITH THE ELECTRICAL WORK AS DIRECTED BY THE ENGINEER.
7. EXACT POSITION AND LOCATION OF ALL ROADSIDE SIGNS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
8. ALL SIGNAGE, STRIPING, AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH CITY OF WOODLAND STANDARDS.
9. ALL EXISTING THERMOPLASTIC PAVEMENT MARKINGS SHALL BE REMOVED BY GRINDING AND SEALED PER CONSTRUCTION SPECIFICATION 16.05.
10. ALL STRIPING SHALL BE THERMOPLASTIC, PER SECTION 16 OF THE MATERIALS AND CONSTRUCTION METHODS - CITY OF WOODLAND STANDARD SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE NOTED.
11. THERMOPLASTIC MARKINGS ARE NOT TO BE PLACED OVER UTILITY COVERS.
12. PARKING LANE WIDTH TAKEN FROM FLOW LINE.
13. NEW SIGNAGE SHALL BE HIP 0.080 W1160 GRAFFITI FILM ADDED. SIGN INSTALLED WITH STAINLESS STEEL HARDWARE PER SEC 14, 14.02.

LEGEND

- TYPE II 24'-0" ARROW (LF/RT)
- TYPE III 24'-0" ARROW (LT/RT)
- TYPE IV 8'-0" ARROW (LT/RT)
- USE THERMOPLASTIC BIKE LEGEND UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH CITY FOR USE OF THE CITY'S BIKE LEGEND STENCIL.
- EXISTING SIGN ON POLE
- NEW ROADSIDE SIGN & POLE
- RELOCATE ROADSIDE SIGN
- STRIPE CHANGE
- MARKING PER CITY STD 1445
- GREEN BIKE LANE SYSTEM
- MARKING PER CALTRANS STD PLAN A240
- MARKING PER CALTRANS STD PLAN A240
- MARKING PER CALTRANS STD PLAN A240

STRIPING & SIGNAGE

1. STOP BAR AND STOP MARKING PER DETAIL 1 ON SHEET PD-9.
 2. STANDARD CROSSWALK STRIPING PER DETAIL 2 ON SHEET PD-9.
 3. HIGH VISIBILITY CROSSWALK STRIPING PER DETAIL 3 ON SHEET PD-9.
 4. RED CURB PAINT
 5. YIELD MARKINGS PER MUTCD FIGURE 38-16
 6. 4" WHITE STRIPE AT 45' AT 24' INTERVALS
 7. BICYCLE LOOP DETECTOR MARKING PER MUTCD FIGURE 9C-7
- PLACE THERMOPLASTIC STRIPE, PER CALTRANS STANDARD PLANS, 2010 EDITION, PLAN A20A, A20B, A20C, AND A20D.



BEN|EN

TRUSTED ENGINEERING ADVISORS

CIP 19-05

MATMOR ROAD & E. GUM
AVENUE REHABILITATION
PAVEMENT DELINEATION PLAN
STA "M"10+20 to STA "M"21+00

BENCH MARK:
ELEVATION: 56.49 DATUM: NAVD 88
DESCRIPTION:
N 22 "FD.2" DISK IN MON. WELL AT THE
INTERSECTION OF E. GIBSON RD. AND MATMOR RD."

City of Woodland
APPROVED BY:
BRENT MEYER
CITY ENGINEER
DATE: 03/24/22

BY:
LIZETTE MARTINEZ
PROJECT ENGINEER

SCALE:
HORIZ. 1"=20' VERT. N/A
DATE: 03/24/22

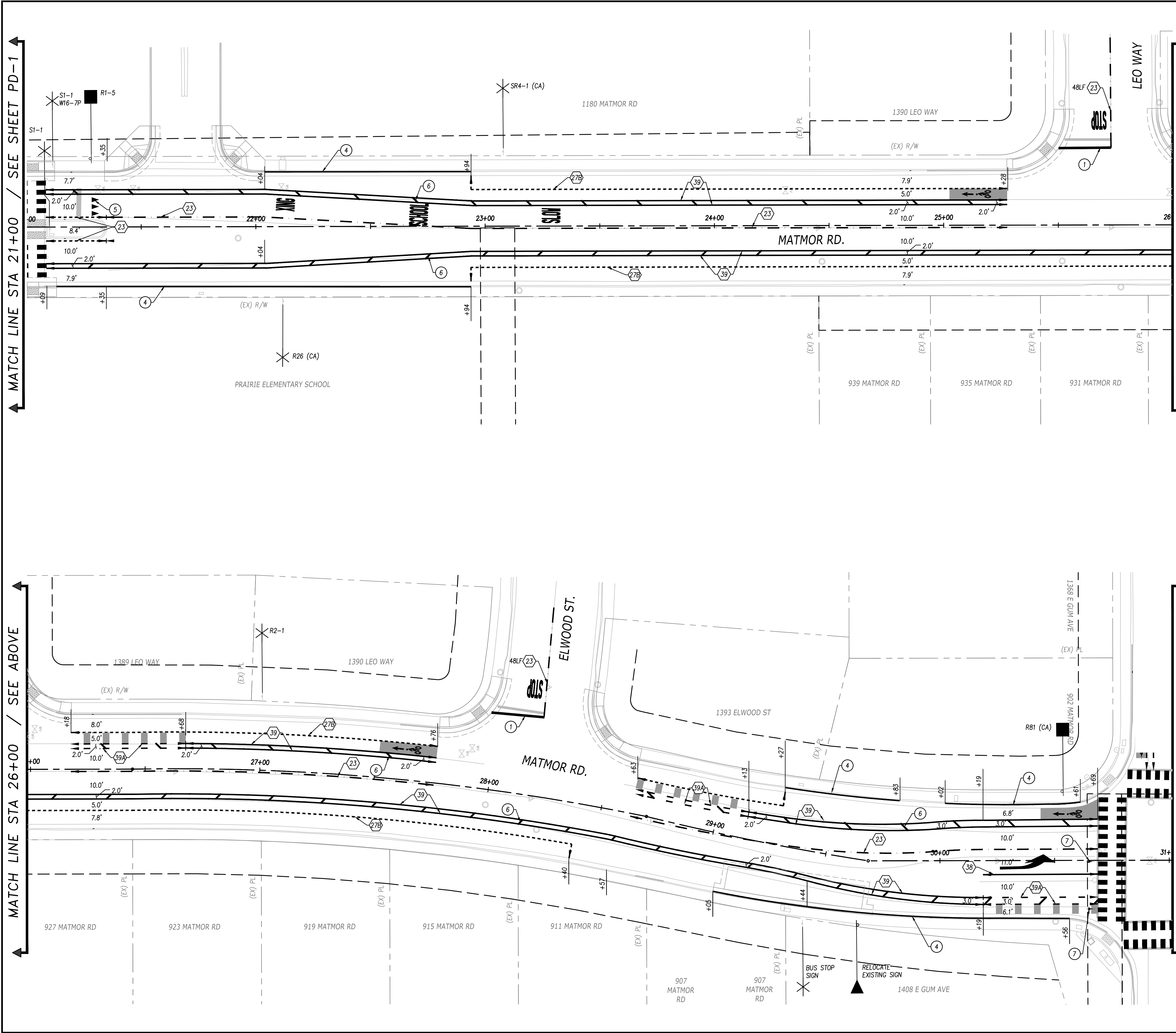
DESIGNED BY: L.MARTINEZ
DRAWN BY: A.OROZCO-R
REVIEWED BY: J.RENTERIA
FILE: 19327-02_07- PD-1- PAVEMENT DELINEATION.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

PD-1

SHEET 24 OF 43

LogIn Name: lmartinez 2022 - 6:00 pm
File Name: P:\Proj\19327-02-Woodland-Matmor Gum Avenue Improvements\03-PLANS\MASTERS SHEETS\19327-02_07- PD-1- PAVEMENT DELINEATION.dwg
XREFS: BDR-19327-02_V_24x36 | 19327-03_XR-TOPC | 19327-02_XR-BASEMAP | 19327-02_XR-SITE



PAVEMENT DELINEATION & SIGNING
GENERAL NOTES

1. THIS PLAN IS ACCURATE FOR SIGNING AND STRIPING WORK ONLY.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF CALIFORNIA MUTCD 2014.
3. CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER NOT LATER THAN FOUR WORKING DAYS PRIOR TO FINAL PAVEMENT DELINEATION APPLICATION.
4. STRIPING SHALL BE CAT-TRACKED AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO FINAL APPLICATION OF STRIPES/MARKERS.
5. ALL EXISTING SIGNING, STRIPING, AND MARKING TO REMAIN, UNLESS OTHERWISE NOTED. CONFLICTS BETWEEN EXISTING AND PROPOSED SHALL BE RESOLVED BY THE ENGINEER.
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10. ALL STRIPING SHALL BE THERMOPLASTIC, PER SECTION 16 OF THE MATERIALS AND CONSTRUCTION METHODS - CITY OF WOODLAND STANDARD SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE NOTED.
11. THERMOPLASTIC MARKINGS ARE NOT TO BE PLACED OVER UTILITY COVERS.
12. PARKING LANE WIDTH TAKEN FROM FLOW LINE.
13. NEW SIGNAGE SHALL BE HIP 0.080 W1160 GRAFFITI FILM ADDED. SIGN INSTALLED WITH STAINLESS STEEL HARDWARE PER SEC 14, 14.02.

LEGEND

TYPE II 24'-0" ARROW (LF/RT)



TYPE III 24'-0" ARROW (LT/RT)



TYPE IV 8'-0" ARROW (LT/RT)



USE THERMOPLASTIC BIKE LEGEND UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH CITY FOR USE OF THE CITY'S BIKE LEGEND STENCIL.



EXISTING SIGN ON POLE



NEW ROADSIDE SIGN & POLE



RELOCATE ROADSIDE SIGN



STRIPE CHANGE



MARKING PER CITY STD 1445



GREEN BIKE LANE SYSTEM



MARKING PER CALTRANS STD PLAN A240



MARKING PER CALTRANS STD PLAN A240



MARKING PER CALTRANS STD PLAN A240



STRIPING & SIGNAGE

- 1 STOP BAR AND STOP MARKING PER DETAIL 1 ON SHEET PD-9.
- 2 STANDARD CROSSWALK STRIPING PER DETAIL 2 ON SHEET PD-9.
- 3 HIGH VISIBILITY CROSSWALK STRIPING PER DETAIL 3 ON SHEET PD-9.
- 4 RED CURB PAINT
- 5 YIELD MARKINGS PER MUTCD FIGURE 3B-16
- 6 4" WHITE STRIPE AT 45' AT 24' INTERVALS
- 7 BICYCLE LOOP DETECTOR MARKING PER MUTCD FIGURE 9C-7
- 8 PLACE THERMOPLASTIC STRIPE, PER CALTRANS STANDARD PLANS, 2010 EDITION, PLAN A20A, A20B, A20C, AND A20D.



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TRUSTED ENGINEERING ADVISORS

CIP 19-05

MATMOR ROAD & E. GUM
AVENUE REHABILITATION
PAVEMENT DELINEATION PLAN
STA "M"21+00 to STA "M"31+00

BENCH MARK:
ELEVATION: 56.49 DATUM: NAVD 88
DESCRIPTION:
N 22 "FD.2" DISK IN MON. WELL AT THE
INTERSECTION OF E. GIBSON RD. AND MATMOR RD."

City of Woodland
APPROVED BY: BRENT MEYER
CITY ENGINEER
DATE: 03/24/22

BY: LIZETTE MARTINEZ
PROJECT ENGINEER

SCALE:
HORIZ. 1"=20' VERT. N/A
DATE: 03/24/22

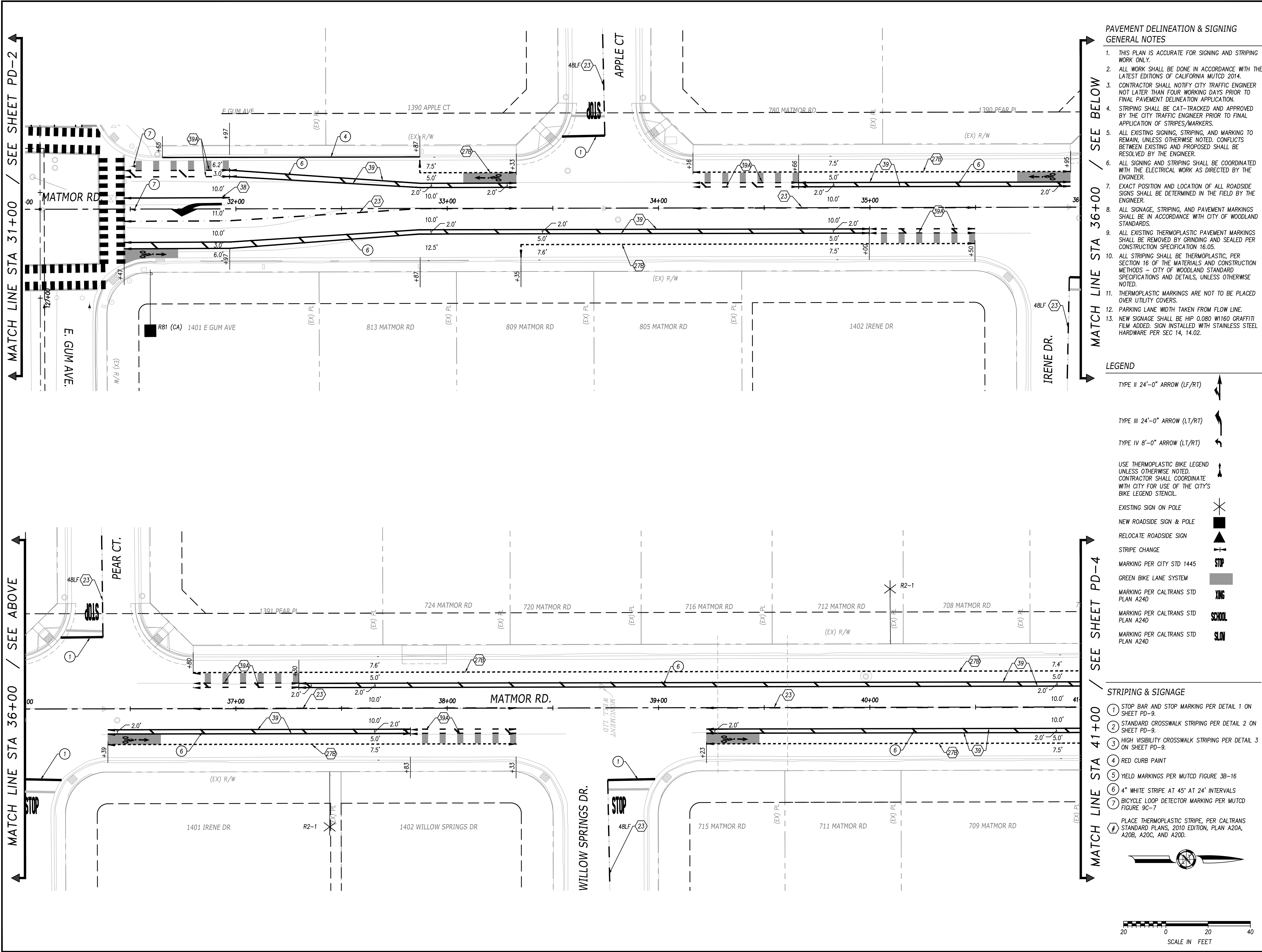
DESIGNED BY: L.MARTINEZ
DRAWN BY: A.OROZCO-R
REVIEWED BY: J.RENTERIA
FILE: 19327-02_07- PD-1- PAVEMENT DELINEATION.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

PD-2

SHEET 25 OF 43

LogIn Name: lmartinez 2022 - 6:00 pm
File Name: P:\Proj\19327-02-Woodland-Matmor Gum Avenue Improvements\03-PLANS\MASTERS\19327-02_07- PD-1- PAVEMENT DELINEATION.dwg
XREFS: BDR-19327-02_V_24x36 | 19327-02_XR-BASEMAP | 19327-02_XR-SITE



PAVEMENT DELINEATION & SIGNING
GENERAL NOTES

1. THIS PLAN IS ACCURATE FOR SIGNING AND STRIPING WORK ONLY.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF CALIFORNIA MUTCD 2014.
3. CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER NOT LATER THAN FOUR WORKING DAYS PRIOR TO FINAL PAVEMENT DELINEATION APPLICATION.
4. STRIPING SHALL BE CAT-TRACKED AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO FINAL APPLICATION OF STRIPES/MARKERS.
5. ALL EXISTING SIGNING, STRIPING, AND MARKING TO REMAIN, UNLESS OTHERWISE NOTED. CONFLICTS BETWEEN EXISTING AND PROPOSED SHALL BE RESOLVED BY THE ENGINEER.
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11. THERMOPLASTIC MARKINGS ARE NOT TO BE PLACED OVER UTILITY COVERS.
12. PARKING LANE WIDTH TAKEN FROM FLOW LINE.
13. NEW SIGNAGE SHALL BE HIP 0.080 W1160 GRAFFITI FILM ADDED. SIGN INSTALLED WITH STAINLESS STEEL HARDWARE PER SEC 14, 14.02.

LEGEND

- TYPE II 24'-0" ARROW (LF/RT)
- TYPE III 24'-0" ARROW (LT/RT)
- TYPE IV 8'-0" ARROW (LT/RT)
- USE THERMOPLASTIC BIKE LEGEND UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH CITY FOR USE OF THE CITY'S BIKE LEGEND STENCIL.
- EXISTING SIGN ON POLE
- NEW ROADSIDE SIGN & POLE
- RELOCATE ROADSIDE SIGN
- STRIPE CHANGE
- MARKING PER CITY STD 1445
- GREEN BIKE LANE SYSTEM
- MARKING PER CALTRANS STD PLAN A240
- MARKING PER CALTRANS STD PLAN A240
- MARKING PER CALTRANS STD PLAN A240

STRIPING & SIGNAGE

1. STOP BAR AND STOP MARKING PER DETAIL 1 ON SHEET PD-9.
 2. STANDARD CROSSWALK STRIPING PER DETAIL 2 ON SHEET PD-9.
 3. HIGH VISIBILITY CROSSWALK STRIPING PER DETAIL 3 ON SHEET PD-9.
 4. RED CURB PAINT
 5. YIELD MARKINGS PER MUTCD FIGURE 3B-16
 6. 4" WHITE STRIPE AT 45' AT 24' INTERVALS
 7. BICYCLE LOOP DETECTOR MARKING PER MUTCD FIGURE 9C-7
- PLACE THERMOPLASTIC STRIPE, PER CALTRANS STANDARD PLANS, 2010 EDITION, PLAN A20A, A20B, A20C, AND A20D.



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TRUSTED ENGINEERING ADVISORS

CIP 19-05

MATMOR ROAD & E. GUM
AVENUE REHABILITATION
PAVEMENT DELINEATION PLAN
STA "M"31+00 to STA "M"41+00

BENCH MARK:
ELEVATION: 56.49 DATUM: NAVD 88
DESCRIPTION:
N 22 "FD.2" DISK IN MON. WELL AT THE
INTERSECTION OF E. GIBSON RD. AND MATMOR RD."

City of Woodland
APPROVED BY:
BRENT MEYER
CITY ENGINEER
DATE: 03/24/22

BY:
LIZETTE MARTINEZ
PROJECT ENGINEER

SCALE:
HORIZ. 1"=20' VERT. N/A
DATE: 03/24/22

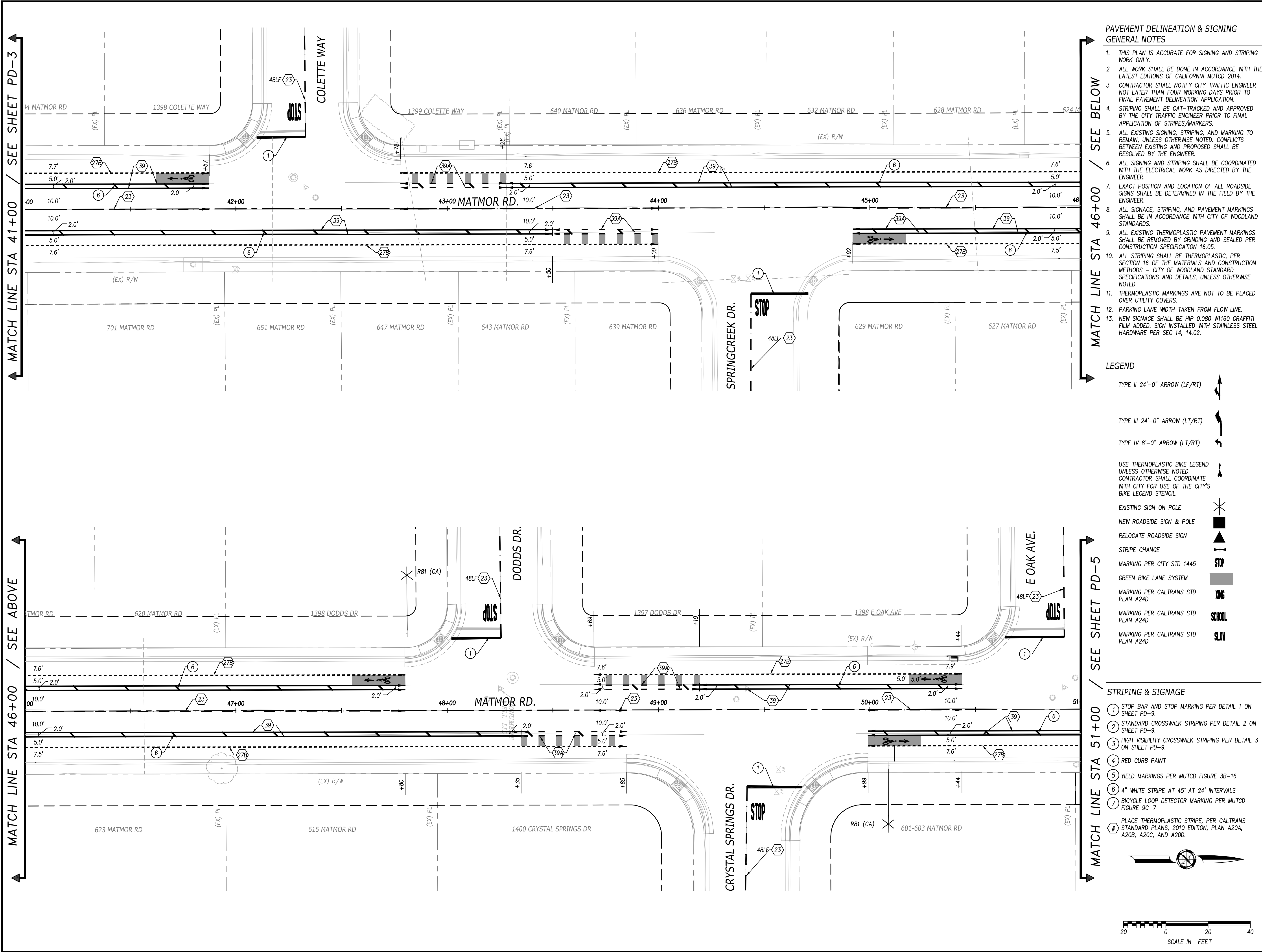
DESIGNED BY: L.MARTINEZ
DRAWN BY: A.OROZCO-R
REVIEWED BY: J.RENTERIA
FILE: 19327-02_07- PD-1- PAVEMENT DELINEATION.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

PD-3

SHEET 26 OF 43

LogIn Name: lmartinez 2022 - 6:00 pm
File Name: P:\Proj\19327-02-Woodland-Matmor Gum Avenue Improvements\03-PLANS\MASTERS SHEETS\19327-02_07- PD-1- PAVEMENT DELINEATION.dwg
XREFS: BDR-19327-02_V_24x36 | 19327-03_XR-TPOC | 19327-02_XR-BASEMAP | 19327-02_XR-SITE



PAVEMENT DELINEATION & SIGNING
GENERAL NOTES

1. THIS PLAN IS ACCURATE FOR SIGNING AND STRIPING WORK ONLY.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF CALIFORNIA MUTCD 2014.
3. CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER NOT LATER THAN FOUR WORKING DAYS PRIOR TO FINAL PAVEMENT DELINEATION APPLICATION.
4. STRIPING SHALL BE CAT-TRACKED AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO FINAL APPLICATION OF STRIPES/MARKERS.
5. ALL EXISTING SIGNING, STRIPING, AND MARKING TO REMAIN, UNLESS OTHERWISE NOTED. CONFLICTS BETWEEN EXISTING AND PROPOSED SHALL BE RESOLVED BY THE ENGINEER.
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11. THERMOPLASTIC MARKINGS ARE NOT TO BE PLACED OVER UTILITY COVERS.
12. PARKING LANE WIDTH TAKEN FROM FLOW LINE.
13. NEW SIGNAGE SHALL BE HIP 0.080 W1160 GRAFFITI FILM ADDED. SIGN INSTALLED WITH STAINLESS STEEL HARDWARE PER SEC 14, 14.02.

LEGEND

- TYPE II 24'-0" ARROW (LF/RT)
- TYPE III 24'-0" ARROW (LT/RT)
- TYPE IV 8'-0" ARROW (LT/RT)
- USE THERMOPLASTIC BIKE LEGEND UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH CITY FOR USE OF THE CITY'S BIKE LEGEND STENCIL.
- EXISTING SIGN ON POLE
- NEW ROADSIDE SIGN & POLE
- RELOCATE ROADSIDE SIGN
- STRIPE CHANGE
- MARKING PER CITY STD 1445
- GREEN BIKE LANE SYSTEM
- MARKING PER CALTRANS STD PLAN A24D
- MARKING PER CALTRANS STD PLAN A24D
- MARKING PER CALTRANS STD PLAN A24D

STRIPING & SIGNAGE

- 1 STOP BAR AND STOP MARKING PER DETAIL 1 ON SHEET PD-9.
 - 2 STANDARD CROSSWALK STRIPING PER DETAIL 2 ON SHEET PD-9.
 - 3 HIGH VISIBILITY CROSSWALK STRIPING PER DETAIL 3 ON SHEET PD-9.
 - 4 RED CURB PAINT
 - 5 YIELD MARKINGS PER MUTCD FIGURE 3B-16
 - 6 4" WHITE STRIPE AT 45' AT 24' INTERVALS
 - 7 BICYCLE LOOP DETECTOR MARKING PER MUTCD FIGURE 9C-7
- # PLACE THERMOPLASTIC STRIPE, PER CALTRANS STANDARD PLANS, 2010 EDITION, PLAN A20A, A20B, A20C, AND A20D.



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TRUSTED ENGINEERING ADVISORS

CIP 19-05

MATMOR ROAD & E. GUM
AVENUE REHABILITATION
PAVEMENT DELINEATION PLAN
STA "M"41+00 to STA "M"51+00

BENCH MARK:
ELEVATION: 56.49 DATUM: NAVD 88
DESCRIPTION:
N 22 "FD.2" DISK IN MON. WELL AT THE
INTERSECTION OF E. GIBSON RD. AND MATMOR RD."

City of Woodland
APPROVED BY:
BRENT MEYER
CITY ENGINEER
DATE: 03/24/22

BY:
LIZETTE MARTINEZ
PROJECT ENGINEER

SCALE:
HORIZ. 1"=20' VERT. N/A
DATE: 03/24/22

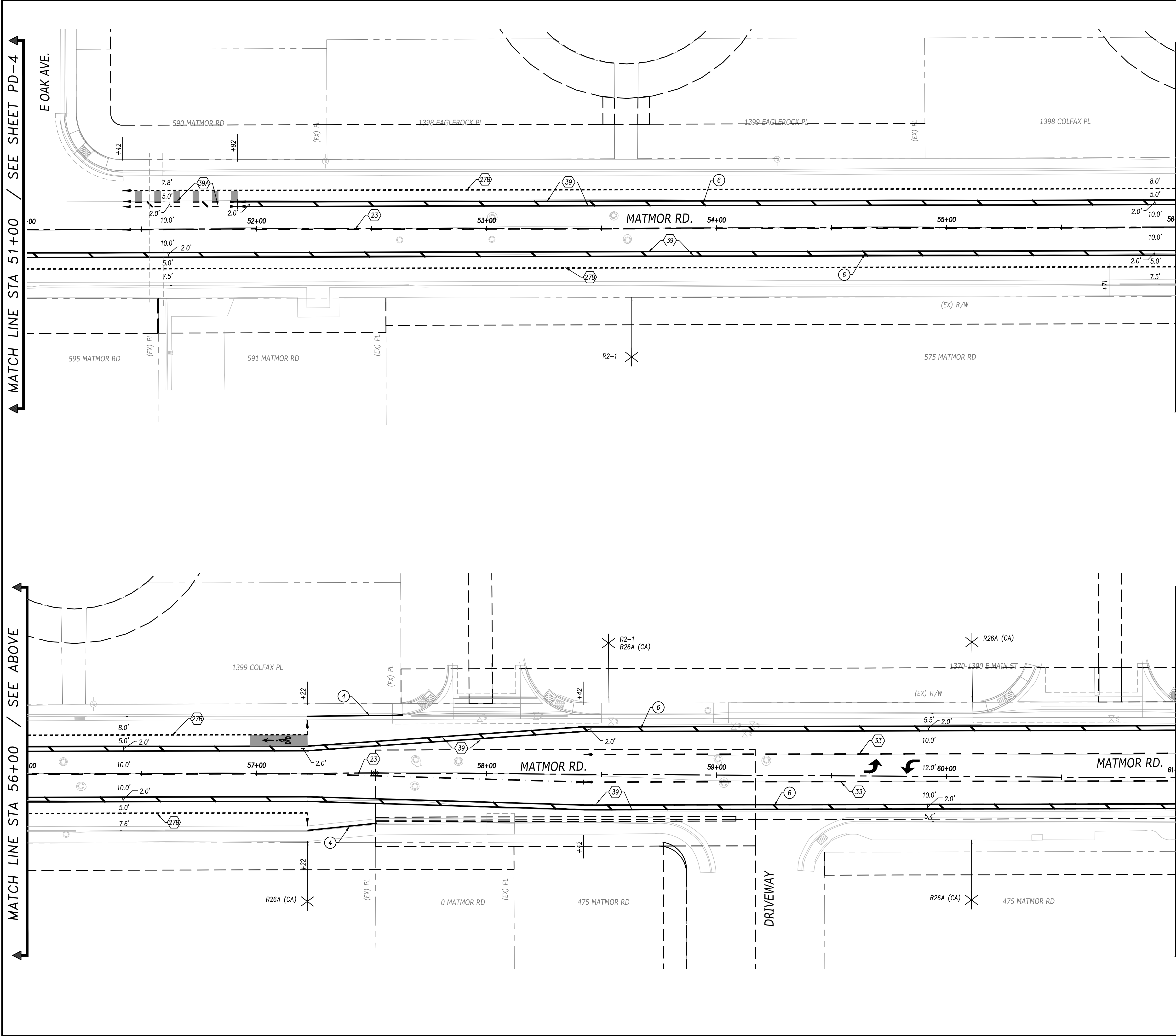
DESIGNED BY: L.MARTINEZ
DRAWN BY: A.OROZCO-R
REVIEWED BY: J.RENTERIA
FILE: 19327-02_07- PD-1- PAVEMENT DELINEATION.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

PD-4

SHEET 27 OF 43

Login Name: lmartinez 2022 - 6:00 pm
File Name: P:\Proj\19327-02-Woodland-Matmor Gum Avenue Improvements\03-PLANS\MASTERS SHEETS\19327-02_07- PD-1- PAVEMENT DELINEATION.dwg
XREFS: BDR-19327-02_V_24x36 | 19327-02_XR-BASEMAP | 19327-02_XR-TPOC | 19327-02_XR-TOPOC | 19327-02_XR-SITE



PAVEMENT DELINEATION & SIGNING
GENERAL NOTES

1. THIS PLAN IS ACCURATE FOR SIGNING AND STRIPING WORK ONLY.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF CALIFORNIA MUTCD 2014.
3. CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER NOT LATER THAN FOUR WORKING DAYS PRIOR TO FINAL PAVEMENT DELINEATION APPLICATION.
4. STRIPING SHALL BE CAT-TRACKED AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO FINAL APPLICATION OF STRIPES/MARKERS.
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11. THERMOPLASTIC MARKINGS ARE NOT TO BE PLACED OVER UTILITY COVERS.
12. PARKING LANE WIDTH TAKEN FROM FLOW LINE.
13. NEW SIGNAGE SHALL BE HIP 0.080 W1160 GRAFFITI FILM ADDED. SIGN INSTALLED WITH STAINLESS STEEL HARDWARE PER SEC 14, 14.02.

LEGEND

- TYPE II 24'-0" ARROW (LF/RT)
- TYPE III 24'-0" ARROW (LT/RT)
- TYPE IV 8'-0" ARROW (LT/RT)
- USE THERMOPLASTIC BIKE LEGEND UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH CITY FOR USE OF THE CITY'S BIKE LEGEND STENCIL.
- EXISTING SIGN ON POLE
- NEW ROADSIDE SIGN & POLE
- RELOCATE ROADSIDE SIGN
- STRIPE CHANGE
- MARKING PER CITY STD 1445
- GREEN BIKE LANE SYSTEM
- MARKING PER CALTRANS STD PLAN A24D
- MARKING PER CALTRANS STD PLAN A24D
- MARKING PER CALTRANS STD PLAN A24D

STRIPING & SIGNAGE

1. STOP BAR AND STOP MARKING PER DETAIL 1 ON SHEET PD-9.
 2. STANDARD CROSSWALK STRIPING PER DETAIL 2 ON SHEET PD-9.
 3. HIGH VISIBILITY CROSSWALK STRIPING PER DETAIL 3 ON SHEET PD-9.
 4. RED CURB PAINT
 5. YIELD MARKINGS PER MUTCD FIGURE 3B-16
 6. 4" WHITE STRIPE AT 45' AT 24' INTERVALS
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- PLACE THERMOPLASTIC STRIPE, PER CALTRANS STANDARD PLANS, 2010 EDITION, PLAN A20A, A20B, A20C, AND A20D.



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TRUSTED ENGINEERING ADVISORS

CIP 19-05

MATMOR ROAD & E. GUM
AVENUE REHABILITATION
PAVEMENT DELINEATION PLAN
STA "M"51+00 to STA "M"61+00

BENCH MARK:
ELEVATION: 56.49 DATUM: NAVD 88
DESCRIPTION:
N 22 "FD.2" DISK IN MON. WELL AT THE
INTERSECTION OF E. GIBSON RD. AND MATMOR RD."

City of Woodland
APPROVED BY:
BRENT MEYER
CITY ENGINEER
DATE: 03/24/22

BY:
LIZETTE MARTINEZ
PROJECT ENGINEER

SCALE:
HORIZ. 1"=20' VERT. N/A
DATE: 03/24/22

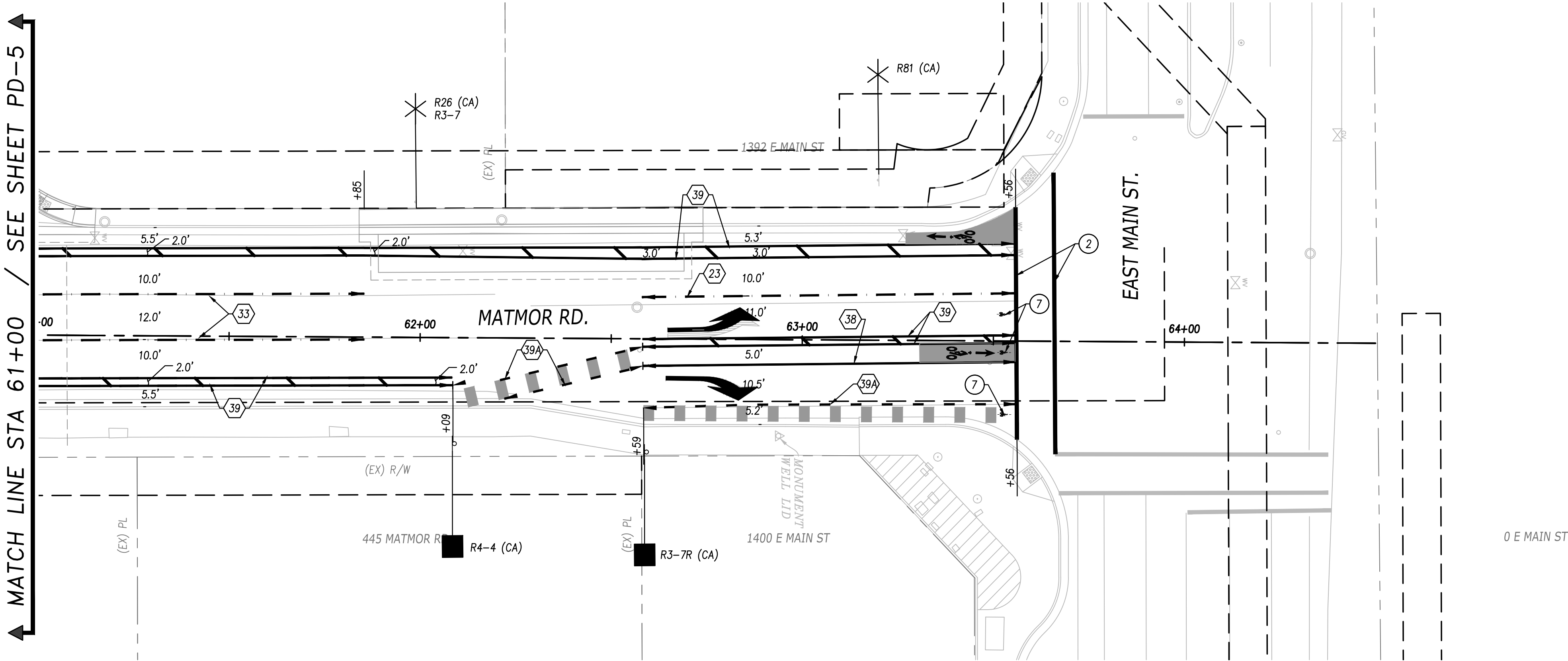
DESIGNED BY: L.MARTINEZ
DRAWN BY: A.OROZCO-R
REVIEWED BY: J.RENTERIA
FILE: 19327-02_07- PD-1- PAVEMENT DELINEATION.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

PD-5

SHEET 28 OF 43

LogIn Name: lmartinez 2022 - 6:00 pm
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XREFS: BDR-19327-02_07- PD-1- BASEMAP | 19327-02_XR-TOPC | 19327-03_XR-TOPC | 19327-03_XR-TOPC | 19327-03_XR-TOPC | 19327-03_XR-TOPC



PAVEMENT DELINEATION & SIGNING
GENERAL NOTES

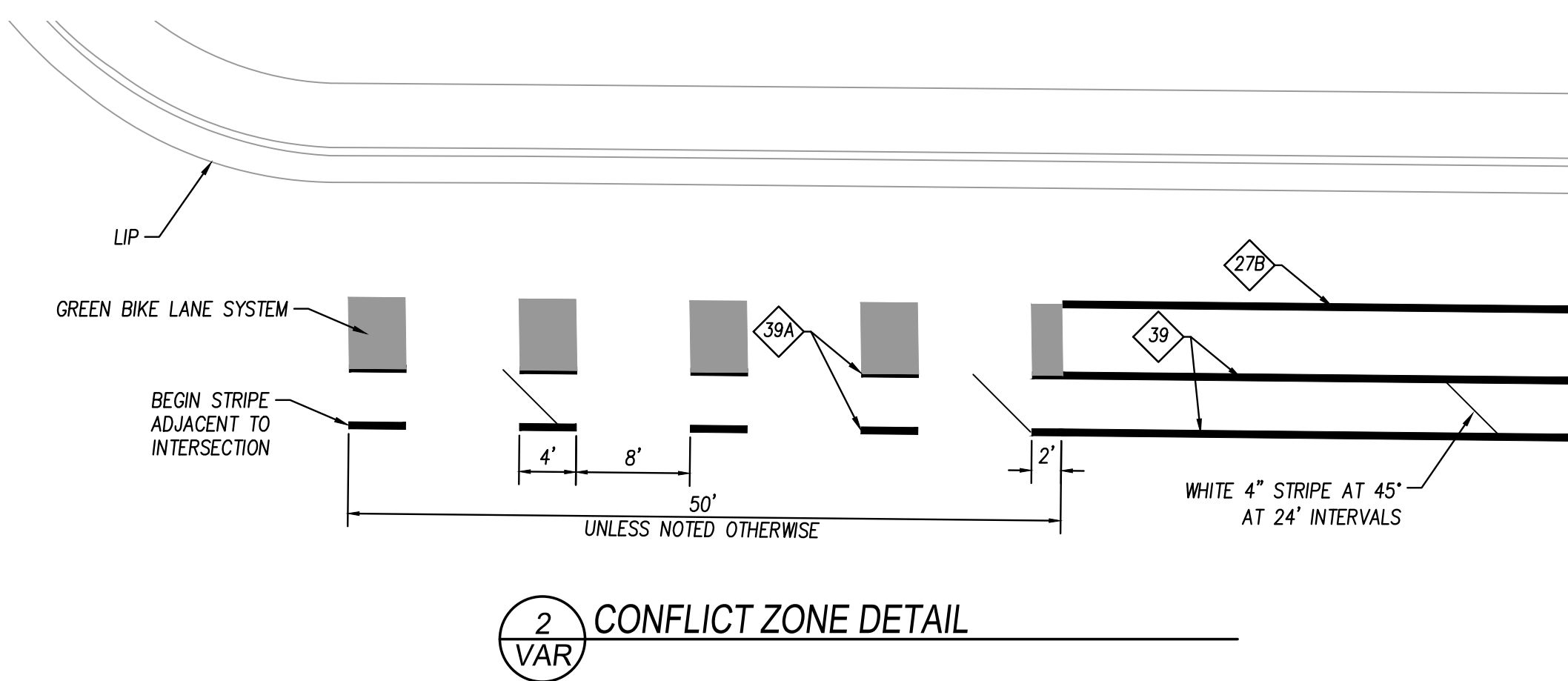
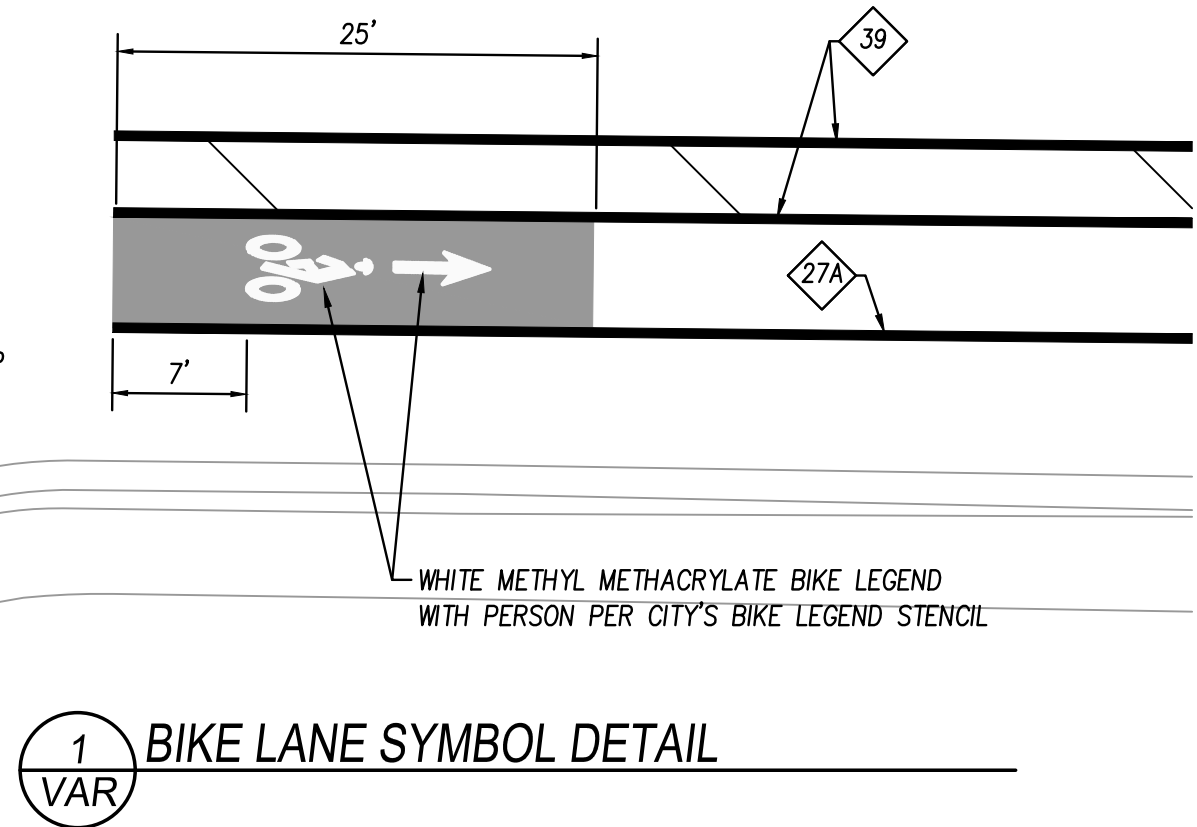
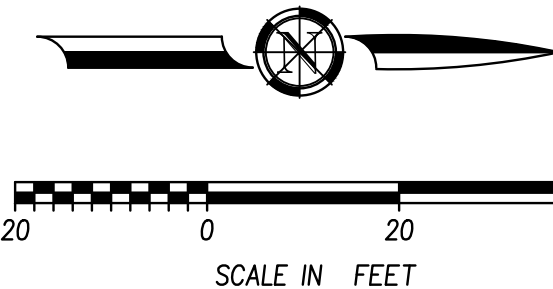
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- NEW SIGNAGE SHALL BE HIP 0.080 W1160 GRAFFITI FILM ADDED. SIGN INSTALLED WITH STAINLESS STEEL HARDWARE PER SEC 14, 14.02.

LEGEND

- TYPE II 24'-0" ARROW (LF/RT)
- TYPE III 24'-0" ARROW (LT/RT)
- TYPE IV 8'-0" ARROW (LT/RT)
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- RELOCATE ROADSIDE SIGN
- STRIPE CHANGE
- MARKING PER CITY STD 1445
- GREEN BIKE LANE SYSTEM
- MARKING PER CALTRANS STD PLAN A240
- MARKING PER CALTRANS STD PLAN A240
- MARKING PER CALTRANS STD PLAN A240

STRIPING & SIGNAGE

- STOP BAR AND STOP MARKING PER DETAIL 1 ON SHEET PD-9.
- STANDARD CROSSWALK STRIPING PER DETAIL 2 ON SHEET PD-9.
- HIGH VISIBILITY CROSSWALK STRIPING PER DETAIL 3 ON SHEET PD-9.
- RED CURB PAINT
- YIELD MARKINGS PER MUTCD FIGURE 3B-16
- 4" WHITE STRIPE AT 45' AT 24' INTERVALS
- BICYCLE LOOP DETECTOR MARKING PER MUTCD FIGURE 9C-7
- PLACE THERMOPLASTIC STRIPE, PER CALTRANS STANDARD PLANS, 2010 EDITION, PLAN A20A, A20B, A20C, AND A20D.



BEN|EN

TRUSTED ENGINEERING ADVISORS

CIP 19-05

MATMOR ROAD & E. GUM
AVENUE REHABILITATION
PAVEMENT DELINEATION PLAN
STA "M"61+00 to STA "M"64+00

BENCH MARK:
ELEVATION: 56.49 DATUM: NAVD 88
DESCRIPTION:
N 22 "FD.2" DISK IN MON. WELL AT THE
INTERSECTION OF E. GIBSON RD. AND MATMOR RD."

City of Woodland
APPROVED BY:
BRENT MEYER
CITY ENGINEER
DATE: 03/24/22

BY:
LIZETTE MARTINEZ
PROJECT ENGINEER

SCALE:
HORIZ. 1"=20' VERT. N/A
DATE: 03/24/22

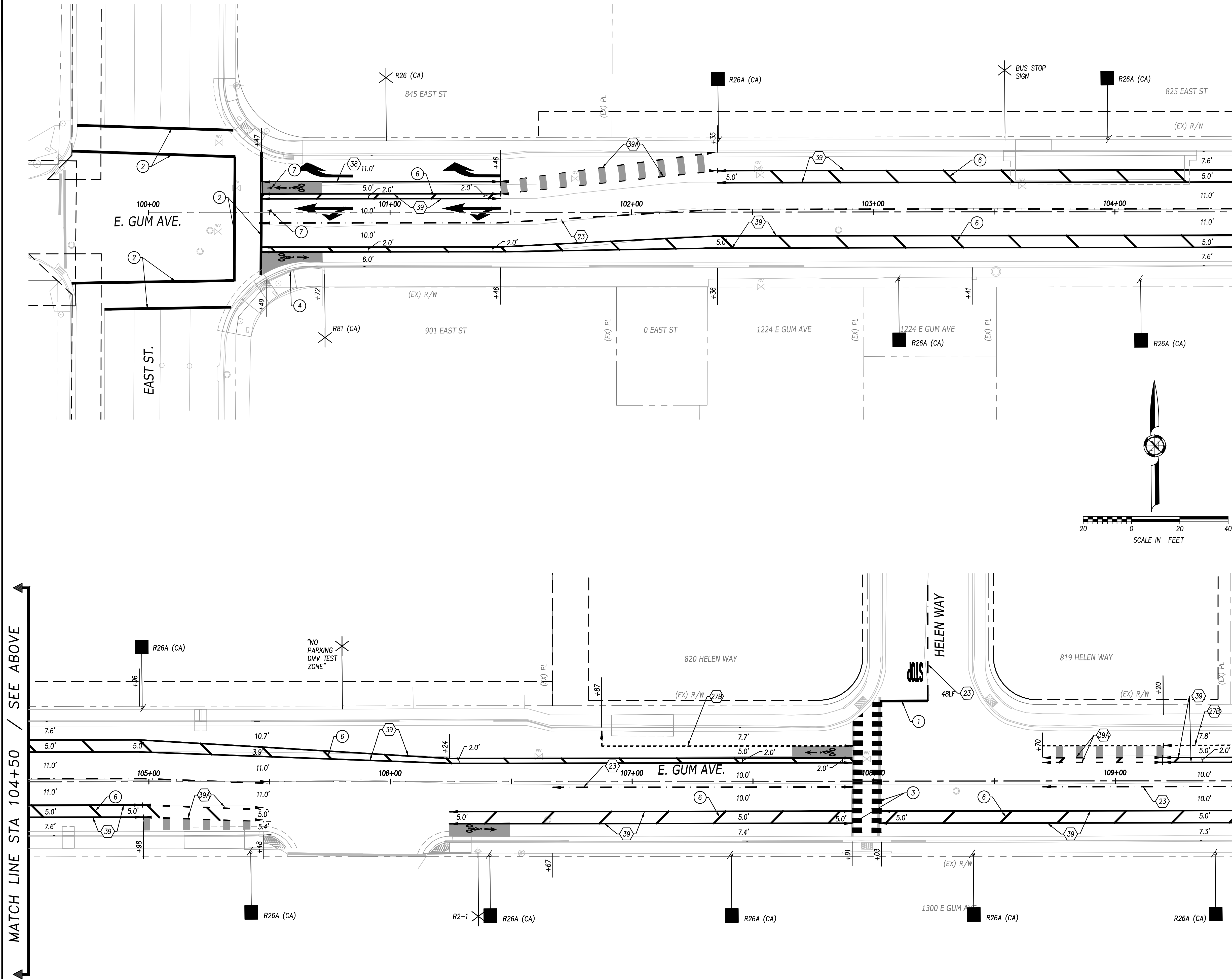
DESIGNED BY: L.MARTINEZ
DRAWN BY: A.OROZCO-R
REVIEWED BY: J.RENTERIA
FILE: 19327-02_07- PD-1- PAVEMENT DELINEATION.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

PD-6

SHEET 29 OF 43

Login Name: lmartinez 2022 - 6:00 pm
File Name: P:\Projects\19327-02-Woodland-Matmor Gum Avenue Improvements\03-PLANS\MASTERS SHEETS\19327-02_07- PD-1- PAVEMENT DELINEATION.dwg
XREFS: BDR-19327-02_V_24x36 | 19327-02_XR-TOPIC | 19327-02_XR-BASEMAP | 19327-02_XR-SITE



PAVEMENT DELINEATION & SIGNING
GENERAL NOTES

1. THIS PLAN IS ACCURATE FOR SIGNING AND STRIPING WORK ONLY.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF CALIFORNIA MUTCD 2014.
3. CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER NOT LATER THAN FOUR WORKING DAYS PRIOR TO FINAL PAVEMENT DELINEATION APPLICATION.
4. STRIPING SHALL BE CAT-TRACKED AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO FINAL APPLICATION OF STRIPES/MARKERS.
5. ALL EXISTING SIGNING, STRIPING, AND MARKING TO REMAIN, UNLESS OTHERWISE NOTED. CONFLICTS BETWEEN EXISTING AND PROPOSED SHALL BE RESOLVED BY THE ENGINEER.
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10. ALL STRIPING SHALL BE THERMOPLASTIC, PER SECTION 16 OF THE MATERIALS AND CONSTRUCTION METHODS - CITY OF WOODLAND STANDARD SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE NOTED.
11. THERMOPLASTIC MARKINGS ARE NOT TO BE PLACED OVER UTILITY COVERS.
12. PARKING LANE WIDTH TAKEN FROM FLOW LINE.
13. NEW SIGNAGE SHALL BE HIP 0.080 W1160 GRAFFITI FILM ADDED. SIGN INSTALLED WITH STAINLESS STEEL HARDWARE PER SEC 14, 14.02.

LEGEND

TYPE II 24'-0" ARROW (LF/RT)



TYPE III 24'-0" ARROW (LT/RT)



TYPE IV 8'-0" ARROW (LT/RT)



USE THERMOPLASTIC BIKE LEGEND UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH CITY FOR USE OF THE CITY'S BIKE LEGEND STENCIL.



EXISTING SIGN ON POLE



NEW ROADSIDE SIGN & POLE



RELOCATE ROADSIDE SIGN



STRIPE CHANGE



MARKING PER CITY STD 1445



GREEN BIKE LANE SYSTEM



MARKING PER CALTRANS STD PLAN A24D



MARKING PER CALTRANS STD PLAN A24D



MARKING PER CALTRANS STD PLAN A24D



STRIPING & SIGNAGE

- 1 STOP BAR AND STOP MARKING PER DETAIL 1 ON SHEET PD-9.
- 2 STANDARD CROSSWALK STRIPING PER DETAIL 2 ON SHEET PD-9.
- 3 HIGH VISIBILITY CROSSWALK STRIPING PER DETAIL 3 ON SHEET PD-9.
- 4 RED CURB PAINT
- 5 YIELD MARKINGS PER MUTCD FIGURE 3B-16
- 6 4" WHITE STRIPE AT 45' AT 24' INTERVALS
- 7 BICYCLE LOOP DETECTOR MARKING PER MUTCD FIGURE 9C-7
- 8 PLACE THERMOPLASTIC STRIPE, PER CALTRANS STANDARD PLANS, 2010 EDITION, PLAN A20A, A20B, A20C, AND A20D.

BEN|EN

TRUSTED ENGINEERING ADVISORS

CIP 19-05

MATMOR ROAD & E. GUM
AVENUE REHABILITATION
PAVEMENT DELINEATION PLAN
STA "G"100+40 to STA "G"109+50

BENCH MARK:
ELEVATION: 56.49 DATUM: NAVD 88

DESCRIPTION:
N 22 "FD.2" DISK IN MON. WELL AT THE
INTERSECTION OF E. GIBSON RD. AND MATMOR RD."

City of Woodland
APPROVED BY: BRENT MEYER
CITY ENGINEER
DATE: 03/24/22

BY: LIZETTE MARTINEZ
PROJECT ENGINEER

SCALE:
HORIZ. 1"=20' VERT. N/A
DATE: 03/24/22

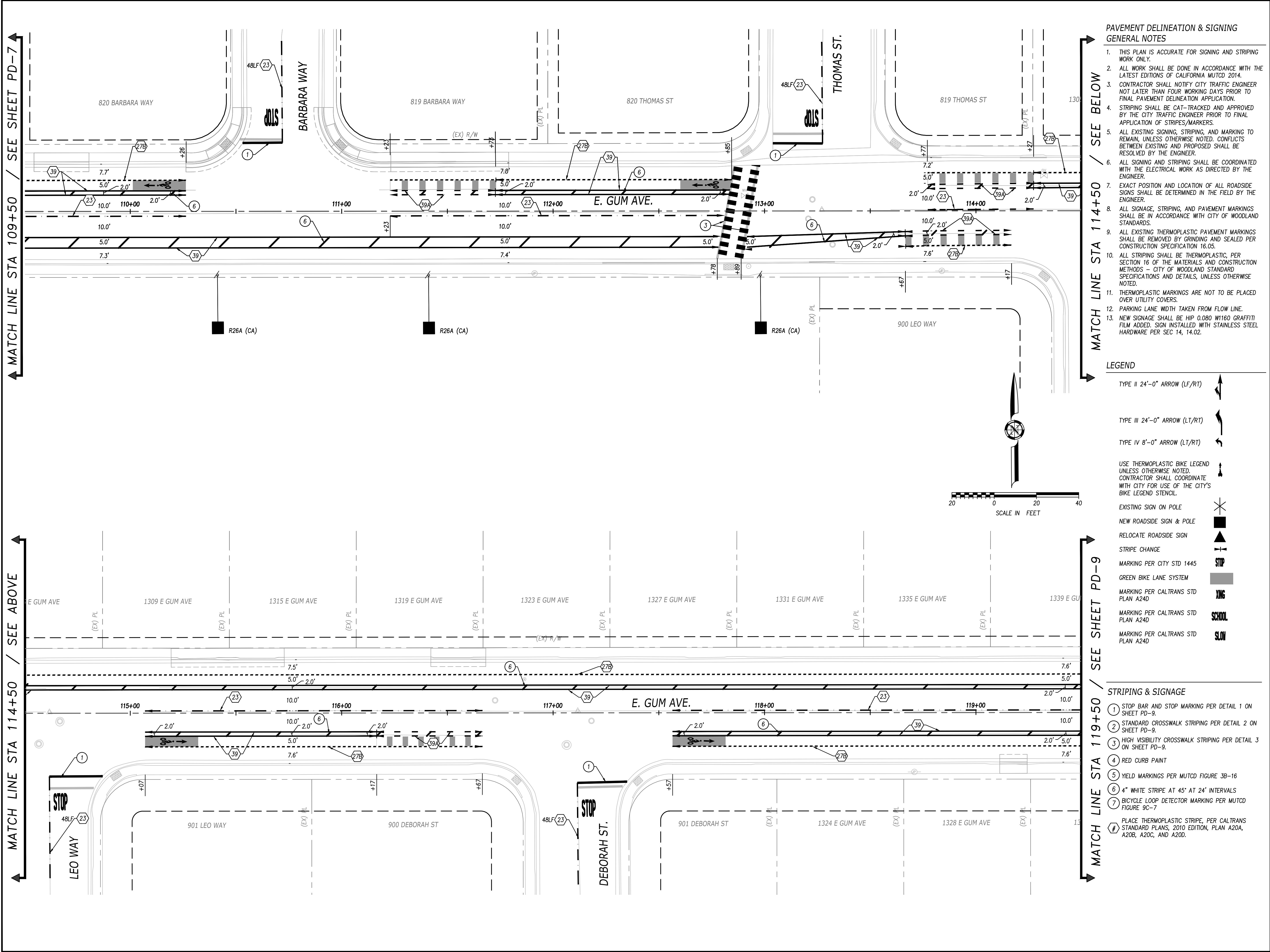
DESIGNED BY: L.MARTINEZ
DRAWN BY: A.OROZCO-R
REVIEWED BY: J.RENTERIA
FILE: 19327-02_07- PD-1- PAVEMENT DELINEATION.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

PD-7

SHEET 30 OF 43

LogIn Name: lmartinez 2022 - 6:00 pm
File Name: P:\Proj\19327-02-Woodland-Matmor Road & E. Gum Avenue Improvements\03-PLANS\MASTERS SHEETS\19327-02_07- PD-1- PAVEMENT DELINEATION.dwg
XREFS: BDR-19327-02_V_24x36 | 19327-03_XR-TPOC | 19327-02_XR-BASEMAP | 19327-02_XR-SITE



PAVEMENT DELINEATION & SIGNING
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13. NEW SIGNAGE SHALL BE HIP 0.080 W1160 GRAFFITI FILM ADDED. SIGN INSTALLED WITH STAINLESS STEEL HARDWARE PER SEC 14, 14.02.

LEGEND

- TYPE II 24'-0" ARROW (LF/RT)
- TYPE III 24'-0" ARROW (LT/RT)
- TYPE IV 8'-0" ARROW (LT/RT)
- USE THERMOPLASTIC BIKE LEGEND UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH CITY FOR USE OF THE CITY'S BIKE LEGEND STENCIL.
- EXISTING SIGN ON POLE
- NEW ROADSIDE SIGN & POLE
- RELOCATE ROADSIDE SIGN
- STRIPE CHANGE
- MARKING PER CITY STD 1445
- GREEN BIKE LANE SYSTEM
- MARKING PER CALTRANS STD PLAN A240
- MARKING PER CALTRANS STD PLAN A240
- MARKING PER CALTRANS STD PLAN A240

STRIPING & SIGNAGE

1. STOP BAR AND STOP MARKING PER DETAIL 1 ON SHEET PD-9.
 2. STANDARD CROSSWALK STRIPING PER DETAIL 2 ON SHEET PD-9.
 3. HIGH VISIBILITY CROSSWALK STRIPING PER DETAIL 3 ON SHEET PD-9.
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 5. YIELD MARKINGS PER MUTCD FIGURE 3B-16
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BEN|EN

TRUSTED ENGINEERING ADVISORS

CIP 19-05

MATMOR ROAD & E. GUM
AVENUE REHABILITATION
PAVEMENT DELINEATION PLAN
STA "G"109+50 to STA "G"119+50

BENCH MARK:
ELEVATION: 56.49 DATUM: NAVD 88
DESCRIPTION:
N 22 "FD.2" DISK IN MON. WELL AT THE
INTERSECTION OF E. GIBSON RD. AND MATMOR RD."

City of Woodland
APPROVED BY:
BRENT MEYER
CITY ENGINEER
DATE: 03/24/22

BY:
LIZETTE MARTINEZ
PROJECT ENGINEER

SCALE:
HORIZ. 1"=20' VERT. N/A
DATE: 03/24/22

DESIGNED BY: L.MARTINEZ
DRAWN BY: A.OROZCO-R
REVIEWED BY: J.RENTERIA
FILE: 19327-02_07- PD-1- PAVEMENT DELINEATION.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

PD-8

SHEET 31 OF 43

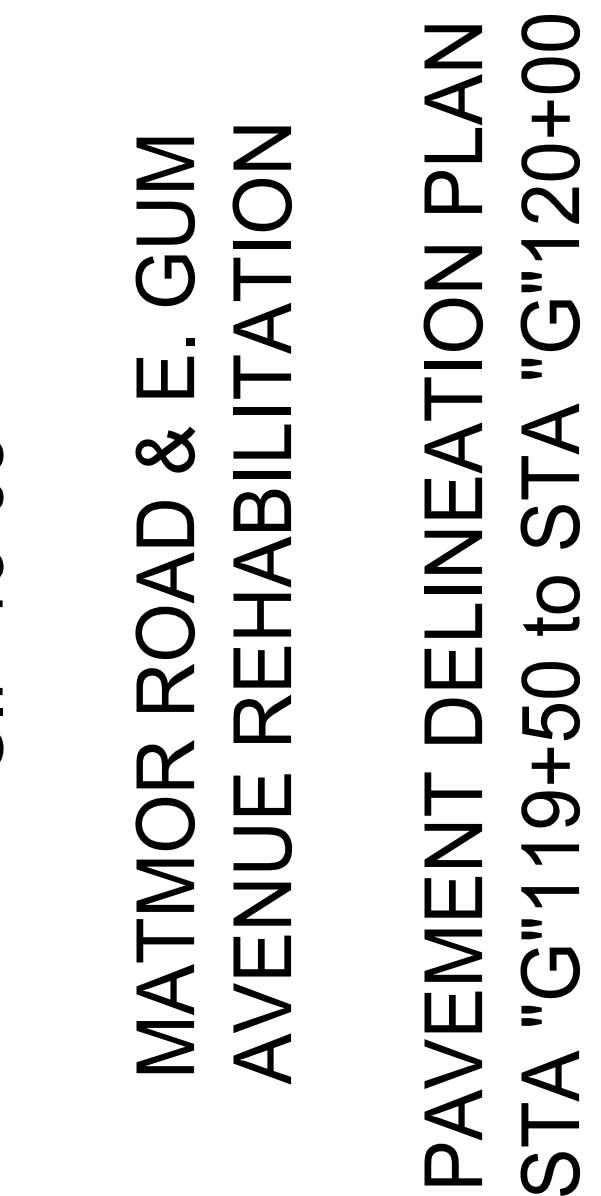


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TYPE II 24'-0" ARROW (LF/RT)	
TYPE III 24'-0" ARROW (LT/RT)	
TYPE IV 8'-0" ARROW (LT/RT)	
USE THERMOPLASTIC BIKE LEGEND UNLESS OTHERWISE NOTED.	
CONTRACTOR SHALL COORDINATE WITH CITY FOR USE OF THE CITY'S BIKE LEGEND STENCIL.	
EXISTING SIGN ON POLE	
NEW ROADSIDE SIGN & POLE	
RELOCATE ROADSIDE SIGN	
STRIPE CHANGE	
MARKING PER CITY STD 1445	
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MARKING PER CALTRANS STD PLAN A24D	
MARKING PER CALTRANS STD PLAN A24D	
MARKING PER CALTRANS STD PLAN A24D	

- ① STOP BAR AND STOP MARKING PER DETAIL 1 ON SHEET PD-9.
- ② STANDARD CROSSWALK STRIPING PER DETAIL 2 ON SHEET PD-9.
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- ⑤ YIELD MARKINGS PER MUTCD FIGURE 3B-16
- ⑥ 4" WHITE STRIPE AT 45° AT 24" INTERVALS
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⑧ PLACE THERMOPLASTIC STRIPE, PER CALTRANS STANDARD PLANS, 2010 EDITION, PLAN A20A, A20B, A20C, AND A20D.



BENCH MARK:
ELEVATION: 56.49 DATUM: NAVD 88
DESCRIPTION:
N 22 "FD.2" DISK IN MON. WELL AT THE
INTERSECTION OF E. GIBSON RD. AND MATMOR RD."

BY:  Lizette Martinez
LIZETTE MARTINEZ
PROJECT ENGINEER

SCALE:
HORIZ. 1"=20' VERT. N/A
DATE: 03/24/22

DESIGNED BY: L.MARTINEZ
DRAWN BY: A.OROZCO-R
REVIEWED BY: J.RENTERIA
FILE: 19327-02_07- PD-1- PAVEMENT DELINEATION.dwg

[illegible]

SHEET 32 OF 43



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.15
SUBJECT: List of Projects for FY 22/23 Funded by SB1 RMRA

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, adopting a list of projects for FY 22/23 funded by SB1 Road Maintenance and Rehabilitation Account (RMRA) funds.

Staff Contact:

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

Fiscal Impact:

In fiscal year 22/23, the City will receive an estimated \$1,389,973 from the Road Maintenance and Rehabilitation Account (RMRA) created by Senate Bill 1 (SB1), the Road Repair and Accountability Act of 2017. The list of projects that are funded in-part or solely with FY 22/23 RMRA revenue are included in the current Capital Budget. Due to SB1 funding requirements, staff will return annually (prior to July 1 each year) to establish the City's priority for receipt of RMRA funding.

The projected revenue to the City of Woodland for the first ten years of SB1 RMRA is just over \$16 million.

There is no impact to the General Fund.

Background:

In April 2017, Senate Bill 1 (SB1) was passed by the Legislature and signed into law by Governor Jerry Brown to address the significant funding shortfall for road maintenance and repair in the state. The bill includes funding for State transportation infrastructure, public transportation and cities and counties. The bill includes annual accountability provisions for cities and counties that ensure the community has access to information on projects proposed for SB1 funding and requirements to report on actual funding expenditures. Beginning in November 2017, the State Controller began depositing SB1 funding into the RMRA, a portion of which is distributed by formula directly to cities and counties.

For the City of Woodland to continue receiving its allocation, the City must annually adopt a list of projects that will be funded in-part or solely with the following fiscal year's RMRA revenues. Additionally, Staff submits project details and budget documentation to the CTC by July 1 each year for verification of compliance with SB1 requirements. The process of adopting a list of RMRA funded projects included in the Capital Budget and reporting to the CTC is an annual requirement of SB1 funding.

Discussion:

The estimated RMRA revenue for FY 22/23 is \$1,389,973.

The following is the previously adopted list of projects (identified in the current Capital Budget) that may also utilize FY 22/23 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects, the City is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

- CIP #13-05: East Main Street Improvement Project
- CIP #19-05: 2020 Road Rehabilitation Project – Matmor Road & E. Gum Avenue
- CIP #20-01: Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street

- CIP #20-08: W. Gibson Road Rehabilitation Project – West Street to CR 98

The annual submittal of project details to the CTC does not preclude the City from amending the funded projects to align with City needs and priorities as long as all projects are consistent with RMRA priorities and are eligible road maintenance and rehabilitation projects.

SB1 funding has a requirement that funded projects be identified in the City's Capital Improvement Budget and Council adopt the list of RMRA funded projects each year. However, the City is only required to identify one year at a time. Thus, the current Council action for adopting a project list funded by RMRA only addresses the upcoming fiscal year. Future year's project funding shown in the project budget is for informational purposes and will be appropriated annually as the SB1 funding is received.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, adopting a list of projects for FY 22/23 funded by SB1 Road Maintenance and Rehabilitation Account (RMRA) funds.

Prepared by: Diana Ayón, Senior Associate Civil Engineer

Reviewed by: Brent Meyer, CDD Director/City Engineer



Ken Hiatt
City Manager

Attachments:

1. Resolution
2. CIP Sheets

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO
ADOPT A LIST OF PROJECTS FOR FY 22/23 FUNDED BY SB1: THE ROAD REPAIR
AND ACCOUNTABILITY ACT OF 2017**

WHEREAS, Senate Bill 1 (SB1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure residents are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City adopts a Capital Budget which includes all projects to receive funding from Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which includes a description and the location of each proposed project; and

WHEREAS, the City will receive an estimated \$1,389,973 in RMRA funding in Fiscal Year 2022/23 from SB1; and

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

Section 1. The City Council hereby adopts the following previously proposed and adopted list of projects that may also utilize FY 22/23 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

- CIP #13-05: East Main Street Improvement Project
 - The estimated useful life of the project is 7-10 years.
 - Construction started in July 2021, with completion anticipated in July 2022.
- CIP #19-05: 2020 Road Rehabilitation Project – Matmor Road & E. Gum Avenue
 - The estimated useful life of the project is 15-20 years.
 - Start construction in June 2022, with completion anticipated in December 2023.
- CIP #20-01: Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street
 - The estimated useful life of the project is 15-20 years.
 - Construction started in July 2021, with completion anticipated in December 2022.
- CIP #20-08: W. Gibson Road Rehabilitation Project – West Street to CR 98
 - The estimated useful life of the project is 15-20 years.
 - Construction started in July 2021, with completion anticipated in December 2022.

PASSED AND ADOPTED this 7th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:
ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name: East Main Street Improvement Project **Project Proponent:** Katie Wurzel
Project #: 13-05 **Project Manager:** Diana Ayon
MPFP:
Funding Source(s): Fund 351- Transportation Grants **User Department:** Community Development
 Fund 361 - RMRA
 Fund 210 - Water Enterprise

Prior Year Allocation	Project Costs			
	Fund 351- Transportation Grants	Fund 361 - RMRA	Fund 210 - Water Enterprise	Fund 220 - Sewer
	\$2,956,000	\$0	\$0	\$0
<u>Fiscal Year</u>				
2020-21	\$0	\$369,000	\$50,000	\$50,000
2021-22	\$3,046,000	\$1,000,000	\$0	\$0
2022-23	\$0	\$300,000	\$0	\$0
2024-25	\$0	\$0	\$0	\$0
2025-26	\$0	\$0	\$0	\$0
Subtotal	<u>\$6,002,000</u>	<u>\$1,669,000</u>	<u>\$50,000</u>	<u>\$50,000</u>
TOTAL	<u>\$7,771,000</u>			
Cost Estimate	Pre-Design/Environmental/Studies			<u>\$0</u>
By Category:	Design Costs:			<u>\$550,000</u>
	Construction Costs:			<u>\$7,221,000</u>
	Land Acquisition:			<u>\$0</u>

ABOUT THE PROJECT:

Project Description: Project will install bike lanes on Main Street and curb and 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.

Justification Project is consistent with the Bicycle Transportation Plan and is needed to improve intra city bikeways, which are required before support will be given for the Woodland-Davis bikeway. Project also improves the blighted entrance to downtown and screens the railroad tracks along Main Street

Pertinent Issue: Project will improve bicycle interconnectivity of Woodland by providing bke lanes on Main Street between Pioneer Avenue and East Street. Project will also enhance the appearance of East Main Street. Some of the 351 funding comes from de-programming of the I-5/SR 113, \$1.08 M from SACOG Bike/Ped & local/regional grant. Construction is delayed until 2017/18 to match SACOG funding availability. \$100,000 was awarded from a Community Design SACOG Grant in the FY16 funding cycle. The City received \$265,000 of SHOPP funding from Caltrans for improvements on the I-5 On-ramp that will be constructed with the project.

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name: Matmor Rd & E. Gum Ave Rehab (2020 Road Rehabilitation)

Project Proponent: Katie Wurzel

Project #: 19-05

Project Manager: TBD

MPFP:

Funding Source(s): Fund 361 - RMRA
Fund 507 - Measure "F"
Fund 506 - Measure "E"

User Department: Public Works

	Project Costs				
	Fund 361 - RMRA	Fund 507 - Measure "F"	Fund 506 - Measure "E"	Fund 220 - Sewer	Fund 210 Water
Prior Year Allocation	\$5,000	\$0	\$0	\$0	
Fiscal Year					
2020-21	\$731,000	\$1,416,000	\$2,453,000	\$0	
2021-22	\$700,000	\$0	\$500,000	\$0	
2022-23	\$260,000	\$0	\$0	\$100,000	\$100,000
2024-25	\$1,300,000	\$500,000	\$0	\$0	
2025-26	\$1,400,000	\$1,100,000	\$0	\$0	
Subtotal	<u>\$4,396,000</u>	<u>\$3,016,000</u>	<u>\$2,953,000</u>	<u>\$100,000</u>	<u>\$100,000</u>
TOTAL	<u>\$10,465,000</u>				

Cost Estimate Pre-Design/Environmental/Studies \$100,000

By Category: Design Costs: \$500,000

Construction Costs: \$9,965,000 **\$10,065,000**

Land Acquisition: \$0

ABOUT THE PROJECT:

Project Description: Project will rehabilitate Matmor Road from E. Main Street to Gibson Road and Gum Avenue from East Street to Matmor Road. Improvements include rehabilitation of the existing asphalt roadway, repair of damaged curb, gutter and sidewalk as needed and improvements to ADA access at intersections within the corridors. The project will widen and improve delineation of the existing bike lanes to encourage bicycle transportation to nearby shopping centers and elementary schools within the project area. The estimated useful life of the project is 15-20 years.

Justification Matmor Road and Gum Avenue are known to be failing and are identified in the City's Pavement Management System as having PCI less than or equal to 55. The roadways are both corridors that carry significant local and regional vehicular traffic as well as local bicycle traffic accessing adjacent neighborhoods, shopping centers, schools, parks and the Yolo County Fairgrounds.

Pertinent Issue: The project will repair existing failing roadways within the City. Work will be coordinated with major utility repair work to maximize cost efficiencies for the road and utility programs. Revenue projections for RMRA are as follows: FY18: \$325,000 (actual received \$349,323), FY19: \$900,000 (actual received \$1,108,104), FY20: \$1 million, FY21: \$1.14 million. This project will likely begin construction in FY23 and conclude in FY24. This allows adequate revenue to build project in its entirety.

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name: Gibson Road Bicycle/Pedestrian Mobility Project - East to West Street
Project Proponent: Katie Wurzel
Project #: 20-01
Project Manager: Diana Ayon
MPFP:
Funding Source(s): Fund 351- Transportation Grants
Fund 507 - Measure "F"
Fund 361 - RMRA
User Department: Community Development

Prior Year Allocation	Project Costs					Fund 210 Water	Fund 220 Sewer
	Fund 351- Transportation Grants	Fund 507 - Measure "F"	Fund 361 - RMRA	Fund 506 - Measure "E"			
	\$0	\$0	\$500,000	\$0			
<u>Fiscal Year</u>							
2020-21	\$3,933,000	\$1,700,000	\$0	\$0		\$210,000	\$100,000
2021-22	\$0	\$60,000	\$0	\$1,063,617			
2022-23	\$0	\$0	\$640,000	\$0			
2024-25	\$0	\$0	\$0	\$0			
2025-26	\$0	\$0	\$0	\$0			
Subtotal	<u>\$3,933,000</u>	<u>\$1,760,000</u>	<u>\$1,140,000</u>	<u>\$1,063,617</u>		<u>\$210,000</u>	<u>\$100,000</u>
TOTAL	<u>\$7,896,617</u>						
Cost Estimate	Pre-Design/Environmental/Studie		\$10,000				
By Category:	Design Costs:		\$590,000				
	Construction Costs:		\$7,606,617		\$7,916,617		
	Land Acquisition:		\$0				

ABOUT THE PROJECT:

Project Description: 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.

Justification Part of the on-going pavement rehabilitation program.

Pertinent Issue: Project was awarded grant funding through the 2018 SACOG Local Regional Funding round. State/Federal funding source has yet to be determined. The total grant amount is \$3.933 M. Grant match will be \$1.7M of MSF funding.

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name: W. Gibson Road Safe Routes to School -
West Street to CR 98

Project Proponent: Katie Wurzel

Project #: 20-08

Project Manager: Diana Ayon

MPFP:

Funding Source(s): Fund 351- Transportation Grants
Fund 361 - RMRA
Fund 506 - Measure "E"

User Department: Public Works

	Project Costs					
	Fund 351- Transportation Grants	Fund 361 - RMRA	Fund 506 - Measure "E"	Fund 507 - Measure "F"	Fund 210 Water	Fund 220 Sewer
Prior Year Allocation	\$600,000	\$77,700	\$0	\$0		
Fiscal Year						
2020-21	\$3,216,000	\$1,200,000	\$300,000	\$0	\$50,000	\$50,000
2021-22	\$0	\$0	\$0	\$210,000		
2022-23	\$0	\$0	\$0	\$550,000		
2024-25	\$0	\$0	\$0	\$0		
2025-26	\$0	\$0	\$0	\$0		
Subtotal	<u>\$3,816,000</u>	<u>\$1,277,700</u>	<u>\$300,000</u>	<u>\$760,000</u>	<u>\$50,000</u>	<u>\$50,000</u>
TOTAL	<u>\$6,153,700</u>					

Cost Estimate Pre-Design/Environmental/Studie \$0
By Category: Design Costs: \$677,700
 Construction Costs: ~~\$4,916,000~~ \$5,016,000
 Land Acquisition: \$0

ABOUT THE PROJECT:

Project Description: Project will rehabilitate the pavement on W. Gibson Road between West Street and CR 98. Improvements include pavement rehabilitation, improved bike lanes, narrowed travel lanes, sidewalk repairs, ADA ramps, signal improvements, road diet and a pedestrian actuated lighted crossing at California.

Justification The pavement on Gibson Road is failing beyond maintenance levels.

Pertinent Issue: Project was awarded grant funding through the 2018 and 2019 SACOG funding rounds and received a total State/Federal grant amount of \$3,816,000.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.16
SUBJECT: Final Acceptance and Notice of Completion for the 2021 Sewer and Water Repair and Replacement Project, CIP 20-14

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, accepting the construction contract for the 2021 Sewer and Water Repair and Replacement Project, CIP 20-14, with Wahlund Construction, Inc., as complete and authorizing the City Clerk to file a Notice of Completion.

Staff Contact:

Mark Miller, Associate Engineer - (530) 661-5968; mark.miller@cityofwoodland.org

Fiscal Impact:

The authorized contract amount with Wahlund Construction, Inc. is \$4,264,778.50 with an approved contingency amount of \$526,478. Three change orders have been executed in a total amount of \$408,754.33, which results in a total construction contract of \$4,673,532.83.

The project has an authorized total budget of \$5,550,000 funded through Water Enterprise (\$2,900,000) and Sewer Enterprise (\$2,650,000) Funds. All work was completed within the authorized project budget.

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

Background:

In addition to repairing defects in the existing sewer infrastructure along Gum and Marshall Avenues, the Project (CIP 20-14) was scoped as a continuance of the sewer trunk interceptor installed with CIP 20-07, the 2020 Sewer and Water Repair and Replacement Project. This new interceptor sewer is the result of a multi-year capacity reallocation project designed to transfer flows from the Beamer Trunk Sewer to the Gibson Trunk Sewer and to repair existing sewer deficiencies further upstream on Pendegast Street. Construction of the new, deeper sewer will finish in the 2022 Sewer and Water Repair and Replacement Project, CIP 21-01.

Approximately 2,800 feet of mainline sewer was installed by the 2021 Project, including 15 new manholes, 44 new service laterals and 150 feet of mainline installed within a steel casing pipe beneath the Union Pacific Railroad tracks at the intersection of Gum Avenue and East Street. The pre-existing, deficient sewer system installed in 1917 was abandoned in place once the new mainline was connected, tested and made live. Concurrent with the sewer work, just over 6,000 linear feet of mainline water pipe was replaced by the Project, thereby eliminating a portion of the antiquated system of 2-inch diameter cast iron water mains which are located behind sidewalks. These 2-inch mains are notorious for problems such as breaks and leaks as they are buried shallow enough to be subject to diurnal fluctuations in temperature and can be disturbed by homeowner's yard improvements. The Project constructed new 8-inch diameter mains in the street and connected adjacent residences with new polyethylene services that deliver more reliable water pressure and uninterrupted water service for 79 residences.

In anticipation of an upcoming road project on Matmor Road and E. Gum Avenue, CIP 20-14 was originally designed to include the necessary water repairs on E. Gum between East and Thomas Streets to replace aging infrastructure before the road is reconstructed. After design of CIP 20-14 was complete and the Project had started construction, staff identified additional water and sewer repairs on Matmor Road that were added to the contract with Wahlund Construction to resolve conflicts with the upcoming road project.

Discussion:

Three change orders for CIP 20-14 have been executed to date in the amount of \$408,754.33. The first change order compensated the contractor for scope changes and plan revisions related to encountering unidentified electrical conduits in Gum Avenue, which required an extension of the bore and jack operation beneath the Union Pacific Railroad, as well as extra work when unforeseen subsurface conflicts were encountered constructing the water main. The second change order was for water and sewer infrastructure replacement on Matmor Road and E. Gum Avenue in order to lower these utilities to a sufficient depth where they would no longer be in conflict with the upcoming road reconstruction project, CIP 19-05. The final change order accounts for additional work above the original bid amounts (primarily extra asphalt paving) and compensating the contractor for excavation and construction of new road base along Marshall Avenue where asphalt paving was encountered directly on native clay soil. The total change order amount is \$408,754.33, which is \$117,723.67 less than the authorized construction contract contingency. A breakdown of project expenditures is enumerated in the table below:

Construction Contract	\$4,264,779
Project Design	\$289,060
Change Orders	\$408,754
Total Construction Cost	\$4,962,593
Project Management and Staff Time	\$110,973
Construction Inspection	\$309,847
Railroad Pipeline Licensing	\$1,510
Total Project Cost	\$5,384,923
Total Project Budget	\$5,550,000

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, accepting the construction contract for the 2021 Sewer and Water Repair and Replacement Project, CIP 20-14, with Wahlund Construction, Inc., as complete and authorizing the City Clerk to file a Notice of Completion.

Prepared by: Mark Miller, Associate Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer
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 TO ACCEPT THE 2021 SEWER AND WATER REPAIR AND REPLACEMENT PROJECT, CIP 20-14, CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

WHEREAS, the City Council approved the plans and specifications for the 2021 Sewer & Water Repair & Replacement Project, CIP 20-14 (the “Project”) and authorized advertisement for bids on December 1, 2020; and the City of Woodland advertised for bids on January 6, 2021; and

WHEREAS, the City Council approved Resolution 7650 on February 16, 2021, to execute a construction contract with Wahlund Construction, Inc., in the amount of \$4,264,778.50 and approved a 10% construction contingency (\$426,478) for the Project with a total project budget of \$5,550,000; and

WHEREAS, the City Council approved Resolution 7852 on February 15, 2022, to increase the available construction contingency to \$526,478 for a total contract amount of up to \$4,791,256.50; and

WHEREAS, the construction of the Project began on April 26, 2021 and was completed on May 13, 2022.

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

Section 1. The City Council hereby accepts the 2021 Sewer & Water Repair & Replacement Project, CIP 20-14 as complete.

Section 2. The City Council hereby authorizes the City Clerk to file a Notice of Completion for the 2021 Sewer & Water Repair & Replacement Project, CIP 20-14.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 7th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.17
SUBJECT: Public Improvement Loan Agreement - Courtyard by Marriott and Hilton Home2 Suites

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving a General Fund appropriation (101) of \$500,000 and authorizing the City Manager to enter into a Public Improvement Loan Agreement with Woodland Partners I, LLC.

Staff Contact:

Erika Bumgardner, Business Development Liaison, (530) 661-5886, erika.bumgardner@cityofwoodland.org

Fiscal Impact:

There is a short-term fiscal impact on the City as a result of the recommended action to provide a \$500,000 Public Improvement Loan from the General Fund to Woodland Partners I, LLC. The loan will be used for the completion of off-site public improvements associated with the construction of two hotel projects, Courtyard by Marriot and Hilton Home2 Suites, at E. Main Street and Douglas Lane. The loan will be paid back to the City in full, within ten years by Woodland Partners. The gap financing that the loan provides will result in the long-term generation of Transient Occupancy Tax from the two new hotels as well as sales and property tax; revenue that the City would not otherwise receive. The combined annual TOT revenue from both hotels is expected to exceed \$600,000 within 24 months of project completion/operation. Additionally, the City will receive over \$1.7 million in Development Impact Fees.

Background:

In November 2018, the City of Woodland approved a Zoning Administrator Permit for two hotels located at 1981 E. Main Street and 441 Douglas Lane, including an 83-room, 4-story Courtyard by Marriott and a 98-room, 4-story Hilton Tru. Following approval, the applicant requested a modification to the Courtyard plans to add an additional 26 rooms and increase the building height from four to five stories. Additionally, the Hilton Tru brand was modified to an extended stay Hilton Home2 Suites. In each case, city staff assessed the modification for consistency with the General Plan, Zoning Code and Zoning Administrator Permit and found the requested changes to be in substantial conformance with the original approval.

The hotels, anticipated to break ground in Summer 2022, will be located at the southeast corner of E. Main Street and Douglas Lane and at the northeast corner of Hays and Douglas Lanes respectively, in the Regional Commercial/Light Industrial Flex Overlay Zone. In November 2021, City Council approved a Fee Deferral Agreement with Woodland Partners I and II, LLC and Woodland Lodging for the hotel projects. The agreements defer development impact fees for five years from project completion at 3.5 percent interest.

Discussion:

Significant infrastructure and on- and off-site civil improvements are required with the construction of the Courtyard by Marriot and Hilton Home2 Suites projects. Public improvements include: extension of the existing E. Main Street center median to prohibit left turn movements onto E. Main Street from Douglas Lane; E. Main and Douglas Lane intersection improvements; landscape and irrigation replacement and enhancements within the existing and expanded median on E. Main Street; and the installation of full sidewalk/curb/gutter and street lights along E. Main Street, Douglas and Hays Lanes, bordering the project site. The sidewalk improvements will extend just past the project property boundary to connect with existing sidewalk improvements to the east along E. Main Street and Hays Lane. The sidewalk improvements will complete this

public amenity along the entirety of the block to CR102.

Current labor, materials and construction costs have made it difficult for businesses to secure bank loans to cover project costs without substantial up-front financial commitment from the business owner. The project owner in this case is investing significant capital toward securing the loan, in addition to funds already spent securing the 3.5-acre project site, project entitlements and building and civil improvement plans. However, additional support is requested of the City, specifically for the completion of off-site public improvements to fill a remaining gap in early phase project financing.

City staff recommends that the City Council approve a \$500,000 Public Improvement Loan to help fill this gap, to allow the owner to secure their bank loan and enable the project to successfully break ground as early as Summer 2022. The loan would go toward project improvements that benefit the broader public, including sidewalk and lighting installation, vehicle safety improvements along E. Main Street through median and intersection improvements at E. Main and Douglas Lane, and median landscape enhancements which will visually enhance this gateway intersection (E. Main and CR102).

The recommended Public Improvement Loan Agreement is structured to be paid back in full over a ten-year period from project completion at three percent interest. However, it is anticipated that the General Fund loan will be offset within one to three years of project completion through Transient Occupancy Tax (TOT) revenue to the city, as well as increased sales and property tax. Based on prior years TOT revenue assessment of similarly sized hotels in Woodland, it is anticipated that each hotel, Courtyard and Home2 Suites, will generate over \$300,000 in annual TOT revenue. This is new revenue for the city that would more than offset the initial loan amount within a short period of time.

The owner/developer owns and manages the successful Fairfield Inn and Suites hotel located on Freeway Drive, completed in 2016. Woodland Partners I, LLC wishes to move forward with Courtyard and Home2 Suites in Woodland, bringing vitality to a longstanding vacant and unattractive site at E. Main Street and Hays and Douglas Lanes, just west of CR102. The Public Improvement Loan Agreement includes a Deed of Trust and Promissory Note secured against the well-established Fairfield Inn and Suites hotel, providing the City with payment security in the event of any issues with future loan repayment. Should the two new hotels not move forward, the loan will be reimbursed in full to the City.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving a General Fund (101) appropriation of \$500,000 and authorizing the City Manager to enter into a Public Improvement Loan Agreement with Woodland Partners I, LLC.

Prepared by: Erika Bumgardner, Business Development Liaison

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



Ken Hiatt
City Manager

Attachments:

1. RESOLUTION Public Improvement Loan Agreement

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING A GENERAL FUND (101) APPROPRIATION OF \$500,000 AND
AUTHORIZING THE CITY MANAGER TO ENTER INTO A LOAN AGREEMENT
WITH WOODLAND PARTNERS I LLC FOR PUBLIC OFF-SITE IMPROVEMENTS
ASSOCIATED WITH THE DEVELOPMENT OF THE COURTYARD BY MARRIOTT
AND HILTON HOME2 SUITES HOTELS IN WOODLAND**

WHEREAS, Woodland Partners I, LLC have received all needed entitlements and approvals for the Courtyard by Marriott and Hilton Home2 Suites hotels; and

WHEREAS, Woodland Partners I and Woodland Partners II own undeveloped 1.9 and 1.6 acre parcels (APN 027-310-064 and 027-310-068) that they wish to develop with two new hotels: a 109-room Courtyard by Marriott and a 95-room Hilton Home2 Suites; and

WHEREAS, the new hotels will bring vitality to an underutilized development site within the City of Woodland, providing additional visitor amenities as well as local jobs; and

WHEREAS, the new hotels will result in positive fiscal impacts to the city in the form of increased property, sales and transient occupancy tax; and

WHEREAS, under the terms of the Agreement, the loan will be repaid over a ten (10) year period at 3 percent interest. The first payment will be due twelve months from the date of issuance of the certificate of occupancy on both hotels; and

WHEREAS, Woodland Lodging, a limited liability company that is owned and controlled by the same managing member as Woodland Partners I, LLC, is the owner of the Fairfield Inn and Suites located on Freeway Drive, and desires that the Fairfield Inn and Suites property be offered as security for the loan agreement; and

WHEREAS, the loan agreement will therefore be secured by execution of a promissory note by both Woodland Partners I, LLC and Woodland Lodging and a deed of trust secured by the Fairfield Inn and Suites property and executed by Woodland Lodging; and

WHEREAS, the hotel projects, including off-site public improvements, are exempt from the provisions of CEQA as the projects are considered Class 32 In-Fill Development (CEQA Guidelines §15332).

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

Section 1. Approves an appropriation of \$500,000 from General Fund (101) reserves to the Economic Development Budget; and

Section 2. Authorizes the City Manager to execute a Loan Agreement with Woodland Partners I, LLC to provide up to \$500,000 toward public, off-site improvements associated with the construction of the Courtyard by Marriott and the Hilton Home2 Suites hotels in Woodland.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 7th day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega
Mayor

ATTEST:

Ana B. Gonzalez
City Clerk

Ethan Walsh
City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.18
SUBJECT: Purchase of Magnesium Hydroxide with Hill Brothers Chemical Company

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, which authorizes the City Manager to purchase magnesium hydroxide under contract #000804 with Hill Brothers Chemical Company for a total of \$246,000 in FY22 and \$254,000 in FY23.

Staff Contact

Shane Carlsen, Treatment Plant Superintendent, (530)661-2054, shane.carlsen@cityofwoodland.org.

Fiscal Impact

These purchases can be accommodated within the department budget by postponing other item purchases. No additional funds are being requested at this time for FY22 and FY23. The purchase will be funded entirely from the Sewer enterprise fund. Staff will request additional allowances in future budgets to ensure sustainable maintenance and operation of the facility.

Background

Groundwater and surface water differ in Ph, and as the City changes its water supply, the transition has an effect on the effluent chemistry. The biological treatment process can only occur within a range of Ph values, so magnesium hydroxide (MgOH) is added to bring the effluent chemistry into the proper range. After evaluating a variety of MgOH products, staff selected the MgOH manufactured by Hill Brothers based on its reliable quality, local production and price. The company also provides diagnostic services and support to ensure the dosage is effective and efficient. In October of 2019, the City entered into contract #00804.

Discussion

The 2019 multi-year contract with Hill Brothers Chemical includes a not-to-exceed annual price increase of 3%. The volume of MgOH that the WPCF requires to meet NPDES discharge standards has increased, and fluctuates with changes in the source water Ph. While the contract does not quantify the amount of MgOH the WPCF will purchase, the resolution did contain a dollar value based on an estimated quantity of consumption, and that determined the purchase authority. The plant will exceed that estimated quantity this year, and staff is requesting additional spending authority for FY22 as well as the spending authority necessary to purchase the MgOH estimated to provide treatment in FY23. The increase in cost for the purchase of the additional MgOH will be approximately \$60,000 per year.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to increase and execute the purchase of magnesium hydroxide from Hill Brothers Chemical Company in an amount not-to-exceed \$246,000.00 for FY22 and \$254,000 for FY23.

Prepared by: Shane Carlsen, Treatment Plant Superintendent

Reviewed by: Craig Locke, Public Works Director

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. 22.05.26 Hill Brothers_Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND GRANTING
THE CITY MANAGER AUTHORITY TO PURCHASE MAGNESIUM HYDROXIDE USING
CONTRACT #00804 WITH HILL BROTHERS CHEMICAL COMPANY, IN AN AMOUNT OF
\$246,000.00 FOR FY22 AND FOR \$254,000 FOR FY23**

WHEREAS, adding alkalinity to the City's wastewater controls the PH level and maintains a healthy environment for the treatment plant biology to grow and thrive and maintain acceptable final effluent quality.

WHEREAS, using alkalinity chemicals is a required step in the wastewater treatment process at the City's Water Pollution Control Facility (WPCF), which governed by the City's National Pollutant Discharge Elimination System (NPDES) permit administered by the Regional Water Quality Control Board.

WHEREAS, the magnesium hydroxide provided by Hill Brother Chemical Company has been proven successful in providing the proper environment for the biologic treatment process at the City WPCF

WHEREAS, Hill Brother Chemical Company staff also provides support for City staff with evaluating Magnesium hydroxide formulation and dosing to ensure the City is using the products in the most cost-effective manner; and

WHEREAS, the City entered into contract #00804 with Hill Brother Chemical Company to provide chemicals and support for City staff; and

WHEREAS, this authorization shall be for the remainder of FY 22 and is in an amount not-to-exceed \$246,000.00, this includes the \$199,147 already spent this year for a total of \$246,000 for FY22, and \$254,000.00 for FY23; and

WHEREAS, funding for these chemicals has been previously approved in the FY22 budget and, no additional funds are being requested,

NOW, THEREFORE, BE IT RESOLVED

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

SECTION 2. That the City Council hereby approves and adopts the purchase of magnesium hydroxide from Hill Brothers Chemical Company, in an amount not-to-exceed \$246,000.00 for FY 22 and \$254,000.00 for FY23, with Hill Brothers Chemical Company for the same.

SECTION 3. That the City Council hereby authorizes The City Manager to approve the purchase with Hill Brothers Chemical Company, in an amount not-to-exceed \$246,000.00 for FY22 and \$254,000.00 for FY23, for the purchase of magnesium hydroxide.

PASSED AND ADOPTED this 7th day of June, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

ATTEST: _____

Ana Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.19
SUBJECT: Waste Management Delinquent Garbage/Refuse Accounts - Call for Public Hearing

Recommendation for Action: Staff recommends that the City Council set a Public Hearing for July 19, 2022 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

Staff Contact:

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

Fiscal Impact:

There is little to no fiscal impact on the City to maintain the current process, other than time constraints for processing and releasing the liens. The fees for the recordings are attached to the total amount lien, so the property owner assumes that cost.

Report in Brief:

This action requests that the City Council set a date for the annual adoption of a Resolution to lien local properties for failure to pay for their Waste Management services. Staff recommends that the City Council set a Public Hearing for July 19, 2022 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments. Before filing a lien with the County, a Public Hearing needs to be held to allow protests of the proposed liens.

Prepared by: Ana B. Gonzalez, City Clerk

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

Ken Hiatt

Assistant City Manager / Comm. & Econ. Development Director

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: F.20
SUBJECT: Fastpitch Field Naming for Proposed Dowling Fastpitch Complex

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____ approving the name "Knaggs Family Field" for a fastpitch field at the proposed Dowling Fastpitch Complex.

Staff Contact: Christine Engel, Community Services Director (530) 661-2000;
Christine.engel@cityofwoodland.org

Fiscal Impact: The approval of a name for a field at the proposed Dowling Fastpitch Complex at the Woodland Sports Park would not result in a financial impact. Naming of a field, as a result of a donation received by the Woodland Recreation Foundation, does not obligate the City to contribute funding to the potential future construction of the facility.

Background: Efforts to develop potential additional sports facilities at the Woodland Sports Park began in June 2017. On March 6, 2018, the City Council received an update on the conceptual buildout of the Sports Park. Information provided at that time included a Woodland Community Sports Park Draft Master Plan for the buildout of the Sports Park, with an associated overall project cost estimate of approximately \$16 million for design and construction of the new recreation facilities (Tennis, Soccer, Fastpitch Softball, and Skate Park).

On October 2, 2018, the City Council received an update on the proposed cost and fundraising plan to construct fastpitch fields at the Sports Park by Woodland Girls' Fastpitch Softball Association (WGFS). At this meeting, the City Council directed staff to continue to work with WGFS and the soccer user groups on funding/phasing plans for the facilities each group proposed.

On February 18, 2020, the City Council adopted Resolution 7410 to approve the naming of the Proposed Fastpitch Complex as the "Dowling Fastpitch Complex" as a result of a donation received by the Woodland Recreation Foundation.

On November 17, 2020, the City Council adopted Resolution 7598 authorizing the City Manager to execute a license agreement with the Woodland Recreation Foundation for the construction of the Dowling Fastpitch Complex.

Discussion: The Woodland Recreation Foundation continues to work with Peabody Engineering to refine the layout of the proposed fastpitch fields, project cost, as well as construction phasing. They have been identifying components of the construction project that can be donated in order to reduce construction costs. They are hoping to begin construction in August/September 2022. They continue to fundraise for the project, most recently with a fundraising dinner hosted by Woodland Rotary.

Woodland Recreation Foundation has received a donation in the amount of \$100,000 from the Knaggs Family Trust. With this donation, the Woodland Recreation Foundation would enter into a naming rights agreement with the donor that identifies the naming of a field as "Knaggs Family Field".

Conclusion: Staff recommends that the City Council adopt Resolution No. ____ approving the name "Knaggs Family Field" for a fastpitch field at the proposed Dowling Fastpitch Complex.

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Resolution Naming Fastpitch Field Knaggs 2022

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
TO NAME FUTURE FASTPITCH FIELD**

WHEREAS, City owns certain real property commonly referred to as the City’s Sports Park, located at 2001 East Street, Woodland, California; and

WHEREAS, City currently owns, maintains, and operates the entirety of the Sports Park; and

WHEREAS, Woodland Recreation Foundation and Woodland Girls’ Fastpitch (User-Group) has an interest and desire to have a Fastpitch Complex constructed at the Sports Park (“Project”); and

WHEREAS, City similarly desires to have a Fastpitch Complex constructed but lacks the necessary financial resources to fund its entire construction, and desires to partner with the User Group in order to bring the Project to fruition at the Sports Park; and

WHEREAS, the City entered into a license agreement with the Woodland Recreation Foundation for the construction of the Fastpitch Complex; and

WHEREAS, the City Council adopted a resolution for the fastpitch complex to be named “Dowling Fastpitch Complex”; and

WHEREAS, Woodland Recreation Foundation has secured a donation and desires to name a field “Knaggs Family Field”, and

WHEREAS, the naming of a Fastpitch field is not a project pursuant to CEQA because the approval to name the future field does not authorize actual construction or a physical change in the environment, but to the extent it is a project, the City Council previously analyzed the impacts from the Sports Park in the Spring Lake Specific Plan Environmental Impact Report and Addendum Number 6 prepared for that EIR, which was adopted by the City Council on March 1, 2005.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

Section 1: The City Council hereby approves the naming of a Fastpitch Field as “Knaggs Family Field”

Section 2. Notice of Exemption. The City Council hereby finds that the approval to name a proposed Fastpitch Complex is exempt from CEQA pursuant to CEQA Guideline 15183(a) and 15061(b)(3) because the complex naming is not a project under CEQA, but even if it is, the City previously analyzed the Sports Park in the Spring Lake Specific Plan EIR and Addendum Number 6 to that EIR, which was approved by the City Council on March 1, 2005.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 7th day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: G.21
SUBJECT: Public Hearing and Adoption of Amendment #1 to the Fiscal Year 2021/22 Community Development Block Grant Action Plan

Recommendation for Action: Staff recommends that the City Council Staff recommends that the City Council take the following actions:

1. Hold a public hearing to receive community input on the proposed amendment to the City's Fiscal Year 2021/22 Community Development Block Grant Action Plan;
2. Adopt Resolution No. _____, approving Amendment #1 to the City's CDBG FY 2021/22 Action Plan to appropriate additional CDBG funds of \$51,000 for the City of Woodland Library ADA Restrooms Upgrade project;
3. Direct staff to complete the necessary paperwork to process Amendment #1, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating any public input received during the public comment period and tonight's public hearing;
4. Direct staff to forward the completed Amendment #1 and related documents to HUD;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out Amendment #1; and
6. Authorize the Finance Officer to make the budget allocation as specified.

Staff Contact: Dan Sokolow, Senior Planner, (530) 661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact:

There is no impact to the General Fund as Amendment #1 allocates \$51,000 in FY 2021/22 CDBG funds (program income – repaid CDBG loans) for the Library ADA Restrooms Upgrade project.

Background:

The City of Woodland Library ADA Restrooms Upgrade was initially funded with \$60,000 in CDBG funds in the City's FY 2019/20 CDBG Action Plan. This project will upgrade the two patron restrooms (men's and women's) located on the first floor of the library in compliance with the Americans with Disabilities Act.

Discussion:

A portion of the FY 2019/20 CDBG funds, nearly \$15,000, covered the design and preparation of a construction cost estimate. Additional funds were awarded for FY 2021/22 since the construction cost estimate was approximately \$170,000. Because of the increases in material/labor costs since cost estimate was prepared and the need to retain a consultant to manage the bid process and construction, current funds of \$187,782 are not sufficient to complete the project. Additional funds of \$100,000 are being sought so the project can move forward this year. The additional funding will be covered through CDBG (\$51,000) and Measure J (\$49,000).

Funding for City of Woodland Library ADA Restrooms Upgrade

Funding Award	Amount	Notes
FY 2019/20 CDBG Action Plan	60,000	Approximately \$15,000 has been expended.
FY 2021/22 CDBG Action Plan	40,000	
FY 2021/22 CDBG Action Plan	93,286.72	Program Income funds (repaid CDBG loans).
FY 2021/22 CDBG Action Plan	9,447.79	Re-programming of unexpended funds.

FY 2021/22 CDBG Action Plan	51,000	Program Income funds (repaid CDBG loans).
Amendment #1		
Measure J	49,000	
TOTAL	\$302,734.51	Approximately \$287,000 would be available for construction and bid/construction management.

In compliance with the City's CDBG Citizen Participation Plan, City noticed tonight's public hearing, the availability of the purposed amendment to the City's FY 2021/22 CDBG Action Plan, and a public comment period in the Sunday, May 1, 2022 edition of the Woodland Daily Democrat and the notice was posted to the City's website along with a copy of the purposed amendment. The public comment period began May 6, 2022 and runs through June 6, 2022, a period of 30 days. The public may also submit comments for and at tonight's public hearing. Staff will report this evening on the public comments received prior to tonight's public hearing.

Conclusion:

Staff recommends that the City Council take the following actions.

1. Hold a public hearing to receive community input on the proposed amendment to the City's Fiscal Year 2021/22 Community Development Block Grant Action Plan;
2. Adopt Resolution No. _____, approving Amendment #1 to the City's CDBG FY 2021/22 Action Plan to appropriate additional CDBG funds of \$51,000 for the City of Woodland Library ADA Restrooms Upgrade project;
3. Direct staff to complete the necessary paperwork to process Amendment #1, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating any public input received during the public comment period and tonight's public hearing;
4. Direct staff to forward the completed Amendment #1 and related documents to HUD;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out Amendment #1; and
6. Authorize the Finance Officer to make the budget allocation as specified.

These Actions are consistent with the CDBG Consolidated Plan goal of assisting low- and moderate-income persons.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Evis Morales, Finance Officer

Reviewed by: Christine Engel, Community Services Director



Ken Hiatt
City Manager

Attachments:

1. Attachment A - Reso 2021-22 AP Amndt
2. Attachment B - Amndt 2021-22 AP
3. Pub Hear Notice+Draft AP

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO
APPROVE THE SUBSTANTIAL AMENDMENT TO THE FISCAL YEAR 2021/22
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN**

WHEREAS, the City of Woodland (“City”) has received program income Community Development Block Grant (CDBG) Funds subject to the Department of Housing and Urban Development (HUD) regulations;

WHEREAS, HUD regulations require that a grantee’s citizen participation plan must specify what program changes constitute a “substantial” amendment to the Action Plan and what procedure will be used to amend the plan. Based on the 2007-2008 Citizen Participation Plan, this amendment constitutes a “substantial” amendment because it increases funding for a FY 2021/22 activity, Woodland Library ADA Restroom Upgrade, by more than 25 percent; and

WHEREAS, the Substantial Amendment was made available to the public for a 30-day public comment period and public input has been incorporated into the Substantial Amendment.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1: This City Council hereby finds and determines that the foregoing recitals are true and correct.

Section 2: This City Council hereby approves the Substantial Amendment to the FY 2021/22 CDBG Annual Action Plan and appropriates an additional \$51,000 from the CDBG Fund (320) for the Woodland Library ADA Restroom Upgrade.

Section 3: This City Council hereby directs staff to (a) complete the Substantial Amendment to the FY 2021/22 Action Plan, as well as any other items required by the U.S Department of Housing and Urban Development (HUD), incorporating the adopted funding allocation along with any public input received during the public comment period; and (b) forward the completed Substantial Amendment to HUD.

Section 4: This City Council hereby authorizes (a) the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG funded activity; and (b) the Finance Officer to make the budget allocations as specified.

Section 5: This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this 7th day of June, 2022 by the following
vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

Attachment

Amendment #1 to the FY 2021/22 CDBG Action Plan

CITY OF WOODLAND
FISCAL YEAR 2021/22 ACTION PLAN: AMENDMENT #1

Introduction

On July 20, 2021, the City of Woodland adopted the FY 2021/22 Action Plan covering the period of July 1, 2021 through June 30, 2022. The City's Action Plan was approved by the U.S. Department of Housing and Urban Development in September 2021. The Action Plan is a planning document required by HUD for localities receiving federal Community Development Block Grant (CDBG) and other formula grant program funds. The FY 2021/22 Action Plan outlines specific projects and activities that the City will carry out during the fiscal year of July 1, 2021 through June 30, 2022.

HUD regulations require that a grantee's citizen participation plan must specify what program changes constitute a "substantial" amendment to the Action Plan and what procedure will be used to amend the plan. Based on the 2007-2008 Citizen Participation Plan, this amendment constitutes a "substantial" amendment because it increases the funding for an activity funded in the FY 2021/22 Action Plan by more than 25 percent.

The Amendment was noticed in the Woodland Daily Democrat on May 6, 2022 with a 31-day public comment starting on May 6, 2022 and continuing through June 6, 2022 in compliance with the 30-day review period identified in the City's CDBG Citizen Participation Plan.

Proposed Amendment #1 to the Fiscal Year 2021/22 CDBG Action Plan

The following budget adjustment will be made to the 2021/22 Action Plan through the use of CDBG Program Income funds (repaid CDBG loans). The PI funds are being used for an activity funded in the FY 2021/22 Action Plan.

Activity:	Library ADA Restroom Upgrade
Agency:	City of Woodland Library
Funding Amount:	\$51,000

Description – The Woodland Public Library is located at 250 First Street in Woodland. CDBG funds will be used to upgrade the existing restrooms for Americans with Disabilities Act (ADA) compliance. Initially, the project was funded in FY 2019/20 in the amount of \$69,447.79. A portion of the initial funds was used to design the improvements and obtain a construction cost estimate. For FY 2021/22, additional funds of \$133,286.72 were provided. The FY 2021/22 Action Plan Amendment will increase the funding by \$51,000. Separately, the City will provide \$49,000 in Measure J funds (local sales tax measure) for the project.



**NOTICE OF PUBLIC HEARING AND PROPOSED AMENDMENT
CITY OF WOODLAND
COMMUNITY DEVELOPMENT BLOCK GRANT
2021/22 ACTION PLAN SUBSTANTIAL AMENDMENT #1**

Notice is hereby given that the City of Woodland intends to amend its 2021/22 Action Plan to allow for the reallocation of Community Development Block Grant funds. The Substantial Amendment describes one activity that will receive additional CDBG funds.

The public is invited to review draft Substantial Amendment #1 to the 2021/22 Action Plan. The City anticipates that an estimated \$51,000 in CDBG funds will be reallocated through the Substantial Amendment for the Woodland Library ADA Restroom Upgrade project.

A public hearing will be held to receive citizen's views on draft Substantial Amendment #1 to the 2021/22 Action Plan. This Public Hearing will be held on June 7, 2022 at 6:00 p.m. in the Council Chambers, City Hall, 300 First Street, Woodland, CA 95695. All interested citizens and public or private agencies serving the Woodland community are invited to attend the Public Hearing and/or submit comments.

Public comments received by the City on Substantial Amendment #1 will be incorporated into the final Plan as approved by the City Council. Notice is hereby given that the 31-day review period for the Substantial Amendment begins May 6, 2022 and ends on June 6, 2022. Copies of draft 2021/22 Action Plan Substantial Amendment #1 will be available at the City of Woodland's Community Services Department (Woodland Community and Senior Center, 2001 East St., Woodland, CA 95776) and the Community Development Department (City Hall, 300 First St., Woodland, CA 95695) during regular business hours. For further information, contact Dan Sokolow, Senior Planner at (530) 661-5927 or dan.sokolow@cityofwoodland.org.

**AVISO PÚBLICO
CIUDAD DE WOODLAND
ENMIENDA SUBSTANCIAL DEL PLAN DE ACCION DEL PROGRAMA PARA EL DESSAROLLO DE
LA COMUNIDAD DE LA CIUDAD DE WOODLAND 2021/22 (COMMUNITY DEVELOPMENT
BLOCK GRANT)**

El aviso se da por este medio que la ciudad del Woodland propone a enmendar su plan de acción 2021/22 para permitir la reasignación del Desarrollo de la Comunidad (Community Development Block Grant – CDBG Funds). La enmienda sustancial describe una actividad que recibirá fondos adicionales del CDBG.

Se invita al público que repase la enmienda sustancial del plan de acción 2021/22. La ciudad anticipa que un estimado de \$51,000 en fondos del CDBG se reasignara a través de la enmienda sustancial para el proyecto de actualización de baños ADA para la biblioteca de la ciudad de Woodland.

Una audiencia pública será llevada a cabo para recibir las opiniones de miembros de la comunidad sobre la enmienda sustancial del plan de acción 2021/22. Esta audiencia pública será llevada a cabo el 7 de junio de 2022 en 6:00 P.M. en la Sala del Consejo de la Ciudad, localizada en el 300 First St., en Woodland, CA. Se invita a todas personas interesadas y agencias públicas o privadas que sirven a la comunidad de Woodland que atiendan a la audiencia pública y/o entreguen comentarios.

Los comentarios del publico recibidos que se incorporan en el plan final aprobados por el ayuntamiento serán incluidos. Copias de la enmienda sustancial del plan acción 2021/22 están disponibles en el Departamento de Servicios Comunitarios de la Ciudad de Woodland. Localizado en 2001 East St. Woodland, CA 95776 y en el Departamento del Desarrollo de la Ciudad de Woodland, localizado en 300 First St., Woodland, CA 95695. Favor

de comunicarse con Dan Sokolow, Senior Planner, al (530) 661-5927 o dan.sokolow@cityofwoodland.org para información adicional con respecto a la enmienda substancial.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: H.22
SUBJECT: Appeal of Hearing Officer's Decision to Uphold a Notice to Abate Nuisance regarding 210 Lincoln Avenue, Woodland, APN 006-581-001-000 ("Subject Property")

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, affirming the Hearing Officer's decision and upholding the March 2, 2022 Notice to Abate Nuisance in its entirety.

Staff Contact

Mini Garcia, Code Enforcement Officer, (530) 661-5837, mini.garcia@cityofwoodland.org

Background

The Subject Property is owned by Karen Travenia ("Owner") and consists of a 1,328-square-foot single-family home built in 1924. The Subject Property has been the subject of ongoing code enforcement efforts by the City since at least 2009, with a long history of break-ins by transients and vandals. The City has received numerous complaints regarding the property and has identified several violations of the Woodland Municipal Code (WMC) and ordered the owner of the property to repair or demolish the substandard building on the property.

City staff has tried for many years to work with the Owner to obtain appropriate permits to begin necessary repairs and improvements. The efforts have failed because the property remains in substandard condition after more than 13 years of enforcement efforts.

In June 2017, the City obtained an inspection warrant because the Subject Property was "in need of major repairs due to a complete lack of, or inadequate, maintenance of the property." Despite that inspection warrant five years ago, Notices to Abate, and communication with the Owner, the dangerous conditions persist. On December 1, 2021, the City mailed to Owner a Request for Consent to Inspect. Owner did not grant consent. On February 4, 2022, the Chief Building Official drove by the Subject Property and observed people removing junk and debris from the house. Staff observed homeless encampment debris (tarps, blankets, and a mattress) during this cleanup. City Staff is not aware of any other clean-up efforts at the Subject Property.

On February 8, 2022, the City obtained an inspection warrant to inspect the Subject Property. On February 16, 2022, Code Enforcement Officer Mini Garcia with other City inspectors inspected the Subject Property pursuant to the February 8, 2022 inspection warrant. During the inspection, City inspectors confirmed that the Subject Property was extremely substandard and contained several conditions that threatened the life and safety of occupants and the general public.

Per the WMC chapter 9.04, "Nuisances," the City may identify and abate certain public nuisances within the City.

Accordingly, based on the February 16, 2022 inspection, on March 2, 2022, Officer Garcia issued a Notice to Abate Nuisance ("Notice to Abate") citing the following violations of law:

- WMC section 9.04.030(B)(3) (vacant, unoccupied, or abandoned building);
- WMC section 9.04.030(B)(6) (attractive nuisance);
- WMC sections 9.04.030(B)(7) and 15.04.010(I) (dangerous and abandoned building);
- WMC section 9.04.030(B)(8) (public nuisance);
- WMC section 9.04.030(B)(13) (blight); and
- WMC section 15.04.070 §§ 302(A) (abandoned building) and 302(B) (dangerous building or structure.)

The Notice to Abate ordered Owner to repair or demolish the building on the Subject Property, with all required permits and approvals, within 30 days, April 4, 2022 ("Compliance Deadline"). The Notice to Abate advised Owner that if the conditions are not abated on or by the Compliance Deadline, the City will abate the nuisance conditions.

On March 29, 2022, before the Compliance Deadline expired, Owner timely appealed the Notice to Abate, and an administrative hearing was conducted pursuant to WMC section 9.04.070(B). Director of Public Works Craig Locke acted as

the hearing officer ("Hearing Officer"). Owner appeared and made a presentation in an effort to overturn the Notice to Abate. The Hearing Officer considered all documents and evidence provided at the hearing. On April 21, 2022, the Hearing Officer rendered his Decision and found good cause to uphold the City's Notice to Abate.

Now, Owner has appealed the Hearing Officer's Decision to the City Council pursuant to WMC section 9.04.070(C). This item was scheduled for the May 10 Council meeting. At the request of the property owner, this item was continued to the June 7, 2022 Council meeting. The letter confirming this request is attached as Exhibit H.

Appeal Procedure

Pursuant to Section 9.04.070(C)(5) of the WMC, the decision of the hearing officer shall be presumed to be correct and the appellant shall have the burden of proof in the hearing before the City Council.

Pursuant to Section 9.04.070(C)(6) of the WMC, the City Council may affirm, reverse, or modify the decision of the hearing officer. If the decision is affirmed, or affirmed and modified, the period for abatement as set forth in the order of abatement shall start as of the date of the Council action.

Discussion

It is indisputable that the Subject Property contains a building that is not adequately maintained or secured against unauthorized entry. The vacant building is an attractive nuisance that has sat vacant for years. Pursuant to the inspection warrant, City staff conducted a thorough interior and exterior investigation. The City's code enforcement officials, based on their observations during the inspection and on their training and expertise, determined that the conditions there violate the code provisions referenced in the Notice to Abate.

Nothing presented by Owner at the prior hearing negated or undercut these determinations. Owner has had ample opportunity to abate the conditions that exist on the property that create the public nuisance. As of the date of this Staff Report, the Owner has not responded to the third round of plan review comments or applied for a demolition permit. The owner has not completed the remediation or demolished the substandard building on the Subject Property as directed in the Notice to Abate.

At this hearing, the Hearing Officer's Decision is presumed to be correct, and Owner has the burden to prove that the violations referenced in the Notice to Abate do not exist. Absent new evidence from Owner that the violations have been cured, the City Council should uphold the Hearing Officer's Decision and the Notice to Abate.

If the City Council upholds the Hearing Officer's decision, then the property owner will have 30 days to correct the items listed in the Notice to Abate. If the property owner does not correct the items within the time period allowed, then the City will abate the property. For the City, this abatement will consist of demolition of the house and clearing the site of debris, leaving the property as undeveloped land. Per City code section 9.04.070(C), the owner could choose to "bring an action in a court of competent jurisdiction."

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, affirming the Hearing Officer's decision and upholding the March 2, 2022 Notice to Abate Nuisance in its entirety.

Prepared by: Mini Garcia, Code Enforcement Officer

Reviewed by: Joel Luevano, Building Official
Brent Meyer, Community Development Director / City Engineer



Ken Hiatt
City Manager

Attachments:

1. Resolution

2. Exhibit A - February 16, 2022 Photos
3. Exhibit B - Notice to Abate
4. Exhibit C - Appeal of Notice to Abate
5. Exhibit D - Owners Exhibits from Hearing
6. Exhibit E -Hearing Officer's Decision
7. Exhibit F - Appeal of Hearing Officer's Decision
8. Exhibit G - WMC and UCADB Sections
9. Exhibit H – Continuation of Council hearing date

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF WOODLAND AFFIRMING THE HEARING OFFICER'S
DECISION AND UPHOLDING THE MARCH 2, 2022
NOTICE TO ABATE NUISANCE IN ITS ENTIRETY**

WHEREAS, the real property that is the subject of this appeal is located at 210 Lincoln Avenue, Assessor Parcel Number 006-581-001-000, and consists of a single-family home with a long code enforcement history;

WHEREAS, on February 8, 2022, the City obtained an inspection warrant to inspect the Subject Property, and inspected on February 16, 2022, pursuant to that warrant;

WHEREAS, during the inspection, City inspectors confirmed that the Subject Property was extremely substandard and contained several conditions that threaten the life and safety of occupants and the general public;

WHEREAS, the City properly issued a Notice to Abate Nuisance, dated March 2, 2022, identifying six violations of the Woodland Municipal Code and the Uniform Code for the Abatement of Dangerous Buildings;

WHEREAS, the Notice to Abate Nuisance was appealed before the City's hearing officer, a fair hearing was held where the appellant presented evidence, and the hearing officer issued a decision on April 21, 2022, upholding the Notice to Abate, finding that all of the violations referenced in the Notice to Abate existed at the Subject Property;

WHEREAS, the appellant timely appealed the hearing officer's April 21, 2022 decision;

WHEREAS, pursuant to WMC section 9.04.070(C), the City Council must consider the appeal of a hearing officer's decision upholding or denying the determination of a nuisance;

WHEREAS, pursuant to WMC section 9.04.070(C)(5), the decision of the hearing officer shall be presumed to be correct and the appellant shall have the burden of proof in the hearing before the City Council,

WHEREAS, on May 10, 2022, at a duly noticed meeting, the City Council has considered the evidence presented by the appellant, the City, and other interested parties to this resolution; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

Section 1 The recitals set forth above are true and correct and are incorporated herein by reference.

Section 2 Based on the evidence presented to this Council at the above-referenced public hearing on May 10, 2022, including facts submitted by City staff in their staff report with attachments, and all related information presented to the Council, this Council finds and determines pursuant to Woodland Municipal Code section 9.04.070(C) that the hearing officer's decision is affirmed and that the March 2, 2022 Notice to Abate Nuisance is upheld in its entirety. The appellant failed to show that the violations identified in the Notice to Abate did or do not exist.

Section 3 Appellant is hereby ordered to repair or demolish the dangerous building with all required permits and approvals within 30 days from the date of this decision. If she fails to meet this deadline, then the City may proceed with abatement as indicated in the March 2, 2022 Notice to Abate Nuisance.

Section 4 The decision of the City Council is final and binding. Judicial review of this decision is subject to the provisions and time limits set forth in Code of Civil Procedure section 1094.6 et seq.

The City Clerk shall certify to the adoption of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a special meeting of the City Council held on the 10th day of May, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

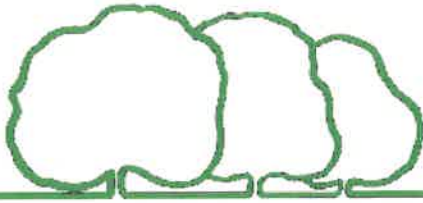
Ana B. Gonzalez, City Clerk











City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820 OFFICE

300 FIRST STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
<http://www.cityofwoodland.org>

NOTICE TO ABATE NUISANCE

Dated:

March 2, 2022

Subject Property:

210 Lincoln Avenue
Woodland, CA 95695
APN: 006-581-001-000

Case Number:

CC22-00047

Compliance Deadline:

April 1, 2022 (30 days)

Interested Parties:

Karen Travenia
P O Box 5282
Vacaville, CA 95696

To All Interested Parties:

The City conducted a comprehensive interior and exterior inspection of the Subject Property on February 16, 2022, and documented numerous violations of WMC chapter 9.04.

NOTICE IS HEREBY GIVEN that the following public nuisance conditions or activities exist on the Subject Property described above:

1. **Vacant, Unoccupied, or Abandoned Building.** The Subject Property contains a vacant, unoccupied, or abandoned building or structure which is not reasonably secured against unauthorized entry or which constitutes a fire hazard or is otherwise in a dangerous, unsightly or blighted condition which is detrimental to the health, safety and welfare of the public, in violation of WMC section 9.04.030(B)(3).
2. **Attractive Nuisance.** The vacant building is an attractive nuisance that by its nature, may attract children or other curious individuals, in violation of WMC section 9.04.030(B)(6).

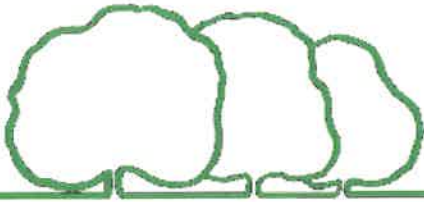
3. **Dangerous and Abandoned Building.** The building on the Subject Property is dangerous and abandoned as defined in Uniform Code for the Abatement of Dangerous Buildings (UCADB) section 302, in violation of WMC sections 9.04.030(B)(7) and 15.04.010(I).
 - a. Under UCADB section 302(A), an “‘Abandoned building or structure’ means any building or structure which has not been actively utilized for a lawful purpose which has not been maintained, and which has not been rendered inaccessible to members of the public by boarding or similar means, for a continuous period of not less than six months.”
 - b. Under UCADB section 302(B), a “‘dangerous building or structure’ means that the condition or defect hereinafter described exists to the extent that life, health, property or safety of the public or its occupants are endangered:
(8) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, or decay; faulty construction; the removal, movement or instability of any portion to the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse;
(12) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated through lack of maintenance, as to become an attractive nuisance to children; a harbor for vagrants, criminals or immoral persons; or as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts;
(17) Wherever any building or structure is abandoned.”
4. **Public Nuisance.** The vacant building on the Subject Property is injurious to health, indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and affects at the same time an entire community or neighborhood, or any considerable number of persons, in violation of WMC section 9.04.030(B)(8).
5. **Blight.** The building on the Subject Property constitutes a blight condition, in violation of WMC section 9.04.030(B)(13).

YOU ARE HEREBY ORDERED to take the following actions to abate the unlawful conditions by the Compliance Deadline:

1. **Repair or Demolition.** Repair or demolish the dangerous building with all required permits and approvals within 30 days.

PLEASE TAKE FURTHER NOTICE that, under WMC section 9.04.050(A)(4), if you disagree with this notice, you may file a request for a hearing on or before the Compliance Deadline with the Woodland City Clerk via email ana.gonzalez@cityofwoodland.org or in person at 300 First Street, Woodland, CA 95695. Failure of the City Clerk to receive a timely appeal constitutes a waiver of your right to any further administrative appeal and renders the Notice to Abate final and binding.

PLEASE TAKE FURTHER NOTICE that if the aforementioned conditions are not abated on or by the Compliance Deadline, the City will abate the nuisance, and the costs of such abatement shall become a charge against the premises and shall be a lien against the property. Specifically, the City intends to abate the nuisance with City personnel or contractors by demolition of the building or structure if the nuisance



City of Woodland

conditions are not repaired, rehabilitated, removed, terminated, or demolished within the Compliance Deadline set forth in this Notice to Abate.

The City would like to avoid taking further action and requests your cooperation in this matter. If you have any questions or concerns regarding this matter, please contact me. Your immediate attention to this matter is appreciated.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Mini Garcia', is written over a horizontal line.

Mini Garcia
Code Enforcement Officer
City of Woodland

Karen Travenia
98 Cernon Street, #5282
Post office box 5282
Vacaville, CA 95696-5282

707 446 9565

SECOND REQUEST

March 29, 2022

hand-delivered March 29, 2022

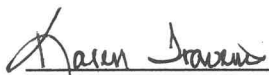
Ana Gonzalez, City Clerk
Mr. Joel Luevano, Ms. Mini Garcia
City of Woodland
300 First Street
Woodland, CA 95695

Request for hearing

Re: 210 Lincoln Avenue, Woodland CA

1. Per Notice to Abate dated March 2, 2022:
2. In accordance with Woodland Municipal Code section 9.04.050(A)(4) I, Karen Travenia, owner of 210 Lincoln Avenue hereby request a hearing.

You may notify me of the date of hearing by telephoning my home telephone number listed above from a municipal phone as caller ID only identifies a company phone (I don't know why) or you may send an email to SherryHouston1958@gmail.com.



Karen Travenia, owner 210 Lincoln Avenue

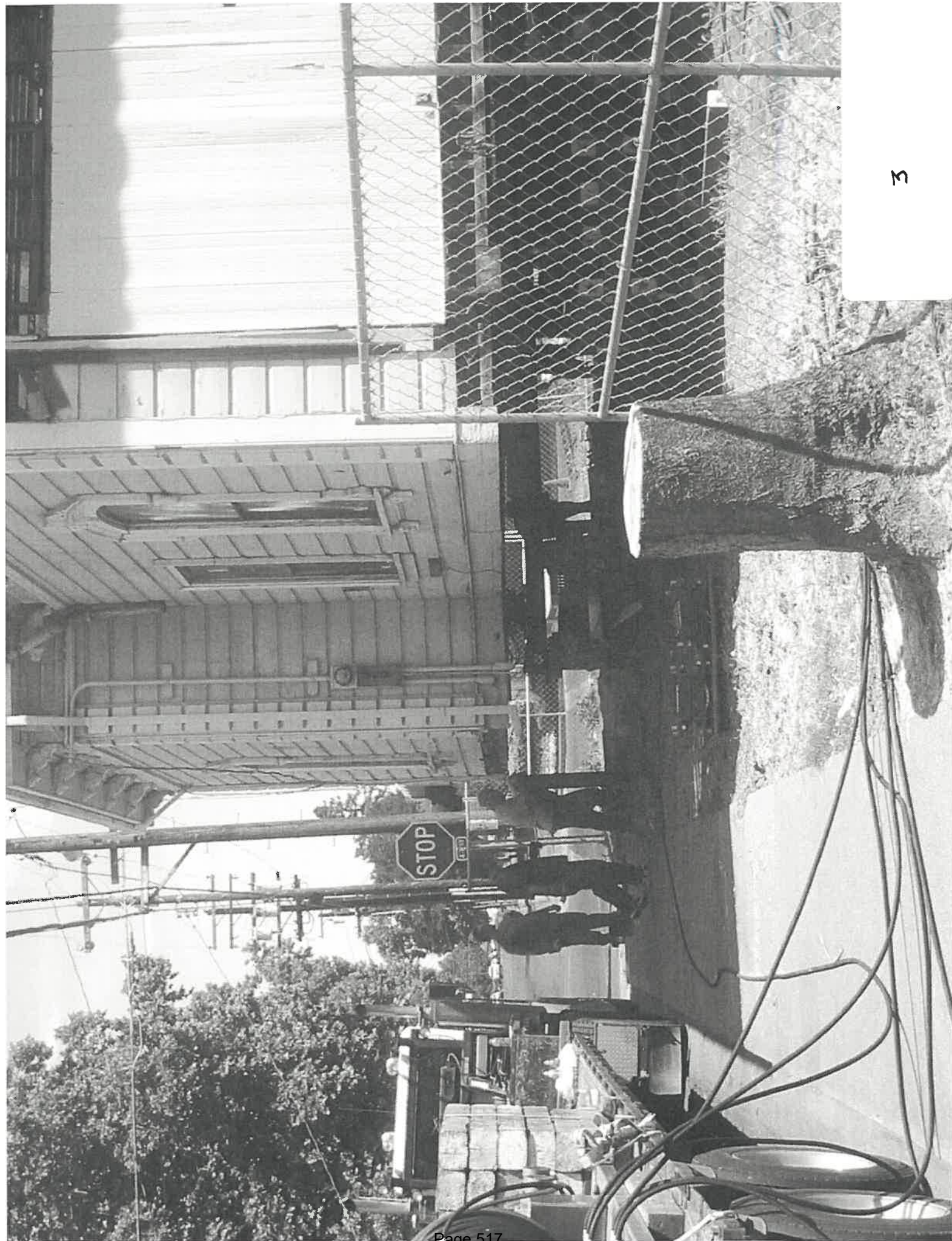
CITY CLERKS OFFICE
MAR 29 2022
RECEIVED

EXHIBITS

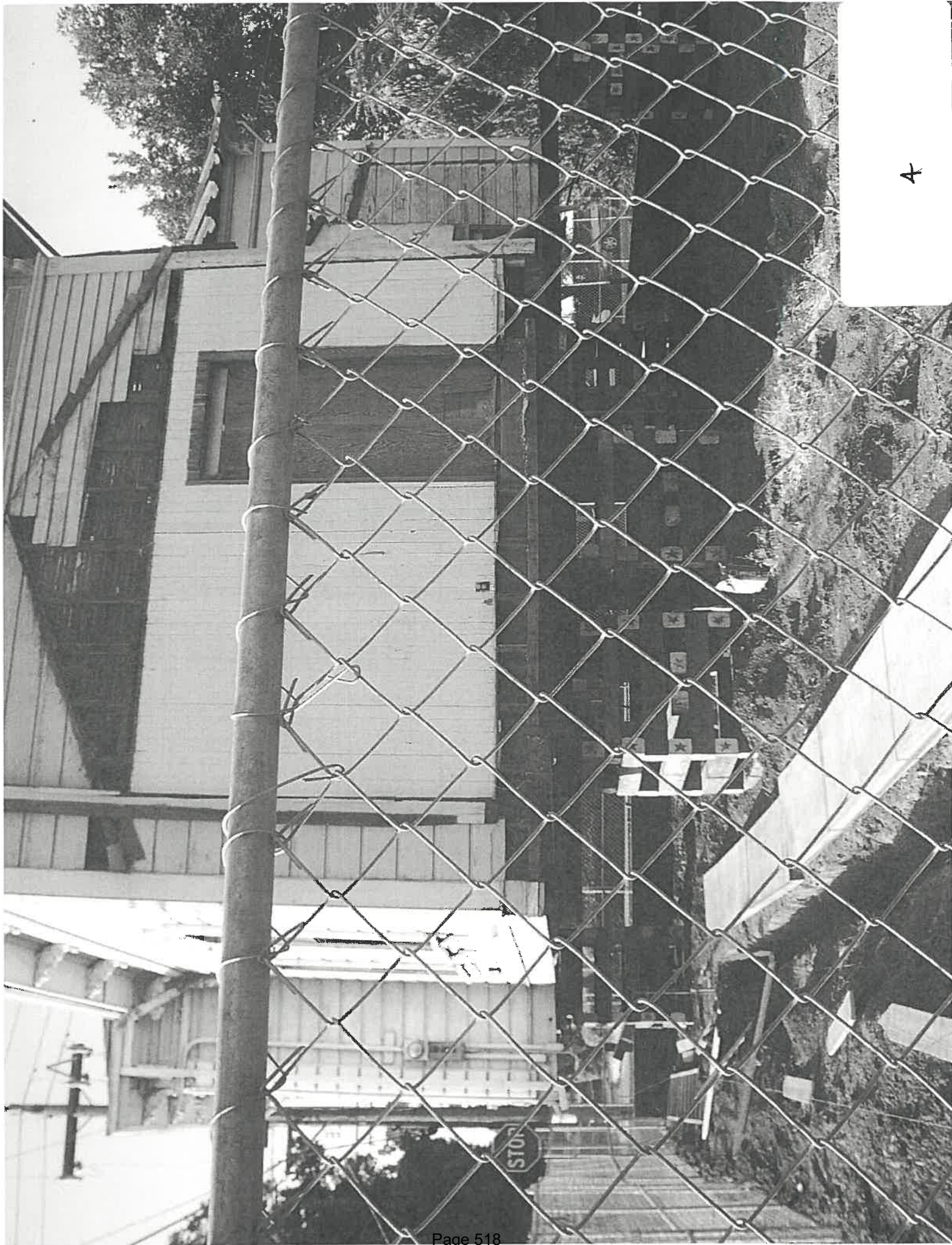
1. City told me that if I improved it 50% the city would be out of it
2. Underside-very clean redwood
3. House placed on cribbing
4. On cribbing for almost two years! Had to retain counsel to get it set down on new foundation.
5. Me working
6. City advised me to close walls.—used spare wood to attach Hardiboard siding after removing leantos
7. City directed that I board it up
8. City directed that I make it look more like a house. - ~~PRESENT~~
9. Contract with architect-note payment of \$2000
10. Receipt for balance deposited into his account.
11. Volley of email
12. Email from stranger-how did she get my email address?

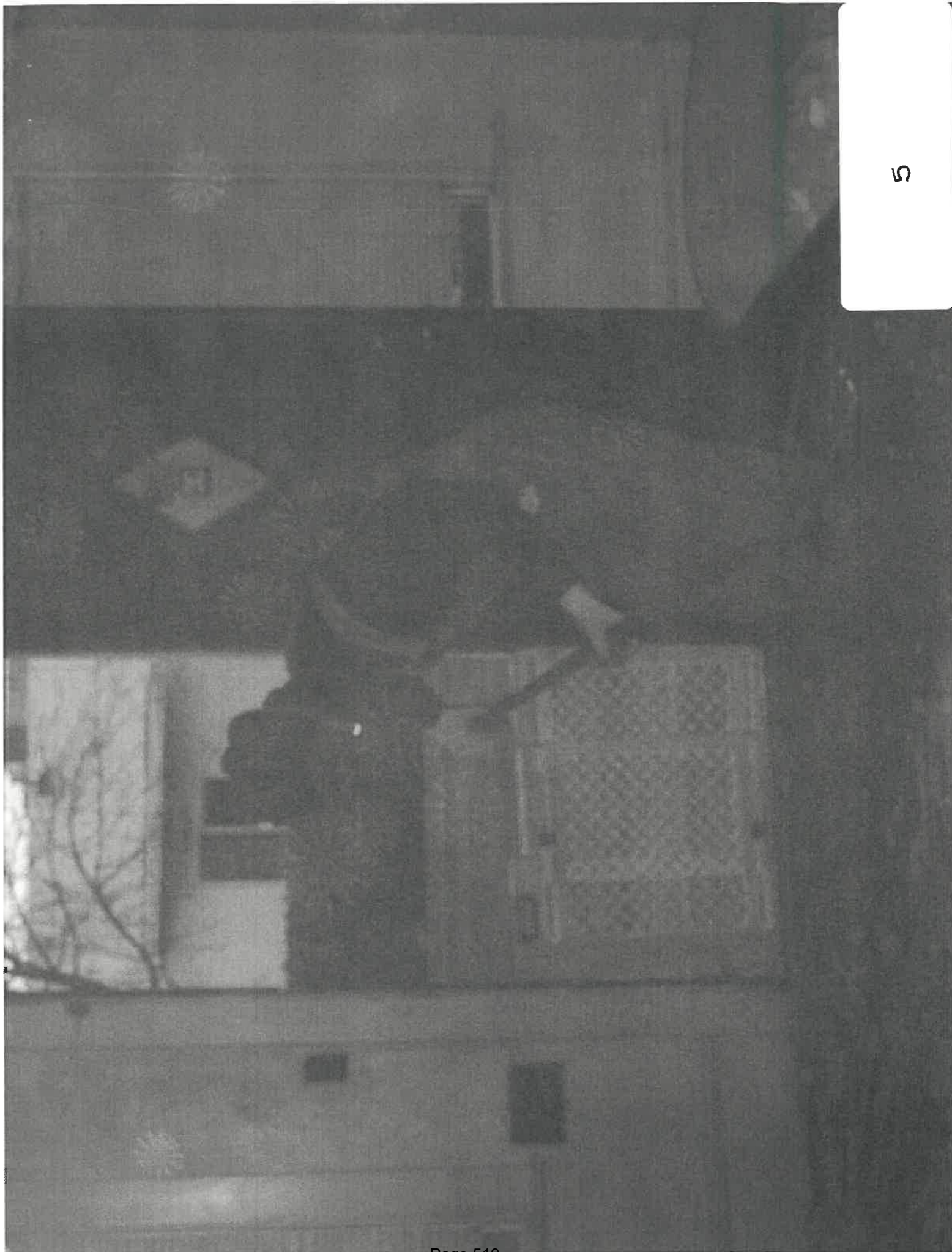


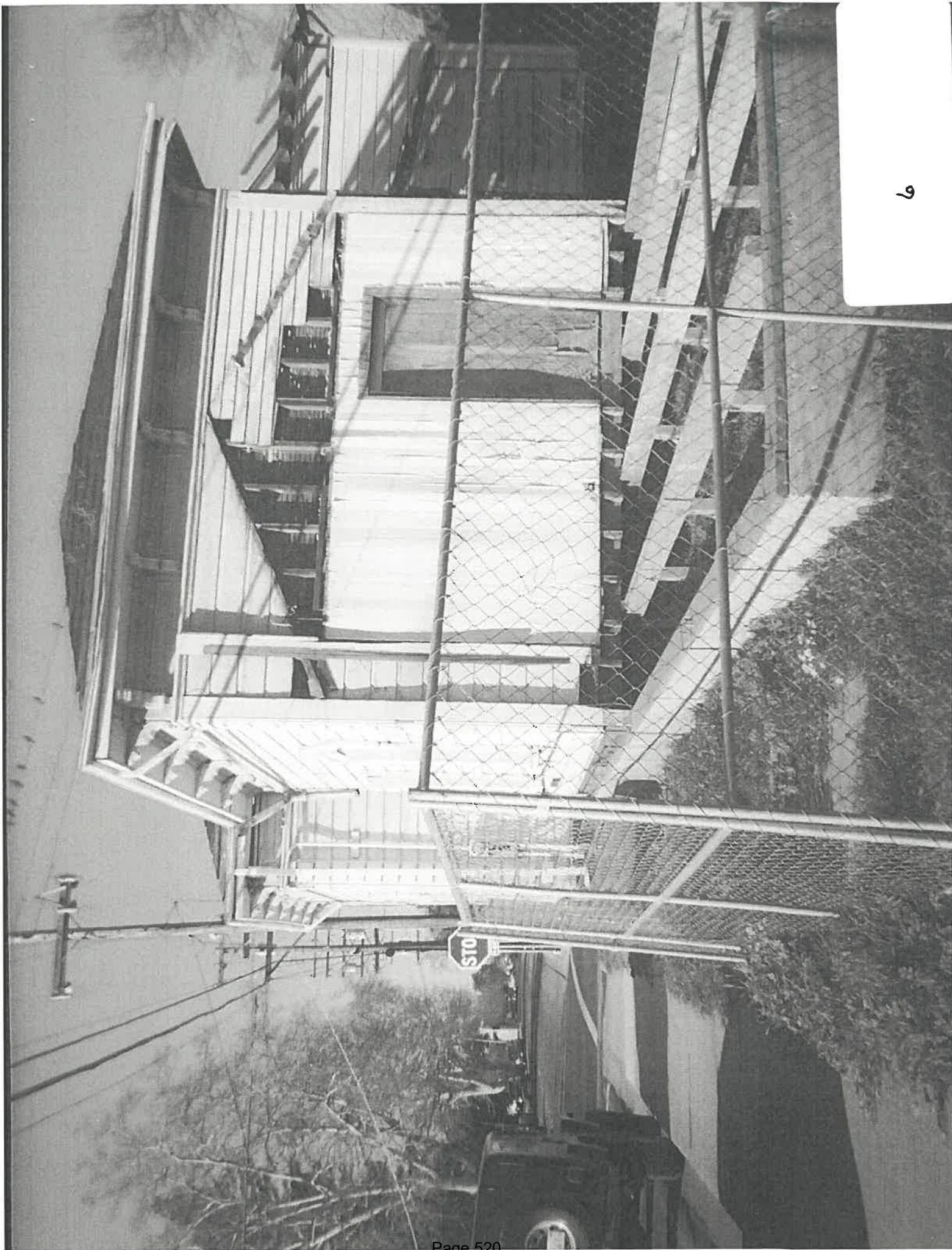
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A







6



5/9/20

Contract

This contract entered into on May 1, 2020 by and between and Karen Travenia, hereinafter designated, owner, and Alan Estrada, hereinafter designated, architect.

Work to be performed

Architect agrees to complete plans for property located at 210 Lincoln Avenue, Woodland, California. Plans are to be completed for the purpose of obtaining a building permit for a 1,000 sq foot addition for 210 Lincoln Avenue, Woodland, California.

Architect agrees to complete any and all necessary corrections, comments addressed by the City of Woodland and agents on behalf of the City of Woodland.

Plan submittal

Plans will be electronically submitted to the City of Woodland not later May 13, 2020.

Payment

Owner agrees to pay architect the total sum of \$4,800.00, with a \$2,000.00 initial payment for completed plans for 210 Lincoln Avenue, Woodland, California. Owner agrees to pay the balance of \$2,800.00 to architect upon receipt of completed plans.

Plan submittal, corrections

Architect agrees the total sum of \$4,800 includes all plan check comments, corrections by the City of Woodland to be completed by architect until permit is issued by the City of Woodland.

ALAN G. ESTRADA 5/9/20
Printed name (Architect)

Alan J. Estrada
Signature

Printed name (owner)

Signature

SCANNED COPY MAY BE ACCEPTED AS ORIGINAL

BANK OF AMERICA 

**Customer
Receipt**

All items are credited subject to verification, collection, and conditions of the Rules and Regulations of this Bank and as otherwise provided by law. Payments are accepted when credit is applied to outstanding balances and not upon issuance of this receipt. Transactions received after the Bank's posted cut-off time or Saturday, Sunday, and Bank Holidays, are dated and considered received as of the next business day.

Please retain this receipt until you receive your account statement.

Thank you for banking with Bank of America.

Save time with fast, reliable deposits, withdrawals, transfers and more at thousands of convenient ATM locations.

Trans 00098 05/27/2020 15:55
Entity NCA CC 0000147 Tlr 00005
Account *****6481
R/TH 540930135
Deposit \$2,800.00

Member FDIC
95-14-2005B 03-2019

IntRef F359T7X8W7X2VT28F8048

Apr 26, 2020, 4:10 PM

to 563e456c98193c50ba1a8309c2e94f9c

HI KAREN
SO YOU HAVE A REAL MESS HERE
SO ANYWAY
YOU REALLY NEED EVERYTHING AS YOU MOST LIKELY KNOW
ILL REDRAW ALL (E) AND DO ALL THE STRUCTURAL CALCS
AND A TI 24
SO YOU'LL JUST NEED TO SUMBIT WHAT I PROVIDE
IVE BEEN IM N BUSINESS SINCE 1978 AND HAVE DONE THIS HUNDREDS OF TIME
WE SUBMIT A NEW SET SO THE COMMENTS WONT APPLY AND SAVE A TON OF TIME
SINCE I KNOW ALL WE NEED TO GET THE PERMIT
HERES A JOB IM WORKIN ON KNOW
SO YOU CAN GET A IDEA OF WHAT ILL PROVIDE
MOST LIKELY WE WONT HAVE A LOT OF COMMENT AS I COVER MOST AT THE
BEGINNNING
SO IF YOU WANT I CAB START TODAY AND SEND PROGRESS SHTS
YOU COULD EITHER SEND ME A CHECK TO ALAN G ESTRADA
AT 733 GRAYSON RD
PH CA 94523 OR POST TO MY BOA ACCOUNT
O5585-06481 BUS CHECKING
OK THANSK ALAN

Yahoo <alangarch@yahoo.com>

Thu, Jan 6, 1:18 PM

to me

hi KAREN
I RESEND THE UPDATED FILES BACK TO THE VITY 4 MONTHS AGO
SINCE IDIDNT HEAR BACK I FIGURED ALL WAS WELL
ILL RECHECK MY FILES AND SEND AGAIN

Yahoo <alangarch@yahoo.com>

Jan 7, 2022, 6:14 PM

to me

THIS WAS TWO GOSH YEARS AGO!!!!!!!!!!!!!!111
AND I DID REPLY TO YOU AND THE CITY
SO YOU ARE MISTAKEN KAREN
AGAIN YOU NEED TO CALL ME

bizzy Bee <laughdanz20@gmail.com>

Apr 11, 2022, 7:37 PM (14 hours ago)

to Yahoo

Alan:

I left a voicemail for you. As promised, I indicated that I would telephone you on Monday. I do not owe you any additional money. I paid as agreed. Further, the correspondence for the plan check is dated for March 2021, which should have been replied to at that time. They sent this information to you, and you failed to reply. That is through no fault of mine. I will go through each item and address it as well as I can. It is not a SLAB foundation, and I don't know where they are getting that information.

This is only a 1000 sq foot addition and I have not made ANY changes from the drawings that I initially provided. I did not realize that you did not have transportation or that you do not deal directly with city officials. I hired you to represent me in this process and present the City with the necessary plans for the renovation. That is generally what takes place when a professional is hired to complete plans. They work with the City. It is RARE that an owner is involved. In fact, an owner is generally asked to stay out of it. Will telephone you after the hearing tomorrow.

Sincerely,
Karen

Bizzy Bee <laughdanz20@gmail.com>
to Yahoo

Mon, Apr 11, 7:42 PM (14 hours ago)

Alan:

I'm confused as to why you sent me blueprint information in the attachments about the residence for Peter Korwin. ??

Yahoo
JUST A MISCLICK

Mon, Apr 11, 9:38 PM (12 hours ago)

Yahoo
PLEASE STOP COMPLAINING I WILL GET THIS DONE FOR YOU ENUFF SAID!

Mon, Apr 11, 9:39 PM (12 hours ago)

EMAIL FROM A STRANGER

maryann.warmerdam@gmail.com

Sun, Jun 6, 2021, 7:23
PM

to me

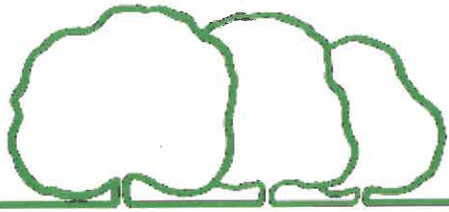
Hello Ms Travenia,

My name is Mary-Ann Warmerdam; I've been a resident of Yolo County for some years and have long been smitten with the home on Cleveland and Lincoln. I understand you are the owner and I was wondering if you might have an interest in selling the property? If so, I'd be happy to chat further.

Appreciate your consideration of my interest.

Regards,
Mary-Ann

Sent from my iPad



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820 OFFICE

300 FIRST STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
<http://www.cityofwoodland.org>

HEARING OFFICER'S DECISION

Dated:

April 21, 2022

Subject Property:

210 Lincoln Avenue
Woodland, CA 95695
APN: 006-581-001-000

Case Number:

CC22-00047

Appellant:

Karen Travenia
P.O. Box 5282
Vacaville, CA 95695

Hearing Date:

April 12, 2022

An administrative hearing was conducted at the request of Appellant in accordance with Section 9.04.070(B). Information submitted by all parties, if any, together with pleadings, evidence, and documents submitted by the City of Woodland was reviewed by the below-named hearing officer and the following Decision. The hearing officer was by the Community Development Director in accordance with Section 9.04.070(B)(1) of the Woodland Municipal Code ("WMC").

I. CASE SUMMARY

The evidence submitted by the City and Appellant was thoroughly reviewed and considered in this matter.

On February 16, 2022, the City conducted an inspection of the Subject Property. Photographs of the interior and exterior of the Subject Property were submitted to the hearing officer by the City.

On March 2, 2022, the City served a Notice to Abate Nuisance to the Appellant under WMC section 9.04.050. It identified the following Municipal Code violations alleged to be on the Subject Property:

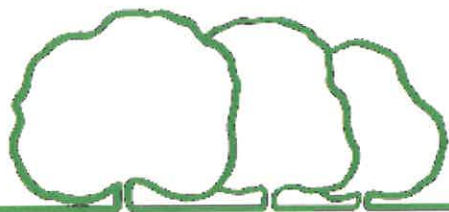
1. **Vacant, Unoccupied, or Abandoned Building.** The Subject Property contains a vacant, unoccupied, or abandoned building or structure which is not reasonably secured against

unauthorized entry or which constitutes a fire hazard or is otherwise in a dangerous, unsightly or blighted condition which is detrimental to the health, safety and welfare of the public, in violation of WMC section 9.04.030(B)(3).

2. **Attractive Nuisance.** The vacant building is an attractive nuisance that by its nature, may attract children or other curious individuals, in violation of WMC section 9.04.030(B)(6).
3. **Dangerous and Abandoned Building.** The building on the Subject Property is dangerous and abandoned as defined in Uniform Code for the Abatement of Dangerous Buildings (UCADB) section 302, in violation of WMC sections 9.04.030(B)(7) and 15.04.010(I).
 - a. Under UCADB section 302(A), an “‘Abandoned building or structure’ means any building or structure which has not been actively utilized for a lawful purpose which has not been maintained, and which has not been rendered inaccessible to members of the public by boarding or similar means, for a continuous period of not less than six months.”
 - b. Under UCADB section 302(B), a “‘dangerous building or structure’ means that the condition or defect hereinafter described exists to the extent that life, health, property or safety of the public or its occupants are endangered:
(8) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, or decay; faulty construction; the removal, movement or instability of any portion to the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse;
(12) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated through lack of maintenance, as to become an attractive nuisance to children; a harbor for vagrants, criminals or immoral persons; or as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts;
(17) Wherever any building or structure is abandoned.”
4. **Public Nuisance.** The vacant building on the Subject Property is injurious to health, indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and affects at the same time an entire community or neighborhood, or any considerable number of persons, in violation of WMC section 9.04.030(B)(8).
5. **Blight.** The building on the Subject Property constitutes a blight condition, in violation of WMC section 9.04.030(B)(13).

Thereafter, on March 29, 2022, Appellant timely and properly appealed the Notice to Abate Nuisance. Appellant was provided notice of this hearing, being advised that an administrative hearing would be held on the above hearing date and at such location as designated by the City.

On April 12, 2022, an Administrative Hearing was held in the City of Woodland Council Chambers. The Appellant submitted a number of exhibits to support their request for a dismissal of the violation. The exhibits contained photos of the structure’s assets and a description of some of the improvements made to the structure including a new foundation, paint and roof. She also discussed the history of the project and provided some explanation for the delays.



City of Woodland

The Appellant disputed that the building was abandoned on the grounds that she periodically performed work on the site and engaged an architect to renew permits for the property. Included in the exhibit were emails with the architect going back two years. The frequency of communication with the architect and progress on the house construction do not successfully refute the charge of abandonment.

The remaining violations were also discussed. The appellant previously demolished a garage on site due to its occupation by transients. That and the more recent occupation of the house by transients supports the charge of it being an attractive nuisance.

Photos of the structure also support the assertions of blight and public nuisance. While these conditions might be tolerated temporarily during an active restoration of the property, in this case there has been prolonged inactivity on site and no credible expectation for obtaining necessary permits by continuing to employ the current architect.

II. FINDINGS AND ORDER

Pursuant to Section 9.04.070(B)(3), after the hearing, the hearing officer shall render a decision, in writing, upholding or denying the determination of a nuisance. If the hearing officer upholds the determination of a nuisance, the written decision shall contain an order to abate and a deadline for abatement.

The hearing officer has considered all documents and evidence in support of and in opposition to the Notice to Abate Nuisance, the argument of the parties at the hearing, and all other matters properly before the hearing officer, and good cause appearing therefor, the City's Notice to Abate Nuisance is hereby UPHELD.

The Notice to Abate Nuisance was properly issued in accordance with the WMC. And the photographs provided by the City show the above-listed violations existed on the Subject Property as detailed in the Notice to Abate Nuisance.

Appellant is hereby ordered to repair or demolish the dangerous building with all required permits and approvals within 30 days from the date of this decision. If Appellant fails to meet this deadline, then the City may proceed with abatement as indicated in the March 2, 2022 Notice to Abate Nuisance.

III. APPEAL

Please be advised, in accordance with Section 9.04.070(C), the Appellant may appeal this decision to the City Council by filing with the City Clerk a written Notice of Appeal within seven (7) days after the date of this decision. An appeal may be subject to the requirement to pay an appeal fee. Failure to appeal will be deemed a waiver of the right to appeal.

In the event an appeal is timely and properly received, a hearing will be set before the City Council, within 30 days of receipt of the Notice of Appeal, and the Appellant will be notified in writing of the time and date for hearing.

This decision shall be served on the person requesting the hearing by certified mail.

IT IS SO ORDERED.

Respectfully submitted,



Craig Locke
Hearing Officer
City of Woodland

NOTICE OF APPEAL

Hand delivered, US mail

27APRIL2022

To the City Clerk, City of Woodland:

I, Karen Travenia hereby appeal Craig Locke's Decision dated April 21, 2022.

regarding the upholding the Nuisance Order for the property located at 210 Lincoln Avenue

Woodland California.

REASON: DECISION IS FILLED WITH NUMEROUS INACCURACIES.

Notice of Appeal is accompanied by the filing fee of \$287. CASH

Name of person filing Appeal: Karen Travenia.

Address: P.O. Box 5282

City: Vacaville CA

Phone: 707 446 9565

Signature: Karen Travenia

Date Received 4/27/2022

By: Amber Cooley

Cash

Receipt # 085569

**COMMUNITY DEVELOPMENT DEPARTMENT
FEE SCHEDULE, JULY 1, 2021**

ENTITLEMENTS	TOTAL FEE	PLNG.	ENG.	FIRE	POLICE	PARKS
PERMITS/ENTITLEMENTS						
Annexation	\$10,047	\$7,127	\$2,633	\$143	\$143	
Appeals (Staff Decision, Planning Commission, Council)	\$287	\$287				
Conditional Use Permit (CUP)	\$4,488	\$3,325	\$877	\$143	\$143	
CUP/PUD/ZAP Modification	\$2,012	\$1,374	\$351	\$143	\$143	
Condominium Conversion	\$4,416	\$4,240	\$176	\$0	\$0	
General Plan Amendment	\$6,425	\$4,738	\$1,401	\$143	\$143	
PUD Overlay Zone Change	\$3,465	\$2,652	\$528	\$143	\$143	
General Plan Petition	\$694	\$694				
Referral by the County Under the Dev. Policy	\$296	\$296				
Sign Plan— Comprehensive (basic)	\$1,721	\$1,721				
Sign Plan— Comprehensive (full PC review)	\$1,859	\$1,859				
Variances and Zoning Administrator Permit	\$2,446	\$2,185	\$261			

Woodland Municipal Code							
Up	Previous	Next	Main		Search	Print	No Frames
Title 9 PUBLIC PEACE AND WELFARE Chapter 9.04 NUISANCES							

9.04.030 Acts constituting a nuisance.

A. Anything which is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free uses of property, so as to interfere with the comfortable enjoyment of life or property or unlawfully obstructs the free passage or use, in the customary manner, of any public park, street, alleyway, highway or other public easement is a nuisance.

B. The following are specifically declared to be nuisances; however, it is not intended by this enumeration to exclude the designation of other conditions as nuisances:

1. The accumulation of waste matter on any premises, for an unreasonable period, so as to reduce the aesthetic appearance of the neighborhood;
2. The accumulation of junk, visible to the public, or the operation of a junkyard without the appropriate license;
3. Any vacant, unoccupied, or abandoned building or structure which is not reasonably secured against unauthorized entry or which constitutes a fire hazard or is otherwise in a dangerous, unsightly or blighted condition which is detrimental to the health, safety and welfare of the public pursuant to Section [9.04.040](#);
4. The storage of any inoperable vehicle, outside of a fully enclosed structure on private property, when visible to the public, except inoperable vehicles that are not abandoned and are in an active state of renovation or restoration. For the purpose of this chapter, "active state of renovation or restoration" means that the vehicle is actively being restored or renovated in a manner intended to make the vehicle operational, and shall not include restoration or renovation that solely improves the interior or exterior appearance, but not the operation of that vehicle. A vehicle shall only be permitted to be in an active state of renovation or restoration for a period that shall not exceed 30 days, whether consecutive or nonconsecutive, out of any 12-month period. A vehicle under renovation or restoration shall comply with all applicable City Code sections applying to that type of activity, including, but not limited to, subsection C of this section, motor vehicle repair;
5. Automobile motors, transmissions, and all other automotive parts or accessories, stored or accumulated on any premises where they are visible to the public;
6. Attractive nuisances (those objects which, by their nature, may attract children or other curious individuals) including, but not limited to, unprotected and/or hazardous pools, ponds, iceboxes or refrigerators, or excavations; provided, however, that properly maintained temporary ponding of stormwater in accordance with City approved plans shall not constitute an attractive nuisance for purposes of this section;
7. Any act, omission or condition in violation of Chapters [2.36](#) and [8.20](#), Titles 9, 12, 15, or 17, of this code;
8. Any act, omission or condition recognized in law or in equity as constituting a public nuisance;
9. Any condition in violation of Chapter 7 of Title 6, Litter and Contaminants, of the Yolo County Code;

10. The parking of any vehicle, visible to the public, in the lawn or landscape area of any front or street side yard shall be prohibited, unless on an impervious surface, not exceeding a total of 40% of the front or street side yard area:

- a. Vehicles subject to these provisions include all motorized and nonmotorized vehicles that are permitted to be driven on public streets, including, but not limited to, cars, trucks, trailers, recreational vehicles, farm equipment, motorcycles, boats, dirt bikes, ATVs, snowmobiles and dune buggies,
- b. Impervious surfaces shall include concrete, asphalt, grouted continuous brick, cobblestone, turf block or any similar, durable and dustless surface upon approval of the Community Development Director,
- c. The impervious surface, which includes existing driveways, shall not exceed 40% of the entire front or street side yard area. If concrete runners are utilized, the area between the runners shall be counted as part of the total surfacing area,
- d. Vehicles parked in any front or street side yard shall not be parked in such a manner that it creates a hazard for pedestrians or other vehicle traffic;

11. Any condition in violation of the City's design guidelines, as may be amended from time to time;

12. Any motor vehicle repair in violation of subsection C of this section;

13. Any condition that constitutes a blight condition as defined in this chapter, as determined by the Community Development Director or designee;

14. The parking of any commercial truck with a gross vehicle weight in excess of 10,000 pounds on any private property zoned residential (R-1, R-2, N-P, T, R-M, or P-D) or commercial (C-1, CBD, C-2, or C-H), except that such parking shall not be considered a nuisance if it occurs on commercial property that is immediately adjacent to and accessible from a street on which commercial truck traffic is not limited pursuant to Section 10.08.230(C) or (D) of this code, or on commercial property pursuant to a regularly scheduled pickup or delivery of goods, wares, merchandise, or materials for an approved construction project, or on commercial property on which truck parking is an incidental part of the principal or conditional permitted land use of the property, or if the commercial truck is an on-call tow vehicle designated pursuant to Section 10.04.030 of this code.

C. Motor Vehicle Repair.

1. Definitions. For the purposes of this section, the following definitions shall have the following specified meanings:

- a. "Major vehicle repair" means any maintenance, repair or replacement not listed in the definition of "minor vehicle repair" in this subsection, including, but not limited to, the removal of engines, rebuilding of engines, repair of the internal components, repair or removal of differentials or axles, dismantling of vehicles, and body work;
- b. "Minor vehicle repair" means maintenance, repair or replacement of the alternator, generator, starter, water pump, battery, brakes or part thereof; minor tune-up (which consists of distributor cap, rotor and spark plug replacement); change of oil and filter, fan belt, or hoses; lamp replacement; repair of flat tires; lubrication;

2. Minor Motor Vehicle Repair. It is unlawful and a public nuisance for any person to engage in a minor motor vehicle repair in any residential zone:

- a. Outside a fully enclosed structure, except that minor vehicle repair may be performed outside a fully enclosed structure where elapsed time between the beginning and the end of the repair do not exceed 48 hours;
 - b. For any commercial purpose.
3. Major Motor Vehicle Repair. It is unlawful and a public nuisance for any person to engage in major motor vehicle repair in any residential zone:
 - a. Outside a fully enclosed structure;
 - b. For any commercial purpose.
4. Painting the body of any vehicle is not permitted in any residential zone. (Prior code §§ 14A-1-3, 14A-1-3.1)

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Woodland Municipal Code							
Up	Previous	Next	Main		Search	Print	No Frames
Title 15 BUILDINGS AND CONSTRUCTION							
Chapter 15.04 BUILDING CODES							

15.04.070 Amendments to Uniform Code for the Abatement of Dangerous Buildings.

The provisions of this section shall constitute local amendments to the cross-referenced provisions of the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings and shall be deemed to replace the cross-referenced section in said code with the respective provisions set forth in this section.

A. Section 201 is amended, by adding at the end of the text of that section, the following new subsections:

201.4 Authority to Disconnect Utilities. The Building Official or the Building Official's authorized representative shall have the authority to disconnect a utility service or energy supplied to the building, structure or building equipment therein regulated by this Code, or the City of Woodland's Building Code, Residential Code, Mechanical Code, Plumbing Code, or Electrical Code, in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall, whenever possible, notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure or building service equipment, in writing, of such disconnection immediately thereafter.

201.5 Authority to Condemn Building Service Equipment. When the Building Official ascertains that building service equipment regulated in the City of Woodland's Building Code, Residential Code, Mechanical Code, Plumbing Code, or Electrical Code has become hazardous to life, health, or property, or has become unsanitary, the Building Official shall order in writing that such equipment either be removed or restored to a safe or sanitary condition, as appropriate. The written notice itself shall fix a time limit of compliance with such order. Defective building service equipment shall not be maintained after receiving such notice. When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner, and occupant of such building, structure, or premises. When any building service equipment is maintained in violation of the City of Woodland's Building Code, Residential Code, Mechanical Code, Plumbing Code, or Electrical Code, and in violation of a notice issued pursuant to the provisions of this section, the Building Official shall institute appropriate action to prevent, restrain, correct, or abate the violation.

201.6 Connection after Order to Disconnect. Persons shall not make connections from an energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

B. Section 302 is hereby deleted and replaced to read as follows:

Section 302 Dangerous Buildings. For the purpose of this code, the words set out in this section shall have the following meaning:

A. "Abandoned building or structure" means any building or structure which has not been actively utilized for a lawful purpose, which has not been maintained, and which has not been rendered inaccessible to members of the public by boarding or similar means; for a continuous period of not less than six months.

B. A "dangerous building or structure" means that the condition or defect hereinafter described exists to the extent that life, health, property or safety of the public or its occupants are endangered:

- (1) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire or panic;
- (2) Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of a fire or panic;
- (3) Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the city building code for new buildings of similar structure, purpose or location;
- (4) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the city building code for new buildings of similar structure, purpose or location;
- (5) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property;
- (6) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the city building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the city building code for such buildings;
- (7) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction;
- (8) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, or decay; faulty construction; the removal, movement or instability of any portion to the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse;
- (9) Whenever for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used;
- (10) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb-line passing through the center of gravity does not fall inside the middle of one-third of the base;
- (11) Whenever the building or structure, exclusive of the foundation, shows thirty-three percent or more damage or deterioration of its supporting member or members, fifty percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings;

(12) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated through lack of maintenance, as to become an attractive nuisance to children; a harbor for vagrants, criminals or immoral persons; or as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts;

(13) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion, less than fifty percent, or in any supporting part, member or portion less than sixty-six percent of the strength, fire-resisting qualities or characteristics, or weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location;

(14) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise is determined by the code enforcement officer, to be unsanitary, unfit for human habitation or in such condition that is likely to cause sickness or disease;

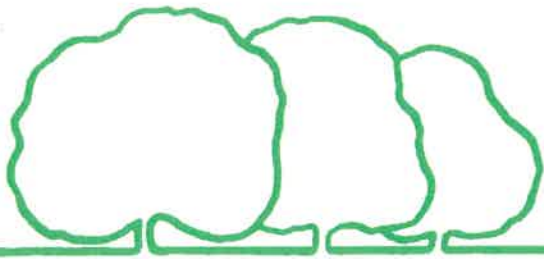
(15) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, faulty gas connections or heating apparatus, faulty construction, or other cause, is determined by the code enforcement officer to be a fire, health, or safety hazard;

(16) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure;

(17) Wherever any building or structure is abandoned.

(Ord. 1655 § 4, 2019; Ord. 1651 § 4, 2019; prior code § 6-1-6)

View the [mobile version](#).



City of Woodland

CITY CLERK ~ 300 FIRST STREET, WOODLAND, CA 95695 ~ (530) 661-5806 ~ (530) 661-5813 FAX ~ana.gonzalez@cityofwoodland.org

May 9, 2022

Karen Travenia
PO Box 5282
Vacaville, CA 95696

Subject: Notice of Hearing for Notice to Abate Nuisance
Case Number CC22-00047
Property address: 210 Lincoln Avenue

Dear Ms. Travenia:

On May 4, the City provided notice to you that a hearing on your appeal of the Notice to Abate Nuisance was scheduled for Tuesday, May 10, before the City Council. Thereafter, you requested a continuance of the hearing in order to sufficiently prepare and/or retain counsel. The City has granted your request to continue the hearing date.

This letter serves as formal notice that the hearing has been continued to **Tuesday, June 7, 2022 at 6:00 p.m.** for you to present your arguments and evidence. The hearing will be held at **300 First Street, Woodland CA 95695, second floor (Council Chambers).**

Please be advised that by requesting this continuance, you have waived your right to a hearing within the 30 day period under Woodland Municipal Code section 9.04.070(C)(3).

If you have questions about the hearing process, please contact me at 530-661-5837.

Sincerely,

Mini Garcia
Coode Compliance Officer



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: H.23
SUBJECT: Public Meeting to Establish the Woodland Tourism Business Improvement District

Recommendation for Action: Staff recommends that the City Council hold a public meeting to receive public testimony on the formation of the Woodland Tourism and Business and Improvement District (WTBID).

Staff Contact:

Ken Hiatt, City Manager, (530) 661-5802, ken.hiatt@cityofwoodland.org

Fiscal Impact:

The purpose of the Woodland Tourism Business Improvement District is to maintain and increase market share and occupancy of Woodland hotels, resulting in continued and enhanced transient occupancy tax and other visitor-supported revenues. Other than administrative support and collections, there are no costs to the City of Woodland associated with the establishment of the Woodland Tourism Business Improvement District.

Background:

Tourism promotion is a specific purpose named in California Business Improvement District (BID) law. A BID is a benefit district where an industry or area assesses itself to spend collective funds on goals for mutually-beneficial purposes. BIDs are frequently used by hotels to fund tourism marketing and promotion efforts. Through BID self-assessment, business owners collectively pay for activities which could not be afforded by any single business and which serve to champion a destination area, as opposed to typical marketing efforts designed to promote an individual business.

The Parking and Business Improvement Area Law of 1989 under the California Streets and Highway Code sets forth specific actions to renew Business Improvement Districts annually. State law makes it clear that BID assessments are not taxes.

Since a BID fee is a benefit assessment and not a tax, BIDs are able to pay for programs and activities without relying on public funding. Tourism BIDs (TBID) can provide destination marketing in ways distinctly different from municipal governments or individual businesses. TBIDs are public-private partnerships which benefit both destination cities and businesses located in those cities. BIDs are an effective financial tool available to the business community through cooperation with local government, as outlined in State law.

Yolo County Visitor's Bureau (dba Visit Yolo)

For the past 5-years the Woodland hotels have been part of Visit Yolo (Yolo County Visitor's Bureau), a countywide tourism district including the cities of Woodland, Winters, Davis, and unincorporated areas of Yolo County. In the fall of 2021, Woodland hoteliers sent a letter, signed by the majority of hoteliers, indicating their desire to no longer participate in the countywide district, and instead favored the formation of a Woodland-focused tourism business improvement district (Attachment 1).

Prior to the establishment of the countywide bid 2017, Woodland had a hotel business improvement district which leveled a 2% assessment on overnight hotel stays. The proceeds from the assessment were collected by the City and sent to the Yolo County Visitor's Bureau who administered the funds.

The current countywide assessment is set at 2% of the per night room rate and proceeds are used to collectively brand and promote tourism within Yolo County as well as the individual destination markets of Davis, Woodland, Winters and the countryside. The City collects the Woodland assessments, on behalf of the TBID, as a separate line item on each hotel's monthly Transient Occupancy Tax transmittals. Subsequently, the City transmits TBID funds to the Visit Yolo non-profit to spend on TBID eligible activities that are identified in a management district plan and annual report to the County. Approximately 40% of the assessments collected by each jurisdiction are reserved for promoting visitation within the respective communities while the remaining 60% of funds collected are used for administration and countywide marketing efforts. As the current assessment area covers multiple jurisdictions, the Board of Supervisors is the approving body for the assessment and annual reports.

Discussion:

At the conclusion of the current 5-year countywide assessment on June 30, 2022, hotels within the City of Woodland have indicated that they would no longer like to be included in that Business Improvement District and have voted not to be included in any renewal being considered. Alternatively, they have requested that the City of Woodland assist in establishing a Woodland-based Tourism Business Improvement District, much like existed prior to 2017. Instead of the funds being administered by the Yolo County Visitor's Bureau as before, they have requested that the City designate the newly formed Woodland Hoteliers Group, a 501(c)6 non-profit organization, as the Advisory Board to administer the funds.

Boundaries of Woodland Tourism Business Improvement District

The boundaries of the WTBID are proposed to include all hotels within the City of Woodland and the boundaries of the WTBID shall be coterminous with the City boundaries, a map of which is on file in the office of the City Clerk.

WTBID Assessment and Benefit

All hotel businesses operating within the boundaries of the Woodland Tourism Business Improvement District will be assessed for the purpose of promoting activities which will directly benefit the hotels located within the District. The Assessments to be levied under the Tourism Business Improvement District are not special taxes. Assessments levied on the businesses shall be levied on the basis of the degree of estimated benefit to the businesses within the District.

The initial annual assessment amount proposed for the WTBID is 2% of gross room revenue, which is defined as "total consideration charged to a transient as shown on the guest receipt for the occupancy of a room, or portion thereof, in a Hotel." The proposed assessment is a percentage of gross room revenue, and so when a hotel's revenue increases from the enhanced tourism marketing services provided to the hotels through the WTBID, the real dollar amount of the assessment will increase proportionately. The District's activities are intended to provide benefits specifically for the assessed businesses by increasing tourism within its boundaries, and hence increasing hotel room occupancy and revenues. An indirect benefit may accrue to the surrounding community or to the public as a result of the activities to be provided with the assessment levied. These indirect benefits (if any) are incidental and inconsequential.

Process for Adoption

Under the 1989 law, the State requires a series of steps to form the WTBID. On April 19th, the City Council held a hearing and adopted a resolution of intention regarding the establishment of the WTBID. At the June 7th City Council meeting, the City Council will accept public testimony on the intended establishment of the WTBID prior to the Public Hearing scheduled for June 21st. The following is a synopsis of activities necessary to form the WTBID:

April 19, 2022 - RESOLUTION OF INTENTION HEARING (COMPLETED)

Petitions in favor of the WTBD formation were received from a majority of Woodland hotels and subsequently the City Council at its meeting of April 19, 2022 adopted the attached Resolution of Intention expressing its intention and initiating proceedings to establish the WTBD (Attachment 2).

April 25, 2022 – NOTICE (COMPLETED)

The 1989 Act requires the City to mail a written notice to the owners of all businesses proposed to be within the WTBD. Mailing the notice begins a mandatory forty-five (45) day period in which owners may protest WTBD formation. The attached notice was mailed on April 25, 2022 along with the Resolution of Intention to all established hotel businesses within the City of Woodland (Attachment 3).

June 7, 2022 - PUBLIC MEETING

Allow public testimony on the formation of the WTBD and levy of assessments. No Council action is required for the WTBD at this meeting.

June 14, 2022 – PUBLICATION OF PUBLIC HEARING NOTICE

Seven (7) days before the Public Hearing, the notice shall be published in the local newspaper, informing the general public about the Hearing, the proposed assessment, and the protest procedure

June 21, 2022 - FINAL PUBLIC HEARING

If written protests are received from the owners of businesses in the proposed WTBD, which will pay more than fifty percent (50%) of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than fifty percent (50%), no further proceedings to levy the proposed assessment against such businesses shall be taken for a period of one (1) year from the date of the finding of a majority protest by the Council.

At the conclusion of the public hearing to establish the WTBD, the Council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them.

If the Council, following the public hearing, decides to establish the proposed WTBD, the Council shall adopt an ordinance forming the district and establishing the assessment. Council will also appoint the advisory board who will serve as the City's TBID Advisory Board and direct specific spending and activities to promote Woodland as an overnight destination.

Fiscal Year / Activities

Upon successful establishment of the Woodland Tourism Business Improvement District as outlined in the schedule of proceedings, the WTBD Fiscal Year 2022/2023 will commence July 1, 2022 and end June 30, 2023. Due to the timing of the adoption of the ordinance, the levy of assessments is proposed to take effect the first day of the second month of the first quarter of Fiscal Year 2022/2023 (August 1, 2022).

Prior to the end of the Fiscal Year, the Advisory Board will prepare and submit an annual report detailing the use of the assessment funds consistent with the allowed activities and proposed budget for the upcoming fiscal year. The WTBD will require annual renewal to continue the assessment. Consideration of future renewals will be subject to the process stipulated in the Parking and Business Improvement Area Law of 1989.

Conclusion:

Staff recommends that the City Council hold a public meeting to receive public testimony on the formation of the Woodland Tourism and Business and Improvement District (WTBID).

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Woodland Hoteliers Group Letter of Support for BID.docx
2. Resolution of Intention - WTBID
3. Joint Notice of Public Meeting and Hearing - Woodland TBID



530-668-8839
woodlandhoteliersgroup@gmail.com

350 Court Street
Woodland, CA 95695

Woodland City Council
300 1st Street
Woodland, CA 95776

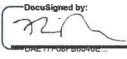
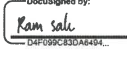
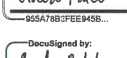
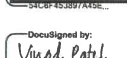
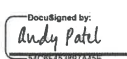
March 14, 2022

To Woodland City Council:

As representatives of Woodland-based hotels, we are happy to support the establishment of a Woodland hotel business improvement district with 2% assessment. We believe that this Woodland focused approach has great potential to simultaneously enhance visitor experience and benefit our community. Through targeted marketing, expanded events, we look forward to fostering synergies between our hotels, local restaurants, boutiques, and the entire Woodland business community to create a more well-rounded tourism approach that benefits our local economy at large.

We propose that the Woodland Hoteliers Group, a non-profit 501(c)6 composed of and representing Woodland Hoteliers, be designated as the advisory board. If designated as such, the Woodland Hoteliers Group would assume the responsibility of producing and presenting an Annual Report (commonly referred to as a Management District Plan) to City Council. This Management District Plan and budget will outline how the proposed levy of assessments for each year will be spent, pursuant to the BID Law of 1989.

Please find below signatures of support from representatives of the following Woodland Hotels:

MOTEL 6	 DocuSigned by: ONE177F8P5D9E...	, Owner
COMFORT SUITES	 DocuSigned by: D4F059C83DAB4...	, Owner
DAYS INN	 DocuSigned by: FAA84EB26C487...	, Owner
ECONO LODGE	 DocuSigned by: BA8Z100BC42A0...	, Owner
MARIOTT FAIRFIELD INN & SUITES	 DocuSigned by: 955A78B3FEE945B...	, Owner
HAMPTON INN & SUITES	 DocuSigned by: 54C6F453897A35E...	, Owner
HOLIDAY INN EXPRESS	 DocuSigned by: 955A78B3FEE945B...	, Owner
JOURNEY INN	 DocuSigned by: 46B8A7D9462F40C...	, Owner
QUALITY INN & SUITES	 DocuSigned by: 54C6F453897A35E...	, Owner
SHADOW OAKS HOSPITALITY	 DocuSigned by: DDA1978D95A2E1...	, Owner
VALLEY OAKS INN	 DocuSigned by: 54C6F453897A35E...	, Owner

RESOLUTION 7884

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND DECLARING ITS INTENTION TO ESTABLISH A BUSINESS IMPROVEMENT AREA IN THE CITY OF WOODLAND TO BE DESIGNATED AS THE WOODLAND TOURISM BUSINESS IMPROVEMENT DISTRICT (“WTBID”) AND SETTING A TIME AND PLACE OF A HEARING TO CONSIDER THE ESTABLISHMENT OF SUCH AREA

WHEREAS, the City of Woodland (the “City”) is a general law city organized and existing under the laws of the State of California; and

WHEREAS, the Parking and Business Improvement Area Law of 1989 (Section 36500 et seq. of the Streets and Highways Code of the State of California) authorizes the City to levy assessments on businesses within a parking and business improvement area which are in addition to any assessments, fees, charges, or taxes imposed in the City of Woodland and to use such proceeds for the benefit of businesses within such parking and business improvement area pursuant to said Parking and Business Improvement Area Law of 1989; and

WHEREAS, the City Council of the City and several hotel operators within the City are desirous to take proceedings to provide a method of funding public programs and activities that will promote the City and hotels as a tourist destination; and

WHEREAS, the City Council proposes to establish a business improvement area within the City for Fiscal Year 2022/2023 pursuant to the Parking and Business Improvement Area Law of 1989, and in accordance with Section 36522 of said Law, and hereby institutes the proceedings for such a district by the adoption of this Resolution of Intention.

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

Section 1. Recitals: The below recitals are all true and correct.

Section 2. Declaration of Intention: Pursuant to the Parking and Business Improvement Area Law of 1989, the City Council hereby declares its intention to establish a business improvement area designated as the Woodland Tourism Business Improvement District (hereinafter “WTBID”).

Section 3. Definition of Hotel: Hotel shall mean any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients, including but not limited to dwellings for lodging or sleeping purposes, which include any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure or portion thereof, duplex, triplex, single-family dwelling units except any private dwelling house

or other individually owned single-family dwelling rented only infrequently and incidental to normal occupancy or any timeshare as set out in Revenue and Taxation Code 7280; provided, that the burden of establishing that the facility is not a hotel shall be on the owner or operator thereof. The Hotels now operating in the proposed WTBD are described in Exhibit "A", attached hereto and incorporated herein by reference.

Section 4. Boundaries: The boundaries of said WTBD are proposed to include all of the real property within the City of Woodland and the boundaries of the WTBD shall be coterminous with the City boundaries, a map of which is on file in the office of the City Clerk.

Section 5. Method of Assessment: In addition to any assessments, fees, charges or taxes imposed otherwise in the City, except where funds are otherwise available, the City Council proposes to annually levy assessments on Hotels in the WTBD for the purpose of funding the programs, activities and services that will promote the City and hotels as a tourist destination. A description of the proposed system of assessments is set forth on Exhibit "B", attached hereto and incorporated herein by this reference.

Section 6. Exemption of Newly Established Business: The City Council proposes to annually levy assessments on all Hotels in the WTBD in accordance with the proposed system of assessments as set forth on Exhibit "B" and as such has determined that the assessments on newly established Hotels shall commence immediately upon the first day of operation and therefore there is no exemption applied for newly established Hotels.

Section 7. Use of Assessment Revenues: The proposed uses of the revenues derived from assessments levied against Hotels in the WTBD include but are not limited to the following:

- (a) Promoting the identity of Woodland through financial support of key regional and national events that support tourism and result in an economic impact; and
- (b) Developing and implementing a destination marketing strategy and promotions targeting potential hotel guests; and
- (c) Developing and undertaking an advertising and public relations program focusing on the business, recreation, and leisure travel trade; and
- (d) Subsidization of high quality, high economic impact events; and
- (e) Annual operation expenses including but not limited to annual district administration functions and expenses, printing, postage and meetings; and
- (f) Support and funding of contract services and/or programs that support hotel operations and tourism including but not limited to, security, transportation services, vouchers, and special events; and
- (g) Attendance at key meeting and consumer trade shows.

Section 8. Fiscal Year: Upon successful establishment of the Woodland Tourism Business Improvement District, the proposed system of assessments as set forth on Exhibit “B” to be levied as a result of these proceedings relates to Fiscal Year 2022/2023 (the Fiscal Year commencing July 1, 2022 and ending June 30, 2023) and the levy of such assessments is proposed to take effect the first day of the second month of the first quarter of Fiscal Year 2022/2023 (August 1, 2022).

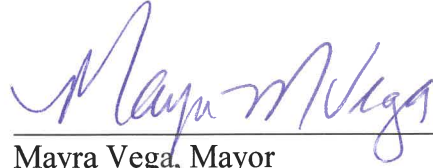
Section 9. Public Hearing: A public hearing concerning the establishment of said WTBID and the proposed assessments will be held on June 21, 2022 at 6:00 p.m., or as soon thereafter as the matter can be heard at the City Council's regularly held meeting, located at 300 First Street, Woodland, California. In the event that the City Council determines to conduct the hearing remotely in the interest of public health and safety pursuant to AB 361 (Chapter 165, Statutes of 2021), the updated hearing location will be posted as soon as such information is available, including on the agenda for the meeting at which the public hearing will be held, and on a prior agenda authorizing remote meetings. At such public hearing, the City Council shall hear the testimony of all interested persons for or against the establishment of the WTBID, the extent of the WTBID, the proposed assessments and the furnishing of specified types of improvements or activities.

Section 10. Determination of Protest: All protests and received evidence, including written protests, for and against the establishment of the WTBID and the proposed assessments related thereto shall be entered into the record. If written protests are received from the owners of businesses in the proposed WTBID which will pay 50 percent or more of the assessments proposed to be levied, and protests are not withdrawn so as to reduce the protests to less than that 50 percent, no further proceedings to create the WTBID or to levy the proposed assessment, as contained in this resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvement or activity within the WTBID, those types of improvements or activities shall be eliminated. Every written protest shall be filed with the City Clerk at or before the time fixed for the public hearing. The City Council may waive any irregularity in the form or content of any written protest and at the public hearing may correct minor defects in the proceedings. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing.

Section 11. Adoption of Resolution: The City Clerk shall certify to the adoption of this Resolution, cause the same to be published in the manner prescribed by law, and shall mail a complete copy of this Resolution to each person owning or operating a Hotel which is located in the proposed WTBID.

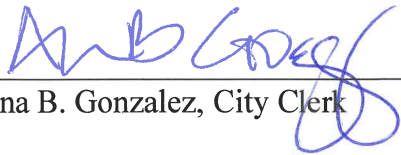
PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 19th day of April, 2022, by the following vote:

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
NOES: None
ABSENT: None
ABSTAIN: None



Mayra Vega, Mayor

ATTEST:



Ana B. Gonzalez, City Clerk

EXHIBIT A

CITY OF WOODLAND WOODLAND TOURISM BUSINESS IMPROVEMENT DISTRICT

Hotels in Fiscal Year 2022/2023

The following is a list of Hotels now operating, or proposed to operate in the proposed WTBID for Fiscal Year 2022/2023

Business Name	Address	Assessor's Parcel Number(s)
Aura Motel 6 Woodland LLC	1564 E Main St	066-040-004-000
Days Inn	1524 E Main St	066-040-011-000
Quality Inn & Suites	1562 E Main St	066-040-024-000
Hampton Inn & Suites	2060 Freeway Dr	027-851-005-000
Holiday Inn Express	2070 Freeway Dr	027-851-006-000
Comfort Suites	2080 Freeway Dr	027-851-007-000
Mariott Fairfield Inn & Suites	2100 Freeway Dr	027-851-009-000
Econo Lodge	53 W Main St	065-250-007-000
Shadow Oaks Hospitality	584 N East St	065-250-051-000
Valley Oaks Inn	600 N East St	027-460-009-000
Journey Inn	99 W Main St	027-460-010-000

Exhibit B

CITY OF WOODLAND WOODLAND TOURISM BUSINESS IMPROVEMENT DISTRICT

Proposed System of Assessment (Methodology)

The proposed system of assessments is designed to generate revenue from Hotels in the City to provide a method of funding public programs and activities that will promote the City and Hotels as a tourist destination. The City's Hotels are the only businesses proposed to be assessed. An annual assessment is to be levied against Hotels based on the benefits they derive from the program of activities. All non-Hotel businesses would not be assessed as they derive only, at most, an indirect benefit from the program of activities.

Any modification to the WTBID or program of activities for which the assessments are proposed to be levied would be subject to notification of all businesses within the WTBID and a public hearing before the City Council. At such public hearing, the City Council shall hear all protests and receive evidence, including written protests, for and against such modification.

Each Hotel in the WTBID shall be subject to an assessment of 2% of total room rents charged and received from transient Hotel guests who do not make the Hotel their principal place of residence.

Once the system of assessments is established, it cannot be changed without written notice to all Hotels in the WTBID and a public hearing held by the City Council. At such public hearing, the City council shall hear all protests and receive evidence, including written protests, for and against such changes.

Assessment will be collected by the City of Woodland, with the funds being remitted to a special fund of the City for expenditure in accordance with its adopted annual budget as presented by the Advisory Board appointed by the City Council.



NOTICE OF PUBLIC MEETING AND PUBLIC HEARING REGARDING A PROPOSED TOURISM MARKETING DISTRICT IN THE CITY OF WOODLAND

I. Hearing Notice

The City Council of the City of Woodland ("City") will hold a public meeting and public hearing on the establishment of the Woodland Tourism Business Improvement District ("WTBID") within the City and the proposed levy of assessments on businesses within the WTBID to promote the City and hotels as a tourist destination.

NOTICE IS HEREBY GIVEN that a public meeting will be held on June 7, 2022 at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, 300 First Street, Woodland, California.

NOTICE IS HEREBY GIVEN that a public hearing will be held on June 21, 2022 at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, 300 First Street, Woodland, California.

The public meeting and public hearing are being held in accordance with the provisions of the *Parking and Business Improvement Area Law of 1989, being Division 18, Part 6 of the California Streets and Highways Code (commencing with Section 36500)*. At the public meeting and public hearing, the City Council shall consider all objections and protests, if any, to the proposed Woodland Tourism Business Improvement District, the proposed assessments, and ordinance related thereto. Any interested person shall be permitted to present written and oral testimony regarding these matters. The City Council may impose reasonable time limits on both the length of the entire public meeting or public hearing and the length of each interested person's oral testimony. The City Council may also continue the public meeting or public hearing from time to time. Business owners that are subject to the proposed annual assessments who wish to protest the proposed district or assessments must follow the procedure outlined in Section II below.

II. Protest Procedure

Any business owner subject to the proposed assessment may protest to the establishment of the WTBID, the furnishing of specified service or activities, or the amount of the proposed assessment by filing with the City Clerk, on or before the time set for the public hearing, a written protest, containing a legible signature of such business owner, identification of the business by address or assessor's parcel number, and statement of the business owner's protest. Electronic mailings (emails) will not be accepted. Any business owner subject to the proposed assessment may appear and testify at the public meeting or public hearing, but only a written protest that meets the requirements set forth in this paragraph will be counted as a valid protest. If the party signing the protest is not shown on the official records of the City as the owner of the business, the protest shall contain or be accompanied by written evidence that the person signing the protest is the owner of the business or an authorized representative of the owner(s) of that business. Protests must be mailed or personally delivered to: City Clerk, City of Woodland, 300 First Street, Woodland, CA 95695. For the City Council to consider a written protest, **the protest must be received by the City Clerk no later than the conclusion of the public testimony portion of the public hearing on June 21, 2022. Postmarks will not be accepted.**

Majority protest exists if written protests are received from the owners of businesses in the proposed area which will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than that 50 percent. If a written majority protest of the owners of businesses exists, no further proceedings to create the specified business improvement area or to levy the proposed assessment shall be taken by the City Council for a period of one year from the date of the finding of a majority protest. If the majority protest is only against the furnishing of a specified type or types of improvement or activity within the area, those types of improvements or activities shall be eliminated. Because the proposed assessments are only on specified business (hotels) within the City and not on real property, the assessment balloting proceedings outlined in the California Constitution Article XIID do not apply to the establishment of this district or the proposed assessments. Therefore, if the City Clerk does not receive written protests from a majority of the owners of business subject to the proposed assessments, the City Council may establish the proposed Woodland Tourism Business Improvement District and authorize the levy of assessments commencing with Fiscal Year 2022/2023 by adopting an ordinance to that effect.

III. Boundaries and Purpose of the Woodland Tourism Business Improvement District

The City is proposing the establishment of the Woodland Tourism Business Improvement District, which will include all of the real property within the City of Woodland and the assessment of specified hotels now operating within the City but may include additional hotels operating within the City in the future. The use of the revenues derived from the proposed assessments that are levied on identified hotel businesses in the WTBD may include, but are not limited to the following: promoting the identity of Woodland through financial support of key regional and national events that support tourism and result in an economic impact; developing and implementing a destination marketing strategy and promotions targeting potential hotel guests; developing and undertaking an advertising and public relations program focusing on the business, recreation, and leisure travel trade; subsidization of high quality, high economic impact events; annual operation expenses including but not limited to annual district administration functions and expenses, printing, postage, and meetings; support and funding of contract services and/or programs that support hotel operations and tourism including but not limited to, security, transportation services, vouchers, and special events; and attendance at key meeting and consumer trade shows to promote Woodland as a premier tourism destination.

IV. Summary of the Proposed Assessment

In addition to any assessments, fees, charges or taxes imposed otherwise in the City, the City Council proposes by City Ordinance to annually levy assessments against businesses in the WTBD for the purpose of funding the programs, activities, and services described above. It is proposed that each business (Hotel) in the District shall pay an assessment of 2% of total room rents charged and received from transient hotel guests who do not make the hotel their principal place of residence. These charges will be collected by the City of Woodland at the same time and in the same manner as the current Transient Occupancy Tax, with the funds being remitted to a special fund of the City for expenditure in accordance with an adopted annual budget. On an annual basis, an Advisory Board shall present a proposed budget for the City Council's consideration. This Advisory Board shall be appointed by the City Council once the WTBD is established and shall be comprised of business owners subject to the assessments and designated City staff. Once the system of assessment is established, it cannot be changed without written notice to all businesses in the WTBD and a public hearing held by the City Council. At such public hearing, the City Council shall hear all protests and receive evidence, including written protests, for and against such changes.

If you have any question regarding this notice, please contact Stephanie Burgos, Business Engagement & Marketing at (530) 661-5920 or email at Stephanie.Burgos@cityofwoodland.org.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: H.24
SUBJECT: Development Impact Fee Deferral Program

Recommendation for Action: Staff recommends that the City Council waive first reading and adopt, by title only, an Ordinance amending Woodland Municipal Code section 15.20 to delete the expiration date for the Fee Deferral Program so that the program will remain in effect until further amended by the Council as well as make clarifying changes to the existing City Code as needed.

Staff Contact:

Lynn Johnson, Senior Management Analyst, (530) 661-5979, lynn.johnson@cityofwoodland.org

Fiscal Impact:

The changes made to the Fee Deferral Ordinance in November 2018 have been met with positive response from both the residential infill developers and large commercial project developers. Since then, fifty-two infill residential units have been successfully built and sold after benefiting from the fee deferral program. We have current Fee Deferral Agreements in place for a 16-unit infill housing project (4 of the units have already been sold and deferred fees paid). There are four hotels and several smaller commercial projects that also have fee deferral agreements in place. The increase in infill projects is a good indication that the fee deferral program is helping to defray the initial cost of construction that often hinders upfront project financing. The changes proposed by this amendment primarily provide clarifying language where needed, add the water capacity fee as a fee eligible for deferral, and remove the Ordinance expiration date.

Background:

The City Council adopted the original Fee Deferral Ordinance in 2008 and subsequently, extended the expiration date of the Ordinance four additional times as the program continues to be effective in spurring new development. Specifically, the City has seen an influx of infill residential units benefit from deferred fees as well as many commercial projects. The most recent update to the Ordinance was approved in 2018.

On November 20, 2018, Council approved several major changes to the City's Fee Deferral Ordinance including:

- Added Fire, Wastewater, and Parks fees to the eligible Development Impact fees so that all (MPFP) fees are eligible for deferral.
- Waived interest on deferred fees during the Fee Deferral period.
- Changed the amount owed at the conclusion of the fee deferral period or issuance of a Certificate of Occupancy to be those fees in place at the time fees are paid (as opposed to those in place at building permit issuance).

In 2019, the City Council received the Water Capacity Fee Update as well as the Major Project Financing Plan (MPFP) Fee Program Nexus study Update. The combination of adopting the two updated Plans eliminated the water impact fee since the City had fully transitioned to surface water, and adopted the Water Capacity Fee (originally referred to as the Surface Water Fee).

Discussion:

The current Fee Deferral Ordinance is set to expire on June 30, 2022, based on the Ordinance adopted by the

City Council on June 20, 2017. As part of the City Code changes, staff is recommending the addition of the Water Capacity Fee as an eligible fee for deferral, as well as eliminating the expiration of the Fee Deferral Program. Most cities in the region have and will continue to provide fee deferral programs to support developers' needs to defray the initial cost of construction.

The proposed changes to the Current Fee Deferral Program include:

- Section 15.20.030 A.4 Deferred fees - Eliminate water as a deferred fee as we do not charge a water development impact fee since moving to surface water (we now charge a Water Capacity Fee)
- Section 15.20.030 A. Deferred fees - Add A.10, Water Capacity Fee, as a fee eligible for deferral
- Section 15.20.040 Definitions - Corrected several typographical errors and clarifications were added
- Section 15.20.050 Fee Deferral Program - The sections referencing interest accrual on deferred fees were eliminated since fees are charged based on the current fees in place at the time of payment
- Section 15.20.050 B Nonresidential Development - Added a maximum fee deferral cap of \$2 million for non-residential projects
- Section 15.20.080 Interest - Deleted section since fees owed at time of payment are re-calculated based on current fees in place
- Section 15.20.110 Expiration - Deleted section as the intention is to continue the Fee Deferral Program until further amended by the City Council

Conclusion:

Staff recommends that the City Council waive first reading and adopt, by title only, an Ordinance amending Woodland Municipal Code section 15.20 to delete the expiration date for the Fee Deferral Program so that the program will remain in effect until further amended by the Council as well as make clarifying changes to the existing City Code as needed.

Prepared by: Lynn Johnson, Senior Management Analyst

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



Ken Hiatt
City Manager

Attachments:

1. Ordinance Amending Fee Deferral Program

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND, CALIFORNIA, AMENDING SECTIONS 15.20.030(A), 15.20.040,
15.20.050, 15.20.080 AND 15.20.110 OF
THE WOODLAND MUNICIPAL CODE RELATING TO THE DEFERRAL
OF CERTAIN DEVELOPMENT IMPACT FEES**

WHEREAS, the City of Woodland (“City”) requires the payment of various development impact fees to help address the impacts of new development; and

WHEREAS, the City recognizes that the payment of fees represents a substantial financial commitment for many projects; and

WHEREAS, the construction of new residential and non-residential/commercial/industrial projects has a significantly high fee burden and a relatively longer construction period, typically 12-18 months, making a fee deferral program beneficial for many developers; and

WHEREAS, the inability of developers to construct new development within the City due to the substantial financial commitment for many projects has restricted the City’s revenue through the loss of potential *ad valorem* tax revenue and/or sales tax revenue; and

WHEREAS, in an effort to spur development and associated City revenues, the City Council adopted Ordinance No. 1501 on December 8, 2008, permitting developers to defer development impact fees for certain projects until June 30, 2010; and

WHEREAS, the City Council adopted Ordinance No. 1528 on May 17, 2011 to extend the sunset date until June 30, 2013; Ordinance No. 1550 on May 21, 2013 to extend the sunset date until June 30, 2015; Ordinance No. 1585 on July 7, 2015 to extend the sunset date to June 30, 2017; and Ordinance No. 1618 to extend the sunset date to June 30, 2022; and

WHEREAS, on November 20, 2018 the City Council adopted Ordinance No. 1640 amending certain sections of the Municipal Code to allow residential infill development to qualify for the fee deferral program, allow all development impact fees to be deferred, and define the amount due when the certificate of occupancy is issued to be those fees in effect on that date; and

WHEREAS, Ordinance No. 1640 will sunset on June 30, 2022 unless extended; and

WHEREAS, the economic challenges that necessitated the adoption of the initial Fee Deferral Program continue to negatively impact some projects and are expected to continue to do so in the foreseeable future; and

WHEREAS, to ensure the continued development of infill residential and non-residential projects and the receipt of accompanying tax revenue, the City Council wishes

to delete the expiration date for the Fee Deferral Program so that the program will remain in effect until further amended by the Council, as well as make clarifying changes to the existing City Code as needed.

NOW, THEREFORE, the City Council of the City of Woodland does hereby ordain as follows:

Section 1. Authority. The City Council enacts this Ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 2. Amendment. Sections 15.20.030(A), 15.20.040, 15.20.050, 15.20.080 and 15.20.110 of the Woodland Municipal Code are hereby amended to read in full as follows:

Sec. 15.20.030 Deferred fees.

- A. The City may defer any or all of the following development impact fees or capacity charges pursuant to the provisions of this chapter:
 - 1. General City;
 - 2. Library;
 - 3. Police;
 - 4. Roads;
 - 5. Administration;
 - 6. Storm Drain;
 - 7. Fire;
 - 8. Wastewater;
 - 9. Parks
 - 10. Water Capacity Fee.
- B. The development impact fees/capacity charges set forth in this section shall be further defined in the guidelines. This section provides the exclusive list of fees which may be deferred pursuant to this chapter. Any fees not provided in this section shall be paid pursuant to applicable Federal, State or local regulations including, without limitation, fees related to the California Environmental Quality Act.

15.20.040 Definitions.

“Applicant” means the owner or owners of record for the real property on which an approved project is to be located.

“Approved development project” means a development project that has received final discretionary action by the City and which is in compliance with all Federal, State and local requirements, including, without limitation, environmental requirements due prior to issuance of a building permit.

“Deferred fees” means any development impact fees or capacity charges, as set forth in Section 15.20.030, that the City has agreed to defer pursuant to a fee deferral agreement.

“Fee deferral agreement” means a standardized agreement satisfactory to the City and approved by the City Attorney, executed by and between the applicant and the City for the purpose of approving the deferral of certain deferred fees. The fee deferral agreement shall require the applicant to indemnify, defend and hold harmless the City and its officials, officers, agents and employees for any claims, causes of action or damages/cost arising from the City’s temporary deferral of the deferred fees. A fee deferral agreement is specific to an approved development project and is nontransferable to another applicant or another approved development project.

“Guidelines” means the Public Facilities Fee Program Administrative Guidelines created by the Engineering Division of the City Community Development Department, as amended from time to time.

“Nonresidential development” means a development project in which at least 51% of the occupiable square footage is used for nonresidential purposes including, without limitation, commercial or industrial uses.

“Nonresidential maximum deferral period” means the 24-month period from the date of issuance of the building permit in which any deferred fees may remain unpaid for any nonresidential development. The nonresidential maximum deferral period for any building permit may be extended at the discretion of the City Council prior to the expiration of the nonresidential maximum deferral period.

“Residential infill development” means an approved development project consisting of single-family or multifamily residential units built on vacant or underutilized parcels within existing urbanized areas (see map in the Guidelines).

“Residential maximum deferral period” means the maximum period in which any deferred fees may remain unpaid for any residential development, which shall be determined by the Community Development Director or designee and set forth in the fee deferral agreement; provided, however, that the residential maximum deferral period shall not exceed 12 months from the date of issuance of the building permit. The residential maximum deferral period for any building permit may be extended at the discretion of the City Council prior to the expiration of the residential maximum deferral period.

15.20.050 Fee deferral program.

A. Residential Infill Development.

1. An applicant must enter into a fee deferral agreement to qualify for a deferral of development impact fees for a residential infill development. The fee deferral agreement shall explicitly provide for the recordation of a lien against the real property on which the

approved development project is to be located, which shall be removed upon payment in full of all deferred fees.

2. Deferred fees for a single-family infill residential development shall be due and payable in full for each individual lot within the approved development project upon the earlier of: (a) a request for final inspection under a building permit; or (b) the close of the residential maximum deferral period for the applicable building permit.

3. Deferred fees for a multifamily infill residential development shall be due and payable in full for each building within the approved development project upon the earlier of: (a) request for final inspection under a building permit; or (b) the close of the residential maximum deferral period for the applicable building permit.

B. Nonresidential Development.

1. A nonresidential project fee deferral is only available for projects whose total impact fee requirement does not exceed Two Million dollars (\$2,000,000).

2. An applicant must enter into a fee deferral agreement to qualify for a deferral of development impact fees for a nonresidential development. The fee deferral agreement shall explicitly provide for the recordation of a security instrument, to be mutually agreed upon by the applicant and the City, against the real property on which the approved development project is to be located, which shall be removed upon payment in full of all deferred fees.

3. Deferred fees for nonresidential developments shall be due and payable in full upon the earliest of: (a) the date set forth in the fee deferral agreement entered into for the subject property; (b) a request for final inspection under a building permit and/or a certificate of occupancy; or (c) the close of the nonresidential maximum deferral period for the applicable building permit.

15.20.060 Approval of deferred fees.

A. No project shall be eligible for execution of a fee deferral agreement unless all of the following conditions are met:

1. The project shall be located on property within the City of Woodland.
2. The project shall have received the final discretionary approval by the City Council, Planning Commission, or staff as deemed appropriate.

3. The project shall have undergone all required environmental review and shall be in compliance with all requirements established by the environmental document prepared for the project.
4. All conditions of approval, as applicable at the time of permit issuance, shall have been met.
5. All payments of taxes and assessments on the property on which the project is located shall be current.
6. The applicant shall have no unpaid balances due to the City for the project or any other project or purpose.
7. The applicant and/or his, her, or its partners and affiliates on the project shall have been deemed by the City to present a low risk of non-payment of fees, if the City opts to conduct a risk assessment, which may include meeting the following criteria and any others the City deems necessary:
 - a. The applicant and/or his, her, or its partners and affiliates on the project have not had a foreclosure on any of its or their properties in the last four years.
 - b. The applicant and/or his, her, or its partners and affiliates on the project, and any companies in which any such person has held a controlling interest, have not filed for bankruptcy within the past four years.
 - c. The applicant and/or his, her, or its partners and affiliates on the project have no outstanding civil judgments.
8. All fees imposed by a government agency other than the City either shall have been paid or shall have been the subject of a fee deferral agreement between the applicant and the agency imposing the fees.

B. The fee deferral agreement shall be approved and executed by the City Manager or designee. All such approvals shall be based on the criteria in subsection A of this section, and may be withheld if the approval criteria are not met, or if the approval criteria are met and if the approving person or body finds that it is not in the City's interest to approve a fee deferral agreement.

C. Upon execution of a fee deferral agreement, the City shall record the fee deferral agreement and any related security documents, if applicable, against the real property subject to the fee deferral agreement in the amount of the deferred fees. Upon payment in full of the deferred fees, the City shall remove the lien from the subject property.

15.20.070 Program application.

An application for deferral of development impact fees may be submitted concurrently with or in advance of any application for building permits for the approved development project. Notwithstanding any other provision of this code, in no event shall a building permit be issued until either of the following occurs:

- A. Payment of all applicable fees due; or
- B. Execution of a fee deferral agreement.

15.20.080 Fee adjustments.

An estimate of the amount of the deferred fees shall be calculated at the time of building permit issuance and shall be attached to the recorded docs (lien, etc.). The actual fee amount shall be calculated and paid at the time of payment which shall occur no later than the date set forth in the fee deferral agreement.

15.20.090 Administration charge.

The City Council may, by resolution, establish a processing and administration fee to cover the reasonable costs of administering the fee deferral program established by this chapter. This processing and administration fee shall be placed in the general fund and shall provide a revenue source to cover the costs of preparing the fee deferral agreement and tracking the deferred fees.

Section 3. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 4. CEQA. The adoption of this Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which provides that CEQA only applies to projects which have the potential for causing a significant effect of the environment. Where it can be determined that the proposed project will not have a significant adverse effect on the environment, the project is not subject to CEQA. This Ordinance amends an existing fee deferral program to allow for the deferral of development impact fees and does not propose nor authorize any action or specific project that would have the potential to cause a significant adverse effect on the environment.

Section 5. Effective Date and Publication. The City Clerk shall certify to the adoption of this Ordinance, and the City Clerk shall cause this Ordinance to be posted or published as prescribed by law. This Ordinance shall take effect thirty (30) days following its adoption.

INTRODUCED at a regular meeting of the City Council held on the ____ day of June, 2022 and PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the _____ day of _____, 2022, by the following vote:

:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega
Mayor

ATTEST:

Ana Gonzalez
City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: H.25
SUBJECT: Presentation of the FY2022/23 Proposed Budget

Recommendation for Action: Staff recommends that the City Council receive a presentation on the proposed budget for FY2022/23.

Staff Contact:

Evis Morales, Finance Officer, (530) 661-5923, evis.morales@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 recommended budget. Presented herein for your consideration is the City's Proposed Budget for fiscal year(FY) 2022/23, including assumptions consistent with the information provided to Council at the April 5, 2022 budget workshop.

Discussion:

The proposed budget totals \$216.9 million, supporting city operating funds (\$161.4 million), capital funds (\$27.9 million) and debt service obligations (\$27.7 million) and represents an increase of 5% from last year's adopted budget.

The budget includes a set of specific funding recommendations totaling \$4.0 million, including \$3.1 million in one-time funding allocations and \$902,897 in ongoing budget augmentations. The Proposed Budget includes funding recommendations to support six (6) new full-time positions: Building Inspector II, Traffic Community Services Officer, Administrative Clerk II (Fire), Librarian I/II (Measure R funded), Library Assistant I/II (Measure R funded), and a Treatment Plant Operator. The proposed budget will also continue a limited-term Junior/Assistant Engineer position for one additional year, which will sunset in June 2023. The proposed FY2022/23 full-time equivalent staffing level of 323 positions remains 29.5 positions (8%) fewer than the pre-recession staffing levels of FY2008/09.

The General Fund budget, totaling \$69.1 million, as proposed, represents an increase of \$7.9 million (13%) over the prior year, including \$1.8 million of one-time funding allocations from available excess General Fund reserves, \$1.15 million for projects and programs related to the revenue recovery component outlined in the American Recovery Plan (ARP) spending plan approved by Council, and \$2.7 million use of Measure J reserves. The overall budget proposal, which includes specific funding recommendations to meet selected priority needs would, if approved, result in an anticipated year-end unreserved fund balance in the General Fund of \$15.8 million (29.6%), or \$5.1 million above the Council's adopted reserve policy level of 20%.

The proposed FY2022/23 Capital Improvement Program (CIP) budget includes funding recommendations totaling \$24.3 million, of which \$8.5 million is allocated for investment in transportation infrastructure, \$9.5 million to advance capital projects in water, sewer, and storm drain utilities, \$6.1 million for Park Facilities projects, and \$85,000 supports library. The CIP includes funding of \$2.6 million from Measure J and \$5.1 million from Measure F, consistent with the FY2022/23 funding allocations presented to the Council via the respective spending plans.

The overall budget proposal remains consistent with the city’s framework for advancing the Council’s goal of fiscal stability. The proposed FY2022/23 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 surplus of \$537,766 in FY2022/23, the updated General Fund forecast reflects a projected deficit of \$737,307 in FY2023/24, growing to \$1.3 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 FY2022/23 Proposed Budget:

City Hall Building Security Improvements	\$ 100,000
Southeast Area Pool Project	\$ 1,000,000
Public Safety Radio Replacement Project - Part 1	\$ 350,000
Contract Services: Building Inspection - Plan Check & Inspection	\$ 75,000
Temporary Staff - Building Inspection/Code Enforcement - \$25K per program	\$ 50,000
Storm Drainage Trash Capture Project	\$ 50,000
Rental of equipment "Skip Loader" for stump grindings	\$ 5,000
1 Full-time Traffic Community Services Officer	\$ 60,087
1 Part-Time Sworn Annuitant (Police Officer)	\$ 46,628
Police Emergency Vehicle Operator Course Training (bi-annual)	\$ 27,000
Total General Fund One-Time Funding Recommendations	\$ 1,763,715

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 for ongoing, recurring annual General Fund appropriations:

Human Resources: Upgrade HR Clerk position to HR Tech	\$	9,005
Building Inspector II	\$	131,733
Pool Chemicals (cost increase)	\$	15,000
1 Full-time Traffic Community Services Officer	\$	155,788
Fire: Administrative Clerk II	\$	96,000
Regional Pond Maintenance	\$	10,000
Total General Fund Recurring Funding Recommendations	\$	417,526

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 FY2022/23, the CIP budget proposes funding totaling \$24.3 million, allocated as follows:

Project Category	2021/22	2022/23	2023/24	2024/25	2025/26
Fire	\$0	\$0	\$0	\$0	\$0
General	\$1,178,066	\$0	\$0	\$0	\$0
Library	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000
Park Facilities	\$1,885,000	\$6,131,905	\$15,000	\$15,000	\$15,000
Sewer	\$3,585,000	\$4,900,000	\$2,110,000	\$3,470,000	\$3,200,000
SLIF Infrastructure	\$25,000	\$0	\$0	\$0	\$0
Storm Drain	\$3,915,000	\$220,000	\$0	\$0	\$0
Transportation	\$15,079,102	\$8,550,532	\$4,078,450	\$4,030,000	\$1,730,000
Water	\$6,680,000	\$4,400,000	\$3,800,000	\$600,000	\$200,000
Grand Total	\$32,432,168	\$24,287,437	\$10,088,450	\$8,200,000	\$5,230,000

Selected highlights of the proposed FY2022/23 CIP Include:

Water/Sewer/Storm Drain

1. 2023 Water & Sewer Replacement Project	\$3,800,000
2. Large Diameter Wastewater Pipeline Repair, Replacement & Lining	\$1,050,000
3. Water Pollution Asset Replacement Project	\$ 750,000
4. Annual Sewer Repair and Replacement	\$ 700,000
5. Spring Lake Lift Station Pump Replacement	\$ 600,000
6. Replacement of Orangeberg Sewer Laterals	\$ 500,000

Transportation

1. SR 113/CR 25A Ultimate Interchange Modifications (Roundabouts)	\$1,567,082
2. East Gibson Road/Harry Lorenzo Ave./Bourn Drive Traffic Signal	\$1,190,000
3. 2022 Road Maintenance/Rehabilitation	\$1,000,000
4. Annual In-House Road Program Support	\$1,000,000

Park Facilities

1. Southeast Area Pool Project	\$6,116,905
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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.

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 the 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 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 FY2022/23 budget assumes ongoing modest growth in property and sales tax revenues. Projected growth in sales tax is mostly attributable to robust sales in various categories such as general retail and auto sales. The updated five-year forecast assumes modest revenue growth rates in both property and sales tax throughout the remaining five-year forecast and is 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 FY2022/23 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 been meeting with bargaining groups whose labor agreements expire on June 30, 2022 and will initiate discussions over the course of the next year with other bargaining groups that expire on June 30, 2023. 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 FY2022/23 reflects the city's costs associated with employer contributions for 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. City pension cost for FY2022/23, as well as updated five-year projections, include estimated savings due to the City's one-time extra payment made in FY2021/22. The one-time payment of \$6.1 million will save the City \$521,883 in FY2022/23 and \$8.9 million through FY2037/38 across all City funds. The General Fund in particular will save \$369,374 in FY2022/23 and \$3.0 million through FY2037/38.

In late July or early August, updated CalPERS valuation reports are provided that will establish the pension contribution levels for FY2023/24 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 recent actual and projected investment losses.

Conclusion

As we look forward to implementing the budget for FY2022/23, 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 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 recommendations for other funds at the June 7, 2022 meeting. Although the budget numbers presented herein are considered substantially final, staff continues to refine and make adjustments where necessary. Council feedback received will inform the final FY2022/23 Budget scheduled for adoption at the June 21st meeting.

Conclusion:

Staff recommends that the City Council formally receive the proposed budget for FY2022/23.

Prepared by: Evis Morales, Finance Officer

Reviewed by: Kim McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 7, 2022
ITEM #: H.26
SUBJECT: Placement of a Measure on the November 8, 2022 Municipal Election Ballot regarding City Council Salary

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council of the City of Woodland Calling for the Placement of a Measure on the November 8, 2022 Regular Municipal Election Ballot for the Submission to the Qualified Voters of a Proposed Ordinance Amending Section 2.04.300 of the Woodland Municipal Code to Allow City Council Salary to be Set at Five Hundred Dollars Per Month and Allowing City Council Salaries to be Set In the Future in Accordance with State Law.

Staff Contact:

Ken Hiatt, City Manager, (530) 661-5802, ken.hiatt@cityofwoodland.org

Fiscal Impact:

If passed by the voters at the November 8, 2022 election, the proposed measure would increase City Council salaries from the current rate of \$250 per month to \$500 per month. This would result in a total additional cost for all five councilmembers of \$15,000 per year, starting after the November 8, 2022 election. The City would additionally have to reimburse the Yolo County Registrar of Voters for the cost of the election, which is estimated at \$25,000 to \$40,000.

Background:

City Council compensation is set forth in the Section 2.04.300 of the City of Woodland Municipal Code. The current City Council compensation of \$250 per month was established by Measure C, which was adopted by the voters at the April 8, 1986 election. Measure C provided that Council salaries could not be adjusted without a vote of the electorate of the City of Woodland. Since the passage of Measure C over 36 years ago, the City has grown by approximately 35,000 residents, the complexity and number of issues that the City Council works has increased, and the cost of living in the City has risen by a considerable amount, but City Council compensation has remained the same and cannot be adjusted without a vote of the people. Given the considerable time and effort that goes into serving as a City Council member, City staff believes it is appropriate to adjust City Council salaries to a level that is more consistent with the level of commitment required for the position, and that the City allow for future adjustments as may be allowed by State law without a subsequent election, which is time consuming and costly.

Discussion:

Government Code section 36516(a) provides that a city council may enact an ordinance providing that each member of the city council in a city with a population over 50,000 and up to and including 75,000 in population may receive a salary up to and including five hundred dollars (\$500) per month. The U.S. Census data released in August 2021 lists the Woodland population at 61,032, and therefore under State law (absent the limitations of Measure C), City Council members may receive a salary of up to \$500 per month. Government Code section 36516(a) additionally provides that the Council may increase its salary above the \$500 per month limit, provided that the salary cannot be increase by more than five percent for each calendar year since the operative date for the last salary adjustment. Additionally, any increase in Council salary cannot take effect until after then following Council election. So, if one City Council votes to increase Council salary, that increase will not take effect until the next Council is seated.

The current Council salary is set at \$250 per month. The salaries for City Council have not been increased or adjusted for over 36 years. City staff researched city council compensation in other local cities: The City of Winters (population 7,285) provides a monthly salary of \$300; the City of West Sacramento (population 53,574) provides a monthly salary of \$300; and the City of Davis (population 68,640) provides a monthly salary of \$1,366.

Due to Measure C, Council salaries cannot be increased without a vote of the electorate. The City Council position is extremely time-consuming, and the issues that the Council has to address are increasingly complex and varied. Council members have to sacrifice significant amounts of time, and for those Council members that work full time, their Council commitments can force them to reduce their work hours as well as time with their families. The current Council salaries, which are not at all commensurate with the time required for the position, could serve as a deterrent to some prospective Council candidates from running for office. Staff believes that it is appropriate to ask the electorate to approve an increase to Council salaries to the level allowed by State law for a city of Woodland's size, which would be more commensurate with the time commitments required for Council. Further, City staff believes it is overly costly and inefficient to require an election every time Council salaries would be increased to account for City growth or increases in cost of living. The proposed measure would also repeal Measure C, so that in the future the City Council could make adjust Council salaries in accordance with the requirements of state law. Therefore, if the proposed new measure passes and Measure C is repealed, future City Councils could vote to increase Council salaries by ordinance, provided that, as discussed above, salaries could not be increased by more than five percent per year, and any increase could not take effect until after the next Council election.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, A Resolution of the City Council of the City of Woodland Calling for the Placement of a Measure on the November 8, 2022 Regular Municipal Election Ballot for the Submission to the Qualified Voters of a Proposed Ordinance Amending Section 2.04.300 of the Woodland Municipal Code to Allow City Council Salary to be Set at Five Hundred Dollars Per Month and Allowing City Council Salaries to be Set In the Future in Accordance with State Law.

Prepared By: Ethan Walsh, City Attorney

Reviewed By: Ken Hiatt, City Manager



Ken Hiatt
City Manager

Attachments:

1. Woodland - Resolution Calling Special Election to Adjust Council Salaries-c1

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
CALLING FOR THE PLACEMENT OF A MEASURE ON THE NOVEMBER 8, 2022
REGULAR MUNICIPAL ELECTION BALLOT FOR THE SUBMISSION TO THE
QUALIFIED VOTERS OF A PROPOSED ORDINANCE AMENDING SECTION
2.04.300 OF THE WOODLAND MUNICIPAL CODE TO ALLOW CITY COUNCIL
SALARY TO BE SET AT FIVE HUNDRED DOLLARS PER MONTH AND ALLOWING
CITY COUNCIL SALARIES TO BE SET IN THE FUTURE IN ACCORDANCE WITH
STATE LAW**

WHEREAS, at the General Municipal Election on April 8, 1986 the voters of the City of Woodland passed Measure C, an Initiative to Limit the Salaries of the Members of the Woodland City Council, which set City Council compensation at \$250 per month, and declared that any increase to City Council salaries must be submitted to the electors, and that such increase must be approved by a majority of the electors voting in the election in order for such salary increase to take effect; and

WHEREAS, Government Code section 36516 provides that a City Council may enact an ordinance setting the salary for each member of the City Council, the amount of which shall be based on population; and

WHEREAS, Government Code section 36516(a) provides that a city council may enact an ordinance providing that each member of the city council in a city with a population over 50,000 and up to and including 75,000 in population may receive a salary up to and including five hundred dollars (\$500) per month; and

WHEREAS, the population of the City of Woodland based on the 2020 federal census is 61,032 in population; and

WHEREAS, the time, commitment and expense of serving on the Council has increased significantly, but the monthly compensation for Council Members has not been adjusted since Measure C went into effect in 1986; and

WHEREAS, the People of the City of Woodland desire that the members of the City Council be permitted to receive monthly compensation in amounts as permitted by Government Code Section 36516 or any successor statute thereto; and

WHEREAS, pursuant to Section 9222 of the California Elections Code, the City Council has authority to place propositions on the ballot to be considered at a Municipal Election; and

WHEREAS, the City Council desires to submit to Woodland voters a measure that would change City Council compensation to be adjusted to \$500 per month as allowed by Government Code Section 36516(a), and would further repeal Measure C, so that City Council salaries may be amended from time to time in accordance with the requirements and restrictions of State law; and

WHEREAS, the specific terms of the measure are provided for in the ordinance to be considered by the qualified voters, attached hereto as Exhibit “A” (the “Ballot Ordinance” or “Measure”) and by this reference made an operative part hereof, and in accordance with all applicable laws.

NOW, THEREFORE, BE IT RESOLVED The City Council of the City of Woodland, California, does resolve, declare, determine and order as follows:

SECTION 1. Recitals. The City Council of the City of Woodland hereby finds and determines that the foregoing recitals are true and correct, are incorporated herein and by this reference made an operative part hereof.

SECTION 2. Submission of Ballot Ordinance/Measure. The City Council of the City of Woodland, pursuant to its right and authority, hereby orders the Ordinance/Measure attached hereto as Exhibit “A” to be submitted to the qualified voters of the City at the Regular Municipal Election to be held on November 8, 2022. The proposed Ordinance shall be in the form attached hereto as Exhibit “A” to this Resolution and is incorporated by this reference as if fully set forth herein.

SECTION 3. Ballot Question. The City Council, pursuant to its right and authority, does hereby order that the Measure shall be presented and printed upon the ballot submitted to the qualified voters in the manner and form set forth in this Section 3. On the ballot to be submitted to the qualified voters at the election to be held at the Regular Municipal Election to be held on Tuesday, November 8, 2022, in addition to any other matters required by law, there shall be printed substantially the following:

“Shall the salary for City Council members of the City of Woodland be set at \$500 per month, and in the future be adjusted by City ordinance in accordance with State law?”	YES	
	NO	

SECTION 4. Placement on the Ballot. The full text of the Ballot Ordinance shall be printed in the voter information guide, and a statement shall be printed in the ballot pursuant to Section 9223 of the Elections Code advising voters that they may obtain a copy of this ordinance, the Ballot Ordinance and/or ballot measure, at no cost, upon request made to the City Clerk.

SECTION 5. Delivery of Resolution to County. The City Clerk shall certify to the passage and adoption of this Resolution. The City Council directs the City Clerk to deliver copies of this Resolution, including the Ballot Ordinance attached hereto as Exhibit “A”, to the Clerk of the Board of Supervisors of Yolo County and to the Registrar of Voters of Yolo County.

SECTION 6. Public Examination. Pursuant to California Elections Code section 9295, this Measure will be available for public examination for no fewer than ten (10) calendar days prior to being submitted for printing in the voter information guide. The Clerk shall post notice in the Clerk's office of the specific dates that the examination period will run.

SECTION 7. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

[continued on next page]

SECTION 8. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland, California, at a regular meeting held on this ____ day of June, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MAYRA VEGA, MAYOR

ATTEST:

ANA GONZALEZ, CMC CITY CLERK

EXHIBIT “A”

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTION 2.04.300 OF THE WOODLAND MUNICIPAL CODE (COUNCIL MEMBER SALARY) AND REPEALING MEASURE C OF 1986 WHICH RESTRICTED COUNCIL MEMBER SALARIES

NOW, THEREFORE, THE PEOPLE OF THE CITY OF WOODLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Amendment of Section 2.04.300. Section 2.04.300, “Council member salary” of the Woodland Municipal Code, is amended to read as follows:

"City Council members shall receive a salary of five hundred dollars per month."

Section 2. Repeal of Measure C. Measure C, as adopted by the People of the City of Woodland on April 8, 1986, is hereby repealed. City Council salaries shall hereafter be established by the City Council in accordance with Government Code Section 36516, or any successor statute thereto.

Section 3. If any portion of this Ordinance is declared invalid by a court of law or other legal body with applicable authority, the invalidity shall not affect or prohibit the force and effect of any other provision or application of the Ordinance that is not deemed invalid. The voters of the City hereby declare that they would have circulated for qualification and/or voted for the adoption of this section, and each portion thereof, regardless of the fact that any portion of the initiative may be subsequently deemed invalid.

Section 4. To the fullest extent allowed by law, the provisions of this Ordinance shall prevail over, and supersede, all other provisions of the Municipal Code and any ordinances, resolutions or administrative policies of the City of Woodland which are in conflict with any provision of this Ordinance.

Section 5. This Ordinance shall not be repealed or amended except by a measure approved by a majority of the electors voting on the issue at a General Municipal Election, or at a special election called for that purpose.

Section 6. This Ordinance shall take effect only if approved by a majority of the eligible voters of the City of Woodland voting at the General Municipal election to be held on November 8, 2022, and shall take effect ten (10) days after the City Council has certified the results of the General Municipal election by resolution.

Section 7. The Mayor is hereby authorized to attest to the adoption of this Ordinance by the People voting thereon on November 8, 2022, by signing where indicated below.

I hereby certify that the foregoing Ordinance was passed, approved and adopted by the People of the City of Woodland on the 8th day of November, 2022.

Mayra Vega, Mayor

ATTEST:

Ana Gonzalez, City Clerk

Dated: _____



TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA: City Council Regular Meeting

DATE: June 7, 2022

ITEM #: H.27

SUBJECT: Placement of Measure on the November 8, 2022 Municipal Election Ballot regarding Cannabis Tax

Recommendation for Action: Staff recommends that City Council adopt Resolution No. _____, calling for the placement of a general tax measure on the November 8, 2022 regular municipal election ballot for the submission to the qualified voters of a proposed ordinance adding Chapter 3.36 to Title 3 (Taxation and Purchasing) of the Woodland Municipal Code, establishing a tax on cannabis businesses operating within the City of Woodland.

Staff Contacts:

Ken Hiatt, City Manager (530) 661-5802, ken.hiatt@cityofwoodland.org

Fiscal Impact:

The City will have to pay the County Elections office for the cost of conducting the election on this ballot measure, which is estimated to be \$10 - \$15,000. In the event that the general tax measure is passed by the voters of the City of Woodland, this measure would generate significant additional general fund revenue to the City. It is difficult to predict the specific amount of revenue that will be generated at this point in the process, as the City has not yet begun processing applications for retail cannabis uses, and therefore cannot predict the number or extent of cannabis businesses that will open in the City.

Background:

Current State law allows qualified patients and their caregivers to cultivate and possess cannabis for personal use in order to treat medical conditions. It also allows the personal possession and use of recreational cannabis. However, cities retain the authority to reasonably regulate the business of cultivating, processing, testing, distributing and selling cannabis and related products. The City of Woodland has allowed non-retail cannabis businesses to operate in the City subject to certain land use and business regulations for several years now. More recently, the City Council adopted ordinances to amend the Zoning Code to allow for a limited number of retail cannabis businesses to operate in the City, subject to issuance of conditional use permits and compliance with detailed standards established by the City. Cannabis businesses are also required to secure a cannabis business permit, which establishes additional criteria that each business must comply with as conditions of operating in the City. While the City's existing ordinances create a comprehensive regulatory scheme for cannabis businesses in the City, they do not establish local taxes on such businesses. This is because State law (as set forth by Proposition 218) requires any new, increased or extended local taxes to be approved by the voters. Many cities throughout the State that do allow cannabis businesses have imposed local taxes on those businesses, however in order to do so the proposed tax must be placed on the ballot and approved by the voters of the City.

Discussion:

The proposed resolution would place a measure on the ballot for the November 8, 2022 election that, if passed by the voters, would adopt a local tax to be used for general governmental purposes. The tax would be equal to a percentage of gross receipts on all cannabis businesses operating within the City. The measure would allow the City to impose the tax at a maximum rate of up to ten percent of gross receipts of cannabis businesses, though the ordinance provides the City Council with the discretion to impose a lower tax rate if deemed appropriate. The City could additionally set the tax rate for different categories of cannabis uses at different levels, subject to the ten percent maximum rate. The City has surveyed the tax rates set by other jurisdictions

throughout the State, and while there is some variance in the tax rates charged, few cities have imposed taxes at rates above ten percent on gross receipts. This measure will give the City the flexibility to set tax rates at a level it deems appropriate following passage of the ballot measure, and make adjustments as needed subject to the proposed upper limit.

The ten percent serves as the maximum tax rate, and could not be increased without returning to the voters. “Gross receipts” is defined broadly to cover any money, in-kind contributions, exchange of property, or any other items of value received by the business for these cannabis operations. “Gross receipts” are taken from the “top of the ledger”, meaning they are calculated before the business takes any deductions for material and operational costs or losses to the business.

The proposed cannabis tax is a “general tax”, meaning that revenues would be deposited in the City’s General Fund and may be spent for any general City program (such as law enforcement, parks, youth/senior services, and street repair). The measure would additionally adopt a new Chapter 3.36 in the City’s Municipal Code, that would establish the means by which the new cannabis business tax would be administered. If passed by the voters, this tax would apply to any cannabis business that is now permitted in the City, or that may be allowed in the future. The City’s existing cannabis businesses have entered into Operating Agreements with the City pursuant to which they have voluntarily agreed to make certain payments to the City out of their gross receipts to provide additional funding to be used for community benefit. Those Operating Agreements, however, provide that in the event that the voters of the City adopt a cannabis business tax, the tax will replace their obligation to make payments under their Operating Agreements from gross receipts.

A general tax measure may not be placed on the ballot for consideration by the voters unless approved by at least a 2/3 vote of the Council. Therefore, in order to place this measure on the November 8, 2022 ballot, it must be approved by the Council with a minimum of four affirmative votes.

Conclusion:

Staff recommends that City Council adopt Resolution ____ calling for the placement of a general tax measure on the November 8, 2022 regular municipal election ballot for the submission to the qualified voters of a proposed ordinance adding Chapter 3.36 to Title 3 (Taxation and Purchasing) of the Woodland Municipal Code, establishing a tax on cannabis businesses operating within the City of Woodland.



Ken Hiatt
City Manager

Attachments:

1. Resolution Placing General Tax Measure on November 8 2022 General Election Ballot - Cannabis Tax Ordinance-cl

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND CALLING FOR THE PLACEMENT OF A GENERAL TAX MEASURE ON THE NOVEMBER 8, 2022 REGULAR MUNICIPAL ELECTION BALLOT FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF A PROPOSED ORDINANCE ADDING CHAPTER 3.36 TO TITLE 3 (TAXATION AND PURCHASING) OF THE WOODLAND MUNICIPAL CODE, ESTABLISHING A TAX ON CANNABIS BUSINESSES OPERATING WITHIN THE CITY OF WOODLAND

WHEREAS, pursuant to California Government Code sections 37100.5 and 37101, the City of Woodland has the authority to establish a local business tax upon cannabis businesses that engage in business in the City; and

WHEREAS, pursuant to Section 9222 of the California Elections Code, the City Council has authority to place propositions on the ballot to be considered at a Municipal Election; and

WHEREAS, the City Council desires to submit to the voters an ordinance establishing a local general tax not to exceed 10% on the gross receipts received by any cannabis business through its operations and/or manufacturing; and

WHEREAS, the proposed cannabis business tax is a general tax the proceeds of which would be deposited into the City's general fund and which would pay for important City services such as law enforcement, street operations and maintenance, library services, parks and recreation services and general municipal services to the public; and

WHEREAS, on November 6, 1996, the voters of the State of California approved Proposition 218 (California Constitution, Article XIIC), an amendment to the State Constitution which requires that all general taxes which are imposed, extended or increased must be submitted to the electorate and approved by a majority vote of the qualified electors voting in the election; and

WHEREAS, the next regularly scheduled general election at which City Council members are to be elected is November 8, 2022; and

WHEREAS, pursuant to Government Code section 53724 ("Proposition 62"), a two-thirds (2/3) vote of all members of the City Council is required to place the Measure (as defined below) on the November 8, 2022 ballot; and

WHEREAS, the specific terms relating to the cannabis business tax are provided for in the ordinance to be considered by the qualified voters, attached hereto as Exhibit "A" (the "Ordinance" or "Measure") and by this reference made an operative part hereof, and in accordance with all applicable laws.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Recitals. The City Council hereby finds and determines that the foregoing recitals are true and correct, are incorporated herein and by this reference made an operative part hereof.

SECTION 2. Submission of Ballot Measure. The City Council, pursuant to its right and authority as contained in California Propositions 62 and 218 and Elections Code section 9222, by a two-thirds vote of all members, hereby orders the Ordinance attached hereto as Exhibit "A" to be submitted to the qualified voters of the City at the Regular Municipal Election to be held on Tuesday, November 8, 2022. The proposed Ordinance shall be in the form attached hereto as Exhibit "A" to this Resolution and is incorporated by this reference as if fully set forth herein.

SECTION 3. Ballot Measure. The City Council, pursuant to its right and authority, does hereby order that the Measure shall be presented and printed upon the ballot submitted to the qualified voters in the manner and form set forth in this Section 3. On the ballot to be submitted to the qualified voters at the Regular Municipal Election to be held on Tuesday, November 8, 2022, in addition to any other matters required by law, there shall be printed substantially the following:

To improve City services, such as law enforcement, parks, youth/senior services, and street repair, and for general government use, shall a measure be adopted enacting a tax on cannabis businesses up to 10% of gross receipts, until ended by voters?	Yes ☐
	No ☐

SECTION 4. Placement on the Ballot. The full text of the Ordinance/Measure shall not be printed in the voter information guide, and a statement shall be printed in the ballot pursuant to Section 9223 of the Elections Code advising voters that they may obtain a copy of this Ordinance/Measure at no cost, upon request made to the City Clerk.

SECTION 5. Delivery of Resolution to County. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions. The City Council directs the City Clerk to deliver copies of this Resolution, including the Ordinance/Measure attached hereto as Exhibit "A", to the Clerk of the Board of Supervisors of Yolo County and to the Registrar of Voters of Yolo County.

SECTION 6. Public Examination. Pursuant to California Elections Code section 9295, this Measure will be available for public examination for no fewer than ten (10) calendar days prior to being submitted for printing in the voter information guide. The Clerk shall post notice in the Clerk's office of the specific dates that the examination period will run.

SECTION 7. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

SECTION 8. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland, California, at a regular meeting held on this ____ day of June, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MAYRA VEGA, MAYOR

ATTEST:

ANA GONZALEZ, CITY CLERK

EXHIBIT "A"
ORDINANCE NO. _____

**AN ORDINANCE OF THE PEOPLE OF THE CITY OF
WOODLAND ADDING CHAPTER 3.36 (CANNABIS
BUSINESS TAX) TO TITLE 3 (TAXATION AND
PURCHASING) OF THE WOODLAND MUNICIPAL CODE
ESTABLISHING A TAX ON CANNABIS BUSINESSES
OPERATING WITHIN THE CITY OF WOODLAND**

**NOW THEREFORE, THE PEOPLE OF THE CITY OF WOODLAND DO
ORDAIN AS FOLLOWS:**

SECTION 1. Subject to the approval of a majority of the voters of the City of Woodland at the Regular Municipal Election so designated by the City Council in a separate resolution placing the proposal on the ballot for such election, Chapter 3.36 (Cannabis Business Tax) is hereby added to Title 3 (Revenue and Finance) of the Woodland Municipal Code to read as follows:

"Chapter 3.36 CANNABIS BUSINESS TAX

- 3.36.010 Title.
- 3.36.020 Authority and purpose.
- 3.36.030 Intent.
- 3.36.040 Definitions.
- 3.36.050 Tax imposed.
- 3.36.060 Registration, reporting, and remittance of tax.
- 3.36.070 Payments and communications — timely remittance.
- 3.36.080 Payment — when taxes deemed delinquent.
- 3.36.090 Notice not required by City.
- 3.36.100 Penalties and interest.
- 3.36.110 Refunds and credits.
- 3.36.120 Refunds and procedures.
- 3.36.130 Personal cultivation not taxed.
- 3.36.140 Administration of the tax.
- 3.36.150 Appeal procedure.
- 3.36.160 Enforcement — action to collect.
- 3.36.170 Apportionment.
- 3.36.180 Constitutionality and legality.
- 3.36.190 Audit and examination of premises and records.
- 3.36.200 Other licenses, permits, taxes or charges.
- 3.36.210 Payment of tax does not authorize unlawful business.
- 3.36.220 Deficiency determinations.
- 3.36.230 Failure to report — nonpayment, fraud.
- 3.36.240 Tax assessment — notice requirements.
- 3.36.250 Tax assessment — hearing, application, and determination.
- 3.36.260 Conviction for violation — taxes not waived.
- 3.36.270 Violation deemed misdemeanor.
- 3.36.280 Severability.
- 3.36.290 Remedies cumulative.
- 3.36.300 Amendment or repeal.

3.36.010 Title.

This ordinance shall be known as the Cannabis Business Tax Ordinance.

3.36.020 Authority and Purpose.

The purpose of this Ordinance is to adopt a tax, for revenue purposes, pursuant to Sections 37101 and 37100.5 of the California Government Code, upon cannabis businesses that engage in business in the City. The Cannabis Business Tax is levied based upon business gross receipts. It is not a sales and use tax, a tax upon income, or a tax upon real property. The Cannabis Business Tax is a general tax enacted solely for general, governmental purposes of the City and not for

specific purposes. All of the proceeds from the tax imposed by this chapter shall be placed in the City's general fund and be available for any lawful municipal purpose.

3.36.030 Intent.

The intent of this Ordinance is to levy a tax on all cannabis businesses that operate in the City, regardless of whether such business would have been legal at the time this chapter was adopted. Nothing in this chapter shall be interpreted to authorize or permit any business activity that would not otherwise be legal or permissible under laws applicable to the activity at the time the activity is undertaken.

3.36.040 Definitions.

The following words and phrases shall have the meanings set forth below when used in this chapter:

A. "Business" shall include all activities engaged in or caused to be engaged in within the City, including any commercial or industrial enterprise, trade, profession, occupation, vocation, calling, or livelihood, whether or not carried on for gain or profit, but shall not include the services rendered by an employee to his or her employer.

B. "Calendar year" means January 1 through December 31, of the same year.

C. "Cannabis" means all or any parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis, and cannabis as defined by Section 11018 of the California [Health and Safety Code](#), as it may be amended. For purposes of this chapter, "cannabis" means and includes both cannabis for medical purposes and non-medical, "adult-use" purposes, unless otherwise specified. Cannabis does not include industrial hemp.

D. "Cannabis product" means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, an edible product, or a topical product. "Cannabis product" also means cannabis products as defined by Section 11018.1 of the California Health and Safety Code and is not limited to medicinal cannabis products.

E. "Cannabis business" means a business activity, including, but not limited to, planting, cultivation, harvesting, transporting, manufacturing, compounding, converting, processing, preparing, storing, packaging, distributing, researching, testing, providing, or selling wholesale and/or retail sales of cannabis. A cannabis business includes any facility, building structure, or location, expressly including dispensaries and deliveries, and shall expressly include those commercial cannabis activities authorized and/or licensed by State law.

F. "Cannabis business permit" means a permit issued by the City to a person pursuant to Chapter 5.28 to authorize that person to operate or engage in a cannabis business within the City.

G. "Cannabis business tax" or "business tax," means the tax due pursuant to this chapter for engaging in a cannabis business in the City.

H. "Cannabis cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis licensed by the State and intended for commercial sale. For purposes of this chapter, cannabis cultivation does not mean or include personal cultivation of cannabis regulated by Chapter [17.108](#).

I. "Employee" means each and every person engaged in the operation or conduct of any business, whether as owner, member of the owner's family, partner, associate, agent, manager or solicitor, and each and every other person employed or working in such business for a wage, salary, commission, barter or any other form of compensation.

J. "Engaged in a cannabis business" means the commencing, conducting, operating, managing or carrying on of a cannabis business, whether done as owner, or by means of an officer, agent, manager, employee, or otherwise, whether operating from a fixed location in the City or coming into the City from an outside location to engage in such activities. A person shall be deemed engaged in business within the City if:

1. Such person or person's employee maintains a fixed place of business within the City for the benefit or partial benefit of such person;
2. Such person or person's employee owns or leases real property within the City for business purposes;
3. Such person or person's employee regularly maintains a stock of tangible personal property in the City for sale in the ordinary course of business;
4. Such person or person's employee regularly conducts solicitation of business within the City; or
5. Such person or person's employee performs work or renders services in the City.

The foregoing specified activities shall not be a limitation on the meaning of "engaged in business."

K. "Evidence of doing business" means evidence such as, without limitation, use of signs, circulars, cards or any other advertising media, including the use of internet or telephone solicitation, or representation to a government agency or to the public that such person is engaged in a cannabis business in the City.

L. "Gross Receipts," means the total amount actually received or receivable from sales and the total amounts actually received or receivable for the performance of any act or service, of whatever nature it may be, for which a charge is made or credit allowed, whether or not such act or service is done as a part of or in connection with the sale of materials, goods, wares or merchandise. Included in "gross receipts" shall be all receipts, cash, credits and property of any kind or nature, without any deduction therefrom on account of the cost of the property sold, all cost of materials used, labor or service costs, interest paid or losses or other expenses. The following shall not be included in the definition of "Gross Receipts": (1) Cash discounts allowed and taken on sales; (2) Such part of the sale price of property returned by purchasers upon rescission of the contract of sales as is refunded either in cash or by credit; and (3) Receipts of refundable deposits, except that refundable deposits forfeited and taken into income of the business shall not be excluded.

M. "Nursery" means a facility or part of a facility that is used only for producing clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of cannabis.

N. "Person" means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, whether organized as a nonprofit or for-profit entity, and includes the plural as well as the singular number.

O. "Processing" means a cultivation site that conducts only trimming, drying, curing, grading, packaging, or labeling of cannabis and non-manufactured cannabis products.

P. "Retail Sale," "Sale," "Sell" and "to sell" means and includes any retail sale, exchange, or barter. It shall also mean any transaction whereby, for any consideration, title to cannabis, cannabis products are transferred from one person to another and includes the delivery of cannabis and/or cannabis products pursuant to an order placed for the purchase of the same, but does not include the return of cannabis and/or cannabis products to the licensee from whom the cannabis and/or cannabis product was purchased.

Q. "State" means the State of California.

R. "State license," "license," or "registration" means a state license issued pursuant to California Business & Professions Code Section 26050, and all other applicable state laws, required for operating a cannabis business.

S. "Tax Administrator" means the Director of Finance of the City of Woodland or his or her designee.

T. "Testing Laboratory" means a cannabis business that (i) offers or performs tests of cannabis and/or cannabis products, (ii) offers no service other than such tests, (iii) sells no products, excepting only testing supplies and materials, (iv) is accredited by an accrediting body that is independent from all other persons involved in the cannabis industry in the state and (v) is registered with the Bureau of Cannabis Control or other state agency.

3.36.050 Tax Imposed.

A. Beginning July 1, 2023, there is imposed upon each person who is engaged in business as a cannabis business a cannabis business tax. Such tax is payable regardless of whether the business has been issued a business license or cannabis business permit to operate lawfully in the City or is operating unlawfully. The City's acceptance of a cannabis business tax payment from a cannabis business operating illegally shall not constitute the City's approval or consent to such illegal operations.

B. The tax rate for a cannabis business tax shall be ten percent (10%) of gross receipts generated by that cannabis business activity.

C. Notwithstanding the tax rate imposed in subsection (B), the city council may, in its discretion, at any time by resolution implement any lower tax rate it deems appropriate, and may by resolution increase such tax rate from time to time, not to exceed the maximum rate established under subsection (B).

3.36.060 Registration, reporting and remittance of tax.

A. Registration of Cannabis Business. All cannabis businesses shall be required to annually register as follows:

1. All persons engaging in business as a cannabis business, whether an existing, newly established or acquired business shall register with the Tax Administrator within thirty (30) days of commencing operation and shall annually renew such registration within 30 days of the business registration of each year thereafter. In registering, such persons shall furnish to the Tax Administrator a sworn statement, upon a form provided by the Tax Administrator, setting forth the following information:

- a. The name of the business;
- b. The names and addresses of each owner;
- c. The exact nature or kind of business;
- d. The place where such business is to be carried on; and
- e. Any additional information which the Tax Administrator may require.

B. The cannabis business tax imposed by this chapter shall be paid, in arrears, on a monthly basis. Each person owing a cannabis business tax each calendar month shall, no later than the fifteenth day following the close of the calendar month, file with the Tax Administrator a statement ("tax statement") of the tax owed for that calendar month and the basis for calculating that tax. The Tax Administrator may require that the tax statement be submitted on a form prescribed by the Tax Administrator. The tax for each calendar month shall be due and payable on that same date that the tax statement for the calendar month is due.

C. Upon cessation of a cannabis business, tax statements and payments shall be immediately due for all calendar months up to the calendar month during which cessation occurred.

D. The Tax Administrator may, at his or her discretion, establish alternative reporting and payment periods for any taxpayer as the Tax Administrator deems necessary to ensure effective collection of the cannabis business tax. The Tax Administrator may also require that a deposit, to be applied against the taxes for a calendar month, be made by a taxpayer at the beginning of that calendar month. In no event shall the deposit required by the Tax Administrator exceed the tax amount he or she projects will be owed by the taxpayer for the calendar month. The Tax Administrator may require that a taxpayer make payments via a cashier's check, money order, wire transfer, or similar instrument.

3.36.070 Payments and communications - timely remittance.

Whenever any payment, statement, report, request or other communication is due, it must be received by the Tax Administrator on or before the final due date. A postmark will not be accepted as timely remittance. If the due date would fall on a Friday, Saturday, Sunday, or a holiday observed by the City, the due date shall be the next regular business day on which the City is open to the public.

3.36.080 Payment - when taxes deemed delinquent.

Unless otherwise specifically provided under other provisions of this chapter, the taxes required to be paid pursuant to this chapter shall be deemed delinquent if not received by the Tax Administrator on or before the due date as specified in Sections 3.36.060 and 3.36.070.

3.36.090 Notice not required by the City.

The City may as a courtesy send a tax notice to the cannabis business which owes the City a cannabis business tax. However, the Tax Administrator is not required to send a delinquency or other notice or bill to any person subject to the provisions of this chapter. Failure to send such notice or bill shall not affect the validity of any tax or penalty due under the provisions of this chapter.

3.36.100 Penalties and interest.

A. Any person who fails or refuses to pay any cannabis business tax required to be paid pursuant to this chapter on or before the due date shall pay penalties and interest as follows:

1. A penalty equal to ten percent (10%) of the amount of the tax, in addition to the amount of the tax, plus interest on the unpaid tax calculated from the due date of the tax at the rate of one percent (1.0%) per month.

2. If the tax remains unpaid for a period exceeding one calendar month beyond the due date, an additional penalty equal to twenty-five percent (25%) of the amount of the tax, plus interest at the rate of one percent (1.0%) per month on the unpaid tax and on the unpaid penalties.

3. Interest shall be applied at the rate of one percent (1.0%) per month on the first day of the month for the full month and will continue to accrue monthly on the tax and penalty until the balance is paid in full.

B. Whenever a check or electronic payment is submitted in payment of a cannabis business tax and the payment is subsequently returned unpaid by the bank for any reason, the taxpayer will be liable for the tax amount due plus any fees, penalties and interest as provided for in this chapter, and any other amount allowed under state law.

3.36.110 Refunds and credits.

A. No refund shall be made of any tax collected pursuant to this chapter, except as provided in Section 3.36.120.

B. No refund of any tax collected pursuant to this chapter shall be made because of the discontinuation, dissolution, or other termination of a business.

3.36.120 Refunds and procedures.

A. Whenever the amount of any cannabis business tax, penalty or interest has been overpaid, paid more than once, or has been erroneously collected or received by the City under this chapter, it may be refunded to the claimant who paid the tax provided that a written claim for refund is filed with the Tax Administrator within one (1) year of the date the tax was originally due or paid, whichever came first.

B. The Tax Administrator, his or her designee or any other City officer charged with the administration of this chapter shall have the right to examine and audit all the books and business records of the claimant in order to determine the eligibility of the claimant to the claimed refund. No claim for refund shall be allowed if the claimant refuses to allow such examination of claimant's books and business records after request by the Tax Administrator to do so.

C. In the event that the cannabis business tax was erroneously paid in an amount in excess of the tax due, and the error is attributable to the City, the City shall refund the amount of tax erroneously paid; provided that (i) a claim for refund has been timely filed with the Tax Administrator; and (ii) the refund cannot exceed, under any circumstance, the amount of tax overpaid during the twelve months preceding the last month for which the claim states the tax was overpaid.

3.36.130 Personal Cultivation Not Taxed.

The provisions of this chapter shall not apply to personal cannabis cultivation or personal use of cannabis, to the extent those activities are authorized in the "Medicinal and Adult Use Cannabis Regulation and Safety Act," as may be amended. This chapter shall not apply to personal use of cannabis that is specifically exempted from state licensing requirements, that meets the definition of personal use or equivalent terminology under state law, and provided that the individual receives no compensation whatsoever related to that personal cultivation or use.

3.36.140 Administration of the tax.

A. It shall be the duty of the Tax Administrator to collect the taxes, penalties, fees, and perform the duties required by this chapter.

B. For purposes of administration and enforcement of this chapter generally, the Tax Administrator may from time to time promulgate such administrative interpretations, rules, and procedures consistent with the purpose, intent, and express terms of this chapter as he or she deems necessary to implement or clarify such provisions or aid in enforcement.

C. The Tax Administrator may take such administrative actions as needed to administer the cannabis business tax, including but not limited to:

1. Provide to all cannabis business taxpayers forms for the reporting of the tax;
2. Provide information to any taxpayer concerning the provisions of this chapter;
3. Receive and record all taxes remitted to the City as provided in this chapter;
4. Maintain records of taxpayer reports and taxes collected pursuant to this chapter;
5. Assess penalties and interest to taxpayers pursuant to this chapter;

6. Determine amounts owed under and enforce collection pursuant to this chapter.

3.36.150 Appeal procedure.

Any taxpayer aggrieved by any decision of the Tax Administrator with respect to the amount of tax, interest, penalties and fees, if any, due under this chapter may appeal to the City Manager by filing a notice of appeal with the City Clerk within thirty (30) calendar days of the serving or mailing of the Tax Administrator's determination of the amount due. The City Clerk, or his or her designee, shall fix a time and place for hearing such appeal, and the City Clerk, or his or her designee, shall give notice in writing to such operator at the last known place of address. The finding of the City Manager shall be final and conclusive and shall be served upon the appellant in the manner prescribed by this section 3.36.150 for service of notice of hearing. Any amount found to be due shall be immediately due and payable upon the service of the notice.

3.36.160 Enforcement - action to collect.

Any taxes, penalties and/or fees required to be paid under the provisions of this chapter shall be deemed a debt owed to the City. Any person owing money to the City under the provisions of this chapter shall be liable in an action brought in the name of the City for the recovery of such debt. The provisions of this section shall not be deemed a limitation upon the right of the City to bring any other action including criminal, civil and equitable actions, based upon the failure to pay the tax, penalties and/or fees imposed by this chapter or the failure to comply with any of the provisions of this chapter.

3.36.170 Apportionment.

If a business subject to the tax is operating both within and outside the City, it is the intent of the City to apply the cannabis business tax so that the measure of the tax fairly reflects the proportion of the taxed activity actually carried on in the City. To the extent federal or state law requires that any tax due from any taxpayer be apportioned, the taxpayer may indicate said apportionment on his or her tax return. The Tax Administrator may promulgate administrative procedures for apportionment as he or she finds useful or necessary.

3.36.180 Constitutionality and legality.

This tax is intended to be applied in a manner consistent with the United States and California Constitutions and state law. None of the tax provided for by this chapter shall be applied in a manner that causes an undue burden upon interstate commerce, a violation of the equal protection or due process clauses of the Constitutions of the United States or the State of California or a violation of any other provision of the California Constitution or state law. If a person believes that the tax, as applied to him or her, is impermissible under applicable law, he or she may request that the Tax Administrator release him or her from the obligation to pay the impermissible portion of the tax.

3.36.190 Audit and examination of premises and records.

A. For the purpose of ascertaining the amount of cannabis business tax owed or verifying any representations made by any taxpayer to the City in support of his or her tax calculation, the Tax Administrator shall have the power to inspect any location where any cannabis business occurs and to audit and examine all books and records (including, but not limited to bookkeeping records, state and federal income tax returns, and other records relating to the gross receipts of the business) of persons engaged in cannabis businesses. In conducting such investigation, the Tax Administrator shall have the power to inspect any equipment, such as computers or point of sale machines, that may contain such records.

B. It shall be the duty of every person liable for the collection and payment to the City of any tax imposed by this chapter to keep and preserve, for a period of at least three (3) years, all records as may be necessary to determine the amount of such tax as he or she may have been liable for the collection of and payment to the City, which records the Tax Administrator or his/her designee shall have the right to inspect at all reasonable times.

3.36.200 Other licenses, permits, taxes, fees or charges.

A. Nothing contained in this chapter shall be deemed to repeal, amend, be in lieu of, replace or in any way affect any requirements for any cannabis business permit, conditional use permit or City license required by, under or by virtue of any provision of any other Title or Chapter of this code or any other ordinance or resolution of the City, nor be deemed to repeal, amend, be in lieu of, replace or in any way affect any tax, fee or other charge imposed, assessed or required under any other Title or Chapter of this code or any other ordinance or resolution of the City. Any references made or contained in any other Title or Chapter of this code to any licenses, license taxes, fees, or charges, or to any schedule of license fees, shall be deemed to refer to the licenses, license taxes, fees or charges, or schedule of license fees, provided for in other Titles or Chapters of this code.

B. The Tax Administrator may revoke or refuse to renew the license required by Chapter 5.28 of this code for any business that is delinquent in the payment of any tax due pursuant to this section or that fails to make a deposit required by the Tax Administrator pursuant to Section 3.36.060. A cannabis business permit issued under the Woodland Municipal Code may be revoked, suspended or not renewed in the event that the business holding that permit has failed to (i) make a deposit required by the Tax Administrator pursuant to Section 3.36.060 or (ii) timely pay all taxes, interest and penalties owed by that business under this chapter.

3.36.210 Payment of tax does not authorize unlawful business.

A. The payment of a cannabis business tax required by this chapter, and its acceptance by the City, shall not entitle any person to carry on any cannabis business unless the person has complied with all of the requirements of this code and all other applicable state laws.

B. No tax paid under the provisions of this chapter shall be construed as authorizing the conduct or continuance of any illegal or unlawful business, or any business in violation of any local or state law.

3.36.220 Deficiency determinations.

If the Tax Administrator is not satisfied that any statement filed as required under the provisions of this chapter is correct, or that the amount of tax is correctly computed, he or she may compute and determine the amount to be paid and make a deficiency determination upon the basis of the facts contained in the statement or upon the basis of any information in his or her possession or that may come into his or her possession within three (3) years of the date the tax was originally due and payable. One or more deficiency determinations of the amount of tax due for a period or periods may be made. When a person ceases engaging in a cannabis business, a deficiency determination may be made at any time within three (3) years thereafter as to any liability arising from engaging in such cannabis business whether or not a deficiency determination is issued prior to the date the tax would otherwise be due. Whenever a deficiency determination is made, a notice shall be given to the person concerned in the same manner as notices of assessment are given under Section 3.36.240.

3.36.230 Failure to report—nonpayment, fraud.

A. Under any of the following circumstances, the Tax Administrator may make and give notice of an assessment of the amount of tax owed by a person under this chapter at any time:

1. If the person has not filed a complete statement required under the provisions of this chapter;
2. If the person has not paid the tax due under the provisions of this chapter;
3. If the person has not, after demand by the Tax Administrator, filed a corrected statement, or furnished to the Tax Administrator adequate substantiation of the information contained in a statement already filed, or paid any additional amount of tax due under the provisions of this chapter; or

4. If the Tax Administrator determines that the nonpayment of any cannabis business tax due under this chapter is due to fraud, a penalty of twenty-five percent (25%) of the amount of the tax shall be added thereto in addition to penalties and interest otherwise payable under this chapter and any other penalties allowed by law.

B. The notice of assessment shall separately set forth the amount of any tax known by the Tax Administrator to be due or estimated by the Tax Administrator, after consideration of all information within the Tax Administrator's knowledge concerning the business and activities of the person assessed, to be due under each applicable provision of this chapter and shall include the amount of any penalties or interest accrued on each amount to the date of the notice of assessment.

3.36.240 Tax assessment - notice requirements.

The notice of assessment shall be served upon the person either by personal delivery, by overnight delivery by a nationally-recognized courier service, or by a deposit of the notice in the United States mail, postage prepaid thereon, addressed to the person at the address of the location of the business or to such other address as he or she shall register with the Tax Administrator for the purpose of receiving notices provided under this chapter; or, should the person have no address registered with the Tax Administrator for such purpose, then to such person's last known address. For the purpose of Section 3.36.240, a service by overnight delivery shall be deemed to have occurred one (1) calendar day following deposit with a courier and service by mail shall be deemed to have occurred three (3) days following deposit in the United States mail.

3.36.250 Tax assessment - hearing, application and determination.

Within thirty (30) calendar days after the date of service of the notice of assessment the person may apply in writing to the Tax Administrator for a hearing on the assessment. If application for a hearing before the City is not made within the time herein prescribed, the tax assessed by the Tax Administrator shall become final and conclusive. Within thirty (30) calendar days of the receipt of any such application for hearing, the Tax Administrator shall cause the matter to be set for hearing before him or her no later than thirty (30) calendar days after the receipt of the application, unless a later date is agreed to by the Tax Administrator and the person requesting the hearing. Notice of such hearing shall be given by the Tax Administrator to the person requesting such hearing not later than five (5) calendar days prior to such hearing. At such hearing said applicant may appear and offer evidence why the assessment as made by the Tax Administrator should not be confirmed and fixed as the tax due. After such hearing the Tax Administrator shall determine and reassess (if necessary) the proper tax to be charged and shall give written notice to the person in the manner prescribed in Section 3.36.240 for giving notice of assessment.

3.36.260 Conviction for violation - taxes not waived.

The conviction and punishment of any person for failure to pay the required tax shall not excuse or exempt such person from any civil action for the tax debt unpaid at the time of such conviction. No civil action shall prevent a criminal prosecution for any violation of the provisions of this chapter or of any state law requiring the payment of all taxes.

3.36.270 Violation deemed misdemeanor.

Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor.

3.36.280 Severability.

If any provision of this chapter, or its application to any person or circumstance, is determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this chapter or the application of this chapter to any other person or circumstance and, to that end, the provisions hereof are severable.

3.36.290 Remedies cumulative.

All remedies and penalties prescribed by this chapter or which are available under any other provision of this code and any other provision of law or equity are cumulative. The use of one or more remedies by the City shall not bar the use of any other remedy for the purpose of enforcing the provisions of this chapter.

3.36.300 Amendment or repeal.

Except as set forth in this section 3.36.320, this chapter, or any section of this chapter, may be amended, modified, temporarily suspended, or repealed by the City Council without a vote of the people. However, as required by Article XIII C of the California Constitution, voter approval is required for any amendment that would expand, extend, or increase the rate or methodology of any tax levied pursuant to this chapter. The people of the City of Woodland affirm that the following actions shall not constitute an increase of the rate or methodology of a tax:

- A. The restoration or adjustment of the rate of the tax to a rate that is no higher than that allowed by this chapter, in those circumstances where, among others, the City Council has previously acted to reduce the rate of the tax or is incrementally implementing an increase authorized by this chapter;
- B. An action that interprets or clarifies (i) the methodology of applying or calculating the tax or (ii) any definition applicable to the tax, so long as the interpretation or clarification (even if contrary to some prior interpretation or clarification) is not inconsistent with the provisions of this chapter; or
- C. The collection of the tax imposed by this chapter even if the City had, for some period of time, suspended or failed to collect the tax.

SECTION 2. Pursuant to Article XIII B of the California Constitution, the appropriation limit for the City of Woodland will be increased by the maximum projected aggregate collection authorized by the levy of this general tax, as indicated in Section 1, in each of the years covered by this Ordinance plus the amount, if any, by which the appropriation limit is decreased by law as a result of the levy of the general tax set forth in this Ordinance.

SECTION 3. If any portion of this Ordinance is declared invalid by a court of law or other legal body with applicable authority, the invalidity shall not affect or prohibit the force and effect of any other provision or application of the Ordinance that is not deemed invalid. The voters of the City hereby declare that they would have circulated for qualification and/or voted for the adoption of this Ordinance, and each portion thereof, regardless of the fact that any portion of the initiative may be subsequently deemed invalid.

SECTION 4. Pursuant to California Constitution Article XIII C §(2)(b) and California Elections Code §9217, this Ordinance shall take effect only if approved by a majority of the eligible voters of the City of Woodland voting at the Regular Municipal Election to be held on November 8, 2022, and shall take effect ten (10) days after the City Council has certified the results of the Regular Municipal Election by resolution.

SECTION 5. The Mayor is hereby authorized to attest to the adoption of this Ordinance by the People voting thereon on November 8, 2022, by signing where indicated below.

I hereby certify that the foregoing Ordinance was **PASSED, APPROVED AND ADOPTED** by the people of the City of Woodland on the 8th day of November 2022.

Dated: _____
MAYOR

ATTEST:

CITY CLERK
